

Ludlow Planning Commission
Meeting Minutes: Regular Meeting
March 19, 2014
6:00 P.M.

Regular Meeting

I. Call to Order:

The Regular Meeting of the Ludlow Planning Commission was called to order on Tuesday, March 19th at 6:00PM at the Ludlow Town Hall in the Heald Auditorium by Terry Carter

II. Role Call

Board:

Terry Carter
Ryan Silvestri
Ted Stryhas
Judy Pullinen

Public:

Eric Alden
Jarrod Jowdy
Noah Schmidt

III. Approval of Minutes

The Minutes from February 22nd were tabled and the Minutes from February 27th were accepted on a motion by Ryan and seconded by Judy and passed.

IV. Comments from Citizens

Jared Jowdy asked if he should speak about Flood Hazard language now or during item #7. Terry responded to bring his concerns up during #7 agenda item. Judy Pullinen asked when a new member to the Planning Board would be appointed. Terry stated at the April Select Board Meeting.

V. Flood Hazard Regulations in Village and Town Zoning

Terry stated that our current Flood Hazard Zoning Regulations are ten years old so we need to update them. Jason sent us model flood hazard zoning regulations updated in 2022. In his email Jason suggested that we may chose to skip the river corridor provision, add back in the local flood hazard area and consider whether to increase out BFE (Base Flood Elevation) from 1 foot to 2 feet. We initially started making changes to the charts on the Summary Tables (Page 1 and 2), but then decided to hold off until we have Jason with us to answer our questions.

The new model regulations were read aloud by Terry and by Ryan. Along the way we came up with questions to ask Jason at our next meeting and corrected abbreviations that were not identified when they were first used in the document. Some of the questions we

wrote down ended up being answered as we went along, so here are the questions we have for Jason:

1. Explain IV B 2. "On streams with a watershed size greater than half a square mile for which River Corridors are not mapped, the standards shall apply to the area measured as 50 feet from the top of the stream bank or slope.
2. Has this model language been approved by FEMA?
3. Explain IV D 3. River Corridor Performance Standard. (page 5).
4. V D 2 c. Interior improvements or repairs to existing buildings that cost less than 500 dollars?
5. V E 3 Fuel storage tanks and vents must be elevated above the DFE (4 feet) and securely anchored.; Storage tanks may be placed underground if a qualified professional certifies the installation will be anchored and protected from flood forces.
6. V E 4 on page 9, Clarify what this means?

VI. Next Month's Agenda Planning:

Flood Hazard Regulations

Energy Chapter: Terry suggested we take a look at the one Cavendish just passed. Noah explained that that chapter is 5 years old,

Junkyard Ordinance

Noise Ordinance: Suggested by Jarrod to be clearer about decibel levels.

Vii: Other Business

Regional Planner, Christine Eggleton contacted Terry about attending a Pollution Reduction Grant Zoom Session tomorrow at 2:15. Terry asked if other PC members wanted to attend but they were unavailable.

VIII. Adjourn

Motioned by Judy, seconded by Ryan and passed at 7:30 PM.

Respectfully Submitted:

Written by Judy Pullinen, Typed by Terry Carter