

PRELIMINARY MINUTES

**TOWN OF LUDLOW
BOARD OF SELECTMEN**

**PUBLIC CONCERNS MEETING AND
REGULAR MEETING**

April 6, 2015

BOARD MEMBERS PRESENT:

Howard Barton, Jr., Chairman	Logan Nicoll	Bruce Schmidt
John Neal	Brett Sanderson	

STAFF PRESENT:

Frank Heald	Rose Goings
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OTHERS PRESENT:

Sharon Beaumont	Alan Couch	Ralph Pace
Ron Bixby	Jennifer Fitch	Ted Reeves
Sharon Bixby	Alan Isaacson	Herb Van Guilder
Phil Carter	Carl Matteson	Ed McEaney (LPC-TV)
Terri Carter	Katharine Otto	

**PUBLIC CONCERNS MEETING FOR THE DECK REPLACEMENT PROJECT: LUDLOW
STP DECK (39) VT 100 BRIDGE #99 OVER THE BRANCH BROOK**

1. Howard Barton opened the meeting at 7:00 p.m. and advised that this is a public meeting to obtain an overview of the project for the repairs of the bridge at the intersection of Route 100N and Route 103 and to obtain the views of citizens.
2. Jennifer Fitch advised that the project had been initiated and is on a Fast Track schedule. It is already into the design stage. The deck is delaminating and rusting. The beams and substructure are in good shape. Truck turning movements are difficult. The speed there is 40 MPH. There are options with regard to construction. They can close the bridge or can use an alternating one-way traffic configuration during construction. Fixing the deck will help preserve the beams and superstructure. The action will be for full deck replacement. Currently, the shoulders are 3 feet wide and the lanes are 14 feet wide. The plans for the final deck will be with 3'10" shoulders and lane width of 14'. They will use precast concrete panels for the new deck. They are still deciding whether to have short term closure with offsite detours (using Rod & Gum Club Road as one of the detours) or used phased construction with one-way traffic alternating configuration. Closure would be approximately 10 days, while alternating traffic configuration would take about 12 weeks. They will work with the EMS departments during construction periods. The plans are for this to be done either during the summer of 2017 or 2018. There are 4 projects scheduled in the Ludlow area for 2017: the deck for bridge #99, the downtown bridge, the intersection and paving of Route 103 from Rockingham to Clarendon.
3. Bruce Schmidt asked if they have looked at the intersection of Rod & Gun Club Road at Route 100. It should also be of concern as it does not have good site distance and the transition is not great.
4. Jennifer Fitch said the town would be compensated for the road closure with a grant.

5. Frank Heald asked if there would be flaggers.
6. Jennifer Fitch said only at the bridge. She said that enforcement is important.
7. Sharon Bixby asked if there would be a temporary stop light at Rod & Gun Club Road.
8. Jennifer Fitch said that would be up to the town as AOT does not do it. She said that if anyone has any questions, please contact her.
9. The board thanked Jennifer Fitch for the presentation.

REGULAR MEETING OF THE SELECTBOARD

1. Call to Order

- A. Chairman Howard Barton called the meeting to order at 7:33 p.m.
- B. All members present.

2. Annual Board Reorganization

- A. Elect Chair of the Board
 - i. **Motion by Brett Sanderson and seconded by John Neal to elect Howard Barton Chair of the board. Motion passed unanimously.**
- B. Elect Vice Chair
 - i. **Motion by Brett Sanderson and seconded by Logan Nicoll to elect Bruce Schmidt as Vice Chair of the board. Motion passed unanimously.**
- C. Elect Clerk of the Board
 - i. **Motion by Bruce Schmidt and seconded by John Neal to elect Brett Sanderson as Clerk of the board. Motion passed unanimously.**
- D. Appoint Union Negotiation Team Members
 - i. **Motion by John Neal and seconded by Logan Nicoll to appoint Bruce Schmidt and Brett Sanderson Union Negotiation team members. Motion passed unanimously.**
- E. Appoint Ludlow Enterprise Fund Committee Members
 - i. **Motion by Bruce Schmidt and seconded by Logan Nicoll to appoint Howard Barton and Brett Sanderson as Enterprise Fund Committee members. Motion passed unanimously.**
- F. Set Day and Time of Regular Meetings and Alternate Meetings
 - i. **Motion by Brett Sanderson and seconded by John Neal to continue with regular meetings to be held the first Monday of each month at 7:00 p.m. Special meetings, if needed will be held on the third Monday of the month at 7:00 p.m. Motion passed unanimously.**
- G. Appoint Recording Secretary
 - i. **Motion by Bruce Schmidt and seconded by John Neal to appoint Lisha Klaiber as secretary. Motion passed unanimously.**

