

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

March 21, 2017

**MEMBERS PRESENT:**

Logan Nicoll	Alan Isaacson
Terry Carter	Norm Vanasse

**MEMBERS ABSENT:**

Alan Couch, Chair

**STAFF PRESENT:**

Rose Goings

**OTHERS PRESENT:**

Jason Rasmussen	Sharon Farr - LPC-TV	Lisha Klaiber, Recorder
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**1. CALL TO ORDER**

A. Alan Isaacson opened the meeting at 6:00 p.m.

**2. ROLL CALL BY RECORDING SECRETARY**

A. All Planning Commission members present, except Alan Couch. Logan Nicoll arrived at 6:05 p.m.

**3. APPROVE MINUTES**

- A. The minutes to be approved are from the meeting of February 21, 2017.  
B. **MOTION by Norman Vanasse and seconded by Terry Carter to approve the minutes from February 21, 2017 as presented. Motion passed unanimously.**

**4. COMMENTS FROM CITIZENS**

A. There were none.

**5. ENERGY DISCUSSION**

- A. Jason Rasmussen distributed copies of 2 maps to members. These maps showed the better locations for Wind and Solar Power sites within Ludlow. The Solar map shows the existing arrays, transmission lines and 3 phase lines.
- B. Alan Isaacson asked if you can remove specific locations where it indicates the area would be good for solar arrays, but that the town would prefer they not have arrays, like Main and High Streets.
- C. Jason Rasmussen said probably. He said they can get guidance from the state, and the state is somewhat flexible. He thought they probably could say no to Main Street locations. He asked if the board would want solar arrays on Main Street.
- D. Rose Goings said there could be constraints.
- E. Terry Carter said there is a huge field by the Catholic Church and that should not be ruled out.
- F. Alan Isaacson thought that would be a real eyesore.
- G. Jason Rasmussen said they can add constraints such as steep slopes. He said other towns have nixed historic districts.
- H. Rose Goings said we should exclude the Preservation District.
- I. Alan Isaacson said we should exclude the Cemetery.
- J. Terry Carter said she did not agree, adding that is the only land we own up there.
- K. Jason Rasmussen asked what parts of town the board wants to exclude in addition to the Preservation District and Main Street. He asked if roof top panels would be okay.
- L. Alan Isaacson asked if that included the Preservation District.
- M. Rose Goings said no roof top panels in the Preservation District.
- N. Alan Isaacson said they should rule out the Cemetery. He said there is a piece up there that is fenced in.
- O. Logan Nicoll asked behind the cemetery by the snow making ponds.
- P. Rose Goings said there would not be enough space to make it worthwhile.
- Q. Alan Isaacson added that Okemo owns abutting property.
- R. Jason Rasmussen said if the Town or Village owns the land, you have control.
- S. Alan Isaacson suggested that only roof top panels be allowed in the village.
- T. Logan Nicoll said there are some locations in the village where ground mounted units would make sense.
- U. Jason Rasmussen suggested only residential scale units in the village. He said their end goal will be to have a specific plan to let the PSB know what you want, what you don't want and where. Also, where you only want residential scale and where you would allow commercial scale projects.
- V. Logan Nicoll said there are some spots on the map where they could put commercial scale units.
- W. Rose Goings asked where in the Village.
- X. Logan Nicoll said up Commonwealth and by the old highway garage off Dug Road.
- Y. Jason Rasmussen said the board could also select preferred sites.
- Z. Alan Isaacson said he is still thinking only roof top units in the Village to maintain the character of the village.
- AA. Terry Carter said that would be tromping on homeowners rights.
- BB. Alan Isaacson said the point of regulations is to keep things from getting out of control.
- CC. Logan Nicoll said he does not want them on Main Street or in the Preservation District, but would not rule out ground units in the village.
- DD. Jason Rasmussen asked if they want to set some limits.

