

***PRELIMINARY MINUTES***

**TOWN OF LUDLOW**

**SELECT BOARD**

**SPECIAL MEETING**

**THURSDAY, JANUARY 26, 2023**

**HOWARD BARTON, JR. CONFERENCE ROOM**

**8:00 A.M.**

**BOARD MEMBERS PRESENT:**

Bruce Schmidt, Chairman  
Scott Baitz

Robert Brandt  
Justin Hyjek

Brett Sanderson

**STAFF PRESENT:**

Scott Murphy

Angela Kissell

**OTHERS PRESENT:**

Noah Schmidt

Steven Meyers

Kathy Burns

**AGENDA**

**1. CALL TO ORDER**

- A. Bruce Schmidt called the meeting to order at 8:00 a.m. He led the meeting in the Pledge of Allegiance.

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

- A. None

**3. POSSIBLY APPROVE AND SIGN WARNING FOR THE 2023 ANNUAL TOWN MEETING:**

- A. Bruce Schmidt asked if Article 11 was added by Voter Petition.  
B. Scott Murphy said if they read the Management Explanation, they'll see that it was added by Petition.  
C. Justin Hyjek just wanted to be sure that it was clear for the Voters.  
D. Justin Hyjek asked about Article 12 and didn't we discuss that last meeting?  
E. Scott Murphy it was put on as an open discussion.  
F. Scott Murphy said we can discuss it and anything else that will come up.  
G. **MOTION by Robert Brandt and seconded by Scott Baitz to approve the Warning for the 2023 Annual Town Meeting.**

**4. DISCUSS PARKING ISSUE AT 194 – 196 MAIN STREET:**

- A. Bruce Schmidt that there was a letter received about parking and wanted to know if we wanted

- to discuss it now or at the next meeting. He asked Scott what his thoughts were.
- B. Scott Murphy said that Town Attorney Steve Ankuda and Attorney Lawrence Slason have been working together. Scott said that Steve Ankuda didn't have anything fresh to add at this point.
  - C. Scott Murphy said that the goal is to come to a compromise and avoid a lawsuit.
  - D. Bruce Schmidt asked if the Town really needs to have an Attorney? What does the Town gain?
  - E. Scott Murphy talked about taxation and about the O'Hara property is landlocked. Scott said he didn't see a problem with relinquishing 3-4 parking spots.
  - F. Bruce Schmidt it is their land.
  - G. Scott Murphy said we are dealing with Zoning Regulations that are quite antiquated. Scott is hoping that the Planning Commission can propose better regulations.
  - H. Justin Hyjeck commented that there is limited parking.
  - I. Steve Meyers commented about the challenges with parking and parking spaces depending on bedroom count.
  - J. Bruce Schmidt there would be a reduction in the square footage from 10,000 ft to 5,000 ft.
  - K. Bruce Schmidt said to put something on the February Agenda from Planning Commission. Possibly talk with Terry Carter, Planning Commission Chair.
  - L. Bruce Schmidt at the end of the day the Board needs to decide what they need to do. There are a lot of opinions.
  - M. Scott Baitz asked if the land was really land locked.
  - N. Justin Hyjek said he would like to see a conclusion to this issue. He has seen letter from the Attorney.
  - O. Bruce Schmidt asked if we want to give guidance.
  - P. Bruce Schmidt said that we need to work on this.
  - Q. Justin Hyjek asked about the size and parking spaces.
  - R. Scott Murphy explained the sizes.
  - S. Scott Murphy mentioned that Lawrence Slason is sending letters to Steve Ankuda, directly and therefore, neither the Municipal Manager nor the Select Board have been receiving them timely.
  - T. Bruce Schmidt wants this issue to go away.
  - U. Justin Hyjek says that we're a small community and need to work with them.
  - V. Bruce Schmidt said that the remaining parking will be first come first serve.
  - W. Scott Murphy, we will need to keep it at no overnight parking for snow removal.
  - X. Justin Hyjek commented that it will be parking for lodging guests.
  - Y. Scott Murphy commented that there was an old agreement with Mary Jane O'Hara for 1 dedicated space. The Town maintained it.
  - Z. Bruce Schmidt said let's get this resolved with or without Steve Ankuda or Lawrence Slason.

5. **OTHER BUSINESS:**

- A. None

6. **ADJOURN**

- A. **MOTION to adjourn by Brett Sanderson and seconded by Scott Baitz. Motion passed unanimously.**
- B. Meeting adjourned at 8:25 a.m.

Respectfully submitted,

Angela Kissell

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Bruce Schmidt, Chairman

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Brett Sanderson

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Scott Baitz

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Justin Hyjek

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Robert Brandt