

**PLANNING COMMISSION**  
**PRELIMINARY MINUTES**  
**REGULAR MEETING**

August 18, 2015

**MEMBERS PRESENT:**

Alan Couch, Chair  
Terry Carter

Alan Isaacson  
Norm Vanasse

Logan Nicoll

**STAFF PRESENT:**

Rose Goings

**OTHERS PRESENT:**

Jason Rasmussen

Vincent Guerrero - LPC-TV

**1. CALL TO ORDER**

A. Alan Couch called the meeting to order at 6:02 p.m.

**2. ROLL CALL BY RECORDING SECRETARY**

A. All Planning Commission members present.

**3. APPROVE MINUTES**

A. We reviewed the minutes from the last meeting. In reference to item vi., Rose Going reiterated that Gary MacIntire would like the date corrected. It should read "1990" instead of "1973" in reference to the first year shoreland setbacks were enacted.

A. Alan Couch made a motion to table the minutes, Logan Nicoll seconded the motion and it was so moved.

**4. COMMENTS FROM CITIZENS**

A. There were none.

***NOTE: Alan Isaacson maintains the files on his computer and notates suggestions and possible changes as they are discussed.***

**5. ZONING BYLAW AMENDMENTS**

A. **Ridgeline Protections (Final Review)**

- a. Jason showed the ridgeline map to the Commission and noted that Terrible Mountain was added to make a total of 16 ridgelines identified. At the last meeting we had indentified 15 ridgelines. Clear cutting would not be allowed within 20 feet of the ridgeline and the top of the roof of any building would be at least 20 feet from the top of the ridgeline. An exemption would be uncovered decks attached to an existing structure. After a lengthy discussion the commission agreed to take out the part in #3 Supplemental District Standards that states” as viewed from state highways.”
- b. Alan Isaacson mentioned that we needed to hold a public meeting on the zoning changes and the ridgeline protection addition.
- c. Alan Isaacson said changes needed to be made to the legend of the zoning map by Jason to get the map ready for a public hearing. The commission had made changes on the map at a previous meeting and they did not appear on the map Jason presented at the meeting tonight.
- d. Alan I. made a motion to approve the text for the town zoning, approve the zoning map, the ridgeline map and to schedule a public meeting. It was seconded by Logan Nicoll and passed unanimously. It was decided that September’s meeting would be the public hearing.

B. **GRANT BROOK**

- a. Logan Nicoll mentioned it would make it much harder to pollute our aquifer if we make the changes suggested by Marie Caduto about Grant Brook. (Grant Brook is located above our aquifer.)
- b. Alan Isaacson advised he was not comfortable changing Grant Brook to A-1 because that change would be less constrictive and chemicals could be added to the water.
- c. Alan Couch agreed we should not change it.
- d. Rose Goings advised that this is a change our town manager, Frank Heald would like to occur.
- e. Jason suggested that we invite Marie Caduto to the Commission to discuss her impetus for this suggested change. Dan Potter and Marie Caduto had proposed this change to Frank Heald and Rose Goings initially.
- f. Rose Goings agreed to invite Marie Caduto to our September meeting.

C. **Flood Resiliency Map**

- a. Alan Isaacson asked if we want to incorporate this map into our zoning or if we should choose not to.
- b. Logan Nicoll said he wants to be sure every river corridor is accurately represented on the map first before any decision is made.
- c. Rose mentioned that the FEMA map is quite different and it may be beneficial to overlay the FEMA map over the Flood Resiliency Map.

- d. Jason said that would be possible. He also added that this Flood Resiliency Map would only pertain to projects that go through the Act 250 process. The question is whether Ludlow wants to adopt river corridor bylaws or not. He suggested we invite John Brooker Campbell to our September meeting to clarify the issue.
- e. Rose Goings explained that as of right now we do not have to adopt it and the Select Board is not in favor of doing so.
- d. Logan Nicoll said it probably would become mandatory in the future to adopt these Flood Resiliency maps.
- e. Terry Carter suggested we invite the Select Board to hear what John Brooker Campbell has to say as well.
- f. Logan Nicoll offered that we can make small changes to it, without officially adopting it.
- g. Logan Nicoll, Alan Isaacson and Terry Carter took a closer look at the map.
- h. Alan I. noted that the river corridor going through the village extends from Main Street to Pleasant Street. He suggested that Jason add route 103 and route 100 to the map for next month's meeting and enlarge the village part of the map.
- i. Logan suggested town and state roads needed to be added, too. He also wanted topography added.

**D. Other Business**

- a. Alan Isaacson asked for suggestions to the email he sent all the members about the executive changes we have made to the zoning because the selectmen would like to see the changes.
- b. Alan Couch suggested the zoning changes be sent to the Select Board through Dropbox.
- c. Alan Isaacson will send the changes through email.
- d. Alan Couch revisited the Minutes and suggested we approve the date change suggested by Gary McIntyre in section vi. Alan Couch made a motion to accept the change, it was seconded by Logan Nicoll and was so moved.
- e. Next meeting – September 15, 2015.

**E. ADJOURN**

- a. **MOTION by Norm Vanesse and seconded by Logan Nicoll to adjourn this meeting. Motion passed unanimously.**
- b. Meeting adjourned at 7:15 P.M.

Respectfully submitted,

Terry Carter

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Alan Couch, Chairman

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Logan Nicoll

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Terry Carter

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Norman Vanasse

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Alan Isaacson