

PLANNING COMMISSION

PRELIMINARY MINUTES

REGULAR MEETING

June 18, 2019

MEMBERS PRESENT:

Alan Couch, Chairman
Terry Carter

Aaron Galley
Alan Isaacson

George Tucker, Jr.

STAFF PRESENT:

Rose Goings

OTHERS PRESENT:

Jason Rasmussen
Torin Tofferi

Lisha Klaiber, Recorder

Ed McEneaney-Okemo Valley TV

1. CALL TO ORDER

- A. Alan Couch called the meeting to order at 6:00 p.m.

2. ROLL CALL BY RECORDING SECRETARY

- A. All Planning Commission members present.

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

- A. There were none.

4. APPROVE MINUTES

- A. The minutes to be approved are from the meeting of May 21, 2019.
B. **MOTION by Alan Isaacson and seconded by Terry Carter to approve the minutes May 21, 2019 as presented. Motion passed unanimously.**

5. COMMENTS FROM CITIZENS

- A. There were none.

6. MUNICIPAL PLAN – SET PUBLIC HEARING

- A. Alan Isaacson said that Aaron Galley was the only person to send him comments. He said that Jason Rasmussen has incorporated all of the changes discussed at the last meeting, as well as ones sent to him since the last meeting. Alan Isaacson said that he went through the document noted the following changes that should still be made
B. Page 15 – pertaining to the river corridor

- i. Alan Isaacson questioned the percentage to be contributed, by the state, toward flood damages. As of October 23, 2014, the contribution was 7.5%. The current rate is 12.5%. If the town adopts the state river corridor guidelines, there amount would be 17.5%. He is not sure that is correct.
 - ii. Jason Rasmussen will check the percentages.
 - iii. Rose Goings asked if this board had decided not to adopt the river corridor maps.
 - iv. Alan Isaacson said that he thinks we are still in negotiations with the state.
 - v. Rose Goings said that the state denied amending the map of the village regarding the river.
 - vi. Alan Isaacson said the state was still reviewing the data.
 - vii. Jason Rasmussen said that we were concerned about the accuracy and sent our comments to Gretchen Alexander. She approved some, but denied the others.
 - viii. Alan Isaacson asked if we ever received the revised map.
 - ix. Jason Rasmussen said not yet. The Stream Geomorphic data was not yet incorporated into the maps. He thinks a draft may be available.
 - x. Alan Isaacson said that this board decided to make no final decision until the new map is complete.
 - xi. Rose Goings asked if they should still put in the 17.5% if this board doesn't adopt the river corridor map.
 - xii. Jason Rasmussen said if they adopt the river corridor map, they will get a better match. The monies could be used for things like fixing the roads. The match that Ludlow got (for Irene) was a significant financial incentive. However, there are ramifications for adopting the map.
 - xiii. Alan Couch said the percentage should be left in the plan.
 - xiv. Alan Isaacson agreed as this board has not made a decision yet.
 - xv. Terry Carter asked Jason Rasmussen to get the new map.
 - xvi. Rose Goings said that the town does have a Hazard Mitigation Plan in place.
- C. Page 25 and 26.
- i. Alan Isaacson said that Note #1 is on page 25, but that on page 26, it refers to Notes 4 and 5. He asked where 2 and 3 are.
 - ii. Jason Rasmussen said he would check the numbering.
- D. References to "Energy Chapter"
- i. Alan Isaacson said there are references to the Energy Chapter. He said that the Energy Chapter is now Appendix H.
 - ii. Alan Isaacson said that there is reference to the Energy Plan. It should say that the Energy Plan had been approved.
 - iii. Alan Isaacson said that with the approved Energy Plan, we received Substantial Deference at PSB hearings. This should also be stated in the plan.
 - iv. Jason Rasmussen noted that it does say that the Regional Planning Commission issued a Certificate of Energy Compliance for the Ludlow Municipal Plan.
 - v. Alan Isaacson said that he would like to see that defined.
- E. Item 5.7.1.1 (Policies)
- i. Alan Isaacson said that it should be changed to "must provide" instead of "will provide."
- F. Appendix H
- i. Aaron Galley said that the plan should indicate that the Coolidge Solar project has been approved and is on-line.
 - ii. Page 14 – Section 9A – should also mention the Coolidge project.
 - iii. Page 15 – Section 9C – the wording mentions "potential" twice in the same sentence. It will be reworded.

- G. Alan Isaacson noted that he likes the way Appendix H is numbered and suggested that any appendix with more than 2 pages should be numbered the same way.
- H. Public Hearing
 - i. Alan Isaacson said that the posting for the public hearing has to be 30 days prior to the public hearing date.
 - ii. The board discussed possible dates for the public hearing
 - iii. **MOTION by Alan Isaacson and seconded by Terry Carter to hold the public hearing for the town plan, subject to changes discussed tonight, on August 20, 2019.**
 - iv. Rose Goings said that notices will be sent to abutting towns and all other required parties so that they are 30 days prior to the hearing.
- I. Alan Isaacson asked Jason Rasmussen about sending the document file. He said that it has to be posted on the Regional Planning Commission website.
- J. Rose Goings said Pam Cruickshank will post it on the Ludlow website.
- K. Alan Isaacson suggested that Jason Rasmussen send it in two files: the main document and the appendices. He said that he will do the Executive Summary.

