

Planning Commission 2024
Public Hearing January 4, 2024 6:00
Meeting Minutes

1. Terry Gurdak-Carter called the meeting to order at 6:01.

2. Roll Call by Recording Secretary: Terry GurdakCarter, Ryan Sylvestri, Judy Pullinen, Andi Goldman
Administration – Rose Goings
Public – Julie Nicoll, Steve Meyers, Eric Alden, Jarod Jowdy

3. Hearing – Terry welcomed everyone and announced that we will be doing a hearing on proposed Zoning Regulations for the Ludlow Village, and that we would be going through it section by section.
 - a. Article 1, Section 140 no comments.
 - b. Article 2 Section 220,221, 221.5, 224, 226, 227, 260, 260.3, and 270.5 no comments.
Jared Jowdy made a comment that Chris Callahan, legal counsel, reviewed the changes and that he was concerned that the commission is moving too fast. He stated that Chris has a number of concerns. Terry Gurdak-Carter responded that she met with Chris for 2 hours today, has his concerns, and will present at the regular meeting after the hearing.
Sections with changes:
 - c. Article 4, Section 410,420, 430 (including supplemental standards for outside for outside dining and curb-side pick up). no comments
 - d. Article 5 – Section 510.0, 510.3, 520.2 (eliminated), 520.3, 520.8,. 530.1, 530.3 and 540. No comments
 - f. In Article 7, a number of new definitions were added, definitions that aren't used in the document were eliminated, and many existing definitions were revised. No comments

Motion to adjourn at 6:09 by _____ 2nd _____. Motion passed.

Respectfully Submitted,

Judith Pullinen

Planning Commission 2024

January 4, 2024 6:30

Meeting Minutes

1. Terry Gurdak-Carter called the meeting to order at 6:30.
2. Roll Call by Recording Secretary: Terry Gurdak Carter, Ryan Sylvestri, Judy Pullinen, Andi Goldman
Administration – Rose Goings
Public – Julie Nicoll, Steve Meyers, Eric Alden, Jarod Jowdy
3. Approval of Agenda
Move approval of minutes to after Item 7. Motion for approval Judy Pullinen. Second Ryan Sylvestri. Motion passed.
4. Comments from citizens – none.
5. Modernization of Ludlow’s Village Zonong and Flood Hazard.
Affordable Housing definition Sec. 290. Terry presented paragraph from state on definition. Discussion on lot size. Decision to ?
 1. Section 290 – Affordability
1st section – add a minimum of 15%
Remove 1st sentence in #2. @nd sentence – If there are any additional units above 15% the developer may add one full market rate unit for every affordable unit to the project.
Add last paragraph from state
 2. Definition of Affordable Housing – delete Aii.
6. Chris Callahan’s Input on Village Zoning Revisions
 1. Sec. 220 Zoning Permit – suggested moving it from #3 to after #5. Decision to move to end of section.
 2. Section 221.5 – Suggested adding the word ‘existing’ to B1 “any existing structure”. Agreed to change.
 3. Section 224 – Effective Date – suggestion to take out word ‘also’. Agreed to change.
 4. Section 225 Definitions.
 - a. Suggested Add to definition of retail “and other things” Agreed to change.
 5. Section 280.7 suggested deletion of ‘to the planning commissioner’ Agreed to change
 6. Section 410 Suggested moving multi-unit dwellings from permitted use to conditional use.
Discussion around state now mandates multi-use dwellings are permitted use vs. safely and need for fire inspection. Decided to keep as conditional use.
 7. Lot area minimum – discussion centered around definitions for multi use dwellings.
 8. Section 420 – move multi-use dwellings to conditional use.
 9. Section 430 Village RC – suggested not taking out purpose statement. Decision to take it out.

Standards – Decision to take it out.

10. Demolition of Historic Structures – taken out. Recommended putting back in. Decision to leave as is.

11. Section 510.3 Special Public Use Exceptions. Recommended changing ‘standards’ to issues. Decided to say “the following shall apply”. Put back 1 and 2. Agreed.

12. Section 520.2 – leave as is.

Change ‘primary use’ to conditional use’ – decision to leave as is.

13. 540.3 Size of Flags

Need to check on size of flagpoles in town. Add “in accordance with”

14. 540.4 Changes Recommended accepted.

15. 540.5 Secondary Signs. Decision to leave as is. Question: Do we have a secondary sign definition? No, need to add.

Wall mounted signs. Addition permanent signs – suggestion to add”and all other additions apply” Agreed to change. Also add to additional secondary signs: ‘for traffic flow and parking’ .

16. Section E Temporary Signs – leave as is.

7. Minutes – Tabled until next meeting.

8. Next meeting agenda –

Start at section 540.8 Noise

9. Citizen Comments:

Eric Alden – moving multi-family units from permit to conditional use based on safety regulations is not true – doesn’t make is less safe. Comment from Fire Chief doesn’t make sense – Jackson Gore is 5.5 stories high. Believes board members should be present at meeting.

Ryan wants to add multi-story units to next agenda

Rose – Jackson Gore is 60”high with tunnel for fire trucks and safety lanes for fire. Andover Road, for example, has narrow buildings with no space to get in back. Older buildings are harder to get to for fires.

Judy motioned to adjourn at 8:35. Ryan second. Motion passed.

Respectfully submitted,

Judith Pullinen