H. Designate Newspaper of General Circulation

- i. Howard Barton said that THE VERMONT JOURNAL had sent a letter to the board requesting to continue as paper of record.
- ii. Frank Heald said they have been satisfied with THE VERMONT JOURNAL.
- iii. **Motion by Logan Nicoll and seconded by Brett Sanderson to designate THE VERMONT JOURNAL as newspaper of circulation and to continue using THE RUTLAND HERALD as backup paper. Motion passed unanimously.**

I. Adopt Roberts Rules of Order

- i. Howard Barton advised that the Board has used Roberts Rules of Order for the meetings.
- ii. **Motion by Bruce Schmidt and seconded by Brett Sanderson to continue using Roberts Rules of Order. Motion passed unanimously.**

J. New Volunteer Position

- i. Frank Heald advised that in the coming year, there will be challenges in the ambulance department and asked for a volunteer to work with him
- ii. John Neal volunteered.

3. **Approve Minutes of Previous Meetings**

- A. Howard Barton advised that the minutes to be approved are from the regular meeting of February 1, 2016 and Special Meeting of February 11, 2016.
- B. **MOTION by Brett Sanderson and seconded by John Neal to approve the minutes of February 1, 2016 and February 11, 2016 as presented. Motion passed unanimously.**

4. **Comments from Citizens**

- A. Herb VanGuilder asked the board to reconsider the local options sales tax. He said that many people at town meeting did not understand the tax and voted against it. He would like the Select Board to advertise a re-vote for the tax.

5. **Appoint Town Officers**

- A. Frank Heald advised that there is an opening for Town Service Officer and that Ted Reeves the position was discontinued due to the merger CT River and the route to Rutland.
- B. **MOTION by Bruce Schmidt and seconded by Brett Sanderson to appoint the slate of candidates for 2017 as presented with the addition of Frank Heald as Town Service Officer. Motion passed unanimously.**

6. **Liquor Control Board**

- A. Howard Barton advised that they would do the Okemo licenses first.

Applicant

Business Name

Okemo Mountain Food and Beverage

EPIC
Willie Dunn's Grille
Sitting Bull Lounge-Base Lodge
Smoky Joe's Grill
Sky Bar
Jackson Gore Inn
Corner Store at Jackson Gore

- B. **MOTION by Brett Sanderson and seconded by Logan Nicoll to approve the liquor licenses for Okemo as indicated.**
- C. Bruce Schmidt and John Neal, both work for Okemo, abstained from the vote.
- D. **Motion passed unanimously**
- E. **Other Liquor License Renewals**

Applicant

Barrich Corporation
46 Depot Street Annex, LLC
Stuart, Leslie Pearson
Goodman's American Pie
Moon Calhoun LLC
Gaignard, Richard C
Brockton Corporation
Olson Hospitality LLC
TBK Inc.
Windrush Investments LLC
Good Times Ludlow LLC

Business Name

Pot Belly Pub
Stemwinder
The Wine and Cheese Depot
Same
Downtown Grocery
D.J.'s Restaurant
Shaw's Beer and Wine
Sam's Steakhouse
Tom's Loft Tavern
Tyson Village Store
Ludlow Country Store

- F. Howard Barton asked if all licenses were current on taxes and any other fees.
- G. Frank Heald said yes.
- H. John Neal recused himself from the vote.
- I. **MOTION by Bruce Schmidt and seconded by Brett Sanderson to approve the liquor license renewals indicated above. Motion passed unanimously.**
- J. Frank Heald advised that an Entertainment Permit Ordinance is on the books for any live music, juke boxes, etc. There is a facility that does not have one and a complaint was received against that facility. He said he will send out a letter to all establishments advising them of the ordinance and enclosing a copy of the application for an Entertainment Permit.

7. **Consider Wounded Warrior Project 5k/10k Run**

- A. Howard Barton advised that a letter has been received from Sara Stryhas advising that she would like to hold the Wounded Warrior Race on May 28, 2016. She said it would be basically the same as the race in last year. This has been approved by Chief Billings.
- B. Howard Barton said it is a good project.
- C. **MOTION by John Neal and seconded by Brett Sanderson to approve the project as presented. Motion passed unanimously.**
- D. Herb VanGuilder questioned if this is the same Wounded Warrior project that has been in the papers for misappropriations of funds.

