

**PLANNING COMMISSION  
PRELIMINARY MINUTES**

**REGULAR MEETING**

October 19, 2010

**MEMBERS PRESENT:**

Fred Glover  
Terry Carter

Alan Couch  
Christine Fuller

Steve Stengel

**MEMBERS ABSENT:**

Norman Vanasse

**OTHERS PRESENT:**

Rose Goings

Jason Rasmussen

Duncan Love – LPC-TV  
Lisha Klaiber, Recorder

**1. Call to Order**

A. Fred Glover called the meeting to order at 5:3 p.m.

**2. Roll Call by Recording Secretary**

A. All members present, except Norman Vanasse. Terry Carter arrived at 5:37 p.m.

**3. Approve Minutes**

A. The minutes to be approved are from the meeting of September 14, 2010.

B. **MOTION by Christine Fuller and seconded by Alan Couch to approve the minutes from September 14, 2010 as presented. Motion passed unanimously.**

**4. Comments from Citizens**

A. There were none.

**5. Town Plan Updating**

**NOTE: JASON RASMUSSEN MAKES CHANGES SUGGESTED BY THE BOARD DIRECTLY ONTO HIS COMPUTER WHERE HE MAINTAINS THE DRAFT OF THE TOWN PLAN.**

A. Fred Glover said that he had downloaded clean copies.

B. Rose Goings said that there are additional copies Jason Rasmussen had brought tonight that had some items added.

C. Jason Rasmussen said that he had added some things to the local economy section. He is waiting for the schools to get back to him for the Utilities section. He has gotten direct comments from other department heads.

D. Christine Fuller said that she had reviewed all of the clean copies that she had received by email and found only 5 questions.

E. Fred Glover suggested going through the clean copies and approve them.

F. Rose Goings said that Steve Stengel and Norman Vanasse had not received copies and had not had the opportunity to review them

- G. Steve Stengel said that they had reviewed these sections at previous meetings and he would defer to Christine Fuller's review.
- H. Christine Fuller referred to Chapter 2 – Community Profile and suggested changing “poverty status” to income level. She referred to Chapter 3, page 7 and suggested that Agency of Natural Resources be spelled out instead of just using ANR. She pointed out a typo on the same page. She questioned use of should instead of shall on page 11. She referred to Chapter 5 page 1 and recalled that the board had decided to use terminology Ludlow Mountain commonly referred to as Okemo Mountain Resort. She suggested that –also Chapter 5, DRB be added to municipal government. She also referred to page 11 and references to “we” in all community initiatives. She said that wording should be changed to speak from the town plan and said she would review the section, make the needed changes and email them to Jason Rasmussen. The board agreed to these changes. She referred to Chapter 3A page 2.
- I. Jason Rasmussen said this was a new section that he had added for Scenic and Historic Resources. The board reviewed this section and made some changes in the wording. Jason Rasmussen made these changes.
- J. Housing
  - i. Christine Fuller said that she had reviewed this draft and only had a few comments. She confirmed that Ulla Cook had verified that 87% of the homes in Ludlow are 2nd family or seasonal. She added that the number of new buildings in the draft is correct.
  - ii. Fred Glover started to read through the draft.
  - iii. Jason Rasmussen indicated the changes that he had made since the last review by the board.
  - iv. Christine Fuller said she would try to get an updated median house value as of the reappraisal in 2005.
  - v. The board agreed to only read through the changes made since their last review.
  - vi. Jason Rasmussen read the new section on Equal Treatment of Housing. He also advised that accessory building wording was omitted from some of the districts in the Zoning Regulations and should have been included. This is state mandated.
  - vii. There was a general discussion regarding encouraging building of affordable housing.
  - viii. Terry Carter said that she would like the town plan to have some “meat” in it regarding requirements for builders to include affordable housing in developments or providing funding for it.
  - ix. Jason Rasmussen suggested making a sub list of actions that developers could take regarding affordable housing. Inclusionary zoning and Impact fees were discussed and an ordinance to enforce them.
  - x. Fred Glover asked the board if they want the town plan to “trump” zoning? Do they want to put strong statements in the town plan?
  - xi. Jason Rasmussen said that specifics are generally included in the zoning regulations. He suggested putting the suggestion list under the implementation section.
  - xii. Steve Stengel said that it is only right that developers should pay for the impact of their developments on the town.
  - xiii. Fred Glover said he likes the idea of making a list of things that developers could do. This may include impact fees, inclusionary zoning, density incentives, contributions to a land trust and revitalization of existing buildings. He said that in towns such as Ludlow that have zoning regulations, the town plan is not the only thing that Act 250 will review.
  - xiv. Jason Rasmussen said that for towns that do not have zoning, the town plans have statutory authority under Act 250, but if a town has zoning, Act 250 will also look at them. In the case of JAM Golf, the South Burlington zoning regulations said that they should look to the town plan and it was not clear. Zoning Regulations should have a clear standard. Town plans speak to the vision for the towns.
  - xv. General consensus by the board that the housing section is complete.
- K. Fred Glover said that after the town plan is complete, this board would need to update the zoning regulations.

6. **Other Business**

A. Agenda for Next Meeting

- i. Jason Rasmussen said that the board has discussed bringing in speakers for some of the remaining sections. He suggested that for their next meeting, they might want to have Brian Shupe come in to discuss Energy. Brian would also discuss a Town Energy Planning Manual the VNRC is compiling. He would also review the existing Energy Section of the town plan and be able to make some suggestions. He is not available for the 3<sup>rd</sup> Tuesday that would be the regular meeting. He is available on Thursday, November 18<sup>th</sup>. Board members would be available.
- ii. Next meeting is scheduled for **THURSDAY November 18, 2010 at 5:30 p.m.**
- iii. Jason Rasmussen said he would also like to discuss Predisaster Mitigation at that meeting.
- iv. The board agreed.
- v. Christine Fuller suggested that board members also review the energy section prior to the next meeting.
- vi. Jason Rasmussen said that he had also met with representatives from Ludlow Electric and they provided some suggestions that he will email to board members.
- vii. Board members agreed to adopt Chapters 2, 3, 4, 5, 7 at the next meeting and review final draft of Chapter 3A.

7. **Adjourn**

- A. **MOTION by Christine Fuller and seconded by Terry Carter to adjourn the meeting. Motion passed unanimously.**
- B. Meeting adjourned at 7:02 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