

**PLANNING COMMISSION
MINUTES**

REGULAR MEETING

May 21, 2013

MEMBERS PRESENT:

Alan Couch, Chair
Terry Carter

Logan Nicoll
Norman Vanasse

OTHERS PRESENT:

Jason Rasmussen
Rose Goings

Lisha Klaiber, Recorder
Duncan Love – LPC-TV

1. **CALL TO ORDER**

A. Alan Couch called the meeting to order at 6:03 p.m.

2. **ROLL CALL BY RECORDING SECRETARY**

A. All members Planning Commission members present.

3. **APPROVE MINUTES**

A. The minutes to be approved are from the meeting of April 30, 2013.

B. **MOTION by Norman Vanasse and seconded by Logan Nicoll to approve the minutes from April 30, 2013 as presented. Motion passed unanimously.**

4. **COMMENTS FROM CITIZENS**

A. There were none.

5. **GUEST, LORAN GREENSLET, TO DISCUSS AQUIFER PROTECTION DISTRICT AND SOURCE PROTECTION AREA**

A. Rose Goings said that Loran Greenslet is here tonight to talk about the Aquifer Protection District and Source Protection Area. Loran Greenslet is the “guru” on these.

- B. Loran Greenslet said that the Source Protection Area started in 1997 and must be updated every three years. If there are major changes made within the designated area, then the plan must be updated and then updated again on the original 3-year interval schedule. It is the area of land where the water source originates. It contains residential and roads. When the plan was written and every time it is updated, property owners within the area must be notified by letter. The properties need to be cared for. The plan is also posted for 30 days and then goes to the State Water Supply Division and an engineer reviews the plan. Since 1997, the state has never had to come back to us on our plan. The water comes out of 3 springs at Flood Control Dam #2 on Snell Hill where there is an infiltration gallery and through it to the treatment plant. There are 2 wells, about 1500 feet from the plant. Dam Site #1 is on Adams Road. All of the water in the Aquifer District comes from Weston Mountain. He referred to a map and showed the areas. It extends north to the ridgeline of Okemo to Dam Site #5. He does not see any need to change it at this time. The state is happy and the hydrogeologist is well satisfied.
- C. Norman Vanasse asked about a well off South Hill.
- D. Loran Greenslet said it is not there. It is on Godfrey Hill and it is a 600,000 gallon water storage tank, the water coming from Snell Hill/Andover Road, up the hill to Pallotta Hill. It is all gravity fed. Any water not used, goes back to that tank. Pallotta Hill is 1200 feet high and the tanks balance each other. The pressure here is 120 pounds.
- E. Terry Carter asked if there is plenty of water.
- F. Loran Greenslet said yes. If there is no rain or snow, they may run short. Five or six years ago, the water level was low in December/January and they had to put the well on line. With regard to the Source Protection Plan, no changes are necessary. We need to be careful and keep an eye on the Aquifer Protection District to watch what the property owners are doing up there. We need to be careful about septic systems and LP tanks, fuel oil tanks, roads, cars. On Route 100 the state salts and sodium can get into the water.
- G. Terry Carter asked what the town puts into the water.
- H. Loran Greenslet said fluoride for dental needs; they chlorinate and also add sodium hydroxide. The sodium hydroxide is to raise the PH. Acid rain lowers the PH and the sodium hydroxide is for corrosion control. We take lead and copper content samples every three years. Houses that were built from 1982 to 1985 used lead solder. Initially we tested 20 houses, now 10 every three years.
- I. Terry Carter asked if the lead is bleeding into the water.
- J. Loran Greenslet said no. When they test those 10 houses, it stays below the accepted levels.
- K. Jason Rasmussen noted the differences between the Aquifer Protection District lines and the Source Protection area lines and asked if the board should reconcile those differences.
- L. Loran Greenslet said that would be to the board's liking. They are normal run-off areas outside our Source Protection areas. He indicated on the map the areas. Most of the wells are so deep that the runoff will not affect them, unless the well casing is not sealed.
- M. Jason Rasmussen said that within the district are mostly single family homes. He said the state source protection model states that home heating oil tanks should be double walled and asked Loran Greenslet if Ludlow needs that in its regulations for the Aquifer Protection District.

- N. Loran Greenslet said that is pretty well covered. He added that the land owners up there are mostly second home owners and not here that often. They are newer homes and have good septic systems. Only about 3 of the homes are full time residents.
- O. Jason Rasmussen asked if the 5-acre lot minimum is okay.
- P. Loran Greenslet said that he does not have a problem with it. When it was 10-acre lots and subdivided, they made spaghetti lots. He said that he has no problem with the regulations. They had to redo the Source Protection Plan last year because of changes and will need to do it again this year because of the 3-year interval stipulation. The town has 2 wells up by Snell and he explained how they are constructed, initially starting with one well and pipe laid on the snow running to the plant. The next summer, they got permission to run a 6-inch pipe underground. Later they drilled another well close by with a 12-inch pipe running to the plant. He said that the water at the flood control dams is not used in water shortages. He did say that people flush pills down the toilets and the drugs can get into the water.
- Q. Terry Carter asked if they need to make changes in the sewage part of zoning.
- R. Loran Greenslet said that the EPA wants to limit sodium and phosphates. A few years ago Ludlow put in a process to limit phosphates. Sodium has been an issue for the last few years with the new state regulations. Hartford had a problem and the state would not reissue its permit. The state had been involved in litigation with Hartford and our permit expired 2 years ago and has not been renewed. This all comes from the fact that 12% of the water in the Long Island Sound comes from the Connecticut River and 4% of that comes from treatment plants in VT. However, they don't seem to be considering the water going from the Hudson River into the Sound. Hartford was finally grated their permit.
- S. Norman Vanasse asked if there are plans to someday process our own sludge.
- T. Loran Greenslet said it would be too expensive. Currently it goes to Glens Falls, NY, but they may also stop incinerating. We get taxed 2 1/2 %/gallon for every gallon trucked out for incineration. Burlington ships to Canada and they don't get taxed because Canada makes compost. Ours eventually gets ground and used as aggregate on cement.
- U. Board members thanked Loran Greenslet for his information and for coming to the meeting.
- V. Rose Goings said that it is Loran Greenslet's suggestion to leave the regulations as they are.
- W. Jason Rasmussen said they may still want to look at the maps. He added that that ANR Source Protection Model ordinance allows more uses than currently allowed by Ludlow regulations, so the town is reasonably protected and better than the model. Jason Rasmussen noted that they did not need the language about fuel oil tanks being double walled.
- X. Norman Vanasse said that he would go along with Loran Greenslet's opinions.
- Y. Rose Goings said that the state has rules about burying tanks.
- Z. Alan Couch said that it seems that we have things pretty well covered.
- AA. Rose Goings said that there are only limited uses in the Aquifer Protection District. She added that they would be removing "upgrading" from conditional uses.
- BB. Rose Goings suggested adding language about uses not listed that is in the model.

- CC. **MOTION by Terry Carter and seconded by Logan Nicoll to include the following language in the Aquifer Protection District Section of the Zoning regulations: “All uses not listed as allowing or conditional shall be prohibited.” Motion passed unanimously.**
- DD. Jason Rasmussen referred to the purpose statement of the Aquifer Protection District and suggested that it does not really state the purpose is to protect the water.
- EE. Rose Goings said they should “beef it up.”
- FF. Jason Rasmussen said he would draft up something that states the purpose more clearly for the next meeting.
- GG. Rose Goings said they need to explain the Source Protection Area also.
- HH. Jason Rasmussen asked about the maps.
- II. Terry Carter said the maps should match.
- JJ. Jason Rasmussen said it makes sense to match up the lines and refine the area.
- KK. **MOTION by Terry Carter and seconded by Norman Vanasse to amend the maps to have the Aquifer Protection District match the Source Protection Area. Motion passed unanimously.**
- LL. Rose Goings said that that would mean adding some properties and removing others. It would result is adding restrictions to the properties being added to the district. One restriction is lot size. It would change from 3 acre to 5 acre minimum. Those properties would also be added to the list of properties that receive letters from Loran Greenslet every three years. There would be less allowed uses.
- MM. Jason Rasmussen referred to the map and said that it would be about 1 new property totally within the area and one partially within the area. He added that there would be lots of parcels going from the Aquifer Protection District to the Town Residential District. He also noted that 2-family homes are conditional uses in the Aquifer Protection District but under certain parts of state law, they would be a permitted use.
- NN. **MOTION by Alan Couch and seconded by Logan Nicoll to change 2-family dwelling from conditional to permitted use in the Aquifer Protection District. Motion passed unanimously.**

6. OTHER BUSINESS

- A. Next meeting June 18, 2013 at 6:00 p.m.
- i. Jason Rasmussen said that at a previous meeting, the board had started to discuss new districting, RC1 and RC2.
 - ii. The board said they would discuss that at the next meeting.
 - iii. Terry Carter asked Jason Rasmussen to email a draft of a clearer Purpose of the Aquifer Protection District to them.
- B. Lakes District
- i. Rose Goings asked board members if they would prefer to have the Lake Rescue Association group at the June or July meeting. She added that the group is very concerned about House Bill 526 – The Shoreline Bill and want to discuss it. It could hurt building on the lakes and tree removal. She added that the board also needs to discuss available uses, like stairs to the lake.

- ii. Terry Carter suggested that more of the property owners are likely to be here in July, so we should try for the July meeting.
 - iii. Rose Goings said that if board members have any questions, they should email them to her and she will forward them to Gerry Latta of the Lake Rescue Association.
- C. Flood Resiliency Language
- i. Terry Carter referred to the email from Jason Rasmussen and asked if the board needs to add the language to the town plan now,
 - ii. Jason Rasmussen said no, it can be added the next time they do an update. He advised the Regional Planning Commission will be holding a workshop on this May 30 at 5:30 p.m. at their Ascutney office. Food will be served and he suggested calling the office if you plan to attend.

7. **ADJOURN**

- A. **MOTION by Norman Vanasse and seconded by Logan Nicoll to adjourn this meeting. Motion passed unanimously.**
- B. Meeting adjourned at 7:26 p.m.

Respectfully submitted,

Lisha Klaiber

Alan Couch, Chairman

Logan Nicoll

Terry Carter

Norman Vanasse
