

PRELIMINARY MINUTES

**VILLAGE OF LUDLOW
BOARD OF TRUSTEES**

**PUBLIC HEARING
AND**

REGULAR MEETING

6:00 PM

Tuesday March 6, 2018

BOARD MEMBERS PRESENT:

Bob Gilmore, Chairman

David Rose

Earl Washburn

STAFF:

Frank Heald

Rose Goings

OTHERS PRESENT:

Alan Couch

Wayne Elliott

Logan Nicoll

Chuck Craig

Alan Isaacson

Vincent Guerrero – Okemo Valley TV

PUBLIC HEARING

Pursuant to the provisions of Title 24, Chapter 117, §4444, of the Vermont Statutes Annotated, the Board of Trustees for the Village of Ludlow proposed to adopt an amendment to the Village Zoning and Flood Hazard Regulations, under Section §4415 Interim Bylaws.

The Ludlow Village Board of Trustees will conduct a public hearing for the residents, taxpayers and interested persons in the Village of Ludlow on the sixth day of March, 2018 at 6:00 PM in the Town Hall Conference Room to hear comments on the “Regulations.”

1. Call to Order

- a. Bob Gilmore called the public hearing to order at 6:00 p.m. All members present.
- b. Alan Isaacson advised that the Planning Commission found a typo in the Village Residential section of the zoning regulations. Basically, a line was omitted.
- c. Rose Goings explained that this referred to the building maximum height regulation.
- d. Alan Isaacson noted that the line building height for residential and commercial buildings should read 35 feet or 3 stories and for accessory buildings the maximum height should be 25 feet. He advised that the Planning Commission also added the language from the town plan for the Purpose of the RC district into the corresponding section in the Village Zoning regulations. This language was previously approved by the Trustees.

- e. Rose Going said that the Planning Commission is requesting Interim Zoning for these changes. She explained that Interim Zoning is for 2 years and may be extended for one additional year. She explained that the Planning Commission would like to update the Village Zoning regulations before that time has passed.
 - f. Logan Nicoll said the Planning Commission is currently working on updating the town plan and when that is complete, the zoning regulations will be revised to coordinate with the town plan.
 - g. **MOTION by David Rose and seconded by Earl Washburn to close the public hearing. Motion passed unanimously.**
2. **Close Public Hearing**
 - a. Bob Gilmore closed the public hearing at 6:03 p.m.

REGULAR MEETING

1. **Call to Order**
 - A. Bob Gilmore called the meeting to order at 6:04 p.m., all members present.
2. **Consideration of Changes, Additions or Removal to the Agenda**
 - A. Frank Heald said that no changes were necessary:
3. **Approve Minutes from Previous Meetings**
 - A. David Rose advised the minutes to be approved are from the regular meeting of February 6, 2018, February 26, 2018 and February 20, 2018. He noted that the date on the minutes from February 20th read June 27, 2017.
 - B. **MOTION by David Rose and seconded by Earl Washburn to approve minutes from the meeting of February 6 and 26, 2018 as submitted and the minutes from February 20, 2018 as corrected. Motion passed unanimously.**
4. **Comments From Citizens**
 - A. There were none.
5. **Consider & Approve Planning Commission Zoning & Flood Hazard Regulations Amendment**

- A. **MOTION by David Rose and seconded by Earl Washburn to approve and adopt the amendments to the Village Zoning and Flood Hazard Regulations as presented. Motion passed unanimously.**

6. **Wastewater Jetter Update**

- A. Frank Heald advised that at the February 6th meeting, the board had authorized an expenditure of up to \$48,000 for a new jetter. He said that Chuck Craig has researched and found a unit for a net cost of \$41,195. The unit does 4,000 PSI at 18 GPM, has a 300-gallon tank and hitch. This has been ordered.
- B. David Rose asked when they would get it.
- C. Church Craig said in about 6 to 8 weeks.

