

**PLANNING COMMISSION
PRELIMINARY MINUTES**

REGULAR MEETING

July 12, 2011

MEMBERS PRESENT:

Fred Glover, Chairman
Terry Carter
Alan Couch

Christine Fuller
Ethan Gilmour

Steve Stengel
Norman Vanasse

OTHERS PRESENT:

Jason Rasmussen

Duncan Love – LPC-TV

Lisha Klaiber, Recorder

1. **CALL TO ORDER**

A. Fred Glover called the meeting to order at 5:38 p.m.

2. **ROLL CALL BY RECORDING SECRETARY**

A. All members present, except Christine Fuller, who arrived at 6:00 p.m.

3. **APPROVE MINUTES**

A. The minutes to be approved are from the meeting of May and June, 2011.

B. **MOTION by Terry Carter and seconded by Norman Vanasse to approve the minutes from May and June 2011 as presented. Motion passed unanimously.**

4. **COMMENTS FROM CITIZENS**

A. There were none.

5. **TOWN PLAN UPDATING**

A. Jason Rasmussen said that he hopes to get through the maps tonight. He also brought the Land Use chapter for their review. The Land Use map in the current town plan is basically the zoning map. The zoning regulations should be based on the future land use map. The maps have to relate to the regional plan. He also brought copies of Mount Holly, Cavendish, Andover and Plymouth land use maps. He brought an aerial view of Ludlow and the Zoning Map. He also provided overlays for

i. Agriculture – based on County Soils data. Some soils are protected under Act 250.

ii. Wildlife Habitats – shows larger masses of undeveloped spaces, developed areas, rare, threatened and endangered species areas, deer wintering areas, bear habitats and wildlife crossing areas

- iii. Parcels – shows individual parcels in the town and village
- iv. Water Areas- wetlands, flood hazard areas, fluvial erosion areas and source protection areas.
- v. Infrastructure – shows water and sewer lines
- B. Jason Rasmussen referred to page 4 of a handout, explaining that by state statute, future land use maps must show the following areas
 - i. forests
 - ii. recreation
 - iii. agriculture
 - iv. residential
 - v. commercial
 - vi. industrial
 - vii. public and semi-public uses
 - viii. open spaces for flood plains and wetlands protection and conservation
- C. Jason Rasmussen said the board should consider if the current town plan meets the state regulations and if not, what changes need to be made. He said that they need to address agriculture and forest conservation. He asked if the board felt that flood issues are addressed.
- D. Fred Glover said that the board had started discussing the Flood Hazard areas and development along parts of Route 103.
- E. Jason Rasmussen that the town plan is voluntary, but if a town decides to have one, it must comply with state guidelines. The question is how well you comply with those guidelines.
- F. Terry Carter asked if the forests, agriculture and flood hazard areas are all lacking.
- G. Jason Rasmussen said the current town plan mentions forests and they do need to beef up agriculture. Possible goals could be to protect traditional settlement patterns and another to discourage strip development. They need to start with the zoning regulations and ask if they work.
- H. Fred Glover said they need to think about where certain things can take place. They are somewhat limited by topography and geography. Where would be places to encourage growth?
- I. Jason Rasmussen said that the state forest is the forest that it mentioned. They may want to have a policy related to forests.
- J. Fred Glover asked if there are any restrictions in forests.
- K. Jason Rasmussen said that other towns have low density development, forestry and encourage forest legacy programs.
- L. Terry Carter suggested they include limitation of clear cutting for views.
- M. Jason Rasmussen said the state forest may be a conservation area.
- N. Fred Glover asked if Jason Rasmussen was talking about new zoning districts or future land use.
- O. Jason Rasmussen said the future land use map.
- P. Ethan Gilmour said that the board had included 8 locations to conserve in the Natural Scenic Resources section:
 - i. Bear Hill
 - ii. Pinnacle
 - iii. West Hill.
 - iv. South Hill
 - v. East Hill
 - vi. North Hill
 - vii. Okemo Mountain
 - viii. Terrible Mountain

