

**PLANNING COMMISSION
MINUTES**

REGULAR MEETING

January 22, 2013

MEMBERS PRESENT:

Alan Couch, Chair
Terry Carter

Logan Nicoll
Norman Vanasse

OTHERS PRESENT:

Rose Goings
Jason Rasmussen

Lisha Klaiber, Recorder
KP Whaley – LPC-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 members present.

B. Alan Couch advised that letters of resignation had been received from Ethan Gilmour and Steve Stengel. He also advised that the Select Board has lowered the total number of Planning Commission from 7 to 5. An ad has been placed for one additional member to fill the board and anyone interested should contact the Frank Heald.

3. **APPROVE MINUTES**

A. The minutes to be approved are from the meeting of December 19, 2012.

B. **MOTION by Terry Carter and seconded by Norman Vanasse to approve the minutes from December 29, 2012 as presented. Motion passed unanimously.**

4. **COMMENTS FROM CITIZENS**

A. There were none.

NOTE: Jason Rasmussen maintains a master file for the Zoning Regulations and records changes as the board makes them.

5. **WORK SESSION – ZONING REGULATIONS**

- A. Jason Rasmussen noted that at last meeting, the board had discussed making the Flood Hazard Regulations clearer and had reviewed and discussed the state's Model #5. He went through the comments from that meeting and drafted a new set of flood regulations for the board to review. Rose Goings has distributed copies of the TOWN OF LUDLOW INUNDATION HAZARD AREA REGULATIONS. He said that the people from the State will hopefully be available for the next Planning Commission meeting in February.
- B. Alan Couch said he would like to have board members review the draft individually and come back with comments. If there is time tonight, they could possibly start a joint review.
- C. Jason Rasmussen said that there are highlighted sections and also Optional sections for closer review. He suggested the board start work on the Zoning Districts and referred to the map. He said that he and Rose Goings had looked at the Residential Commercial (RC) district, specifically along Rod and Gun Club Road.
- D. Terry Carter said there is always a huge backlash from neighbors whenever anyone wants to develop up there.
- E. Rose Goings said that the only commercial businesses out there are the Club range and building. She suggested changing some portions above the road to Residential only. She added that she would like Loran Greenslet to come in when they discuss the Aquifer Protection District and that they may want to show the source protection wells on the map.
- F. Jason Rasmussen suggested that this is their chance to make the changes.
- G. **MOTION by Terry Carter and seconded by Norman Vanasse to change the whole left/north side of Rod and Gun Club Road and portions of the south side as indicated on the map from RC to Residential. Motion passed unanimously.**
- H. Jason Rasmussen said that he would do a draft map for their approval.
- I. Norman Vanasse asked about notifying the people who live up there.
- J. Rose Goings said that the minutes of the meeting will be on the website, the meeting will be aired on LPCTV and an agenda of the next meeting would be sent to property owners showing Rod and Gun Club Road as an item on the agenda.
- K. KP Whaley said that he is a friend of Tesha Buss and asked how this would affect her.
- L. Rose Goings said that she cannot discuss a case that is before the Environmental Court. However, if her permit is approved, she would be grandfathered, if not, it would be a different story. She referred to the Definitions section and said that they need and are looking for a definition of Outdoor Recreation. She said that under the RC and Residential permitted uses, she does not like people having to get a permit to paint their homes – Upgrade them. She thought that should be removed.
- M. Terry Carter agreed.
- N. Logan Nicoll agreed
- O. Alan Couch suggested leaving it in at the discretion of the Zoning Administrator.
- P. Rose Goings said the definition of Upgrading does not work.
- Q. Jason Rasmussen said he would put something together for the next meeting.
- R. Terry Carter referred to a small RC area on East Hill Road and said that was mostly residential.
- S. Rose Goings said they could create a new RCII district for that area and some others with specific uses.
- T. Terry Carter agreed that would be a good idea.
- U. Rose Goings said they could limit some of the conditional uses and they would still have to meet district standards.
- V. Logan Nicoll said that “new” district could also be applied to certain areas along Rod and Gun Club Road.
- W. Terry Carter said they should contact John Smith (lives in the East Hill area.)

