

PLANNING COMMISSION

PRELIMINARY MINUTES

PUBLIC HEARINGS AND

REGULAR MEETING

August 20, 2019

MEMBERS PRESENT:

Alan Couch, Chairman
Terry Carter

Aaron Galley
Alan Isaacson

George Tucker, Jr.

STAFF PRESENT:

Rose Goings

OTHERS PRESENT:

Jason Rasmussen
Torin Tofferi

Ed Mc Eneaney-Okemo Valley TV
Lisha Klaiber, Recorder

PUBLIC HEARING

Pursuant to the provisions of Title 24, Chapter 117, § 4444, of the Vermont Statutes Annotated, the Planning Commission for the Town of Ludlow proposes to adopt the Municipal Plan.

1. Alan Couch opened the public hearing for the Municipal at 6:00 p.m. He advised that this is a properly warned hearing.
2. There were no members of the public present.
3. Terry Carter said that she had sent some corrections and suggestions. She noted that the document says that there are 326 units at Jackson. She said that is incorrect as all of the buildings have not been built.
4. Rose Goings said that is correct. She added that the Jackson Gore permit is still an open permit and they may still build the other units. If they want that removed, they would have to go back to the DRB to amend the permit.
5. Jason Rasmussen said he would make the correction.
6. Terry Carter noted that the references to encourage and discourage had not all been changed. She was referring to the document dated 5/14/19.
7. Alan Isaacson said that they are now working off the document dated 7/9/19 and most of the changes have been made.
8. Terry Carter referred to the Landscape section and was concerned about wording to protect ridgelines. She wanted it to be consistent with the zoning regulations.
9. Rose Goings said that the zoning regulations do not address landscaping.
10. Jason Rasmussen said that ridgelines and steep slopes are different.
11. Alan Isaacson said that the board did leave in some wording with encourage and discourage. He said that the Ridgeline area is a specific area on the map. He added that there are some buildings that are there and were built prior to the establishment of the Ridgeline Protection Area.
12. Alan Couch said that we do not have design review for landscaping.
13. Terry Carter said we need to fix the typos.
14. Jason Rasmussen said he would make the corrections.

15. Terry Carter said that they need to highlight rebates for replacing appliances with energy efficient ones. The rebates are available through Efficiency Vermont.
16. Rose Goings said that there was one where it took Efficiency Vermont 2 years to get the Energy Certificate to the homeowner. She issued a temporary CO to the owners so they could move in.
17. Alan Isaacson said they can add a reference to the rebates on page 54.
18. Aaron Galley asked if the Coolidge Solar project is mentioned.
19. Jason Rasmussen said yes.
20. Rose Goings noted that Ludlow does have a lot of solar projects. She said they are listed on the ACT 248 part of the state website.
21. Aaron Galley asked if we have the power generation numbers for Coolidge Solar.
22. Jason Rasmussen said he will include that information.
23. Rose Goings asked if they wanted to include information about South Face Village.
24. Alan Isaacson said they can include something about it in the appendix.
25. Jason Rasmussen said he doesn't think it's listed.
26. Rose Goings said it's in the Mountain Recreation District.
27. Jason Rasmussen said he will make the changes discussed.
28. **MOTION by Alan Isaacson and seconded by Terry Carter to approve the Municipal Plan with the changes discussed and to send the plan to the Select Board and the Village Trustees. Motion passed unanimously.**
29. Alan Couch closed the public hearing at 6:23 p.m.

REGULAR MEETING

1. CALL TO ORDER

- A. Alan Couch called the meeting to order at 6:24 p.m.

2. ROLL CALL BY RECORDING SECRETARY

- A. All Planning Commission members present.

3. CONSIDERATION OF ANY CHANGES, ADDITIONS OR REMOVALS TO THE AGENDA

- A. There were no changes.

4. APPROVE MINUTES

- A. The minutes to be approved are from the meeting of June 18, 2019.
- B. **MOTION by Alan Isaacson and seconded by Aaron Galley to approve the minutes June 18, 2019 as presented. Motion passed unanimously.**

5. COMMENTS FROM CITIZENS

- A. Alan Isaacson thanked Jason Rasmussen for all of the work and assistance he provided on the plan.

- B. Terry Carter thanked Alan Isaacson for all of the work he did on the plan.
- C. Rose Goings advised that the grant is done.