- Q. Jason Rasmussen asked if they want to get into ridgeline considerations and do you want to add ridgelines to the map.
- R. Fred Glover said that this board has discussed it before and people are leaning toward ridgeline protection.
- S. Jason Rasmussen said in the policies section of the town plan, they can say that they are looking at the zoning regulations.
- T. Terry Carter asked if Jason Rasmussen could put the 8 scenic areas on a map overlay.
- U. Jason Rasmussen said he would.
- V. Fred Glover asked what other forest areas there are in town and what determines where to start conservation. Is it based on elevation?
- W. Jason Rasmussen said that is a difficult question.
- X. Terry Carter asked if they have a definition for ridgelines.
- Y. Fred Glover asked if they have a definition for woodlands.
- Z. Jason Rasmussen said that this board had noted the locations, but did not define them. They can do that.
- AA. Norman Vanasse said that the listers have very detailed maps.
- BB. Steve Stengel asked if they had discussed wind turbines and ridgelines. He also said that they may want to look at the areas on Route 100N and Route 103N toward Mount Holly.
- CC. Jason Rasmussen said they could be put on a map.
- DD. Terry Carter said, comparing the soils map to ridgelines, that the soils are closer to the ridgelines.
- EE. Jason Rasmussen said they could look at existing fields or active farms.
- FF. Norman Vanasse said there are no active farms left in Ludlow.
- GG. Jason Rasmussen said the state wants to protect soils and asked the board to think about what is existing. He said there are agricultural soils in the flood plain. He said that they should keep the Aquifer District as it is. He said that the Village Preservation, the Village Residential Commercial and Village Residential Districts should be kept. He said that the Industrial, Mountain Recreation, Jackson Gore Recreation and Lakes Districts also work. He added that the board may want to look through the zoning districts and see if they work.
- HH. Christine Fuller said that may want to consider the cemetery.
- II. Jason Rasmussen suggested they keep the Town Residential District the same, but may want to rename it the Rural Residential/Conservation/Agricultural District. Or...they could keep conservation separate. Jason Rasmussen asked about the Town Residential Commercial District.
- JJ. Terry Carter said it makes sense where it is.
- KK. Jason Rasmussen said that the question is how these relate to the state planning goals and how they relate to strip development. This needs to be addressed in order for the town plan to get approval. Do you want commercial development there or only certain uses? You may want to encourage access management. What do you want in that area?
- LL. Terry Carter asked if what Jason Rasmussen is saying is that we don't have anything to protect the town from strip development.
- MM. Christine Fuller said that the board needs to carefully look at the existing language and see what is allowed in the RC district.
- NN. Ethan Gilmour read the conditional and permitted uses.
- OO. Christine Fuller noted that restaurants did not specify "no drive-through."
- PP. Fred Glover suggested possibly making the areas between existing businesses just residential.
- QQ. Christine Fuller asked if they could put "no strip malls" in the zoning regulations.
- RR. Jason Rasmussen said that is possible. He suggested they include access management language in the town plan and said that he would bring some options to the next meeting.

- SS. Ethan Gilmour said they could limit development where the density is high.
- TT. Jason Rasmussen said this is the opportunity to develop a framework.
- UU. Steve Stengel said that parts of Route 103 are now a Scenic Byway and zoning it commercial is a contradiction.
- VV. Jason Rasmussen said he will draft some language. He noted that the board made no major changes to the maps.
- WW. Ethan Gilmour said that the zoning regulations do not include anything about the state forest.
- XX. Fred Glover said that it is regulated by the state.
- YY. Jason Rasmussen said that there are 13 state planning goals and he is trying to help Ludlow get into compliance.
- ZZ. Terry Carter asked about including language for biking or walking trails.
- AAA. Jason Rasmussen said that he thinks the town is applying for a grant to study that.
- BBB. Fred Glover asked what the board needs to do to finish this up.
- CCC. Jason Rasmussen said Land Use, Maps, Implementation and the Introduction.
- DDD. Terry Carter said they should also look at definitions.
- EEE. Alan Couch said that this board had approved chapters to be sent to the Select Board for review. Does anyone know if that was done? He said he would call Rose Goings and ask her about it.
- FFF. Jason Rasmussen asked if the board wants to review the last few chapters.
- GGG. Christine Fuller said they should not do back to chapters that have already been approved other than to check for typos and grammar. She suggested each person take a chapter for that purpose.
- HHH. Jason Rasmussen asked the board what they would like to focus on at the next meeting. He is not certain he will have the Land Use maps complete.
- III. Terry Carter suggested they work on the Introduction. There was general agreement.
- JJJ. Jason Rasmussen suggested they go over the matrix in the Implementation Section in the current town plan to see what was done. He would also try to do a draft of the Implementation section for the new town plan.

6. OTHER BUSINESS

- A. Municipal Planning Grants
 - i. Jason Rasmussen advised that there will be more grants available for planning. He suggested they may want to apply for one for updating the zoning regulations. He said that he would be able to help them draft the grant application. The deadline to apply is September 30, 2011.
 - ii. The board agreed that they would like to apply for a grant.
- B. Next Meeting
 - i. Next meeting will be on July 19, 2011 at 5:30p.m.

7. ADJOURN

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

Respectfully submitted,

Lisha Klaiber

Fred Glover, Chairman

Ethan Gilmour

Terry Carter

Steve Stengel

Alan Couch

Norman Vanasse

Christine Fuller