

**PLANNING COMMISSION
PRELIMINARY MINUTES**

REGULAR MEETING

May 18, 2010

6:00 p.m.

MEMBERS PRESENT:

Fred Glover
Alan Couch

Christine Fuller
Steve Stengel

Norman Vanasse

MEMBERS ABSENT:

Terry Carter

OTHERS PRESENT:

Rose Goings

Jason Rasmussen

Michelle Stinson – LPC TV

1. Call to Order

A. Fred Glover, Chairman called the meeting to order at 6:02 p.m.

2. Roll Call by Recording Secretary

A. All members present except Terry Carter.

3. Approve Minutes

A. The minutes to be approved are from the regular meeting of April 20, 2010.

B. **MOTION by Norman Vanasse and seconded by Alan Couch to accept the minutes from April 20, 2010 as written. Motion passed unanimously.**

4. Comments from Citizens

A. There were none.

5. Town Plan Updating

A. Fred Glover thanked Rose Goings and Jason Rasmussen for the work they have done on the town plan. He noted that Rose Goings had typed the history submitted by Norman Vanasse.

B. Jason Rasmussen said that he had added a vision statement

C. Fred Glover noted that the first part of the history section was more about location, and the history did not begin until the paragraph that started with the chartering of the town.

D. Norman Vanasse said there is also the history of Vermont.

E. Steve Stengel said that he is not happy with the references to “white” in regard to race. He said it is a very touchy subject and he does not like the number of references included in the section. He also noted that there is no reference to Okemo Mountain Ski Resort and it has a great impact on the town. There is a changing dynamic to the town. He also noted that there is no mention of the French influence in the state history section. He said that he cannot back this section as written.

F. Christine Fuller asked if history of Vermont is really necessary in the Introduction to the town plan.

- G. Fred Glover said that Christine Fuller makes a point. He does not see how it blends into the town plan. He asked if it is relevant. He asked if this portion had come from another source.
- H. Norman Vanasse said from the West Fairlee town plan.
- I. Fred Glover said that it would need to be revamped or credit would need to be given to West Fairlee. He asked about the source of the Ludlow history section.
- J. Norman Vanasse said various books.
- K. Rose Goings asked where the board wants to go with this. There are many books in the vault with the history of Ludlow and we can go through them and come up with something new and fresh. She added that the section regarding notable people in the history of Ludlow is interesting.
- L. Jason Rasmussen asked the board if they would like him to integrate the history of Vermont into this section.
- M. Fred Glover said that Steve Stengel has a point. He added that the question for him is the history of Vermont and how it ties into the town plan. The town is in transition again. The questions of where to develop and protecting the wildlife will be important. The development of Okemo and the rise in second homes reflects transition. Ludlow is still changing. This should be in the town plan.
- N. Rose Goings said that the email that Steve Stengel had sent her mentioned some good points. Ludlow has granite, syrup, sugaring, and talc. We could add all of this, take some of what Norman Vanasse had written and go through the books in the vault for more information.
- O. Fred Glover said that we need to work on this chapter while we are going through the rest of the chapters.
- P. Christine Fuller said that it was her understanding that Rose Goings said that she will go through this and email a draft to the board. She added that her recommendation is to keep the history of Vermont short. It is not an integral part of the town plan.
- Q. Steve Stengel asked if Rose Goings would be able to do this before the next meeting.
- R. Rose Goings said that the information that Norman Vanasse submitted is already on her computer.
- S. Jason Rasmussen asked if that could be incorporated as an appendix.
- T. Fred Glover said that was a good idea. There is also a section in the appendix on charitable organizations.
- U. Jason Rasmussen said they could also scan the pictures of the notable people into the appendix. He added that he will take the information that Norman Vanasse submitted and the email from Steve Stengel, work something up and email it out.
- V. Fred Glover said that would be good.
- W. Steve Stengel said he would also like to see information regarding the French influence in the history of Vermont section.
- X. Jason Rasmussen said that in addition to the vision statement, he had also completed a draft regarding Act 250 at both the state and local levels.
- Y. Fred Glover said that the vision statement is not bad.
- Z. **MOTION by Christine Fuller and seconded by Norman Vanasse to approve the vision statement dated April 22, 2010, as written. Motion passed.**
- AA. Fred Glover said that the vision statement describes a way of like. We should have a list of resources in the appendix.
- BB. Jason Rasmussen said that used to be part of implementation tools.
- CC. Fred Glover said they have to be concerned with how to achieve the vision statement for things like affordable housing and jobs.
- DD. Jason Rasmussen suggested that the board create a list of things to consider.
- EE. Fred Glover said they could develop a list and see how it plays into the town plan. He referred back to the Act 250 information and asked about the 10 criteria.
- FF. Jason Rasmussen said local review involves criteria 6, 7, and 10. The rest are under state jurisdiction. He said that the criteria would be listed in the appendix. He suggested that the items relating to implementation that are in the Introduction chapter should be moved to the appendix.

