

**PLANNING COMMISSION
PRELIMINARY MINUTES**

REORGANIZATIONAL MEETING

May 15, 2012

MEMBERS PRESENT:

Christine Fuller, Chair
Terry Carter
Alan Couch

Ethan Gilmour
Logan Nicoll

Steve Stengel
Norman Vanasse

OTHERS PRESENT:

Rose Goings
Jason Rasmussen

Lisha Klaiber, Recorder
Michelle Stinson – LPC-TV

1. **Call to Order**

A. Vice Chairman, Christine Fuller called the meeting to order at 6:02 p.m.

2. **Roll Call by Recording Secretary**

A. All members present. Christine Fuller welcomed new member Logan Nicoll.

3. **Elect Chairman of the Board**

A. Motion by Terry Carter and seconded by Steve Stengel to elect Christine Fuller Chairman of the Board. Motion passed unanimously.

4. **Elect Vice Chairman of the Board**

A. Motion by Christine Fuller and seconded by Steve Stengel to elect Alan Couch Vice Chairman of the Board. Motion passed unanimously.

5. **Elect Clerk of the Board**

A. Motion by Steve Stengel and seconded by Christine Fuller to elect Terry Carter as Clerk of the Board. Motion passed unanimously.

6. **Designate Newspaper of General Circulation**

A. Motion by Alan Couch and seconded by Terry Carter to continue with THE VERMONT JOURNAL as the newspaper of General circulation and to use THE RUTLAND HERALD as the back-up newspaper of General circulation. Motion passed unanimously.

7. **Appoint Recording Secretary**

- A. **Motion by Terry Carter and seconded by Alan Couch to appoint Lisha Klaiber Recording Secretary. Motion passed unanimously.**
8. **Adopt Rules of Procedure**
 - A. **Motion by Terry Carter and seconded by Norman Vanasse to re-adopt Rules of Procedure dated 7/21/09 for meetings. Motion passed unanimously.**
9. **Set Day and Time of Meetings**
 - A. **Motion by Alan Couch and seconded by Ethan Gilmour to hold regular meeting on the third Tuesday of each month at 6:00 p.m. Motion passed unanimously.**
10. **Adjourn**
 - A. **MOTION by Norman Vanasse and seconded by Alan Couch to adjourn the meeting. Motion passed unanimously.**
 - B. Meeting adjourned at 6:06 p.m.

REGULAR MEETING OF THE PLANNING COMMISSION

1. **CALL TO ORDER**
 - A. Christine Fuller called the meeting to order at 6:07 p.m.
2. **ROLL CALL BY RECORDING SECRETARY**
 - A. All members present.
3. **APPROVE MINUTES**
 - A. The minutes to be approved are from the meeting of April 17, 2012.
 - B. **MOTION by Terry Carter and seconded by Alan Couch to approve the minutes from April 17, 2012 as presented. Motion passed unanimously.**
4. **COMMENTS FROM CITIZENS**
 - A. Christine Fuller advised that Black River Good Neighbors Services will be holding its Spring Rummage Sale this weekend and all proceeds will go to help families in need from this area.
5. **TOWN PLAN**

