

**PLANNING COMMISSION
PRELIMINARY MINUTES**

January 20, 2009

MEMBERS PRESENT:

Fred Glover	Phil Dunwoody	Steve Stengel
Terry Carter	Christine Fuller	Norman Vanasse

MEMBERS ABSENT:

Peter Crowley

OTHERS PRESENT:

Duncan Love, LPC-TV Lisha Klaiber, Recorder

1. Call to Order

- A. Fred Glover called the meeting to order at 6:01 p.m.
- B. Roll call by Recording Secretary – all members present, except Peter Crowley.

2. Open the Public Hearing for Wind Turbines

- A. Fred Glover opened the public hearing at 6:02 p.m. He explained that the purpose of this hearing is to discuss and receive comments regarding changes to the following sections of the Town of Ludlow Zoning and Flood Hazard Regulations,
 - i. Sections 252.2 Renewable Energy Resource Structure Variance
 - ii. Section 410 – Aquifer Protection District
 - iii. Section 450 – Town Residential District
 - iv. Section 460 – Town R-C District
 - v. Section 470 – Mountain Recreation District
 - vi. Section 475 – Jackson Gore Recreational District
 - vii. Section 480 – Industrial District
 - viii. Article 7 – Definitions
- B. Fred Glover noted that no members of the public were present and he called for comments from the board.
- C. Norman Vanasse noted typographical errors and said that he would advise Rose Goings about them.
- D. **MOTION by Christine Fuller and seconded by Norman Vanasse to adopt the changes to the Town of Ludlow Zoning and Flood Hazard Regulations, as outlined in the Notice of Public Hearing for changes regarding Wind Turbines, to be effective January 20, 2008 and to be forwarded to the Select Board with the recommendation from the Planning Commission for approval and inclusion into the Town of Ludlow Zoning and Flood Hazard Regulations. Motion passed unanimously.**

3. Close the Public Hearing for Wind Turbines

- A. **MOTION by Norman Vanasse and seconded by Phil Dunwoody to close the public hearing for Wind Turbines. Motion passed unanimously.**
- B. Public hearing closed at 6:08 p.m.

4. **Open the Regular Meeting**

- A. Fred Glover opened the regular meeting at 6:09 p.m.

5. **Approve Minutes**

- A. The minutes to be reviewed are from the regular meeting of December 16, 2008.
B. **MOTION by Fred Glover and seconded by Terry Carter to approve the minutes from December 16, 2008 as submitted. Motion passed unanimously.**

6. **Discuss and Set Public Hearing Date: Champlain Oil Petition**

- A. Fred Glover advised the board that he had received a copy of the report format from Rose Goings. He noted that the proposed amendment is limited to a location on Route 103 South of the Village. In considering the proposal, he felt that it would essentially create a new zoning district, adding a new conditional use. If passed as written, that conditional use would most likely have to be allowed elsewhere in the town. By statute, this board needs to hold a public hearing.
- B. Christine Fuller said that the location is between Cota & Cota and Panarello's.
- C. Phil Dunwoody said if they are asking for a new district, it creates a problem with the petition.
- D. Fred Glover said that town counsel reviewed the petition and the problem will probably come up at the public hearing.
- E. Christine Fuller said that Rose Goings will have to warn the hearing.
- F. Norman Vanasse said that he will speak to Rose Goings tomorrow.
- G. Steve Stengel noted that the applicant would probably have to bury gas tanks and how would that affect whatever flood zone the property is located in.
- H. Christine Fuller said that would be an issue that the state would regulate.
- I. Fred Glover said that he had heard of a pending problem with buildings in that area.
- J. Christine Fuller said that Brookhaven may be having a problem with flood regulations compliance issue and buildings already built.
- K. There was a general discussion regarding need to better advertise public hearings and get people to come.
- L. Steve Stengel suggested a monthly newsletter and wondered if grants might be available for such a publication.
- M. Terry Carter advised that she had gone through the town plan to any references that may address the Champlain Oil petition. She noted pertinent references on pages 2.4, 3.2, 5.7, 5.11 and 9.3.
- N. Fred Glover said that in their report to the Select Board following the public hearing, the Planning Commission may cite those references, along with comments from the public.
- O. Phil Dunwoody said they should also look into effect on existing businesses.
- P. Fred Glover said that the board should also look at the impact it may have on the village. He wondered if a representative from Champlain Oil would be present at the hearing.
- Q. Steve Stengel said that the board would need to prepare its report after the hearing.
- R. Fred Glover said that they may choose to enter into Executive Session for deliberation. He asked if the board members think that the town plan adequately addresses this issue.
- S. Terry Carter said that while it does, it could use more "meat." This board can also use the results from the recent survey.
- T. Fred Glover advised that the public hearing for Champlain Oil petition will be held on Tuesday, February 17, 2009 at 6:00 p.m.
- U. Norman Vanasse will speak to Rose Goings and request that she warn the hearing.

7. **Continue Work on Town Plan**

- A. Norman Vanasse read parts of the Introduction draft that he has completed. He would like to include information about important people in the town's history. He would like the format for the plan to be similar to West Farleigh's town plan. He will bring in a copy of the West Farleigh town plan for the next meeting.
- B. Fred asked if references to the new population are based on actual data.
- C. Christine Fuller noted that there are many new retired people in town.
- D. Steve Stengel did not like some of the wording regarding "squeezing out" of certain populations. It does not show town achievements.
- E. Christine Fuller said that she has a friend, a professional photographer who might be willing to do the photos for the new town plan and only request professional credit for the photos (in the town plan) as payment.
- F. Fred Glover said the board needs to get back on track with the town plan.

8. **Other Business**

- A. Fred Glover advised that he had started working on the year-end report for the annual report for town meeting. He has included the survey and changes to the subdivision regulations. He also will include that the board has begun work on the updating of the town plan.

9. **Adjourn**

- A. **MOTION by Christine Fuller and seconded by Norman Vanasse to adjourn the meeting. Motion passed unanimously.**
- B. Meeting adjourned at 7:08 p.m.
- C. Next meeting will be February 17, 2009 at 6:00 p.m.

Respectfully submitted,
Lisha Klaiber

Fred Glover, Chairman

Christine Fuller

Terry Carter

Steve Stengel

Peter Crowley

Norman Vanasse

Phil Dunwoody