

**PLANNING COMMISSION  
PRELIMINARY MINUTES**

**REGULAR MEETING**

July 19, 2011

**MEMBERS PRESENT:**

Fred Glover, Chairman  
Terry Carter  
Alan Couch

Christine Fuller  
Ethan Gilmour

Steve Stengel  
Norman Vanasse

**OTHERS PRESENT:**

Jason Rasmussen

Duncan Love – LPC-TV

Lisha Klaiber, Recorder

**1. CALL TO ORDER**

A. Vice Chair, Christine Fuller called the meeting to order at 5:30 p.m.

**2. ROLL CALL BY RECORDING SECRETARY**

A. All members present, except Fred Glover and Steve Stengel who arrived slightly later.

**3. APPROVE MINUTES**

A. The minutes to be approved are from the meeting of July 12, 2011.

B. **MOTION by Norman Vanasse and seconded by Alan Couch to approve the minutes from July 12, 2011 as presented. Motion passed unanimously.**

**4. COMMENTS FROM CITIZENS**

A. There were none.

**5. TOWN PLAN UPDATING**

***NOTE: JASON RASMUSSEN MADE ANY CHANGES DIRECTLY TO HIS COMOTION PASSED UNANIMOUSLYTER WHERE HE MAINTAINS THE MASTER FILE FOR THE TOWN PLAN UPDATE.***

A. Christine Fuller advised the Jason Rasmussen had forwarded copies of drafts for Chapter 11 to board members. She said that he had eliminated Chapter 12 by merging it into Chapter 11. She suggested that the board proceed by reading through the draft of Chapter 11.

- B. Jason Rasmussen said that he had also brought with him copies of the Implementation Schedule from the current town plan and suggested that the board discuss it.
- C. Chapter 11 Summary of Critical Issues and Implementation
- i. Christine Fuller read the first paragraph of Chapter 11.
  - ii. Jason Rasmussen advised that Chapter 11 is made up of 2 major sections, Summary of Critical Issues and Implementation. Referring to the Summary of Critical Issues list, he asked the board if they wished to number or prioritize the list.
  - iii. General consensus not to number or prioritize. Christine Fuller continued reading.
  - iv. Fred Glover asked what a Regional Center designation is.
  - v. Jason Rasmussen said it is different from Village Center and is used for future land use.
  - vi. Christine Fuller noted that the draft refers to increasing housing costs while costs have actually decreased.
  - vii. Alan Couch suggested changing reference to local workers to full time residents.
  - viii. Fred Glover suggested removing the reference to local workers and adding "...becoming unaffordable for many."
  - ix. Christine Fuller suggested removing the words local and continue from the last sentence in the paragraph.
  - x. Norman Vanasse suggested changing Okemo Mountain to Okemo Mountain Resort.
  - xi. Fred Glover suggested adding "...and re-development..." to the last sentence in the paragraph on the Lakes District.
  - xii. Jason Rasmussen said that the paragraph about the schools has been removed with the additional use of the Community Center. He left the references to the Senior Center.
  - xiii. Steve Stengel suggested moving the paragraph about Employment to just after Affordable Housing.
  - xiv. Jason Rasmussen said that Rose Goings had suggested including a paragraph about signs and sign ordinances.
  - xv. Christine Fuller asked if other towns had something about that in their town plans and asked Jason Rasmussen to research it for this board.
  - xvi. Jason Rasmussen said he would and then try to draft something up.
  - xvii. Steve Stengel said that he would like to include the word responsibility to the last paragraph of the section. He would like to see residents also take responsibility for their community.
  - xviii. Fred Glover asked the board if they considered the items covered in this section to be the most important issues facing the community.
  - xix. Christine Fuller said that maybe they should prioritize the list.
  - xx. There was consensus to prioritize and the following order was determined.
    - a. Capital Budget
    - b. Employment
    - c. Senior Citizens
    - d. Affordable Housing
    - e. Traffic
    - f. Lakes District
    - g. Village Center
    - h. Signage
    - i. Parking
  - xxi. Jason Rasmussen referred to the Implementation Section
  - xxii. Fred Glover asked if they might want to consider putting an outline of Ludlow government into the appendix

- xxiii. The board agreed that was a good idea.
  - xxiv. Jason Rasmussen said that the board has completed chapter 11 and suggested they revisit the Schedule at the next meeting after members had a chance to review it. He said that the outstanding items are Land Use and Maps, the Introduction, Relationship to Surrounding Towns and the Regional Plan.
  - xxv. Terry Carter said they should review definitions.
  - xxvi. Jason Rasmussen asked them if they would like to include the Possible Tools to Implement Vision Statement in the appendix.
  - xxvii. The board agreed.
  - xxviii. Fred Glover asked the status of Ancient Roads.
  - xxix. Jason Rasmussen said the committee had completed its work last summer.
  - xxx. Fred Glover said he would like to have 2 meetings in August to get more work done.
- D. Introduction
- i. Norman Vanasse asked the board what they wanted to do with his draft on notable people.
  - ii. After some discussion, it was decided that the paragraphs on the various individuals would be interspersed throughout the chapters of the town plan, along with pictures.
  - iii. Jason Rasmussen said that as he recalls it, the board had been comfortable with the Introduction and only wanted to revisit it at the end of the other chapters.
  - iv. Fred Glover suggested that reference to Route 100 be changed to read Route 100 Scenic By-way.
- E. **MOTION by Steve Stengel and seconded by Christine Fuller to approve the Introduction with the changes as indicated. Motion passed unanimously.**
- F. **MOTION by Christine Fuller and seconded by Steve Stengel to approve Chapter 11 with the changes as indicated. Motion passed unanimously.**
- G. **MOTION by Christine Fuller and seconded Terry Carter to approve the elimination of Chapter 12 and inclusion of information from chapter 12 into Chapter 11. Motion passed unanimously.**

## 6. OTHER BUSINESS

- A. Budget
- i. Jason Rasmussen advised that there funds remaining from the grant received last year for hiring of experts to assist with the town plan. Brian Shupe was one of those brought in.
  - ii. Christine Fuller said that she would like to give the balance to Jason Rasmussen for all of the work he has put in on the town plan.
  - iii. Jason Rasmussen said that he would speak to Frank Heald about that.
  - iv. **MOTION by Christine Fuller and seconded by Terry Carter to give any additional funds available, not spent, to Jason Rasmussen for all of the time and hours he has put in on the town plan.**
  - v. **Jason Rasmussen said that he would prefer that the funds go to the Regional Planning Commission.**
  - vi. **MOTION amended by Christine Fuller and amendment approved by Terry Carter and seconded by Steve Stengel to give the funds to the Regional Planning Commission. Motion passed unanimously.**
- B. Next Meetings

- i. Next meeting will be on August 9, 2011 at 5:30p.m. The board will also hold its regularly scheduled meeting on Tuesday, August 16, 2011.
- ii. Jason Rasmussen asked that they put discussion of future grant application on the agenda for the next meeting.

7. **ADJOURN**

- A. **MOTION by Christine Fuller and seconded by Terry Carter to adjourn the meeting. Motion passed unanimously.**
- B. Meeting adjourned at 7:13 p.m.

Respectfully submitted,

Lisha Klaiber

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Fred Glover, Chairman

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Ethan Gilmour

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Terry Carter

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Steve Stengel

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Alan Couch

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Norman Vanasse

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Christine Fuller