

**PLANNING COMMISSION**

**PRELIMINARY MINUTES**

**PUBLIC HEARING**

**AND**

**REGULAR MEETING**

October 30, 2017

**MEMBERS PRESENT:**

Alan Couch, Chair  
Terry Carter

Alan Isaacson  
Logan Nicoll

Norm Vanasse

**STAFF PRESENT:**

Rose Goings

**OTHERS PRESENT:**

Jason Rasmussen

Ted Reeves

Patrick Cody - Okemo Valley-TV

**PUBLIC HEARING**

Pursuant to the provisions of Title 24, Chapter 117, §4444, of the Vermont Statutes Annotated, the Planning Commission for the Town and Village of Ludlow proposes to adopt an amendment to the Municipal Plan.

1. Alan Couch called the public hearing to order at 6:00 p. All members present. Alan Couch read from the executive summary that was filed, a list of changes made to the chapters in the town plan.
  - a. Chapter 1 – updated the Vision Statement
  - b. Chapter 2 – updated data and charts to reflect current information. Moved charts to appendices.
  - c. Chapter 3 – added language about water quality, Shoreline Protection, flood resiliency and air resources.
  - d. Chapter 4 – noted accomplishments to implementing recommendations from the previous Town Plan, including increase in Village Center designation.
  - e. Chapter 5 – no changes
  - f. Chapters 6-8 – updated information to reflect current conditions
  - g. Chapter 9 – this chapter was completely replaced to reflect current conditions and guidelines from the Department of Public Service for the Enhanced Energy plans, pursuant to Act 174.
  - h. Chapter 10 – revised to reflect Ludlow’s business friendly outlook. Added language about smart growth principles per state statutes.
  - i. Chapter 11 – no changes.
  - j. Chapter 12 – added an implementation matrix to guide priority actions desired to implement this plan over the next 8 years, as opposed to previous 5-year term of previous plan.
2. Alan Isaacson noted that any changes to chapters 5 and 11 were not significant and were for formatting or cleaning up the syntax.
3. Alan Couch asked Ted Reeves if he had any comments

4. Ted Reeves asked what the process is from this hearing forward. Does it go to the Select Board and the Trustees? Will there be further opportunity to make comments.
5. Alan Isaacson said that it will go to the Select Board and Trustees next week and we will ask them to schedule their own public hearings. You will be able to make comments at those hearings.
6. Ted Reeves mentioned that in the Transportation Section, on page 77, that Ludlow is the hub for where the Current Bus Service and Marble Valley Buses meet. He said that there are a number of Okemo employees who utilize this service.
7. Alan Isaacson noted that it is mentioned in the next to the last sentence of the page.
8. Ted Reeves said he will continue to review the Energy Section.
9. Alan Isaacson said that the Energy Section is probably the single biggest change in the town plan. A lot of the language is based on state requirements and had to be included in the plan. Jason Rasmussen assisted the board in trying to meet state regulations and bring this up to 90/50.
10. Logan Nicoll said that our aim was to include the Enhanced Energy Chapter to allow the town to meet the stringent guidelines set by the PSB so we can try to qualify for Substantial Deference with the PSB. We are above and beyond what is necessary for the State regulations for the energy chapter and with Substantial Deference; our opinions carry more weight in front of the PSB.
11. Ted Reeves said he understands, from past meetings, that this is an issue and your efforts are in the right place. Unfortunately, the way the state standards are set at the PSB, you are really at their whim.
12. Alan Isaacson said that's the purpose, to get to that higher standard so we actually do have little more teeth when it comes to the PSB hearings.
13. **MOTION by Alan Isaacson and seconded by Logan Nicoll to adopt the Town Plan and to forward it on to the Select Board and Village Trustees. Motion passed unanimously.**
14. Alan Couch closed the public hearing for the town plan at 6:09 p.m.

### **REGULAR MEETING OF THE PLANNING COMMISSION**

#### 1. **CALL TO ORDER**

- A. Alan Couch called the meeting to order at 6:10 p.m.

#### 2. **ROLL CALL BY RECORDING SECRETARY**

- A. All Planning Commission members present.

#### 3. **APPROVE MINUTES**

- A. The minutes to be approved are from the meeting of September 19, 2017.
- B. **MOTION by Logan Nicoll and seconded by Norman Vanasse to approve the minutes September 19, 2017 as corrected. Motion passed unanimously.**

#### 4. **COMMENTS FROM CITIZENS**

- A. Rose Goings recommended that board members attend the Select Board meeting on Monday, November 6<sup>th</sup> at 7:00 p.m. and the Trustees' meeting on Tuesday, November 7<sup>th</sup> at 6:00 p.m. to help move the town plan along.
- B. Alan Isaacson noted that Pam Cruickshank has not yet sent out the agendas for those meetings.
- C. Rose Goings said that tomorrow, she would ask Pam Cruickshank to include town plan discussion on their agendas.
- D. Alan Isaacson said that all we are really asking is for them to schedule public hearings on the town plan. The biggest point is that on November 3, the current town plan expires. As we discussed, as soon as the public hearing notice is posted in the paper, the plan effectively takes effect. We will really only be plan-less for about one week. Even if both boards agree to schedule hearings on Monday and Tuesday, and Rose Goings sends the notice of the hearings to the paper, it will not be in the paper until the following week.
- E. Logan Nicoll advised that the Village Plan is not expiring this week.
- F. Alan Couch said this board should have a presence at the meetings next week.

## 5. **DISCUSS FUTURE**

- A. Terry Carter suggested that the board start working on the definition of drive-up. She said the definition is wishy-washy and open-ended.
- B. Rose Goings said that she does not think the board should start discussing that right now as there is a pending hearing and we don't know what's going to happen with it.
- C. Terry Carter said maybe the board could start on zoning, depending on what the Select Board and Trustees say.
- D. Alan Isaacson said if the board have specific comments or refuse to schedule public hearings, then we will need to address their concerns at our next meeting. If both boards do schedule public hearings, then we might want to start discussing changes to the zoning regulations.

## 6. **OTHER BUSINESS**

- A. Alan Isaacson asked if they filed yet for the Jewel Brook Hotel.
- B. Rose Goings said yes.
- C. Alan Isaacson asked about ACT250.
- D. Rose Goings said we will have standing because the property is in the Village.
- E. Alan Isaacson asked about the Planning Grant that they had applied for. He said the board discussed really going through the Town Plan and making it more concise, more readable and really looking more toward the next 5-10-20 years. He said that when and if, the Select Board and Trustees approve the plan, we will need to look at what changes we need to make to zoning as a result of changes to the town and village plan. He asked Jason Rasmussen if sometimes, they only award partial grants.
- F. Jason Rasmussen said he is never sure what they will do. They have awarded partial grants in the past. He added that the state has a pool of money that is divided among the regions. This year, in our region, there are 3 grant applications equaling \$52,000. It is a very competitive year.
- G. Next meeting – November 21, 2017 at 6:00 p.m.

7. **ADJOURN**

- A. **MOTION by Logan Nicoll and seconded by Terry Carter to adjourn this meeting.  
Motion passed unanimously.**
- B. Meeting adjourned at 6:18 p.m.

Respectfully submitted,

Lisha Klaiber

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Alan Couch, Chairman

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Logan Nicoll

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Terry Carter

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Norman Vanasse

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Alan Isaacson