

**PLANNING COMMISSION
PRELIMINARY MINUTES
REGULAR MEETING**

January 15, 2019

MEMBERS PRESENT:

Alan Couch, Chairman	Alan Isaacson
Terry Carter (by phone)	Aaron Galley

MEMBERS ABSENT:

Logan Nicoll

STAFF PRESENT:

Rose Goings

OTHERS PRESENT:

Jason Rasmussen	Lisha Klaiber, Recorder	Ed Mc Eneaney-Okemo Valley TV
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1. CALL TO ORDER

- A. Alan Couch called the meeting to order at 6:00 p.m.

2. ROLL CALL BY RECORDING SECRETARY

- A. All Planning Commission members present, except Logan Nicoll. Alan Couch welcomed new member, Aaron Galley.

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

- A. None were needed

4. APPROVE MINUTES

- A. The minutes to be approved are from the meeting of November 20, 2018.
B. **MOTION by Alan Isaacson and seconded by Aaron Galley to approve the minutes November 20, 2018 as presented. Motion passed unanimously.**

5. COMMENTS FROM CITIZENS

- A. There were none.

6. **MUNICIPAL PLAN**

- A. Alan Couch noted that Jason Rasmussen had sent an update.
- B. Jason Rasmussen said that some sections are not complete.
- C. Alan Isaacson said that Jason Rasmussen had done a lot of good work, but it is still mostly state required changes. He would like to see more of where Ludlow wants to be in 5 to 10 years. He said that this board will have to work on that part.
- D. Jason Rasmussen said that he had gone through Section 4, streamlining, organizing and added needed state requirements. They need to look at the goals and policies. He needs to work more on where the town wants to go. He asked the board to go through Section 4 for comments. They also need to work on implementation.
- E. Alan Isaacson suggested they may want to put the 5-year vision in the Community Section. They really need to focus on 5 and 10 year goals. He suggested that they also need to study the feasibility of merging the town and village. Does it make sense to do it? He asked about Storm Water Compliance.
- F. Jason Rasmussen said it is part of the Vermont Water Quality Act, to prevent pollution into the waterways. It includes crowning town roads and better ditching on the sides of the roads. There are Municipal Roads Permit standards and 20 year plans. He said that Ron Tarbell is already doing some of that work. It is expensive, but should be in the town plan.
- G. Rose Goings said the town has put a lot of work into roads this year.
- H. Jason Rasmussen said that Section 4.1 is new, Soils and Topography.
- I. Terry Carter said it should match the Ridgeline language and be strong.
- J. Rose Goings said it should also mention Ridgeline Development.
- K. Alan Isaacson said the town plan is more general, while the zoning regulations are more specific and stronger.
- L. Jason Rasmussen said he will add it. He said that Section 4.2, Forest Resources is also new and state law. He said that the map they currently have is not clear, but does give the sense of where the large blocks of forest and connectors are. The section shows quality forest land, highest priority wildlife crossing roads – most of which is in state-owned land, and riparian areas. The plan should also address how Ludlow protects these areas. He referred to the Land Use Map in the town plan and asked if the board thought some areas on this map in the Conservation zone might be added to the Forest Resources land.
- M. Terry Carter said the language in this section says that the “Zoning Regulations and Subdivision by-laws should be reviewed.” She wants it changes to “will be reviewed.”
- N. Alan Isaacson said they will review the zoning maps. It would be okay with him to change it to “will.”
- O. Alan Couch said he wants to be able to provide for people to develop their land.
- P. Terry Carter said changing it to “will” is directing this board to review the regulations. It is a guideline to us.
- Q. Alan Couch said it is part of the 5-year plan to review zoning regulations.
- R. Alan Isaacson said the town plan is not a report, it’s a plan. We should review the regulations within the next 5 years.
- S. Jason Rasmussen said he will change it to “will.”
- T. Alan Isaacson said “The Planning Commission will review the Zoning Regulations to be in compliance with the new town plan” should be a goal or policy.
- U. Jason Rasmussen said there are no other real changes.
- V. Aaron Galley said “scenic quality” sounds like a quaint little town. He asked if people would have supported a farm in the solar project location if it had come up before the project.
- W. Alan Isaacson suggested “the zoning regulations will contribute to the overall quality and identity of Ludlow.”

