

**PLANNING COMMISSION  
PRELIMINARY MINUTES**

**REGULAR MEETING**

February 15, 2011

**MEMBERS PRESENT:**

Fred Glover  
Terry Carter

Alan Couch  
Christine Fuller

Steve Stengel

**MEMBERS ABSENT:**

Norman Vanasse

**OTHERS PRESENT:**

Rose Goings  
Jason Rasmussen

Marji Graf  
Ethan Gilmour

KT Whaley – LPC-TV  
Lisha Klaiber, Recorder

**1. Call to Order**

A. Fred Glover called the meeting to order at 5:30 p.m.

**2. Roll Call by Recording Secretary**

A. All members present, except Norman Vanasse.

**3. Approve Minutes**

A. The minutes to be approved are from the meeting of December 15, 2010.

B. **MOTION by Christine Fuller and seconded by Terry Carter to approve the minutes from December 15, 2010 as presented. Motion passed unanimously.**

**4. Comments from Citizens**

A. There were none.

***NOTE: Fred Glover suggested a change in the agenda order to hear Marji Graf prior to starting work on the town plan. All board members agreed. Minutes are in order listed on agenda.***

**5. Town Plan Updating –**

A. Chapter 3A

- i. Jason Rasmussen said that he had made some changes to Chapter 3A since the last meeting. These changes included language supporting the Route 100 Byway.
- ii. Fred Glover questioned the list of places of scenic interest, specifically Barker Hill
- iii. Jason Rasmussen said that they need to identify and give a little detail. You cannot just say, “Protect scenic resources.” You should include “forested area within Ludlow.”

- iv. Rose Goings said the Aquifer District is protected in the zoning regulations and the DRB looks at the Aquifer District very carefully because it is a source of water for the village.
  - v. Fred Glover asked if that was scenic or water protection.
  - vi. Terry Carter mentioned including the areas by the dams.
  - vii. Rose Goings said they are town owned and protected. She added that Barker Hill is privately owned.
  - viii. Jason Rasmussen asked if they want to remove it from the list,
  - ix. The board said yes.
  - x. Jason Rasmussen asked if the areas listed as scenic resources should be mapped.
  - xi. Rose Goings said that there is some money available in grants for mapping.
  - xii. Steve Stengel asked if mapping would delay completion of the plan.
  - xiii. Jason Rasmussen said that it would depend on details and specifics.
  - xiv. Rose Goings suggested overlays of existing maps.
  - xv. Jason Rasmussen said that would be easily done.
  - xvi. Christine Fuller said that the board could vote to approve sections and add things later.
  - xvii. Rose Goings said that they could amend things before they send the final copy to the Select Board.
  - xviii. Terry Carter suggested adding North Hill and East Hill to the list of hills.
  - xix. Fred Glover suggested not mentioning specific elevations. He asked about West Hill and Weston Mountain/ Terrible Mountain.
  - xx. Jason Rasmussen said he would get the correct name for that.
  - xxi. Terry Carter suggested adding more about the bike path.
  - xxii. Jason Rasmussen said maybe the town plan should speak more about that.
  - xxiii. **Motion by Christine Fuller and seconded by Alan Couch to approve Chapter 3A as submitted this evening, pending receipt of map and proper designation for Weston/Terrible Mountain. Motion passed unanimously.**
- B. Chapter 6 – Utilities, Facilities and Services -
- i. Jason Rasmussen advised that he had received the information from the schools. He said that he inserted what he had been emailed from the schools.
  - ii. Fred Glover noted the decline in enrollment.
  - iii. Jason Rasmussen said that the census shows a significant drop in the population of Ludlow.
  - iv. Christine Fuller noted that language pertaining to the Armory/Community Center should be changed to present tense.
  - v. Steve Stengel asked if the Community Center is an emergency shelter.
  - vi. Jason Rasmussen said he thinks it is.
  - vii. **Motion by Christine Fuller and seconded by Alan Couch to approve Chapter 6, Utilities, Facilities and Services for the Town Plan as reviewed this evening. Motion passed unanimously.**
- C. Maps
- i. Jason Rasmussen asked if they wanted the maps to indicated parcel boundaries.
  - ii. Rose Goings said that it helps pinpoint locations. She said that she has people coming into her office and it is helpful to have the parcels delineated.
  - iii. Alan Couch said that it is a point of reference and more information and it is an advantage to have it.
  - iv. Jason Rasmussen said they will provide a series of maps. He added that future land use will take more time. He asked if they wanted 11” x 17” maps for the town plan.
  - v. General agreement.
- D. Chapter 8 - Energy
- i. Jason Rasmussen said that he has not finished the drafted changes, yet. He said that many of them came from the presentation made by Brian Shupe. He also met with Ludlow Electric and got some information from them, Brian Shupe suggested adding more support for goals and

