

**PLANNING COMMISSION**  
**PRELIMINARY MINUTES**  
**REGULAR MEETING**

May 16, 2017

**MEMBERS PRESENT:**

Logan Nicoll	Alan Isaacson
Terry Carter	Norm Vanasse

**MEMBERS ABSENT:**

Alan Couch, Chair

**STAFF PRESENT:**

Rose Goings

**OTHERS PRESENT:**

Jason Rasmussen	Adam Sayre - LPC-TV	Lisha Klaiber, Recorder
-----------------	---------------------	-------------------------

**1. CALL TO ORDER**

A. Logan Nicoll opened the meeting at 6:01 p.m.

**2. ROLL CALL BY RECORDING SECRETARY**

A. All Planning Commission members present, except Alan Couch.

**3. APPROVE MINUTES**

A. The minutes to be approved are from the meeting of April 18, 2017.

B. **MOTION by Alan Isaacson and seconded by Terry Carter to approve the minutes from April 18, 2017 as presented. Motion passed unanimously.**

**4. COMMENTS FROM CITIZENS**

A. There were none.

5. **ENERGY CHAPTER**

- A. Jason Rasmussen said that the chapter is not done, yet. He said that he took much of it from the state wording and renewable energy is not added in yet. He hopes to have a full draft for the next meeting. He would like to review Implementation.
- B. Alan Isaacson said he would like to review the introduction and give links to state chapters.
- C. Jason Rasmussen said he did try to shorten it and the next version will be much shorter.
- D. Norm Vanasse questioned the reference on page 2 to 55% of the electricity demand will be derived from renewable sources by 2017.
- E. Jason Rasmussen said that was pulled from the state document, but he will check it and will change it if possible, or delete it.
- F. Alan Isaacson suggested just using the last part of the sentence that says it will rise steadily to 75% by 2032. He would also like to leave out the reference to weatherization of 80,000 housing units by 2020. He said we don't need to restate the state goals, just reference the state requirements.
- G. Jason Rasmussen said he would leave in the 90% by 2050 goal. He said he also took some of the Regional goals for the Ludlow goals and will look at the current Ludlow town plan goals and mesh them together.
- H. Alan Isaacson said that references to regions should be changed to town.
- I. Jason Rasmussen said he will fill in missing goals 1.4, 2 and 3 for next month. Referring to the Implementation section, Jason Rasmussen said he took sections 6A and 6B from the state guidelines.
- J. Rose Goings said it would probably be part of the plan.
- K. Logan Nicoll referred to item 6Ae about the formation of an Energy Committee and said that was discussed with the Select Board in the past and they were not interested.
- L. It was the general consensus of the board to omit 6Ae.
- M. Jason Rasmussen suggested combining 6A, a and d and streamlining a-d. He asked if Ludlow Electric has an energy program.
- N. Alan Isaacson said he does not think so.
- O. Jason Rasmussen referred to 6B – Promote Efficient Buildings.
- P. Alan Isaacson asked if there is a document that can be referenced to explain this and tell people where they can get more information.
- Q. Jason Rasmussen said that Rose Goings is already required to do that when people come in for permits.
- R. Logan Nicoll asked if Ludlow has tools to incentivize.
- S. Jason Rasmussen said he is not sure. He said he will define net zero and stretch energy.
- T. Alan Isaacson said that 6Bf is not needed. He also suggested they remove the reference to Act 250 and make it for all projects. He also suggested they combine 6B, d, e and f.
- U. Terry Carter said that density incentives could be written into PUDs.
- V. Alan Isaacson said the Planning Commission tried that years ago and the Select Board was not in favor of it.
- W. Rose Goings, referring to item 6B, g, to consider providing incentives and asked if that word “consider” would put the DRB at risk with an attorney.
- X. Jason Rasmussen said that it would not hold water.
- Y. Alan Isaacson said this is not the zoning regulations, but the town plan.
- Z. Terry Carter said the town plan has to back up the zoning.
- AA. Logan Nicoll said that 6B, g would allow us to put it into the zoning regulations at a later date.