- E. Frank Heald said it is and that Sara works directly with the American Legion on this. He added that since the publicity, the group has replaced its top officers and the board of directors seems to have straightened it out.

8. **Consider & Approve Ludlow Rotary Club's Annual Okemo Bike Climb**

- A. Frank Heald said that this is a medium fund raiser for the Rotary and has been done in the past. He said highway, ambulance and police are on board. It goes from Jackson Gore to the top of the mountain.
- B. **MOTION by Bruce Schmidt and seconded by Brett Sanderson to approve the Rotary request for the Okemo Bike Ride to be held on June 25, 2016. Motion passed unanimously.**

9. **Approve VTRANS Annual Financial Plan – Town Highways**

- A. Frank Heald advised that this is the annual certificate to the state that the town is spending at least \$300/mile on Class I, II and III highways. He assured the board that they spend in excess of that annually.
- B. **MOTION by Bruce Schmidt and seconded by John Neal to sign the certificate. Motion passed unanimously.**

10. **Sign Bridge #25 (Smokeshire) on TH #38 Compliance**

- A. Frank Heald advised that it was realized that the guard rails on this bridge have failed. It will be inspected when the snow is gone and he will come up with plans to make it safer.
- B. MOTION by Bruce Schmidt and seconded by Brett Sanderson to authorize Frank Heald to have the bridge railing fixed. Motion passed unanimously.

11. **Adopt Local Emergency Operations Plan (LEOP)**

- A. Howard Barton asked if the plan is the same as last year.
- B. Frank Heald said it is pretty much the same.
- C. **MOTION by Brett Sanderson and seconded by John Neal re-adopt the Emergency Operations Plan and to authorize Frank Heald to sign the document. Motion passed unanimously.**

12. **Consider Changes to Ludlow Municipal Plan**

- A. Alan Isaacson advised that the Planning Commission updated the Energy Section of the town plan to deal with siting issues. They changed references to Wind power to all renewable energy projects. They feel these changes will serve the town better than the current wording. They also change all references to CVPS to Green Mountain Power and updated some numerical data in the town plan.
- B. Howard Barton said that he would prefer to table this discussion until after the legislation gets through the House.

- C. Alan Isaacson said that Jason Rasmussen said that the bill passes; we may have to change the town plan again, but that it is better to state our position and have it on the record before things to change.
- D. Howard Barton said he thinks the House is making changes to the bill passed onto them by the Senate.
- E. Logan Nicoll said that the current town plan says commercial wind power projects, the new wording would cover all commercial scale projects are prohibited. This would encompass not only wind, but all renewable energy projects. The other changes are mostly clerical updates and the addition of some data. It would give us more regulatory ability.
- F. Alan Isaacson said the 8 criteria at the bottom could only have been applied to wind projects, now they would apply to all projects. It will give the town the ability to make a statement. The Planning Commission is only asking for the Select Board to schedule a public hearing.
- G. Logan Nicoll said to schedule it in May. It's common sense to have it on the books.
- H. John Neal asked if they would have to change the town plan if the bill passes at the state level.
- I. Alan Isaacson said according to Jason Rasmussen, probably yes.
- J. Howard Barton said the board could schedule a public hearing, but he would like to see what happens in the House.
- K. **MOTION by Logan Nicoll and seconded by John Neal to schedule a public hearing on the town plan on June 6, 2016. Motion passed unanimously.**

13. **Consider Changes to Town of Ludlow Zoning & Flood Hazard Regulations**

- A. Alan Isaacson advised that the changes submitted for the proposed changes to the zoning regulations consist of 2 parts and a summary. The board suggests changes to Section 260.2. These are changes to Site Plan Review, Plan approval and screening. By law, if screening is required on one project, it must be based on the same requirements as any other project screening requirements. The other change is to the definition of Retail Use, where the Planning Commission added a 5,000 square foot, per floor maximum footprint. He added that there was considerable disagreement among the Planning Commission members and it was voted to pass this along to the Select Board.
- B. Bruce Schmidt advised that he had attended the last plc meeting and voiced his personal concerns about this change. He said that it appeared that it had come about as a result of the recent expansion at Benson's and that the plc was getting on Benson's. He said that he does not agree with this change. He added that he is not sure whether a dollar store would be good or bad for Ludlow and also that he is not sure whether expansions of Shaw's or Rite Aid would be good or bad. He said the Select Board needs to give the plc their thoughts either by attending their meetings or via comments through Logan Nicoll.
- C. Terri Carter said that would not change things. Strip malls or large shopping centers should not be in Ludlow. We need to work on our brand and encourage small businesses that pay livable wages. We should not have places like a Walmart. The only preventive regulation we have is no drive-throughs. Chester is paying to fight off the dollar store. We have to ask what we want this town to look like. She said that she shops in Montpelier because of the small shops. She wants a town vote on this or a survey to get public opinion. People don't want sprawl.
- D. Alan Isaacson said he disagrees with Terri Carter. This size limit would also limit business growth. Years ago, the, then, plc discussed Design Review and there was no desire for it. He feels that would be the way Terri Carter would get what she wants. Manchester has large businesses with design standards. It would mean lots of work and another board to administer it.