- X. Jason Rasmussen said there are also not many changes to Section 4.3. He did add “and mitigating negative impacts on the neighborhood.”
- Y. Terry Carter said she wants something about noise pollution in the town plan. She hears noise from the mining operation all the time.
- Z. Alan Couch said that he hears trucks on Route 103 and trains idling all night. He doesn’t know how we could regulate that.
- AA. Rose Goings said the town plan is general and the zoning regulations would take care of that.
- BB. Terry Carter said it should be backed up in the town plan.
- CC. Rose Goings said we allow gravel pits in town.
- DD. Alan Couch said he can hear the snow guns at night – it’s part of where we live.
- EE. It was the general consensus of the board that the town plan is general and the zoning regulations get more specific.
- FF. Terry Carter said she will get it in the zoning regulations.
- GG. Rose Goings noted that there is already a Noise Ordinance in the zoning and the noise is measured at the property line.
- HH. Alan Isaacson asked where you measure truck noise – adding that’s up to VTRANS.
- II. Jason Rasmussen said that ACT250 goes into on-site noises, not road noises. He moved on to Section 4.4.
- JJ. Alan Isaacson asked if we had ever heard back from Maria Caduto about the reclassification of the streams and brooks we asked for.
- KK. Jason Rasmussen said we never heard. He said that the state has made changes in the Storm Water requirements over the last few years and he added the necessary language.
- LL. Aaron Galley asked if the State Storm Water Plan covers run off into streams.
- MM. Jason Rasmussen said it covers farm operations, 3-acre development sites, waste water treatment facilities and highways.
- NN. Aaron Galley asked if it considers salt on roads.
- OO. Jason Rasmussen said mostly phosphorous and nitrogen. Salt is not part of this law.
- PP. Alan Isaacson said that VTRANS is putting less salt out, but spraying brine. It may be less salt.
- QQ. Jason Rasmussen said he added a lot of changes for Flood Resilience that we discussed a few years ago.
- RR. Alan Isaacson asked about the changes the town requested to the river corridor maps.
- SS. Jason Rasmussen said the state denied some of the changes you requested. They are still changing some things and we haven’t heard anything else.
- TT. Rose Goings asked if it was denied because we did not accept their regulations.
- UU. Jason Rasmussen said not completely. He said that the River Corridor section is based on the old maps and includes land adjacent to streams.
- VV. Alan Isaacson asked if we are still FEMA compliant.
- WW. Rose Goings said yes and still in NFIP (National Flood Insurance Program.)
- XX. Jason Rasmussen asked what we want to do to mitigate future flood damage like that caused by Irene.
- YY. Rose Goings said there was damage outside of the flood areas. She added that there are a lot of new state regulations because of Irene.
- ZZ. Alan Couch said that there are some areas that still flood.
- AAA. Alan Isaacson noted that if trees come down on the side of a road, they are cut up and thrown into the ditches.
- BBB. Jason Rasmussen said that he added a new section, Water Shed Planning as required by the state. It could be a source for grants. He said he also added some language to the Wild Life Habitat section, but no other changes. He moved on to Section 5 and said there were only a few minor changes. He made some small changes to the Community section based on discussions at the November meeting.

- CCC. Terry Carter asked if he would add the Windham-Windsor Housing Trust to Section 5.1 as a resource for housing.
- DDD. Jason Rasmussen said yes.
- EEE. Alan Isaacson said he is curious about Census data, noting that anything since 2010 is just an estimate.
- FFF. Jason Rasmussen said he has a draft in the appendix with numbers from 2015. It has the town's population as 2, 140, also just an estimate.
- GGG. Alan Isaacson said we don't know the current population.
- HHH. Alan Couch asked what the relevance of putting in estimates is and can't we wait until the 2020 census data comes out to add it.
- III. Alan Isaacson said it is for planning purposes.
- JJJ. Alan Couch said it doesn't change our goals, just the implementation.
- KKK. Alan Isaacson said the voters and taxpayers are getting older and their focus may change.
- LLL. Jason Rasmussen asked what kind of housing will be needed. We need to have some data.
- MMM. Alan Isaacson said a goal should be to reinvigorate the town so we can support the school. He asked about the Energy Section.
- NNN. Jason Rasmussen said he is not sure what to do with formatting at this point because of its size. They can keep it as it is and put it in as an appendix; they can incorporate it into the document, but it is huge and doesn't flow well; they can have a brief summary in the Community Section and the main part in the appendix. The board initially wanted it in the Community Section.
- OOO. There was a general consensus of the board to have a brief summary in the Community Section and balance in the appendix.
- PPP. Alan Isaacson asked what sections haven't been touched yet.
- QQQ. Jason Rasmussen said Section 3- Natural Resources, Section 10 - Land Use, Section 12 – Implementation.
- RRR. Alan Isaacson said Land Use shouldn't change much.
- SSS. Jason Rasmussen said he needs to make sure that everything is consistent. Which section, Land Use or Implementation, does the board want him to work on next.
- TTT. Alan Isaacson said both. There isn't much to do in Land Use, so we can also start Implementation.
- UUU. Terry Carter said she would like better broad band added to goals in section 2.5 and make Technology goal #7.

