

PLANNING COMMISSION

PRELIMINARY MINUTES

REGULAR MEETING

February 19, 2019

MEMBERS PRESENT:

Alan Couch, Chairman Alan Isaacson
Logan Nicoll (by phone) Aaron Galley

MEMBERS ABSENT:

Terry Carter

STAFF PRESENT:

Rose Goings

OTHERS PRESENT:

Jason Rasmussen Lisha Klaiber, Recorder Eric Chattergee-Okemo Valley TV

1. CALL TO ORDER

A. Alan Couch called the meeting to order at 6:02 p.m.

2. ROLL CALL BY RECORDING SECRETARY

A. All Planning Commission members present, except Terry Carter.

3. CONSIDERATION OF ANY CHANGES, ADDITIONS OR REMOVALS TO THE AGENDA

A. None were needed

4. APPROVE MINUTES

A. The minutes to be approved are from the meeting of January 15, 2019.

B. **MOTION by Alan Isaacson and seconded by Aaron Galley to approve the minutes January 15, 2019 as presented. Motion passed unanimously.**

5. COMMENTS FROM CITIZENS

A. There were none.

6. **MUNICIPAL PLAN**

A. Landscape Section.

- i. Jason Rasmussen said that he had worked on the Landscape Section and most of the changes were to language in the Policy Section.
- ii. Alan Isaacson said that in section 4.4.1 he objects to the word “encourage” with respect to mining operations. It makes it sound as if we want to have new mining operations start up.
- iii. Aaron Galley said that earth mineral extraction the extraction methods used are a contradiction to not degrading the environmental and aesthetics. He is not looking for any new pits.
- iv. Alan Isaacson noted that IMERYYS already exists and in the past, if people find sand or gravel on their property, we haven’t stopped them from developing these.
- v. Jason Rasmussen asked what they want the policy to be, going forward.
- vi. Alan Couch said that he thought this was under the state’s purview.
- vii. Jason Rasmussen said, in a way it is, but it is also subject to DRB review.
- viii. Alan Couch said the state regulations are that gravel pits will be restored to their original state prior to extractions, planting trees and vegetation.
- ix. Alan Isaacson suggested deleting 4.4.1 and leaving 4.4.2 and 4.4.3 in the document as they cover what was in 4.4.1.
- x. The board agreed.
- xi. Alan Isaacson noted that 4.5.4 and 4.5.9 and 4.5.10 are all the same and should be combined.
- xii. Jason Rasmussen agreed, saying that he had tried to get rid of redundancies, but there are still some. The board also looked at the word “should” and noted that the first one should be changed to “shall” and the second could remain as “should.”
- xiii. Rose Goings said that the DRB and FEMA would control development in the Flood Hazard areas.
- xiv. Alan Isaacson said that somewhere, in the document, there should be a reference to the town’s Flood Hazard Regulations.
- xv. Jason Rasmussen said it is there.

B. Energy Section

- i. Jason Rasmussen said the Energy Section was moved to the Appendix. He said the only change was the addition of item 5.6 in the main section of the plan that refers to Act 174.
- ii. Aaron Galley asked where the town is with respect to Energy Goals.
- iii. Alan Isaacson said that with the new solar project, we are over on the electricity portion. The other goals are not so clear.
- iv. Rose Goings said that a company is looking to install Tesla charging stations in Ludlow and are looking for places to put them. The Chamber of Commerce parking area was a possibility. We don’t own the Municipal parking area.
- v. Alan Isaacson suggested Shaw’s parking lot.
- vi. The board was all okay with the Energy Section.

C. Implementation

- i. Jason Rasmussen said he had started working on the Implementation Matrix.
- ii. Alan Isaacson said that in item #19, “incentivize” is not a word. He would like all items in the matrix, referring to Affordable Housing to be combined, and also all items

- referring to Economic Development to be combined. He would also like to add a Feasibility Study for the merger of the town and village as an item.
- iii. Logan Nicoll said at this point, that is up to the Village Trustees. The Select Board is open to discussion, but wants the Trustees to initiate it.
 - iv. Alan Isaacson said if it is on the list, it may start conversations with the Trustees. He said someone needs to take on the responsibility.
 - v. Logan Nicoll agreed.
 - vi. Jason Rasmussen said that he had not yet put in who is responsible for the various items on the matrix.
 - vii. Alan Isaacson said he would like to cut the number of items down to about 20. He would like to see if there are duplicates and what items could be combined.
 - viii. Logan Nicoll said they also have some re-wording to do.
 - ix. Jason Rasmussen said he would start to work on the responsible party list.
 - x. Alan Isaacson said some will be difficult. He added that the language in #5 needs to be clarified.
- D. Jason Rasmussen said that he will start on the Land Use Section next, after the matrix.
- E. The board agreed.