- A. Christine Fuller advised that the proposed town plan was not passed by the Select Board. The board will go through the comments made by Select Board Members.
- B. Page 15 – Frank Heald noted that Ludlow Mountain is used throughout the plan instead of Okemo Mountain.
- C. **MOTION made by Norm Vanasse that he had printed out and seconded by Terry Carter “The official state name of the mountain is Ludlow Mountain. Traditionally the name commonly used is Okemo Mountain.”**
- D. Steve Stengel said that originally he defended the use of Ludlow Mountain and there is so much attached to the resort. He said that he spent some time at the Black River Academy Museum (BRAM) doing research on the name. Okemo is not referenced on early state references. It used to be called “The Mountain.” For many years it was known as Ludlow Mountain, then Okemo Mountain. The name Ludlow came from white settlers. The name Okemo came from the Indians. Algonquin, Abernaki and Chippewa had different meaning for the word, Okemo. He supports staying with the Native American name. Also, Okemo Mountain Resort is the life blood of this town.
- E. Norm Vanasse said that it is not the function of the Select Board to change the name of the mountain.
- F. Rose Goings distributed copies of research that Frank Heald had done regarding the name of the mountain.
- G. Steve Stengel said that there is a map in BRAM dating back to the 1800s that refers to it as Okemo Mountain.
- H. Terry Carter advised that the map of Vermont on the website only references Okemo Ski Area.
- I. Jason Rasmussen said the 1929 USGS says Ludlow. He also found more recent references to Okemo. The Mount Holly Town Plan references both, Ludlow (Okemo) Mountain.
- J. Logan Nicoll said that it should be referenced that way throughout the plan, not just on the first page.
- K. Steve Stengel said that in reality, what point it serves to defend Ludlow Mountain.
- L. Alan Couch asked if the town would lose its identity as a town. People know where Okemo is, but maybe not Ludlow.
- M. Steve Stengel said that he feels no need to defend English settlers.
- N. Jason Rasmussen said that in the plan, when we were discussing the land form, we referred to it as Ludlow Mountain and when we were discussing the ski area, we used Okemo Mountain Resort.
- O. Rose Goings suggested using both as a compromise.
- P. **Vote taken on Norm Vanasse’s motion. Motion failed to pass.**
- Q. **MOTION by Terry Carter and seconded by Logan Nicoll to change all references, consistent throughout the town plan to Ludlow (Okemo) Mountain. Motion passed, Steve Stengel against the motion.**
- R. Jason Rasmussen clarified that when they are referring to the land form, it will be Ludlow (Okemo) Mountain, but when they are referring to the resort, it will be Okemo Mountain Resort.
- S. Christine Fuller noted that Frank Heald had indicated that the mention of the culverts on Wright Road were incorrect as they are not town culverts.
- T. **MOTION by Terry Carter and seconded by Norm Vanasse to delete references to Wright Road on page 15 of the town plan in the Natural Resources chapter. Motion passed unanimously.**
- U. Christine Fuller moved to the reference to page 23 and the visual impact similar to Hawk Mountain.

- V. Steve Stengel said that is about the board not wanting to clear the ridgelines.
- W. Christine Fuller said that we may want to end that sentence after “impacts.”
- X. Jason Rasmussen said if it is ambiguous, get rid of it.
- Y. Steve Stengel said we don’t want to have regulations as stringent as Hawk.
- Z. Logan Nicoll said the units are spread all over.
- AA. **MOTION by Steve Stengel and seconded by Terry Carter to delete the language after “impacts.” Motion passed unanimously.**
- BB. Christine Fuller noted the next comment referred to page 41 and the Armory Building.
- CC. Terry Carter said it had been an oversight and all references to the Armory should be changed to Ludlow Community Center.
- DD. Logan Nicoll suggested also using that as a header.
- EE. Jason Rasmussen noted that Frank Heald also had said there was not a lot of information there.
- FF. Rose Goings said we talk more about it on page 55.
- GG. Christine Fuller referred to Frank Heald’s comment regarding water use as 360 on page 46. This was before they repaired the leaks.
- HH. Jason Rasmussen said he spoke to Frank Heald and the correct number is 220.
- II. **MOTION by Steve Stengel and seconded by Terry Carter to make the correction to 220. Motion passed unanimously.**
- JJ. Christine Fuller noted that Frank Heald’s next comment was about Communications policies and Energy policies. He said there was some conflict in the goals and achievements.
- KK. Jason Rasmussen said that referred to pages 51-52.
- LL. Logan Nicoll said it was about limiting ridgeline development vs. need for renewable energy.
- MM. Jason Rasmussen asked the board if they thought that the policies they put in the plan are okay regarding telecommunications towers.
- NN. Christine Fuller said we have a 2-part goal, for robust, high speed modern communication and secure the ridgelines.
- OO. Jason Rasmussen said he understood that this board wants to see windmills.
- PP. Alan Couch said we want to encourage towers, but discourage ridgeline development.
- QQ. Norm Vanasse said no one wants to see towers on the mountains, but everyone wants better cellphone service.
- RR. Christine Fuller suggested that the board read the Energy section and the Utilities, Facilities sections to make sure they do not conflict.
- SS. Rose Goings said the cell towers ordinance goes through the Select Board.
- TT. Christine Fuller moved on to comments regarding page 55, suggesting we talk more about the Community Center.
- UU. Jason Rasmussen noted that the plan really does not say much about it.
- VV. Christine Fuller said the town worked really hard to get it.
- WW. Rose Goings suggested asking Howie Paul to write up something about it. She will ask him to do it.
- XX. Jason Rasmussen said there is more discussion about it on pages 58-59.
- YY. Christine Fuller suggested showing that to Howie Paul to enhance. She noted that the next comment referred to page 64 and table 5.
- ZZ. Jason Rasmussen said that is the highway safety section and table 5 is in Appendix E.
- AAA. **MOTION by Terry Carter and seconded by Steve Stengel to put references to Table 5 in Appendix E in the 1st and 2nd bullets. Motion passed unanimously.**
- BBB. Steve Stengel noted that the next comment referred to page 64 of the Highway Safety Section and that the approach to Traffic Volume is negative.