- BB. Alan Isaacson asked Jason Rasmussen to put a reference for information about 6B,h (Promote use of landscaping for energy efficiency) in the document. He asked if the word “promote” is in the state language and if it is, to leave it in.
- CC. Norm Vanasse said that this should be more general with more specific language in the zoning regulations.
- DD. Terry Carter said we should get input from the DRB.
- EE. Jason Rasmussen moved on to Section 6C - Promote Decreased Use of Fossil Fuels for Heating. He said that the state is promoting use of heat pumps for existing buildings and geothermal for new construction or better, more efficient furnaces. He said the list is too long.
- FF. Alan Isaacson suggested removing item C.
- GG. Rose Goings asked about item J – anaerobic digestion with methane capture as part of waste water treatment facility upgrades.
- HH. Jason Rasmussen said Windsor did it, it was very expensive, but has paid for itself.
- II. Alan Isaacson said that they need a definition of advanced wood heating equipment.
- JJ. Jason Rasmussen said he will streamline this section into 4 or 5 bullets. The board wanted B and G-J deleted.
- KK. Jason Rasmussen referred to section Pathways Standard 7 – Transportation. He said that Ludlow already has a municipal transit system and connections with 2 other bus lines.
- LL. Alan Isaacson suggested removing reference to Act 250 from 7A, item c.
- MM. There was general consensus among board members to leave in items a, b and c in section 7B.
- NN. Jason Rasmussen said that Section 7C is about the state focusing on changing to electric cars and biodiesel for truck fleets.
- OO. Norm Vanasse said that other countries also use hydrogen to fuel vehicles.
- PP. Terry Carter said Ludlow should have a charging station and asked if there are any grants to help towns get them.
- QQ. Jason Rasmussen said he thinks there may have been and they may come around again.
- RR. Jason Rasmussen said he would consolidate a, b and c of section 7C.
- SS. Alan Isaacson referred to section 7E and said that more people would bike if the roads were better maintained.
- TT. Jason Rasmussen said he would delete item 7E,b, but would add an item about better road maintenance and cleaning.
- UU. Rose Goings referred to Section 7E and said that item a would not happen and should be deleted.
- VV. It was decided to leave 7E b, d and e in and delete a and c.
- WW. Jason Rasmussen said he would combine the remaining items .
- XX. Rose Goings said that Section 8A – Vision Statement should be deleted
- YY. Alan Isaacson said that page number references should be removed.
- ZZ. Rose Goings suggested that Section 8A, item d be deleted.
- AAA. Jason Rasmussen said that he would get closer to the complete draft of this section and try to send it out a week before the next meeting.

***NOTE: Alan Isaacson maintains the files on his computer and notates suggestions and possible changes as they are discussed.***

## 6. REFINE VISION

- A. Alan Isaacson said that he would prefer to take sections from other towns’ plans and combine them into one statement than to present sections from other plans separately.
- B. Terry Carter said she agreed
- C. Logan Nicoll said they should avoid being “too listy.”
- D. Alan Isaacson said they should put together a list of goals and see which ones people like.

- E. Rose Goings said she likes Stowe's vision, but would like to incorporate something about the Village of Ludlow as one of the only villages at the base of a mountain.
- F. Terry Carter said she would like to add something about encouraging organic farming and some history.
- G. The board went through other towns' vision statements and compiled one that they will present at the next meeting.
- H. Rose Goings said she would put an ad in the paper that the Planning Commission will be discussing the Vision Statement and Goals for the Town Plan at their next meeting and the public is invited to attend.

7. **OTHER BUSINESS**

- A. Norm Vanasse said he has copies of Roberts' Rules of Order.
- B. Next meeting
  - i. Next regular meeting is on June 20, 2017.
  - ii. Terry Carter suggested they include Planning Commission Reorganization on the agenda.
- C. Logan Nicoll advised that Norm Vanasse was showcased by WCAX TV as a Super Senior and congratulated him.
- D. School Merger Vote
  - i. Logan Nicoll advised that the school merger vote for Ludlow and Mill River will be held on May 30<sup>th</sup> and encouraged residents to get out and vote. He said there would be a public informational meeting on Tues, May 23<sup>rd</sup> at 6:00 p.m. at the LES Gym.

8. **ADJOURN**

- A. **MOTION by Terry Carter and seconded by Alan Isaacson to adjourn. Motion passed unanimously.**
- B. Meeting adjourned at 7:58 p.m.

Respectfully submitted,

Lisha Klaiber

---

Alan Couch, Chairman

---

Logan Nicoll

---

Terry Carter

---

Norman Vanasse

---

Alan Isaacson