7. OTHER BUSINESS

- A. Municipal Grant
- i. Rose Goings advised that the town received a grant for Vitalizing the Downtown. She doesn't know if this board will be involved.
 - ii. Jason Rasmussen said he hasn't gotten into it. We have a contract with the Trustees. We may hire a designer for Way finding signs. Scott Murphy will be involved. And we will start working on it this winter. It will include parking and signage in the village.
 - iii. Rose Goings said that MOUNTAIN TIMES called and she didn't have much information to give them.
 - iv. Jason Rasmussen said it will cover where the parking is now in the village, plans for future parking and a map on the website. It will also have signs for where specific destinations, such as the golf course are. We have to find out what kind of signs is allowed by state law.
 - v. Aaron Galley said he questions spending money on signs. There are other things.
- B. DRB Meeting/Parking Issues in the Village Regulations

- i. Rose Goings advised that the DRB was happy with the changes to the zoning regulations, but concerned that there are still issues with the parking in the village regulations.
- ii. Alan Isaacson said that is on the list, but wasn't a high priority. We were limited as to the amount of time we had to complete the changes. The issues are in Sections 530.1 and 530.3.
- iii. Rose Goings said that the DRB used Mama's as an example. If it had not previously been a restaurant and was a change of use, it would not have been permitted. The DRB would like this resolved.

C. Town and Village Zoning Changes

- i. Rose Goings advised that zoning regulations for both the town and village passed.

D. Municipal Planning Grant

- i. Alan Isaacson asked Jason Rasmussen if there is still money left for the town plan grant.
- ii. Jason Rasmussen said yes.

E. Logan Nicoll

- i. Alan Isaacson asked Rose Goings if she had heard what Logan Nicoll's plans are with respect to the Planning Commission. He added that Logan could call in to meetings.
- ii. Rose Goings said she will email Logan and ask him. She hopes that he will stay on the board.

F. Terry Carter

- i. Terry Carter said that she will be able to attend the February and April meetings because they will fall over school breaks. She will call in for the March and May meetings.

G. Jewel Brook Hotel

- i. Alan Couch said that he received notice (as chair of this board) that the Springfield Economic Development group is in favor of the change in the proposed permit from a 30-unit condominium to a 72-unit hotel on the old Jewel Brook Mill property.
- ii. Rose Goings advised that the state historical society has asked ACT250 for a postponement in the site inspection. She added that the DRB has approved the project. The project still has to go through State and Local ACT250 review.
- iii. Alan Couch said we have to be cognizant of parking for that building.
- iv. Rose Goings said they have enough parking, but it is tight.
- v. Alan Couch said that our best efforts to promote responsible development can be switched around.
- vi. Jason Rasmussen said there will also be state transportation impact fees and the state wants them to connect the sidewalk.
- vii. Rose Goings said that as the project is currently designed, there is no sidewalk; it goes right to the road. She added that things could change. She agreed that 72 rooms is a lot and said the applicant had to come back to the DRB several times with the parking plans. She said that this board is welcome to come to the ACT250 hearings and site visits. The Planning Commission is considered an interested party. She will advise members when these meeting are scheduled to take place.
- viii. Alan Couch said he will also forward any information he receives to board members.
- ix. Jason Rasmussen said the application for the project is on the web and he can forward the link.
- x. Rose Goings said the applicant says the project is affiliated with a large chain, such as Marriott.
- xi. Jason Rasmussen said there may be an issue with sight distances.

- xii. Rose Goings said that because of the new signs posted on Route 100, coming down Terrible Mountain, it is no longer an issue.
- xiii. Alan Isaacson voiced his concern that it is a 2-lane road with a 25 MPH speed limit coming down a steep hill and they would potentially be adding as many as 72 more cars.

8. **ADJOURN**

- A. **MOTION by Alan Isaacson and seconded by Terry Carter to adjourn this meeting. Motion passed unanimously.**
- B. Meeting adjourned at 7:24 p.m.

Respectfully submitted,
Lisha Klaiber

Alan Couch, Chairman

Alan Isaacson

Terry Carter

Logan Nicoll

Aaron Galley