

**PLANNING COMMISSION  
PRELIMINARY MINUTES**

**REGULAR MEETING**

**December 15, 2009**

**6:00 p.m.**

**MEMBERS PRESENT:**

Fred Glover, Chairman	Christine Fuller	Steve Stengel
Terry Carter	Rose Goings	Norman Vanasse
Alan Couch		

**MEMBERS ABSENT:**

Phil Dunwoody

**OTHERS PRESENT:**

Mike Doran	Jason Rasmussen	Duncan Love – LPC TV
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**1. Call to Order**

A. Fred Glover, Chairman called the meeting to order at 6:00 p.m.

**2. Roll Call by Recording Secretary**

A. All members present except Phil Dunwoody.

**3. Approve Minutes**

A. The minutes to be approved are from the regular meeting of November 17, 2009.

B. **MOTION by Christine Fuller and seconded by Norm Vanasse to accept the minutes from November 17, 2009 as written. Motion passed unanimously.**

**4. Comments from Citizens**

A. There were none.

**5. Town Plan Updating**

**NOTE: TERRY CARTER RECORDS CHANGES DIRECTLY ONTO A DRAFT OF THE TOWN PLAN.**

A. Local Economy Section

- i. Fred Glover recalled that at the last meeting, the board discussed deleting charts and tables where the data is outdated. He also recounted that the board has questions regarding the paragraph that contained negative language in reference to building in Flood Hazard areas.

- ii. Rose Goings said that the FEMA regulations are extensive and said that a statement could be added referring to the Ludlow Zoning Regulations for guidance when considering projects in either the Floodway or Flood Plain areas. She does not want to discourage or scare people too much. She added that there is a new rule regarding improvements in excessive of 50% of the value of a building that needs to be considered.
- iii. Fred Glover agreed that the Town Plan does not need to go into detail about this and could refer to the Zoning Regulations.
- iv. Alan Couch agreed that the Town Plan should be broader than the Zoning Regulations. He suggested discouraging growth in the Flood way areas.
- v. Fred Glover asked if that was really what this board wants to do.
- vi. Jason Rasmussen said that the board needs to consider what is economy and is this part of the economy and where it wants to go in 5-20 years. The Flood Way is the river channel and you really should not build there. Building in the Flood Plain can be done if the buildings are elevated above the flood level. The board should look at where those areas are and where development is.
- vii. Christine Fuller asked how and if other towns addressed this in their plans.
- viii. Jason Rasmussen said that, generally, most towns do not address it. However, the town plan should say something about Ludlow's Flood Hazard Regulations. If the Regional Planning Commission approves a town's plan, the town is eligible for certain grants.
- ix. Rose Goings said that much of the property in Ludlow is in the flood plain and is already developed, so it is hard to discourage new development. She agreed with Jason Rasmussen in that this topic may better be addressed under the Natural Resources or Land Use section.
- x. Norman Vanasse suggested changing the words to refer back to the Zoning Regulations.
- xi. Jason Rasmussen said that language was added to the Natural Resources section, so the paragraph could be deleted from this section. He added that Ludlow is located in a valley and has flood issues. He asked the board to consider where they would like to encourage growth?
- xii. Fred Glover noted that at the last meeting, they had asked where the flood control dams are located, how many there are and when they were built.
- xiii. Jason Rasmussen said he would find out.
- xiv. Rose Goings said that Loran Greenslet may know.
- xv. Jason Rasmussen said that he and Rose Goings had met with some of the economic development groups and they had provided some information that he had included in his draft.
- xvi. Christine Fuller said that the board had reviewed that and had reworded some of the information, but like the additions. She added that they had questioned some of the information regarding "development proposals."
- xvii. After some discussion, the board decided to delete some of the verbiage.
- xviii. Fred Glover referred back to the tables and outdated data, asking Jason Rasmussen if the information is needed.
- xix. Jason Rasmussen said that not all of it is necessary. There should be some studies.
- xx. Fred Glover suggested including the information just as a matter of interest.
- xxi. Terry Carter noted that there are some current numbers.
- xxii. Jason Rasmussen said some of it could be included in the text and some in the appendix. Outdated information may be deleted.
- xxiii. Fred Glover said that some of it is interesting.
- xxiv. Jason Rasmussen asked the board if they would like him to rework this section and go through the charts.
- xxv. Rose Goings said she would work with Jason Rasmussen.
- xxvi. The board said that would be great.
- xxvii. Jason Rasmussen said he would keep the most pertinent data.

- xxviii. Fred Glover said that he would work on transitional language for the next meeting.
  - xxix. Jason Rasmussen said he would bullet the information.
  - xxx. The board started to discuss employment figures and the impact of Okemo Mountain Resort.
  - xxxi. Jason Rasmussen said that in February 2008, the Unemployment rate was 3.1%, while in May 2008, it was 7.2%. He added that he would try to get the national numbers for that period.
  - xxxii. The board discussed some of the information provided by the Chamber and agreed that they would like to change some of the language and also add data received from the survey they did last summer. They also decided to include some charitable organizations.
  - xxxiii. Christine Fuller said she would work on that list.
- B. Town Plan General
- i. Rose Goings said that she plans to retype the draft on her computer as formatting has become a problem going back and forth between different computers. She will maintain a “clean copy.”
  - ii. Terry Carter said she will email her files to Rose Goings.
  - iii. Jason Rasmussen said the Select Board likes to be able to track where changes have been made.
  - iv. Rose Goings said she would send the Select Board members a clean copy along with the working drafts.
  - v. Jason Rasmussen asked the board which section they would like to work on for the next meeting.
  - vi. It was decided that Transportation would be discussed at the January 19, 2010 meeting.
  - vii. Jason Rasmussen suggested that Land Use be the last section they work on. He said that he would rework Local Economy and start a draft of Transportation for the next meeting.

## 6. Other Business

- A. Compensation
- i. Fred Glover suggested that the Planning Commission members should get an increase in their compensation and that if the board members agreed, he would send a letter to the Select Board and management.
  - ii. Christine Fuller noted that the Planning Commission is the only board paid by meeting and all others are paid by the year. She suggested that the Planning Commission be paid on the same schedule as the other boards and at a rate of at least \$1,000 per year.
  - iii. Fred Glover will write the letter.
- B. Planning Grants
- i. Jason Rasmussen advised that there is a possibility that there may be Planning grants available in the spring and he would keep the board advised.

## 7. Adjourn

- A. **MOTION by Alan Couch and seconded by Norman Vanasse to adjourn the meeting. Motion passed unanimously.**
- i. Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Lisha Klaiber