- EE. Terry Carter suggested less than 150 KW.
- FF. Rose Goings asked how you would prevent people from putting them in the front yards.
- GG. Jason Rasmussen said the state does have setback requirements, but he does not know what they are specifically.
- HH. Alan Isaacson said the board would need to know that before they can decide.
- II. Jason Rasmussen said that the state also has screening requirements. You need to look at that and see if it has adequate language.
- JJ. Alan Isaacson said that the language we have is not adequate. He asked how you could word it to say that you have to screen it from your neighbors.
- KK. Jason Rasmussen said that could be in the town plan.
- LL. Alan Isaacson said that residential projects do not require state approval. The language would have to be in our regulations. He asked, if he wants to put in a solar array, does he need a permit.
- MM. Rose Goings said no.
- NN. Alan Isaacson said we can put it in the regulations, but must be careful.
- OO. Jason Rasmussen said we need to get a sense of what you want and what you don't want and where.
- PP. Alan Isaacson suggested residential scale only in the village.
- QQ. Jason Rasmussen asked if they would want bigger scale in the rest of town.
- RR. Rose Goings said that the Barker project has not been approved yet and the Drive project is on hold. She asked, if we have both of them, would we be at our limit.
- SS. Jason Rasmussen said if Ranger is approved, you will essentially be there and meet your target.
- TT. Alan Isaacson asked over what distance would a project be considered too far from major transmission lines.
- UU. Jason Rasmussen said it would depend on cost.
- VV. Alan Isaacson asked if they could possibly add colors to the map, such as a color for not feasible because of distance. He added that he would also like to see the Ridgeline Overlay on the solar map.
- WW. Jason Rasmussen said the governor and others do not like wind projects and now you don't have to have wind projects. He added that hydropower is an option, but not feasible and the permits are hard to get. He added that wind is more efficient than solar.
- XX. Terry Carter said that she is in favor of large scale wind projects like in Nova Scotia.
- YY. Jason Rasmussen asked if the board wants residential wind projects in the village.
- ZZ. Terry Carter said we should let the homeowners decide.
- AAA. Jason Rasmussen asked to what height, 200 m.
- BBB. The board agreed not to that height in the village.
- CCC. Jason Rasmussen said he needs more feedback about wind, what and where. He said the board can say no wind projects in the Ridgeline overlay area, but what about near it. He will resurface the view shed maps.
- DDD. Terry Carter asked how board members should get information to Jason Rasmussen.
- EEE. Jason Rasmussen asked everyone to funnel their comments through Rose Goings. He wants the information he receives to be a board consensus, not individual opinions. He will send them a menu of options for strategy.
- FFF. Alan Isaacson asked Jason Rasmussen if he is going to rewrite the entire Energy Chapter.

- GGG. Jason Rasmussen said that a lot of information must be added and the section needs to be beefier. He may rewrite the entire chapter. He would like the board to let him know if they want him to update the existing chapter or start from scratch.
- HHH. Logan Nicoll suggested starting from scratch.
- III. Rose Goings agreed. She thinks they need a whole new chapter based on new state programs. They need to update the data and add the transportation portion. Her recommendation is to start from scratch.
- JJJ. Alan Isaacson also agreed that the whole town plan should be rewritten.
- KKK. Rose Goings said that the board needs to get a grant to do that and possibly a consultant.

## 6. MUNICIPAL PLAN

- A. Terry Carter suggested that they start work on another section of the town plan.
- B. Alan Isaacson said that board members should read through the plan and make comments and suggestions. He said that what we have now has no vision and is not a plan.
- C. Terry Carter suggested that they start working on the beginning.
- D. Rose Goings said that the Purpose has been in the plan for many years.
- E. Logan Nicoll said the Purpose we have is vague and should all be torn out. He asked what is the purpose we see for the town plan. He would also like to limit “filler stuff.” He said that personally he would like to encourage growth of small businesses, encourage growth of population by bringing back full time residents, less seasonal workers. He would also like to look at the schools and we can’t ignore that we may be losing the high school.
- F. Norman Vanasse said the plan should be in 3 parts:
  - i. History – small
  - ii. Now – data
  - iii. Where we want to be in 10 to 20 years
- G. Logan Nicoll said that a consultant would not have the passion for our purpose.
- H. Alan Isaacson said the board would need to give a consultant direction. We need to know where the town will be in 10 to 20 years. It’s lost its cohesiveness.
- I. Rose Goings asked if the board would like her to get copies of documents from other towns. We have to try to get funds for Jason Rasmussen to help us. She suggested getting a copy of Chester’s new town plan.
- J. Logan Nicoll said he would like to see what board members see for Ludlow. What other towns’ plans would they like to see. He would like to see the return of full time residents and full time employment. We need to get copies of plans of towns that are dealing with the same problems that Ludlow is dealing with.
- K. Terry Carter said she would like to see Chester’s town plan.
- L. Alan Isaacson said the board cannot discount the fact that Okemo is in town and ours is a tourist industry town. We need a vital downtown. He added that they have to look at the whole school consolidation issue and the fact that there are not enough full time residents to make the high school viable. We need to promote more affordable housing.
- M. Logan Nicoll said the Select Board would want to be more involved with affordable housing.

