

PLANNING COMMISSION

PRELIMINARY MINUTES

REGULAR MEETING

September 18, 2018

MEMBERS PRESENT:

Alan Couch, Chairman
Terry Carter

Alan Isaacson

Logan Nicoll

MEMBERS ABSENT:

Norm Vanasse

STAFF PRESENT:

Rose Goings

OTHERS PRESENT:

Aaron Galley
Torin Tofferi

Ed Mc Eneaney-Okemo Valley TV
Lisha Klaiber, Recorder

1. CALL TO ORDER

- A. Alan Couch called the meeting to order at 6:01 p.m.

2. ROLL CALL BY RECORDING SECRETARY

- A. All Planning Commission members present, except Norm Vanasse.

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

- A. No changes were needed.

4. APPROVE MINUTES

- A. The minutes to be approved are from the meeting of August 14, 2018.
B. **MOTION by Alan Isaacson and seconded by Logan Nicoll to approve the minutes August 14, 2018 as presented. Motion passed unanimously.**

5. COMMENTS FROM CITIZENS

- A. Changes to the Preservation District

- i. Rose Goings advised that a taxpayer who lives in the Preservation District would like to change the requirements in the Preservation District. They would like to add a commercial business at their residence, a mini-golf and ice cream stand. This board would have to make the changes to the Preservation through the regular process.
 - ii. Logan Nicoll said that he is against changes to the Preservation District, although he might like to speak to the people.
 - iii. Alan Isaacson said he is against changes to the Preservation District.
 - iv. Alan Couch also agreed.
- B. Okemo Sale to Vail
- i. Logan Nicoll said that, as a citizen, he is concerned about the pending sale of Okemo to Vail.
 - ii. Alan Couch said he heard it is supposed to be done by the end of October.
 - iii. Terry Carter said that she heard that Ted Reeves was let go.
 - iv. Rose Goings said that is true.
 - v. Logan Nicoll said there may be more lay-offs. He said that he also heard that the inn-keepers and some businesses in Stowe have lost quite a bit of business because of the development at the mountain.
 - vi. Alan Isaacson said the same thing happened to the businesses in Ludlow when Jackson Gore opened. He said that his concern is that once Vail takes over, more people may want to buy here and house prices will increase. It's a downward spiral for year round residents.
 - vii. Alan Couch said the Vail name carries a lot of weight.
 - viii. Aaron Galley said that other towns require developers to include a certain amount of Affordable housing along with their development.
 - ix. Terry Carter said that is what Rubee Lane was.
 - x. Alan Isaacson said that ACT250 required that housing. He said the Planning Commission, about 15 years ago, tried to get affordable housing requirements in the zoning, but it failed to be included. He said we could look at other towns where a certain percentage of development has to be affordable housing and has to be deeded to remain affordable housing perpetually.
 - xi. Aaron Galley said it should be put in the zoning.
 - xii. Logan Nicoll said it would have to be done now, because in 6 months it may be too late.
 - xiii. Aaron Galley asked if anyone from the town reached out to Vail.
 - xiv. Logan Nicoll said it would be a good idea. He added that we had very good relations with Ted Reeves.
 - xv. Terry Carter asked when discussions about affordable housing are scheduled for this board's work on the town plan.
 - xvi. Alan Isaacson said it is in the PUD Section. We would need minimum number of units and/or a certain percentage.
 - xvii. Alan Couch suggested the town create a fund to which developers would be required to contribute a certain percent of the value of the development to the fund.
 - xviii. Rose Goings said that Ludlow has the Enterprise Fund.
 - xix. Alan Isaacson said the money in the Enterprise Fund goes to other things. He wouldn't merge them. He added that, many years ago, Ludlow set up a 501(c)(3) for affordable housing and there was no support for it. He said that he thinks that possibly, now, they may get Select Board support for setting up a fund into which developers put money in for affordable housing. If this board is going to present

this to the Select Board with the zoning regulations, we need to decide what we want to do.

6. TELECOMMUNICATIONS

- A. Alan Isaacson said this board can only make suggestions to the Select Board and Trustees.
- B. Logan Nicoll said it was brought up at the last Select Board meeting and some of the Select Board members live on the “last mile” and have problems getting good, high speed internet. We are stuck without Cavendish.
- C. Terry Carter said that in an email, Jason Rasmussen said that they are trying to set up a meeting, but that Cavendish is waiting to hear from Comcast.
- D. Logan Nicoll said they have money waiting in a grant for TDS or Comcast. TDS has already said no. We need at least one other town to start a new company. He said that VTEL has upgraded service to areas other than those covered by TDS. He said that the CUD may only be formed to compete with an existing business and use taxpayer monies. There is no real option for most people. To get Comcast to put in cable is very expensive.