- E. Howard Barton said that 5,000 square feet is not very big.
- F. Logan Nicoll said that would be per floor.
- G. Alan Isaacson said that Shaw's, Rite Aid and Tygart's already exceed that.
- H. Howard Barton said if Shaw's took over the plaza, it would not change the footprint of the existing plaza. He added that area is in the flood zone.
- I. Terri Carter said we could exempt existing businesses.
- J. Alan Isaacson said the area for large stores may be on Route 103 by Bixby.
- K. Logan Nicoll said that Benson's would have happened even if this limit was in place, because it is not considered a retail business. He added that it is not in the character of the town. Shaw's and Rite Aid are retail and with this, they would not be able to expand. He is strongly in favor of this. It would not be good for Shaw's or Rite Aid to expand. He wants small businesses.
- L. Howard Barton asked about the Industrial District.
- M. Logan Nicoll said you would not be able to have a retail use over 5,000 square feet.
- N. Howard Barton asked about LaValley's.
- O. Alan Isaacson said they wouldn't be able to expand.
- P. Terri Carter said to exclude them.
- Q. Ted Reeves said this would preclude Okemo from rebuilding the base lodge. He likes the idea mentioned by Alan Isaacson about design review. He said that he would be opposed to a 5,000 square foot limit.
- R. Terri Carter said that Okemo would stay within the existing footprint.
- S. John Neal said that Ludlow's demographics haven't really changed and businesses looking to come into town would look at this. Our demographics would not support large companies building here. He thinks design review is better. He will not support a limit of 5,000 square feet.
- T. Alan Isaacson said the plc is asking the Select Board to schedule a public hearing on the other parts of the changes to the zoning regulations.
- U. Phil Carter said the DRB has not taken a position on design review. The DRB has no power, at this time, for design review. The DRB either approves or disapproves applications based on existing regulations.
- V. Howard Barton asked about the house renovation by the school where the DRB excluded vinyl siding.
- W. Phil Carter said that house is in the Preservation District and originally had wood. We did put in standards when Odyssey built and we really not empowered to do so at the time. We would have lost an appeal.
- X. Terri Carter said that she put in the 5,000 square foot limit because Dollar General will not build less than 7,000 square feet.
- Y. Howard Barton asked Select Board members if they want to have a public hearing on both or one or the other.
- Z. Logan Nicoll said if we hold a public hearing on this, we may get comments and then the Select Board would vote.
- AA. Howard Barton said the Village did just the screening.
- BB. Frank Heald said that Leslie Stuart dropped off a letter (see attached copy.) She agrees with the 5,000 square foot limitation.
- CC. John Neal recommended that the board hold a public hearing on screening, Section 206.2 and hold off on the retail use definition.
- DD. **MOTION by John Neal and seconded by Brett Sanderson to schedule a public hearing on screening Section 260.2 and to hold off on retail use until a more reasonable definition can be found.**

- EE. Logan Nicoll said there is no reason not to have the public hearing on retail use definition to get public comments. There may be others like Leslie Stuart who agree with it. He suggested that the board schedule public hearings for both, but vote separately.
- FF. Bruce Schmidt said that he agrees with Logan Nicoll in so far as scheduling the public hearing for both. He said it is important to get public input. He knows that the plc is somewhat fractured.
- GG. **Vote was taken. 3 for, 2 against (Bruce Schmidt and Logan Nicoll.) Vote passed.**

14. **Receive & Act on Petition to Reconsider the Exempt Status of the Ludlow Masonic Association at 22 Buttermilk Falls Road & Sign Warning for Special Town Meeting**

