

**VILLAGE OF LUDLOW
BOARD OF TRUSTEES**

THE PUBLIC HEARING

TUESDAY, June 4, 2024

5:30 P.M.

REGULAR MEETING IMMEDIATELY FOLLOWING

6:00 PM

HEALD AUDITORIUM

Village Trustees Meeting – Zoom Link

Meeting ID: 984 2249 8745

Passcode: 045593

One tap mobile

+13126266799, 98422498745#,,,,*045593# US (Chicago)

+16469313860, 98422498745#,,,,*045593# US

Dial by your location

<https://zoom.us/j/98422498745>

TRUSTEES PRESENT:

Bob Brandt, Chairman

Justin Hyjek

Julie Nicoll

STAFF:

Brendan McNamara

Rose Goings

PLANNING COMMISSION MEMBERS PRESENT:

Terry Carter

Jean Strong

OTHERS PRESENT:

Scott Baitz

Jay Lushinks

John Merrow

Michelle Brandt

Judy Luchinks

Melissa Rockhill

Alan Couch

I. Call To Order

- A. Bob Brandt, in accordance with 24 VSA 4441 and 24 VSA 4444, called the Public Hearing to order at 5:30 p.m. (Entire Warning is included at the end of tonight's minutes.)
- B. Terry Carter read a summary of the proposed changes to the regulations and advised that they have been vetted by Attorney Chris Callahan, with the exception of one change that was in line with new State requirements. Each item is listed below along with comments:

- 1) Section 220-Zoning Permit
 - a) Added: A Permit shall be required for any interior structural alteration, including but not limited to a change in the number of bedrooms
 - b) Justin Hyjek said that he has “a bone to pick” with this. He said that Ryan Silvestri did explain, but what if it is a closet in the bedroom.
 - c) Bob Brandt said – or counters in the kitchen
 - d) Justin Hyjek said it is too broad. He said that the condos are a separate case. The COA or HOA should be the ones to monitor this.
 - e) Terry Carter said it can be qualified by adding “substantial.”
 - f) Justin Hyjek suggested costs
 - g) Brendan McNamara said that “substantial” may be too broad.
 - h) Rose Goings said that the condos are notified that they need a permit from the Fire Marshall and we (Planning and Zoning Office) need a copy of that permit. From the permits, we will know which condos made drastic changes. She said that some condos make renovations adding up to \$600,000 and are not being taxed on those improvements. Ryan Silvestri may catch them on the re-appraisal.
 - i) Terry Carter said it affects the town’s CLA
 - j) Justin Hyjek said we need more oversight on the condos, that is warranted, but he does not want a regulation that is too intrusive or encompassing.
 - k) Terry Carter said that “substantial” may be the word.
 - l) Justin Hyjek said asked if a Fire Marshall permit is required on any work in the condos.
 - m) Rose Goings said that “substantial improvement is 25% of the permitted project.”
 - n) Justin Hyjek said if it is in the definitions, we could use it.
 - o) Rose Goings said we need to work with the HOA or COA and try to get them to cooperate.
 - p) Justin Hyjek asked if a member of the HOA or COA entity is responsible for any needed permits
 - q) Rose Goings said she will talk to Chris Callahan
 - r) MOTION by Justin Hyjek to remove the changes and ask the Planning Commission to discuss this with Chris Callahan.
 - s) Rose Goings said not to scrub the number of bedrooms.
 - t) Justin Hyjek amended his motion to have the sentence reworked and bring back to the Trustees..
 - u) **MOTION seconded by Julie Nicoll and passed unanimously.**
- 2) Section 224-Expiration of Permit (State reg. change)
 - a) Land development associated with a site plan or conditional use approval shall commence within one year of the date the permit was issued. Unless land development associated with a site plan or conditional use approval has been substantially completed within two years of the date of approval, the zoning permit shall become null and void.
- 3) Section 255-Admin Review
 - a) Applicability: The Zoning Administrator is authorized to review and approve a change from an existing retail use to a different retail use within the Village R-C District. (Changed this to streamline the permitting process, a goal of our grant)
- 4) Section 260.3 General Standards