- CCC. Christine Fuller asked Steve Stengel to read the section.
- DDD. It was noted by the board that there was nothing negative in paragraphs 1 and 2.
- EEE. Rose Goings said that a developer may consider “traffic congestion” negative.
- FFF. Terry Carter suggested changing congestion to high volume.
- GGG. Ethan Gilmour said we could put the peak into perspective
- HHH. Rose Goings said that she and Jason Rasmussen will work on rewording this for the next meeting.
- III. Jason Rasmussen asked about Table 6 and adding references to traffic volume.
- JJJ. Rose Goings said that it is important to have the Crash Data information. It is used at DRB hearings.
- KKK. Christine Fuller noted that the next comment was the reference to Village Center Designation. We did not update to say that we have already obtained it.
- LLL. Rose Goings agreed that we missed that.
- MMM. **MOTION by Terry Carter and seconded by Norm Vanasse to change the wording on page 93, Critical Issues and Implementation to reflect that we have achieved Village Center designation. Motion passed unanimously.**
- NNN. Rose Goings advised that she will make the change.
- OOO. Christine Fuller noted that Bruce Schmidt asked what the changes to Ridgelines were.
- PPP. Rose Goings said the Select Board also asked if we had mapped the ridgelines. We did not map them.
- QQQ. Jason Rasmussen added that the town plan does list the pinnacles, but we don’t say what part of the pinnacle is the ridgeline.
- RRR. Rose Goings said she told them the Zoning Regulations will have changes to ridgelines.
- SSS. Bruce Schmidt also asked if it is out intent to be more stringent in the zoning regulations.
- TTT. Jason Rasmussen told the Select Board yes.
- UUU. This board is happy with this section.
- VVV. Logan Nicoll advised that much of the costs to put in solar panels are upfront.
- WWW. Christine Fuller asked Logan Nicoll to write up something on this.
- XXX. Rose Goings said the Select Board is looking for costs for hydro, wind and solar energy and suggested that maybe it doesn’t save.
- YYY. Jason Rasmussen said he may have some numbers.
- ZZZ. **MOTION by Logan Nicoll and seconded by Steve Stengel to include in the Energy Section of the town plan that the \$.20-\$.30 costs for green energy is the upfront cost and that the \$.11 to \$.14 cost for fossil fuels is ongoing. Motion passed unanimously.**
- AAAA. Christine Fuller noted that the Select Board also wanted to explore guidelines for larger wind projects.
- BBBB. Jason Rasmussen said that the Select Board mentioned Lowell, but that he had looked at Lowell’s town plan and was not impressed with the language in it. It is not very strong.
- CCCC. Christine Fuller asked Rose Goings and Jason Rasmussen to look around to see if they can find anything we can use.

6. WORK SESSION – ZONING REGULATIONS

- A. Christine Fuller advised that the next Planning Commission meeting will be on June 19, 2012.
- B. Steve Stengel asked what board members need to do to prepare for that meeting.
- C. Jason Rasmussen suggested that the beginning of the meeting be reserve for work on the town plan and as time allows then start on the regulations. He advised that he and Rose Goings had done some draft changes and we will need to rework the formatting. He said

they added some more routine and administrative information, clarified some language and added some definitions.

- D. Christine Fuller suggested that board members bring or email their “wish list” of sections.
- E. Jason Rasmussen said that he and Rose Goings also added some state information and took some language from the Stowe regulations. We can alter that as desired.
- F. Rose Goings said we had to do some changes in the Village.

7. **OTHER BUSINESS**

- A. There was no Other Business.

8. **ADJOURN**

- A. **MOTION by Norman Vanasse and seconded by Logan Nicoll to adjourn this meeting. Motion passed unanimously.**
- B. Meeting adjourned at 7:13 p.m.

Respectfully submitted,

Lisha Klaiber

Christine Fuller, Chairman

Logan Nicoll

Terry Carter

Steve Stengel

Alan Couch

Norman Vanasse

Ethan Gilmour