- N. Alan Isaacson said that he does not consider Section 8 housing as affordable housing. We need to provide an environment where people can live and stay. This is a statewide issue.
- O. Terry Carter said Burlington has rent control.
- P. Alan Isaacson said that housing in Ludlow was cheap and the second home owners bought up the houses. The town plan should pull this all together.
- Q. Logan Nicoll said he is leaning toward throwing the whole town plan out and starting over.
- R. Terry Carter said there is some important stuff in there and we need to keep the parts that back up the zoning regulations. She suggested that do another survey that could go out with the tax bills, like the one a few years ago. They could talk to the Select Board about this.
- S. Logan Nicoll said yes, he would like to talk to the Select Board about it. The Planning Commission needs a grant and he thinks the Select Board would be onboard with this.
- T. Norman Vanasse said he is in favor of a survey.
- U. Rose Goings said they need to start from scratch on the Energy Chapter. Looking at chapter 1, she said they should keep some of the history, but should chuck the Purpose. She will get copies of town plans from Killington, Stowe, Stratton (Winhall) and Burke.
- V. Terry Carter suggested they include Peru. They encourage artisans and that would make the town more vital. She said that Montpelier has a vital downtown. The board should set a goal to write a new Purpose for the next meeting.
- W. Alan Isaacson asked about a Vision Statement.
- X. Terry Carter said she likes the current first paragraph, but suggested they delete the Process section. She asked about pictures.
- Y. Rose Goings suggested asking Phil Carter.
- Z. Terry Carter said he would do it.
- AA. Alan Isaacson said it is hard to make decisions without Jason Rasmussen as he knows what the new requirements are.
- BB. Terry Carter said they could delete the Overview.
- CC. Alan Isaacson said they do need to include statements about fulltime population and decrease in student population. He does not know how much detail is needed. He said they could describe trends and include URLs for websites.
- DD. Rose Goings said that she never liked the Birth and Death Rate chart.
- EE. Terry Carter volunteered to look up the census date on line for the next meeting.
- FF. Alan Isaacson suggested that the Policies and Recommendations in every chapter are unnecessary.
- GG. Logan Nicoll agreed that he would like that deleted. He would like to keep more direct information and recommends that he would like to see more input of what each board in town can do to help reach our goals.
- HH. Terry Carter said that for the next meeting, everyone should look at the town plan and make comments. She will look up the census data.
- II. Logan Nicoll said that everyone should figure out what they would like the plan to say, what you want the plan to do, where you want the town to be and what problems are facing it. The town plan acknowledges trends as problems and we need to be more proactive in fixing them.

7. **LUDLOW DRIVER SOLAR**

- A. Rose Goings advised that Driver has filed a motion for reconsideration.
- B. Alan Isaacson said that the PSB threw out their application.
- C. Rose Goings said the case was dismissed and Driver filed a motion to reconsider from the date they originally filed or the application would not get the tax credits that were applicable at that time.
- D. Alan Isaacson said the new application would be under Solar 2.0 and the rate per Kw would be less and the project would no longer be financially feasible for them. They were taking advantage of the Ludlow tax payers. Howard Barton called them on it at the meeting. They admitted that they rushed things through and left things out, didn't notify abutters, or the Select Board. They said the town had no objections, when they hadn't shown up for a scheduled meeting.
- E. Rose Goings said that Chris Callahan wrote a letter to the PSB saying the Driver should re-file under the new regulations. Rose Goings said she does not know if they would re-file under the new regulations.
- F. Logan Nicoll said they probably would not re-file based on financial infeasibility. However, the PSB is pro-solar.

8. **OTHER BUSINESS**

- A. Ranger Solar Project
  - i. Rose Goings said that there is no word on Ranger Solar.
- B. TDI Project
  - i. Alan Isaacson said that he had heard that the TDI project is in question because they no longer have buyers for the power.
  - ii. Rose Goings said that they are drilling.
  - iii. Logan Nicoll said that he has heard that they have purchase agreements, but there would be a huge amount of power.
  - iv. Alan Isaacson said it would bring money into the town.
- C. Terms of Office for Regional Planning Commission
  - i. Rose Goings said that Logan Nicoll and Norman Vanasse are up. She suggested that they switch roles, with Logan Nicoll taking over as representative and Norman Vanasse taking over as alternate.
  - ii. Both men agreed. Logan Nicoll advised that he will be away for the next meeting and Norman Vanasse said he would fill in.
  - iii. Rose Goings said she needs letters of interest from both of them tonight.
  - iv.
- D. Next meeting
  - i. Next regular meeting is on April 18, 2017.

9. **ADJOURN**

- A. **MOTION by Terry Carter and seconded by Alan Isaacson to adjourn. Motion passed unanimously.**

B. Meeting adjourned at 7:28 p.m.

Respectfully submitted,

Lisha Klaiber

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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