- a) In accordance with 24 VSA §4414(3)(D), a multi-unit dwelling project consisting of four or fewer units located in a district allowing multi-unit dwellings shall not be denied solely due to an undue adverse effect on the character of the area affected. (State reg. change)
- 5) Section 290-Affordability Requirement
 - a) We replaced this section with new language from the state that included new state regs. A minimum of 15% of all units developed (rounded) as part of a housing project MUST be affordable..
 - b) All areas served by both municipal sewer and water infrastructure, affordable housing development, including mixed-use development, may exceed density limitations for residential developments by an additional 40 percent, and may exceed height limitations by one floor, provided that the structure complies with the Vermont Fire and Building Safety Code..
 - c) Justin Hyjek noted that in the first part, it says a minimum of 15% must be affordable. But, in the second part, it says 40%.
 - d) Terry Carter said that was copied directly from the State Regulations
 - 6) Section 410-Preservation District
 - a) Changed density from 10,000 square feet to 8,412 square feet. (state reg.) Changed the amount of area to develop from 12% to 65%.
 - b) Had to move 2 unit dwellings, multi-unit dwellings and accessory dwelling units to permitted uses to align with state regs.
 - c) We chose to add Farmer's Market to permitted uses.
 - d) Added: Different materials may be used that keep in the character of the Preservation District and solar panels are allowed.
 - e) Justin Hyjek said that the increase from 12% to 65% was a very large increase.
 - f) Terry Carter said that the Planning Commission board members felt the property owner should be able to cover more of the lot. Martha Harrison from MARC suggested 75%.
 - g) Rose Goings said this is the Preservation District and 65% is too high. The idea of the Preservation District was to “preserve” the area. The goal was to be “pretty,” plant trees. She said that the Preservation District regulations have not been touched since the District was started. She would like to hold off on this. She suggested possibly changing it to “Historic District.” She added that property owners can get tax credit in the Village Center. This could be called a Neighborhood Development Area and owners there may be able to get tax credits.
 - h) Bob Brandt asked Rose Goings what percentage she has considered.
 - i) Rose Goings said no more than 20%.
 - j) Justin Hyjek said that the proposed increase to 65% is quite a jump.
 - k) Terry Carter said we pledged to have more affordable housing.
 - l) Justin Hyjek said he thinks it should be lower – 20% to 30%.
 - m) Julie Nicoll said 20%
 - n) Bob Brandt said the lot size minimum has been decreased to 1/5 acre by state regulations.
 - o) Rose Goings said that the coverage percentage would include impervious surfaces. She said you won't get “monster houses” there. She added that all of the existing houses are grandfathered.
 - p) Julie Nicoll said 20% is fair. She said that the people who lived in that area, voted to have the Preservation District.
 - q) Board consensus was 20%.
 - r) Bob Brandt asked if there are any open lots in the Preservation District.
 - s) Justin Hyjek said yes, one at the corner of Main and Commonwealth.
 - t) Bob Brandt said then, basically everything is grandfathered.
 - u) Justin Hyjek said the homes there are old style, dating back to about 1832.

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- v) **MOTION by Justin Hyjek and seconded by Julie Nicoll to change the percentage from 12% to 20%. Motion passed unanimously.**
- 7) Section 420-Village Residential
- a) State regs required us to add multi-unit dwelling(4 or fewer), accessory dwelling unit and structures to permitted uses.
 - b) Density is at 8,712 square feet .Lot coverage was changed to 75%, from 30%(non-residential) and 50% (residential)
 - c) Terry Carter said that it was 1/8 acre and was changed to 1/5 acres. It is a new district.
 - d) Lisha Klaiber asked for clarification. In Section 410, density is listed as 8,412 and was called 1/5th acre. In this section, it says 8,712.
 - e) Terry Carter said it is a type, should be 8,712 and will be corrected in final draft.
 - f) Justin Hyjek said he thinks 75% is too high.
 - g) Terry Carter said that Martha Harrison and the Planning Commission board members agreed on it.
 - h) Justin Hyjek asked if there were any studies done on this.
 - i) Terry Carter said the Planning Commission was urged to take steps to increase housing
 - j) Rose Goings said Justin Hyjek had nailed it on the head. No studies were done. She said that 75% is too high and they can build higher as long as it can get a permit from the Fire Marshal and the Ludlow Fire Chief.
 - k) Justin Hyjek asked if they would consider changing the 75%.
 - l) Terry Carter said should we leave it at 30%(non-residential) and 50% (residential)
 - m) Justin Hyjek said “if it’s not broke, don’t fix it.” He would like to keep it at 30%(non-residential) and 50% (residential)
 - n) **MOTION by Julie Nicoll and seconded by Justin Hyjek to keep lot coverage at 30%(non-residential) and 50% (residential).**
 - o) Justin Hyjek asked if this will jeopardize future grant work
 - p) Terry Carter said no.
 - q) **Motion passed unanimously.**
- 8) Section 425-Village R-2
- a) We created a new district with lower density (8,712 sq. feet) that permitted and conditional uses are all about housing because several neighbors came to us wanting a change. The change would make all of Andover Street residential from Bridge Street headed south. The lot coverage we changed to 75%.
 - b) **MOTION by Justin Hyjek and seconded by Julie Nicoll to change the lot coverage to 30%(non-residential) and 50% (residential) Motion passed unanimously.**
- 9) Section 430-Village Res/Com
- a) We moved several conditional uses to permitted to streamline the permitting process. State regs required us to add multi-unit dwelling(4 or fewer), accessory dwelling unit and structures to permitted uses.
 - b) Density is at 8,712 square feet for residential and 5,000 for commercial
 - c) We kept in the Covid outdoor dining regs.
- 10) Section 520-Misc. Requirements
- a) There may be more than one principal use on a lot within the Village R-C District.
 - b) Terry Carter said an example would be to have an office downstairs and an apartment upstairs.
 - c) Rose Goings said we want more mixed uses.