- A. Frank Heald advised that a petition, with verified signatures had been submitted to town hall to schedule a special town meeting to reconsider the tax exempt status of the Masonic Lodge property.
- B. **MOTION by John Neal and seconded by Logan Nicoll to schedule a special town meeting for reconsideration of the tax exempt status of the Ludlow Masonic Association at 22 Buttermilk Falls Road.**
- C. Frank Heald said the special town meeting would be scheduled on May 2, 2016 at 7:00 p.m. and the vote would be held on Tuesday, May 10, 2016. He added that in order for this to pass, there must be 2/3 of the original number of votes in favor. That would 200+ votes in favor.
- D. Bruce Schmidt said that he is a Mason, but feels comfortable accepting this petition and voting on the motion.
- E. **Motion passed unanimously.**

15. **Discuss Class 4 Highway & Trail Policy**

- A. Frank Heald said that the VLCT suggests that towns have an ordinance for Class 4 highways and trails. He asked the board members to read through the draft and discuss at their next meeting.
- B. MOTION by Brett Sanderson and seconded by John Neal to table this discussion for the next meeting. Motion passed unanimously.

16. **Review Town Meeting Comments**

- A. Howard Barton said that he read through the minutes of the town meeting and one thing concerns him. Looking at the comments from Peter Girouard, Howard Barton said he would also like to know where the Recreation funds are being used. He would like to know specific uses.
- B. There was agreement from board members.
- C. Local Options Tax
 - i. Howard Barton said that many people had the same comment as Herb VanGuilder had made earlier. People just didn't understand and just thought of it as another tax. We really need to make it clearer.
 - ii. Frank Heald said it was discussed at 2 Select Board meetings and he also did a show on LPC-TV to discuss it.
 - iii. Bruce Schmidt said they need to send out flyers and get organizations behind it. He is personally concerned about a revote. He thinks the voters do not like it when we do

- that. They have spoken with their vote. He added that maybe the Select Board did not do its homework well enough. We should wait at least one year before we bring this up again.
- iv. John Neal said that when Colchester did it, they reached out to local businesses and formed a support group that understood the program.
 - v. Alan Isaacson said that he had heard that people thought that 30% to the state was exorbitant and that was the biggest objection.
 - vi. Howard Barton said that 70% would still come to Ludlow.
 - vii. Frank Heald said that the 30% to the state would go to the pilot program for state lands within the town borders.
 - viii. Alan Isaacson said people thought we were just giving away 30%.
 - ix. Howard Barton said that it would have been collected on room, meals and alcohol.

17. Discuss Ambulance Staffing Issue

- A. Frank Heald advised that the Ambulance Department is facing dilemmas: call volume is increasing and staffing of on-call volunteers is decreasing. We added one paramedic on a limited term agreement and have talked about adding another. In this fiscal year, we have missed 40+ calls and it is not improving. Also, both Mount Holly and Chester are having the same problems. We need to augment staff in the budget. We need to start conversations with Cavendish, Chester, Plymouth and Mount Holly about how to transition in the future. He said that call volumes are spiking. We try to provide the best ambulance service possible, but it is getting more challenging.
- B. Bruce Schmidt asked how many people are on the roster.
- C. Carl Matteson said 22 on the roster, including volunteers and paid staff. He added that a couple are on leave and some go on leave in the summer. We get about 800 calls per year. This includes himself, 2 part time staff and 8 to 10 volunteers who do most of the calls.
- D. Frank Heald said that of that 8 to 10, there are 3 to 5 that do the majority.
- E. Howard Barton asked if they are getting any young volunteers.
- F. Carl Matteson said no, only sporadically during college breaks. Then, they find jobs elsewhere.
- G. Howard Barton asked if that is because of state training rules.
- H. Carl Matteson said that the state rules have lessened over the last couple of years, but that is a part of it. Keeping up their licenses is also a part of it.
- I. Frank Heald said the Fire Department is also facing the same problems. He said that the next 6 months will be profound.
- J. Logan Nicoll said that recently his grandmother waited over 1 hour and finally got an ambulance from Chester.

18. Consider Town Ordinance Prohibiting Drug, Tobacco & Vaping Paraphernalia Establishments & Further Prohibiting Marijuana Dispensaries

- A. Frank Heald advised that there is a bill regarding legalization of marijuana in the House that is still in discussion.
- B. Alan Isaacson said that the towns will still have the ability to exclude dispensaries.
- C. Frank Heald asked if they want to schedule a public hearing. He said that the wording for the ordinance had come from Sargent King and Alan Isaacson.