- He added that the board needs to decide where things will be put in the appendix. He suggested labeling them A, B, C, etc.
- GG. There was a general consensus that the appendices be labeled sequentially and correspond to items in the order in which the items appear in the town plan. He continued, saying that he had done a draft of the Community Profile, but had not emailed it to the board members. Copies were distributed to board members. He said that he had tried to simplify what was there and updated data where possible.
- HH. Alan Couch said that he liked what Jason Rasmussen had done.
- II. Christine Fuller added that she also liked it.
- JJ. Fred Glover suggested that Recent Population Trends be changed to Population Trends.
- KK. Jason Rasmussen read through the section.
- LL. Steve Stengel noted that some of the data conflicts with the vision statement.
- MM. Christine Fuller said that while the data is correct, we can still have a vision statement. It is what we would like to have, while the data indicates what is actually happening.
- NN. Rose Goings said that most of the growth outside the village was from Solitude and Jackson Gore and she does not see it continuing to grow at that rate. She said there is not that much open land left that is available for building large developments.
- OO. Christine Fuller said she would not change the vision statement.
- PP. Jason Rasmussen said maybe they should be asking themselves about that conflict.
- QQ. Christine Fuller recalled that the board had gone through this section before.
- RR. Jason Rasmussen said that he had just simplified and reorganized it. He pulled out some charts and put them in the appendix.
- SS. Fred Glover noted some references to the Town and asked if they should be changed to Ludlow.
- TT. Christine Fuller said that the current nomenclature for the baby boom-let generation is the Echo generation.
- UU. Rose Goings said they could add the births and deaths for 2008 and 2009. She also said that she would contact Gill about numbers of beds and population.
- VV. Christine Fuller said she had gotten those figures a few months ago.
- WW. Rose Goings said she would put it in.
- XX. Jason Rasmussen said that he had added newer data about seasonal populations.
- YY. Fred Glover said it would be good to put in the percentage of increase in population during ski season.
- ZZ. The board discussed the reference to institutionalized persons.
- AAA. Fred Glover suggested that the section be deleted completely as the information is discussed under the housing section. He suggested that the Gill facilities be discussed as an attribute that the town has.
- BBB. **MOTION by Christine Fuller and seconded by Alan Couch to accept the Community Profile section as amended on May 18, 2010. Motion passed unanimously.**
- CCC. Christine Fuller asked if the board would receive updated copies for their binders.
- DDD. Rose Goings said yes.

6. Other Business

- A. JAM GOLF SEMINAR
- i. Rose Goings advised that she had attended a seminar at the Vermont Law School regarding this case. The Supreme Court said that the South Burlington town plan and zoning regulations had been unconstitutionally vague. The court suggested that these documents should be make common sense and be written so that anyone could read them. She added that after this town plan is completed, the Planning Commission will need to go back over the Zoning Regulations and Subdivision Regulations and check for anything where the

- intent of the DRB authority is not completely clear. They will also need to go over all of the definitions and add definitions where necessary.
- ii. Norman Vanasse volunteered to look up definitions.
 - iii. Jason Rasmussen said that the Regional Planning Commission office has books that would be useful. He added that the JAM Golf case is a big thing. South Burlington did not define, among other things, scenic resources and wildlife habitats. Ludlow should do an inventory or put these things on a map. Most of this comes into play in the Zoning Regulations and Subdivision Regulations. Generally, people do have the right to due process. He added that applications for permits should be clear and standards defined.
 - iv. Christine Fuller asked if this should be included in the Natural Resources section of the town plan.
 - v. Jason Rasmussen said yes, in this case, but they should look at the town plan overall.
 - vi. Christine Fuller said that the board had finished with the Natural Resources section, but should revisit it.
 - vii. Jason Rasmussen said that the town plan and zoning regulations should agree.
 - viii. Fred Glover said that the Subdivision Regulations are more relevant than the Zoning Regulations in this case. They need to have consistency.
 - ix. Jason Rasmussen said they need to list resources on maps. You have to decide what areas does the town want to protect.
 - x. Fred Glover asked if the Supreme Court was saying that we should map things that are important to the town.
 - xi. Rose Goings said that in this case, the court said that South Burlington's town plan and zoning regulations were unconstitutionally vague, but did not offer a fix or remedy. Towns are now trying to figure out what the court meant. She has been speaking to Lee Krohn of Manchester about what to do. Town plans have to match zoning and subdivision regulations and zoning regulations have to be clear in their intent.
 - xii. Steve Stengel noted that in the existing town plan, under recommendations, we listed to inventory natural resources.
 - xiii. Jason Rasmussen said that new data is available on wildlife habitats, but you still need to know the actual locations.

B. Scenic Byway Application

- i. Jason Rasmussen advised that the Chamber of Commerce is working on an application to have Route 100 from Londonderry to Killington, designated a scenic byway. The designation is basically a marketing effort, but does allow for grants.

7. **Adjourn**

- A. **MOTION by Christine Fuller and seconded by Norman Vanasse to adjourn the meeting. Motion passed unanimously.**
- B. Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Lisha Klaiber