7. **ANDOVER STREET HOTEL ACT250**

- A. Rose Goings advised that the ACT250 hearings and site visits have been postponed. People sent in letters to ACT 250, but also the state Historical Society asked for the postponement. She added that the AOT was okay with the project, except that they want sidewalks. This might mean that the building location might have to be pushed back on the property. The DRB did not have issues.
- B. Jason Rasmussen said there may be a Transportation Impact fee, but he is not sure where that stands.
- C. Alan Isaacson said a sidewalk would be nice, but the bridge is not wide enough. The existing sidewalk is on the other side of the street. He said that when the mill building was there, it was too close to the road and ruined the sight lines for traffic. People seem to have forgotten that.
- D. Rose Goings said the DRB relies on expert testimony and also comments from the Ambulance, Fire, Police and Highway departments.
- E. Alan Isaacson said people complained while the mill was there.
- F. Rose Goings said that some of the abutters received letters about the brownfield and the Corrective Action Plan (CAP.) She said she did not receive a copy.
- G. Alan Couch said he will check to see if he received a copy.
- H. Jason Rasmussen said brownfield funds are available for clean up, but they would have to hire an engineer to assess the contamination. A CAP would be the plan to clean it up.
- I. Alan Isaacson said it is his recollection that some #6 fuel was spilled and they cleaned it up, put in fill and planted trees.
- J. Rose Goings said that was also her understanding.
- K. Alan Isaacson asked Jason Rasmussen to check on it.

8. **ENERGY PLAN**

- A. Alan Isaacson said that he had gone to the meeting with the Regional Planning Commission and our Energy Plan was approved and we now have Substantial Deference with regard to projects like the solar one at PSB. One comment they made was that they thought our numbers were

optimistic, but we put in the numbers the state wants. They are not sure our numbers are achievable. He said the Transportation numbers are the most difficult. You can't force people to buy electric cars. We were the first town to apply and fill out the forms. He said when he was filling out the forms; the questions pretty much followed the way we wrote our energy plan.

9. **PARKING & DIRECTIONAL SIGNS GRANT**

- A. Jason Rasmussen said that he had received some information from Scott Murphy. He showed samples of sign designs.
- B. Alan Couch said he likes the more ornate, scrollwork signs. They would match the street lights.
- C. Alan Isaacson said he likes different colors, not just black and white. He also prefers more art deco.
- D. Aaron Galley said he doesn't like having the town name on all of the signs. It takes up room and isn't needed.
- E. Rose Goings said the signs shouldn't be too modern.
- F. Aaron Galley said the signs with the scrollwork will rust and need to be painted.
- G. Jason Rasmussen summarized: no town name, different colors and signs to blend in with the town.

10. **OTHER BUSINESS**

- A. Okemo Rumors
 - i. Rose Goings advised that there are rumors going around town that Okemo will stop providing shuttle service. She said that the buses are a condition of the ACT 250 permit for Jackson Gore and they can't stop the service without changing the ACT 250 permit.
- B. Planning Commission Representative
 - i. Alan Isaacson asked Logan Nicoll if he would be continuing on as Ludlow's representative.
 - ii. Logan Nicoll said it is hard to get to the meetings, even by phone. He is looking for a replacement.
 - iii. Alan Isaacson asked about the Ludlow Planning Commission when Logan Nicoll's term expires.
 - iv. Logan Nicoll said he will keep reaching out to people who may be interested.
 - v. Rose Goings asked Logan Nicoll if he has resigned from the Regional position yet.
 - vi. Logan Nicoll said not yet. He said that the terms of both Terry Carter and he are up this year. He is missing out on meetings and not contributing as much as he would like to. He thinks Terry wants to stay on. He heard that there is someone, who wanted to be on the Select Board but didn't get his petition in on time. Logan Nicoll said he would reach out to that person.

11. **ADJOURN**

- A. **MOTION by Alan Isaacson and seconded by Aaron Galley to adjourn this meeting. Motion passed unanimously.**

B. Meeting adjourned at 6:58 p.m.

Respectfully submitted,
Lisha Klaiber

Alan Couch, Chairman

Alan Isaacson

Terry Carter

Logan Nicoll

Aaron Galley