- more data. He showed the board a graph of heating fuel data and electric consumption and also one statewide usage. He asked the board what they wanted to focus on.
- ii. Rose Goings said that it is great to have all of the data and information if they understand it.
  - iii. Jason Rasmussen referred to the Renewable Energy Atlas of Vermont and showed a map that listed all of the dams in Ludlow and their potential as power sources. He said that the board could look at solar, waste energy, wind and hydroelectric energy.
  - iv. Christine Fuller said it is terrific to get new information.
  - v. Jason Rasmussen asked if the board wants to actively encourage wind power. He said that if a wind turbine is not net metered, the town has a say in its location. If it is net metered, the PBS has authority over it. He said that the PSB will look to the town plan for direction.
  - vi. Fred Glover said there is a conflict with between wind turbines and scenic ridgelines.
  - vii. Jason Rasmussen asked how detailed the board wants to get.
  - viii. Christine Fuller said she would prefer to get the town plan completed and add things later.
  - ix. Jason Rasmussen asked about having a Town Energy Coordinator.
  - x. Rose Goings said that they should talk about rooftop windmills in the village.
  - xi. Christine Fuller suggested that the technology for they may need to advance before they are actually used in Ludlow.
  - xii. Terry Carter said that the survey indicated that people are in favor of wind energy.
  - xiii. Rose Goings said it may be nice to include a little information about the various types of energy in the town plan.
  - xiv. Christine Fuller said that the payback period on solar is not that good.
  - xv. Jason Rasmussen said he would draft the energy chapter for the next meeting. The remaining chapters are land use and maps.
- E. General Town Plan Comments
- i. Fred Glover said that the board had approved drafts of some chapters to be sent to the Select Board.
  - ii. Rose Goings said that they have not been sent because she has been waiting to hear back if they want paper or email copies. Also, she and Jason Rasmussen have started the process of going through each chapter for final details.
  - iii. Fred Glover said that Chapter 3A is now complete, also.
  - iv. General Board consensus to review this chapter at the next meeting.
  - v. Christine Fuller said that Chapters 2, 3, 3A, 4, 5, 6 and 7 are now complete.
  - vi. Fred Glover said that they still also need to go over the Introduction.
  - vii. Jason Rasmussen said that they may want to revisit that when everything else is complete.

## 6. Other Business

- A. Marji Graf – Discussion on Scenic Route 100
- i. Marji Graf advised that the committee began working on the project in March 2010. The proposal is for the 31 mile section of Route 100 running from Andover to Pittsfield, Route 103 to Route 131 and Route 100A. She said that the plan has been completed and she is returning to ask for a final letter of support from the Planning Commission. There will be a hearing on March 24th at the Calvin Coolidge Center in Plymouth. She advised that there would be a public luncheon at Clear Lake Furniture on February 16th and asked board members to attend and if possible, ask others to attend.
  - ii. Fred Glover asked Marji Graf to summarize the Byway designation for persons who may be watching on LPC-TV.
  - iii. Marji Graf said that the byway program is not regulated. The purpose is to make the roadways nicer and more educational for visitors, such as indicating historic, recreational and cultural sites. The roadway would be included in the state pamphlet. There are 5 goals for the project:

- a. Promote and enhance tourism opportunities throughout the byway through sustainable economic development and conservation.
  - b. Increase and improve access to recreational opportunities and provide amenities for the public
  - c. Preserve and protect the scenic and natural resources that are unique to the corridor
  - d. Preserve historic, archeological and cultural resources
  - e. Support safe, multi-modal transportation, focusing on the improvement of existing infrastructure, creating bike and walking paths and promoting alternative means of transportation
- iv. Fred Glover asked if this would be connected to the bike path.
  - v. Marji Graf said that she hopes that the byway may be a way to resurrect the bike path and said that there is still a lot of interest in the bike path.
  - vi. Terry Carter asked if there are grant funds available.
  - vii. Marji Graf said yes and that right now they are writing a grant for promotional materials.
  - viii. **MOTION by Terry Carter and seconded by Steve Stengel to provide a letter of support from the Planning Commission for the Route 100 Byway project. Motion passed unanimously.**
- B. Vacancy on Planning Commission Board
- i. Alan Couch brought up the fact that there is still a vacancy on this board and they should all try to convince people they know to apply.
  - ii. Terry Carter asked Ethan Gilmour if he might be interested.
  - iii. Ethan Gilmour said possibly.
- C. Agenda for Next Meeting
- i. Next meeting will be on March 15, 2011 at 5:30p.m.

7. **Adjourn**

- A. **MOTION by Christine Fuller and seconded by Steve Stengel to adjourn the meeting. Motion passed unanimously.**
- B. Meeting adjourned at 6:50 p.m.

Respectfully submitted,

Lisha Klaiber

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Fred Glover, Chairman

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Christine Fuller

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Terry Carter

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Steve Stengel

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Alan Couch

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Norman Vanasse