

Ludlow Planning Commission
Meeting Minutes
December 4th, 2023
5:00 p.m.

Special Meeting

1. Call to Order:

The special meeting of the Ludlow Planning Commission was called to order on Monday, December 4th, 2023 at 5:00 p.m. at the Ludlow Town Hall in Heald Auditorium by Theresa Gurdak-Carter.

2. Roll Call by Secretary:

Board:

Theresa Gurdak-Carter,
Ryan Silvestri,
Ted Stryhas,
Judy Pullinen,
Andi Goldman (Zoom)

Recording Secretary:

Abigail Childs

Public:

Eric Alden,
Jarrod Jowdy,
Rosemary Goings,
Glenn Heitsmeith,
Allison Hopkins.

Board Absent:

None

(Board Comments)

- Terry apologizes publicly regarding Ted's voting ability. She did not put her normal items on the agenda because this was a special meeting. Terry read the grant paragraph of what we accomplish: Seeks to modernize the zoning guidelines for Ludlow. Further our village revitalization goals and developing zoning language. It became evident during the master planning process. The main intent of this effort is to evaluate and continue to use recommendations from the community.
- Terry says she sent the timeline from January of this year and mentioned that the part about our main effort of parking requirements and streamlining the permitting process. Allison informed us that Rose closed out our grant before January so the town has to make that match even if we finish what we have to do tonight. Terry notes she wishes she hadn't done that and it's not

possible now to make the deadline. Allison says that Terry may have misconstrued what Allison wrote. Rose says that she thinks she should make it clear that she did not do that. Rose said it is something we should consider instead.

- Terry asks the board to see where they are at. Rose thinks we should figure out one thing before we move on to the next. Terry asks her to wait to be called by the chair.
- Judy was not at the last meeting and read the minutes, and is sorry she missed it, but she would have brought this up... under "Signs" she asked about electronically lit signs. Terry says a lot of them are grandfathered. Judy says she has had an idea for a while that she thinks would be marvelous for the town; a signboard near the town hall that announces the events that are lit up. She says it would be beneficial to keep people informed and we would get more participation ie. voting today, events, etc. She asked if we wanted to get one, and if would we be able to go to the DRB to get it. Terry says we did decide to do that.
- Terry asks if Andi would like to add anything before entertaining a motion. She does not.
- Ryan says we should readdress affordable housing after this and we can't just put this document back in the drawer once we are done with this. Terry says when we have an opportunity to do that in December and make changes for the public hearing we can do that then.
- Terry says we should look at everything because a few things were missing in the minutes and we can accomplish them next time. Terry says there is not physically any time to have it for the 19th, but if the vote does pass we could do a meeting at the end of December and not the 19th and warn it.

3. Motion to Accept Agreed Upon Changes and Motion to hold a Public Hearing at December's Meeting on the modernization of the Ludlow's Village Zoning and Flood Hazard Regulations

- Judy makes a motion to accept the changes in the zoning regulations in our town. All agreed. Approved.

Public Comments:

- Glen Heitsmeith recommends using the board near Berkshire Bank and thinks it would be nice if it is hooked up to the internet. Terry says the bank is in charge of it.
- Eric says he has no comments.
- Terry made a motion to all those in favor of accepting the changes we made so far and moving to a public hearing in December. All agreed. Approved.

4. Next Month's Agenda Planning: December - Public Hearing

- January 4th, 2024 @ 6 p.m.
- Andi is asking if we are proposing to have a public hearing in the busiest week and ask if we can do it in January. Terry says our 19th date is so late, but we could ask the Trustees to hold a meeting halfway through the month.
- Ryan asks if we can be at their February meeting. Terry says because she would like to finish on time if we can. Ryan says if they can hold a special meeting, it would be great.
- Ryan says the public will not be available during Christmas week too.
- Terry suggests we look at the first week of January.
- Next Meeting: January 4th, 2024 @ 6 p.m.

- Terry notes the State of Vermont did make changes in 2023, which she sent to members and we need to talk about. As well as noting the new changes call for 6,000 sq. ft. which is higher than what we have proposed for Village and Village R-C. It says they can do 40% more, and she is trying to figure out what that is for ¼ are of zoning.

5. Board Member Comments:

- Judy comments regarding future agendas; she thinks at our next regular meeting it would be great to start our year by looking at the results of the survey we did. Terry agrees. Judy says it would be good to work as a group with some rules for the meeting to agree on how we work together. Ex. read all of the materials, how to disrespectfully disagree, etc. What are our goals for the upcoming year? She thinks it is a good time to think about the year ahead and do some goal-setting. Ryan agrees and says we are due to have a meeting with the Selectboard on the rental registry. He says they guide us on what they are working on for our meetings.
- Terry says the other thing she wants to note is being transparent about what the grant says and what we are exactly working on. We want to make sure the grant and timeline are transparent.
- Ryan asks if we can all get copies of the current red-lined document as it stands right now. Terry says she can send it but she doesn't have the changes with the chart but can ask Martha for that document.
- Judy said she would love to see the hard copy and the changes we made in the last couple of weeks.
- Ryan says he can print them at the Lister's Office.

6. Citizen Comments:

- Allison says she has the email now and will forward it to Terry. Allison wants to clarify the meeting and wants to triple-check that the timeline for the grant is it is a hard deadline only as it relates to the note. The RPC was first told the town was unwilling to match the max portion but as we got closer to the end, it sounds like the past 3 months the town was on board with slowing down and not rushing the hearing process and is now willing to meet the match requirements. There is no hard and fast deadline to approve zoning. The only repercussion is that you would be on the hook for that grant match. Terry thanked her for clarifying. Terry wants to commend everyone for the extra meeting as well as the public.

MEETING ADJOURNED

Terry motioned to adjourn the meeting. Ryan seconded the motion. The meeting was adjourned at 5:23 p.m. by Theresa Gurdak-Carter.

Minutes submitted by: Abigail Childs

Minutes approved by: