

MINUTES

**TOWN OF LUDLOW
BOARD OF SELECTMEN**

**PUBLIC HEARING AND
REGULAR MEETING**

August 3 2015

BOARD MEMBERS PRESENT:

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

STAFF PRESENT:

Frank Heald	Rose Goings
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OTHERS PRESENT:

Alan Isaacson	Ted Reeves	Margaret Stratman
Ralph Pace	Barbara Ruiss	Ed McEaney (LPC-TV)

PUBLIC HEARING

PROPOSED AMENDMENT TO THE MUNICIPAL PLAN

1. Howard Barton called the public hearing to order at 7:00 p.m. All members present. He advised that the hearing is for changes to the Municipal Plan.
2. Rose Goings said that the changes are in Chapter 3 - Natural Resources, Chapter 4 – Scenic and Historic Resources, Village Center Designation and the inclusion of a new Chapter 11, Flood Resiliency. She said that in Chapter 3, new references were added to Flood Resiliency and a new section, Air Resources was added. In Chapter 4, changes were made on pages 27 and 28, including a new map on page 28. She said that Chapter 11 Flood Resiliency is a new chapter.
3. Alan Isaacson said that the Planning Commission has received a request to expand the area for the Village Center Designation, expanding it on Pond Street to near the Chamber of Commerce. In order to apply to the state for approval of the expansion, it must be designated in the town plan. He said the inclusion of the Air Resources section of Chapter 3 and the new Flood Resiliency Chapter 11, were done as a result of state statute.
4. Rose Goings explained that the Planning Commission is still working with the state to reduce the Flood Resiliency area.
5. Bruce Schmidt noted that the Planning Commission has done quite a bit of work and the Board does not have to like parts of it, but it must be done.
6. Logan Nicoll said the Planning Commission is hoping to get the Flood Resiliency map reduced to show actual erosion areas.
7. Rose Goings advised the Flood Resiliency comes in to play with Act 250 and Act 248.
8. **MOTION by John Neal and seconded by Logan Nicoll to adopt the changes to the Municipal Plan as presented. Motion passed unanimously.**
9. Bruce Schmidt thanked the Planning Commission for their hard work.
10. **MOTION by Brett Sanderson and seconded by Bruce Schmidt to close this hearing. Motion passed unanimously.**

**SELECT BOARD
REGULAR MEETING**

1. **Call to Order**

- A. Chairman Howard Barton called the meeting to order at 7:15 p.m.
- B. All members present.

2. **Approve Minutes of Previous Meetings**

- A. Howard Barton advised that the minutes to be approved are from the regular meeting of July 6, 2015 and the Special Meeting of July 14, 2015.
 - B. **MOTION by Bruce Schmidt and seconded by Brett Sanderson to approve the minutes of the regular meeting of July 6, 2015 and the Special Meeting of July 14, 2015. Motion passed unanimously.**
3. **Comments from Citizens**
- A. Barbara Ruiss asked what the Dean Brown Industrial Park is.
 - B. Brett Sanderson said the area by LaValleys and Jeld-Wen.
 - C. Frank Heald said that he had received an email from a resident, which he read to the board, giving accolades to Patti Parker on the great job she is doing at the Transfer Station especially with the new state laws.
4. **Execute VCDP Grant Between Town of Ludlow and Housing Vermont and Windham and Windsor Housing Trust, Inc.**
- A. Frank Heald advised that this is an agreement between the town and Housing Vermont and the Windham and Windsor Housing Trust where the town will act as a pass through of funds from the state for the Black River Overlook project. The town has no financial part in this. He said that the project is moving nicely and that the board had previously appointed him as Authorized Agent for the town. The town is the designated public agency for the project.
 - B. **MOTION by Bruce Schmidt and seconded by John Neal to sign the Resolution to Designate the town as the public agency for the project and to sign the oversight monitoring policy for the Black River Overlook project. Motion passed unanimously.**
5. **Execute Agreement with Regional Planning Commission to Manage VCDP Application & Grant for Dean Brown Industrial Park**
- A. Frank Heald explained that the town had applied for a \$100,000 grant to bring the Dean Brown Industrial Park up to speed and to do a retail study of the Village Center. Montpelier approved the Dean Brown Industrial Park portion, but did not approve the Village Center study. He explained that the area consists of the land where LaValleys and Jeld-Wen are located along with a 5-acre lot owned by the Huots, plus an additional 19 acres owned by the Ludlow Economic Development Corp. or which approximately 7 to 8 acres are developable. It is the only prime industrial part of town. The state is giving us the money for an upgrade study.
 - B. **MOTION by John Neal and seconded by Brett Sanderson to authorize Frank Heald to sign the grant application for the Dean Brown Industrial Park Upgrade Study. Motion passed unanimously.**
6. **Review District Solid Waste Contract and Authorize Municipal Manager to Sign**
- A. Frank Heald advised that the solid waste district negotiates disposal contracts for the towns in the district. He advised that he is on the Board of Supervisors as well as the Executive Committee. He said that this district has limited opportunities for vendors. They sent out RFPs to 5 or 6 vendors and only received one response. The Executive Committee looked at the response and decided to do a 2-year contract with option to renew. They are encouraged that many medium sized vendors are emerging. He said that Wheelabrator isn't in the area any longer. He added that prices are up. He advised that he attends one meeting a month for the board and 4 big meetings per year.
 - B. **MOTION by Bruce Schmidt and seconded by Logan Nicoll to authorize Frank Heald to sign the District Solid Waste Contract. Motion passed unanimously.**
7. **Review & Approve Transfer Station Plan for Upgrades to Accommodate Village Trash/Recyclables**
- A. Frank Heald said that since the Village voted to discontinue pickup, they are anticipating that somewhere between 4 and 6 tons per week will go through the transfer station each week. They need to operate as efficiently as possible and need to make sure that they pull the

absolute maximum every time. They need a third compactor, mainly for recyclables. They reached out to many people to look at the circulation up there. This included people from the business, engineering, recycling. Everyone agreed that in order to maximize efficiency, they need the 3rd compactor. He proposed that they rent a compactor for about \$250 per month. He said that they pulled 5 40 yard containers averaging 2.8 tons each. It cost us \$1,050 in pull charges. If they had the additional compactor, it would have cost us about \$420 and saved us \$630.

- B. Howard Barton asked if we are compacting now.
- C. Frank Heald said they did last week by mistake. We don't have the capacity on weekends to handle it.
- D. Howard Barton asked how long, from start to finish, it would take to get a third compactor on line.
- E. Frank Heald said 1 to 2 weeks.
- F. Howard Barton suggested that they wait to see how things go. He has heard that some of the condominiums are getting their own dumpsters.
- G. Frank Heald said he is concerned about now.
- H. Bruce Schmidt said that the exposure is only \$630 or about \$1200 for 2 months, suggesting that they wait and see if things slow down. He asked what the exposure would be if they did the electrical and concrete work.
- I. Frank Heald said \$600, plus the VFD.
- J. Bruce Schmidt said with the VFD, the exposure would be about \$8,000. What if we do it and don't need it.
- K. Frank Heald said they could probably sell the VFD.
- L. Bruce Schmidt suggested that they watch and wait. He said he would hate to jump into this right off and then see less people. He understands that we are not talking big money, but he would rather wait.
- M. Brett Sanderson said they still have time to wait a while.
- N. Frank Heald said that the village has pickup until September 1st. That is 5 to 7 tons per week.
- O. John Neal asked the worst case scenario.
- P. Frank Heald said open top containers.
- Q. Bruce Schmidt said that happens every once in a while now.
- R. Frank Heald said not often.
- S. Bruce Schmidt asked what would be the drop dead date.
- T. Howard Barton said we should wait until September to see what happens. He said it would take a week to install it. Let's see how September goes.
- U. Bruce Schmidt said they can still do concrete work in October.
- V. Frank Heald said that the open containers cost more. We are also looking for efficiency.
- W. Howard Barton said wait and see what happens.

8. Department Head Reports

- A. Howard Barton advised that all reports are in.

9. Other Business

- A. Walker Bridge
 - i. Frank Heald said the Walker property appraisals for the 4 people on the corners are out and waiting to be signed. If not, the board will have to condemn the land at the September meeting.
 - ii. Bruce Schmidt asked if they are realistic.
 - iii. Frank Heald said they should work. He added that they will re-purpose the \$45,000 Structures Grant and use it to put steel plates over the other two failing spots and cover the plates with concrete. The engineers say it will last a couple of years.

10. Set Date for Next Meeting

- A. Howard Barton advised that the next regular meeting would be Labor Day, September 7, 2015 at 7:00 p.m.

11. Sign Warrant Orders

- A. Warrant orders have been signed.

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

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

13. **Adjourn**

- A. **MOTION by Brett Sanderson and seconded by John Neal to adjourn. Motion passed unanimously.**
- B. Meeting adjourned at 7:42 p.m.

Respectfully submitted,

Lisha Klaiber

Howard Barton, Jr., Chairman

Brett Sanderson

John Neal

Bruce Schmidt

Logan Nicoll