7. OTHER BUSINESS

- A. Speed Limit on Main Street
 - i. Alan Isaacson asked if Aaron Galley had spoken to anyone about lowering the speed limit on Main Street to 25 MPH.
 - ii. Aaron Galley said that he has an emailed list from Scott Murphy of what the town is looking at doing. He said that Scott Murphy spoke to Chief Billings and the chief's opinion was that lowering the speed limit probably wouldn't do any good.
 - iii. Alan Couch said that he tries to drive 25 MPH through town and there are people behind him – at times – that are right on his tail.
 - iv. Aaron Galley said that 30 MPH is too fast. He said that Main Street should be pedestrian-friendly. He will talk to Scott Murphy this week. He will send the list (that Scott Murphy sent to him) to board members.
- B. Crosswalks and Lines
 - i. Alan Isaacson said that he spoke to someone from the Highway department and was told that the crosswalks were contracted out and they had to stop working because of the rain.
 - ii. Aaron Galley said that he saw people working on them recently.
 - iii. Alan Couch said they have also started working on the lines in the street. He said we need enforcement, direct or indirect.
- C. Route 100 South
 - i. Alan Isaacson said that large trucks are still coming down Route 100 too fast. He thought the state was supposed to put up new signs.
 - ii. Rose Goings said this board needs to take that up with the Select Board.
 - iii. Alan Couch said they were supposed to put up speed and grade signs.
 - iv. Rose Goings said that she doesn't recall that the state promised to put up new signs. She added that flashing light signs would be nice.
- D. Re-categorizing Streams
 - i. Jason Rasmussen said there will be a meeting soon, with Marie Caduto regarding re-categorizing streams, possibly the Branch Brook and Buttermilk Falls.
 - ii. Alan Isaacson said this board discussed those years ago.
 - iii. Jason Rasmussen said the discussions will also include the process. They will explain the implications. He said he doesn't know if the state ever reclassifying streams. He

- said this board also discussed reclassifying the Grant Brook to Class 1. He said the meeting will be held on Thursday, July 11 at 4:00 p.m. at the Regional Planning Commission office in Ascutney.
- iv. Alan Isaacson asked Jason Rasmussen to see if the state did change any of the ones this board had requested be changed.
- E. Village Center Designation Building Renovation Grants
- i. Rose Goings advised that the application period for grants for renovations of buildings in the Village Center is now open. She asked people to spread the word. She doesn't know when the application period will be closed.
 - ii. Alan Isaacson asked Rose Goings to put a notice in the papers.
 - iii. Rose Goings said that the state does have people who will help with applications. She said that she will email owners of buildings in the Village Center. She said that the state website has information.
 - iv. Alan Isaacson said that the laws have changed and the amounts have increased, but the period to complete the work is down from 5 to 3 years. He said that the rules used to say "religious buildings" and now only say "churches."
 - v. Jason Rasmussen said that he will put the Village Center Designation map in the town plan.
- F. Grants
- i. Alan Isaacson said that there are several grant opportunities out there, but that we need more than this board to do the work. He said that Chester has a very active citizenry that help push things through.
 - ii. Terry Carter suggested they contact FOLA and try to reach out to the people who came to the public meeting this board had.
- G. Broad Band Update
- i. Jason Rasmussen said that the effort from Cavendish group that was pursuing the Northern Borders grant fell through. TDS was not eligible for the money. They are continuing to work on it and possibly would be willing to talk with you. He suggested possibly working with Cavendish and Weathersfield. VTEL had a grant, years ago, and the government considers most of Vermont fully served. He added that the state has recently passed a bill that would fund one person to be hired to work with communities on this issue. He will send that person's contact issue as soon as an individual is hired.
- H. Representative to the Regional Planning Commission
- i. Rose Goings advised that at this board's reorganization meeting, they appointed her as the town's representative to the Regional Planning Commission. She said that she finds that she is really too busy to make it to the meetings.
 - ii. Terry Carter volunteered to take on the position, starting with the meeting on August 19th. She is unable to start at the July meeting.
 - iii. Rose Goings said she will advise the Select Board.
- I. Congress of New Urbanism
- i. Jason Rasmussen said that the state has hired the Congress of New Urbanism to consult on statewide housing issues. They are looking for towns to volunteer to allow them to come in and survey the town and look at their zoning regulations. He does not know the time line on this.
 - ii. There was consensus among board members to invite them to Ludlow.
- J. Parking and Public Transportation Discussions
- i. Torin Tofferi said that he recently attended a meeting of a group of Ludlow business owners who were discussing issues in Ludlow, such as parking and public transportation.
 - ii. Alan Isaacson said the town plan expresses a need to this.

- iii. Torin Tofferi said the group also discussed problems with speed on the Okemo Access Road.

8. **ADJOURN**

- A. **MOTION by Alan Isaacson and seconded by Aaron Galley to adjourn this meeting. Motion passed unanimously.**
- B. Meeting adjourned at 7:15 p.m.

Respectfully submitted,

Lisha Klaiber

Alan Couch, Chairman

Alan Isaacson

Terry Carter

George Tucker

Aaron Galley