7. DRIVE-UPS/DRIVE-THROUGHS/DRIVE-INS

- A. Alan Isaacson asked if everyone was happy with the changes recently made and emailed to the board. He said that Jason Rasmussen sent out his review/audit and a matrix by zoning district. There is a review of our definitions. If we are going to review any definitions, we should review them all.
- B. Terry Carter said that the Select Board and Trustees want something done. She wanted to get the definitions for Drive-ups/Drive-throughs/Drive-ins done tonight.
- C. Alan Isaacson said they can discuss definitions. He said that he and Jason Rasmussen spoke, Jason would like to get this board to agree on the changes he had made. Jason doesn't have time to update this and Alan Isaacson said he would be willing, but it can't be done in a week or two.
- D. The board agreed to review the definitions with regard to Drive-ups/Drive-throughs/Drive-ins.
- E. Alan Isaacson added Drive-ups to the definitions. All three are excluded from Food Service/Restaurants in the RC districts. There was no definition for food service. He said they also added Retail Service to Retail Use.
- F. Terry Carter asked about drive-ups for food made elsewhere.
- G. Alan Isaacson said they added No Drive-ups, Drive-ins or Drive-throughs to all Restaurant/Bar uses. He said that he is not comfortable with deleting things that are not currently being used.

8. TOWN/VILLAGE ZONING DEFINITIONS

- A. Rose Goings said there is no definition for Financial Institution.
- B. Alan Isaacson said if the board agrees with the changes made by Jason Rasmussen, he will put together a draft. One suggestion was to remove “family” from dwelling unit descriptions.
- C. Rose Goings said she will continue to use it.
- D. Terry Carter said that in his email, Jason Rasmussen also said that the definitions in the town and village regulations are not the same.

- E. Alan Isaacson said they need a definition of “rooming house.” He said he will work off Jason’s email to compile a draft and send it to Jason to review.

9. TOWN PLAN UPDATES

- A. Alan Isaacson said that Jason Rasmussen has the master and has not made any changes. He added that he doesn’t know what Jason has done.

10. OTHER BUSINESS

- A. Rose Goings said that Jason was working on the Municipal Plan Grant application. She said that Alan Couch will need to sign it.

- B. Alan Couch said he is leaving town on Saturday for a week.

- C. Sunoco

- i. Logan Nicoll asked what the status of the Sunoco project is.
- ii. Rose Goings said that their permit is until March. She said they may have to amend it. She added that Shell is also considering renovations since NAPA is no longer there.
- iii. Terry Carter said it could possibly be huge.
- iv. Rose Goings said there is a lot coverage maximum.
- v. Alan Isaacson asked what if they knocked down the wall between them and made one space.
- vi. Rose Goings said they would have to get a permit. She said she does not think the plan is to have 2 separate structures. She added that anything in the Village RC could go in there. They haven’t come in for a permit application, yet. She said they could remove the existing tanks and reconfigure with new tanks and expand the convenience store. She said that Sunoco is putting in a Little Caesars and Shell may be waiting to see what Sunoco and Seven-11 (formerly Cumberland Farms) may be doing.

- D. Planning Commissioner – Norm Vanasse

- i. Rose Goings asked the board if she should contact Marci Tucker (Norm’s daughter) for an update. If he will be unable to return, we will need to ask for his resignation and fill the position. We need to know.

- E. Vacant Building Ordinance

- i. Aaron Galley asked for a copy of the ordinance.
- ii. Rose Goings said it was passed at the Select Board’s last meeting and is the same as the village ordinance.
- iii. Aaron Galley asked who decides if a building is unsafe.
- iv. Rose Goings said the Select Board or the Trustees would hire an engineer. She said the trustees are currently working on a situation where the fire marshal deemed the building unsafe. Then a structural engineer looked at it.

11. **ADJOURN**

- A. **MOTION by Terry Carter and seconded by Alan Isaacson to adjourn this meeting.
Motion passed unanimously.**
- B. Meeting adjourned at 7:01 p.m.

Respectfully submitted,

Lisha Klaiber

Alan Couch, Chairman

Logan Nicoll

Terry Carter

Norman Vanasse

Alan Isaacson