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- D. Alan Isaacson said that is currently a smoking ordinance on the books. Sargent King, BRACC and I thought it needed to be reworded and this is the concept that we thought should be included.
 - E. Howard Barton asked if the state could push it aside if marijuana is legalized.
 - F. Logan Nicoll said the current bill says towns can still exclude dispensaries.
 - G. Alan Isaacson said it would not hurt to get this on our books and to record our position.
 - H. Bruce Schmidt said the word “village” is in there.
 - I. Alan Isaacson said the ordinance is meant for the town and village.
 - J. Howard Barton said he thinks there should be separate ordinances.
 - K. Frank Heald said the Trustees and Select Board would each sign one.
 - L. Bruce Schmidt asked if we can increase the first offence to more than \$100. He also asked about revocation of the conditional use permit.
 - M. Alan Isaacson said if they have a retail use permit, and they increase their display, they would lose their permit.
 - N. Bruce Schmidt asked what happens if the bill passes in the state.
 - O. Frank Heald said we don’t know what the law will say.
 - P. Bruce Schmidt said this says no marijuana sales in Ludlow.
 - Q. Frank Heald said that is correct.
 - R. Logan Nicoll said no dispensaries.
 - S. Bruce Schmidt emphasized that we must be clear that we don’t want dispensaries in Ludlow. He asked if VLCT has a model ordinance.
 - T. Alan Isaacson said no.
 - U. Bruce Schmidt said we should increase the fines.
 - V. Frank Heald said we will include higher fines and added that each day will be a new violation.
 - W. Logan Nicoll suggested \$250 for the first offence and \$500 for the second.
 - X. **MOTION by Bruce Schmidt and seconded by Brett Sanderson to warn a public hearing for Town Ordinance Prohibiting Drug, Tobacco & Vaping Paraphernalia Establishments & Further Prohibiting Marijuana Dispensaries on May 2, 2016. Motion passed unanimously.**

19. **Department Head Reports**

- A. Howard Barton advised that all reports are in for the February and March.

20. **Other Business**

- A. **West Hill Discussion**
 - i. Bruce Schmidt suggested that he would like to get a discussion started on what to do with the West Hill Recreation area. He would like to bring in the Recreation Committee to discuss it. Currently, we are doing nothing with the area, but do need to maintain the building and grounds.
 - ii. Howard Barton agreed that the board needs to make a decision about it.
 - iii. Bruce Schmidt said he would like to have plans made for the next town meeting.
 - iv. Frank Heald said that they hope to take the water out and fix the valve and at the same time, reclaim the beach area.
- B. **Open Meeting Law**
 - i. Frank Heald advised that we have taken the position that the Ambulance and Fire Departments are town departments and by statute, the Municipal Manager appoints the

fire chief and ambulance coordinator, taking into consideration the recommendations of the departments. Their meetings are no different from Safety, Waste Water and the Electric Departments. No department may spend money that has not been approved as part of the budget. Minutes will not be published.

21. **Set Date for Next Meeting**

- A. Howard Barton advised that the next regular meeting would be May 2, 2016 at 7:00 p.m.

22. **Sign Warrant Orders**

- A. Warrant orders have been signed.

23. **Possible Executive Session/Personnel/Contracts/Legal Issues**

- A. Frank Heald advised that an Executive Session is not needed.

24. **Adjourn**

- A. **MOTION by Brett Sanderson and seconded by John Neal to adjourn. Motion passed unanimously.**
- B. Meeting adjourned at 9:02 p.m.

Respectfully submitted,

Lisha Klaiber

Howard Barton, Jr., Chairman

Brett Sanderson

John Neal

Bruce Schmidt

Logan Nicoll

To the Ludlow Selectboard

From: Leslie Stuart, village resident and business owner

Re: discussion about changes to Town and Village Zoning

Date: Monday, April 4, 2016

I am unable to attend your meeting this evening due to a conflict with a another board meeting, but wanted to express my interest in continuing the conversation about amending Ludlow's Town and Village Zoning to help prevent potential encroachment by big box stores.

Ludlow is a unique Vermont ski town because we have an actual village that is home to small, independently owned store fronts, restaurants and businesses. We should be working towards strengthening our down town and preserving the integrity of Main Street. During the past few years we have seen several new restaurants and businesses open up in Ludlow. It would be great to see more complementary businesses occupy our downtown, creating an interesting and vibrant community.

A big "box store" may create a dozen or so minimum wage jobs, but it would be at the expense of the other small businesses in Ludlow. I believe that the town should consider reducing the total square footage in the definition of retail space in the Town and Village Zoning to prevent this from happening.

Sincerely,


Leslie Stuart