7. **Wastewater Allocation Request**

- A. **Robert & Jennifer Gillooly**
- i. Property address is 145 Trailside Ext, #23E, Parcel 060126.008
- ii. Bob Gilmore advised that this is a request to add 1 bedroom to an existing dwelling unit on the sewer system.
- a. Allocation fee – 1 bedroom @ \$780.00/bedroom \$780.00
- iii. **MOTION by David Rose and seconded by Earl Washburn to approve this application for an allocation for 1 bedroom to an existing dwelling at \$780 per bedroom for an allocation total of \$780.00. Motion passed unanimously.**

8. **Wastewater Preliminary Engineering Update from Aldrich & Elliott**

- A. Frank Heald advised that the Otter Creek project is under budget by about \$9,000. He said the piping for Mountain Road project will be about \$4,000 and this will be taken from the money left over from Otter Creek. The balance of the \$9,000 will go toward the engineering study by Aldrich and Elliott.
- B. Wayne Elliott advised that for the Okemo Mountain Road flow metering, a flow meter was installed on the inlet side of the manhole to record the velocity. Within 2 to 3 days the ring dislodged and the flow meter was pushed into the outlet pipe. It was replaced on February 9th, so most of the recorded data started on the 9th. Readings were taken every 15 minutes. The average flow was 146,336 GPD and the maximum flow was on Saturday, February 10th at 265,465 GPD. During the period 2/10/18 through 2/25/18, 22% of the flow measured at the wastewater treatment facility was from Okemo Mountain Road.
- C. Earl Washburn asked where the meter was placed.
- D. Chuck Craig said across from the access from Stearns Pit.
- E. David Rose said that most of the infiltration at the plant was not from Okemo Mountain Road/
- F. Frank Heald said the plant is not being overwhelmed by the Mountain, but there were no super-record days at the Mountain. We need to look at pipe capacity and to fix the bottom of the hill at Pond Street as part of the overall process.
- G. Wayne Elliott said they are getting prices from vendors on equipment and high priority items will be addressed first. They are looking at influent pumps, clarifiers, chemical feed

storage, electrical upgrades and Skater Telemetry screens to monitor the system, both on site and remotely. They have electrical and mechanical engineers looking at the plan. They would like to have a progress meeting mid-April with layouts and construction costs.

- H. Frank Heald said they will look into financing and find the best deal. He doesn't expect construction to begin until summer of 2019. They will have to have a village vote on the financing. There are some smaller items that staff may start next fall or winter. The pump stations will require some serious concrete work.
- I. Wayne Elliott said it could take 6 to 7 months to get the pumps.
- J. Frank Heald said they should plan to meet around May 15th.
- K. David Rose said the village will work on getting financing,
- L. Frank Heald said there are problems on Meadow Street, Commonwealth Avenue and High Street. He will have estimates at the April meeting for West Hill and Bridge Street estimates. That work should be completed before paving begins.
- M. David Rose asked if there would be any big projects over the summer.
- N. Frank Heald said once the bond is voted on, they can get bond anticipation money and start some work.
- O. Bob Gilmore asked when they would present the bond to the voters.
- P. Frank Heald said maybe by the end of June, but we need to run it through the state, so that may make it July or August.
- Q. Bob Gilmore asked the amount.
- R. Frank Heald said the preliminary estimate started at \$1,800,000.00. We should have better numbers for the April or May meeting.

9. **Other Business**

- A. There was none.

10. **Set Date for Next Meeting**

- A. The Village Meeting will be on Tuesday, March 27, 2018 at 7:00 p.m. (Voting will be from 10:00 a.m. to 7:00 p.m.)
- B. Next regular meeting is April 3, 2018 at 6:00 p.m.

11. **Sign Warrant Orders**

- A. Warrant orders were signed.

12. **Possible Executive Session/Personnel/Contracts**

- A. Frank Heald advised that an Executive Session is not needed.

13. **Adjourn**

- A. **MOTION to adjourn by Earl Washburn and seconded by David Rose. Motion passed unanimously.**
- B. Meeting adjourned at 6:37 p.m.

Respectfully submitted,

Lisha Klaiber

Robert Gilmore, Chairman

David Rose

Earl Washburn