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- X. Rose Goings said they could invite him to attend the March 19th meeting. She noted that the Residential District is 120,000 square feet or 2.89 acres.
 - Y. Terry Carter said it was supposed to have been 3 acres and she would like to see it increased to 3.5 or 4 acres.
 - Z. Rose Goings said they could discuss that at another meeting. She added that the Aquifer District is 5 acres and had been decreased from 10 acres.
 - AA. Terry Carter said they need to preserve land.
 - BB. Jason Rasmussen asked if there were any uses for either RC or RCII that they may want to add or remove.
 - CC. Logan Nicoll noted Nursery/Landscaping.
 - DD. Rose Goings asked if that would include a garden center with shop.
 - EE. Jason Rasmussen said the definition of Nursery does not include a store. He said he could beef up the definition. He said he would set up a draft RCII for their review.
 - FF. Rose Goings said she would review the Lakes District, noting that some areas in the Lakes District have no access to the lakes and are not really near the water. She would look into changing those areas to Residential.
 - GG. Jason Rasmussen said they could ask a representative of the Lakes Association to a meeting.

6. APPROVE AND SIGN RULES OF PROCEDURE

- A. Rose Goings said that she had updated the Rules of Procedure to include new dates, 5 members on the board, quorum to 3 members and some grammatical changes.
- B. **MOTION by Logan Nicoll and seconded by Terry Carter to approve and sign the updated Rules of Procedure. Motion passed unanimously.**

7. OTHER BUSINESS

- A. Regional Planning Commission Questions
 - i. Jason Rasmussen advised that Regional Planning Commissions are required to meet with towns in their area to look at town plans to make sure they meet all state requirements. He said that Ludlow's recent update is a big improvement over the last revision and very comprehensive. They could be more specific under Air Quality Resources and that could be addressed on the next upgrade. The town plan is very lengthy and they may want to shorten it in the future. They may also want to consider another Public Survey before the next upgrade. He said that Regional also needs to ask town what training needs they may want or need. Regional can do some and also VLCT.
 - ii. Terry Carter said designing zoning and subdivisions.
 - iii. Rose Goings advised the board that they have just been approved for a grant to review Subdivision Regulations.
 - iv. Jason Rasmussen said there are new state Economic Development requirements and that they do have some covered in the town plan. They will need to look at that on the next revision. He said they could also look into Village Center designation.
 - v. Rose Goings said they could look for more training on the Enterprise Fund, Capital Budgets, Brownsville Committee, and Transportation Advisory Committee.
 - vi. Jason Rasmussen said that Regional would be able to provide training. They exist to help towns and villages and provide communication on other regional issues.
 - vii. Terry Carter said she would like training on traffic issues.

- viii. Rose Goings said that Jason Rasmussen (Regional) provided assistance interpreting the traffic studies submitted for the Timber Creek II project.
 - ix. Jason Rasmussen said that VTRANS and other groups are looking into FAIR SHARE payments for improvements and encouraging corridor traffic efforts. There could also be training on considerations as to when to stop development.
 - x. Terry Carter asked about the bike path efforts.
 - xi. Jason Rasmussen said the previously discussed path to the south of the village is basically dead. The one from the village north to Jackson Gore, Buttermilk Falls and the lakes is still a work in progress. They are looking at the routes with the fewest permit issues and least costs.
 - xii. Rose Goings said they should put Bike Path in under Conditional Uses.
 - xiii. Jason Rasmussen thanked the board for their input and said he would prepare a report.
- B. Next meeting February 19, 2013 at 6:00 p.m.

8. **ADJOURN**

- A. **MOTION by Norman Vanasse and seconded by Logan Nicoll to adjourn this meeting. Motion passed unanimously.**
- B. Meeting adjourned at 7:31 p.m.

Respectfully submitted,

Lisha Klaiber

Alan Couch, Chairman

Logan Nicoll

Terry Carter

Norman Vanasse