6. SPEED LIMITS/PARKING IN THE VILLAGE

- A. Aaron Galley said that he has spoken with Justin Hyjeck about ways to make Main Street more pedestrian friendly. He said there is an NTSB tool that is designed to help municipalities figure out correct speed limits. There are a lot of variables that he doesn't have, such as pedestrian density. He said the old 85 percentile is inappropriate. He said that speed limits have to be enforced.
- B. Alan Isaacson said that if some of the people do follow the speed limit, they will slow other traffic down.
- C. Aaron Galley said that the lane width is 12 feet in many places.
- D. Alan Isaacson said that Route 103 in the 50 MPH from Ludlow to Proctorsville is 12 feet wide. In town it is 11 feet wide. He added that the 11 foot width does slow people down.
- E. Aaron Galley said the road width does vary and the curbs are not consistent. He added that the parking spaces are also not consistent.
- F. Rose Goings said the town is working on a parking grant with Jason Rasmussen. He said that the speed limit in the Village is Trustees' issue, not the Planning Commission's. She suggested that the board members should, individually, go to the trustees.
- G. Aaron Galley said he will prepare a document for the Planning Commission, as a board, will present to the trustees.
- H. Rose Goings said to include concrete evidence as to why the speed limit should be lowered.
- I. Alan Isaacson asked why there is no parking on the west side of Pond Street from Killarney's to the Totem Pole. There are new signs there.
- J. Aaron Galley said that the state wants to control what happens on Route 103 through the town. He said that he wants something in writing (an email) from the state. The state highway ends outside the Village.
- K. Rose Goings said the state still plows that portion.
- L. Alan Isaacson said he thinks the state pulls their plows up when they go through the village. He added that Pond Street is wide enough that it could still have 11 foot wide lanes and parking.
- M. Aaron Galley said that we, as a town, have to pursue this with the state.
- N. Alan Isaacson suggested that we get Logan Nicoll involved.
- O. Rose Goings said that employees of the businesses in the village don't want to use the municipal parking lot. She said that at night, the employees would go to their cars as a group.
- P. Alan Isaacson said he doesn't know what the lighting is like for the parking lot.
- Q. Alan Couch suggested that they inquire about having a police presence there at night.
- R. Alan Isaacson suggested that they talk to Brewfest about lighting back there.
- S. Rose Goings said that TPW is going into the vacant building by the lot. She said that lighting for the lot would be useful.
- T. George Tucker said there is a tremendous amount of truck traffic and wondered if making the lane 11 feet, with parking would cause more incidents. He said that people throw their car doors open without looking and possibly trucks would hit the car doors.
- U. Alan Isaacson said he would make the spaces wider. He added that he would not consider putting a bike lane on Main Street.
- V. Aaron Galley said there is plenty of room there for parking based on information found on the VTRANS and NACTO (National Association of City Transportation Officials) websites.
- W. George Tucker said that in the winter, they plow the snow from the sidewalks into the street, making the parking spaces narrower.

- X. Alan Isaacson agreed that it is worse in the winter. He added that the speed limit also affects people trying to cross the street. If the speed limit was lowered and more crosswalks were added, it might make things better.
- Y. Rose Goings said that both DJ's and the Pot Belly parking lots are not used much during the day. She suggested that maybe the town could lease the lots during the day.
- Z. Alan Isaacson said that in the winter, the lots are full at night.
- AA. Alan Couch said that we need to increase the number of crosswalks within the village. We should put up signs at both ends of the village, as cars are entering the village. The signs should say that we have crosswalks every 200 feet and cars must yield to pedestrians. He added that people just walk across the street, even at the stop light, no matter what the color of the light.
- BB. Alan Isaacson said that crosswalks every 200 feet would decrease the number of parking spaces.
- CC. Aaron Galley said that he doesn't think they need crosswalks every 200 feet. He suggested moving the existing crosswalk at Big Eyes to Main & Mountain and putting in one by Aubuchons. He said that the current distances between the crosswalks are:
- i. Elm Street to Big Eyes is 471 feet
 - ii. Big Eyes to Depot Street is 671 feet.
- DD. George Tucker said he thinks 200 feet is about right. He added that a lot of people do cross at Main & Mountain.
- EE. Alan Isaacson said he thinks the ones at Brewfest and Shaw's should remain.
- FF. Torin Tofferi said that the crosswalk that was from Benson's to the Totem Pole was painted over.
- GG. Rose Goings said that was removed at the request of Benson's.
- HH. Aaron Galley said that for a crosswalk, there should be double sided signs on both sides of the street.
- II. Alan Isaacson said this board needs to firm all of this up and get it to the Trustees.
- JJ. Aaron Galley said he will work on it and email a draft to board members for comments.
- KK. Terry Carter said she likes the idea of having signs at the entrances to the Village letting drivers know about crosswalks.
- LL. Aaron Galley said if we make it more inviting for people to park in the municipal lot, maybe more people would park in it.
- MM. Alan Isaacson said they should look into more lighting in the lot.
- NN. Torin Tofferi said that people have told him that they would like to be able to leave their cars in that lot overnight.
- OO. Rose Goings said that if they allowed it, everyone would leave their cars there. She added that plowing that lot would be a problem with cars parked overnight.
- PP. Torin Tofferi said people leave their cars overnight in his lot. As a result, customers don't have places to park.
- QQ. Aaron Galley said that if they were to allow overnight parking in the municipal lot, it should be limited to 24 hours.
- RR. Rose Goings asked Aaron Galley to prepare a letter for the trustees and send it to this board's members for comments. We should try to get it to the trustees as soon as possible. Their next meeting is September 3rd. We have to give the letter to the town manager in order to get it one the trustees' agenda for September.
- SS. Aaron Galley asked Jason Rasmussen to send him the results of the traffic survey.
- TT. Jason Rasmussen said he would.
- UU. Rose Goings said this is a trustees' issue. The quicker we get the letter to them, the better. They are working on parking issues.
- VV. Aaron Galley said that movable crosswalk signs are useless; they are hidden from view by parked cars.
- WW. Torin Tofferi said they used to be in the middle of the road.
- XX. Aaron Galley asked board members to send their comments to him as soon as possible.

7. **OTHER BUSINESS**

- A. Municipal Plan Hearings
 - i. Alan Isaacson said that draft of the plan must be given to Scott Murphy by next week. He said that the Select Board's next meeting is September 2nd and the Trustees' next meeting is September 3rd. We would like to get this on those agendas so we can ask each of those boards to schedule public hearings. He asked Rose Goings to ask Scott Murphy to put this on their agenda.
 - ii. Rose Goings said she would talk to Scott Murphy on Wednesday.

8. **ADJOURN**

- A. **MOTION by Terry Carter and seconded by Alan Isaacson to adjourn this meeting. Motion passed unanimously.**
- B. Meeting adjourned at 7:06 p.m.

Respectfully submitted,
Lisha Klaiber

Alan Couch, Chairman

Alan Isaacson

Terry Carter

George Tucker, Jr.

Aaron Galley