11) Section 530-Parking and Loading Requirements

- a) New state regs. Required us to change:
- b) Residential uses: . . -one parking space per dwelling unit, except in areas that are located more than one-quarter mile from public parking, in which case 1.5 parking spaces per dwelling unit are required (rounded up to the nearest whole number).
- c) 2. Professional office/residence: one residential parking space, plus one additional parking space for every four hundred (400) square feet of office space. Hotel, Inn, Motel, Tourist Home, B&B: one space per bedroom Boarding/rooming House: one space per bedroom.
- d) We added: Workforce Housing,: As required by the DRB in required districts. In the Commercial District 1. parking spot required per bedroom.

12) Section 540: Signs

- a) This section is completely reworked and changed. It was worked on by the previous PC intensively. This board tweaked a few things, added clarifying language in places. We added to the prohibited section: Repetitive flags or pennants and Signs with profanity.

13) Section 550.1: Noise

- a) We added on our zoning lawyer's suggestion:
550.9- Individuals share a private right for recourse by filing a nuisance complaint with the police or the district court.
- b) Justin Hyjek asked what are the requirements for noise levels
- c) Terry Carter said the ordinance is based on decibels.
- d) Brendan McNamara said we may have to craft a new noise ordinance
- e) Bob Brandt said that Chief Billings said he can't enforce what we currently have.
- f) Brendan McNamara said that enforceability is up to Planning and Zoning. We need to give the Police the tools that aren't so cumbersome that they are a burden to enforce. We need to talk to the Police and Fire chiefs about what can be enforced and how to enforce it.
- g) Rose Goings said if it is a zoning regulation, the party would receive a 7-day notice. If it is an ordinance, they would be issued a ticket.
- h) Justin Hyjek asked if Chris Callahan can assist.

14) Article 6: Flood Plain Management Ordinance

- a) We only changed that fuel tanks would no longer have a height requirement but would still have to be securely anchored because Rose pointed out that fuel companies are refusing to fill tanks up that high. We are currently working on this entire section, updating it because it is 10 years old.
- b) Rose Goings said that fuel tanks must be above Base Flood Elevation, but then they are too high and the fuel companies won't fill them.

15) Article 7-Definitions

- a) Many were updated with state definitions, some were eliminated because they appear nowhere in the document, missing ones were added.

II. Action on the proposed additions and changes to the Village of Ludlow Zoning and Flood Hazard Regulations

- A. Melissa Rockhill said the lot sizes are small and asked what they are trying to do.
- B. Justin Hyjek said these are state regulations

- C. Melissa Rockhill asked if they have taken into consideration the dams and flooding. What if the dams break.
- D. Justin Hyjek said as a board, we are against the 1/5th acre but there is nothing we can do about it.
- E. Rose Goings said that zoning is for everyone and the State did not consider ski towns and affordable housing
- F. Melissa Rockhill said these rules won't create affordable housing
- G. Rose Goings said they will create more Short Term Rentals. She said that she was against this. She said the VLCT testified at the hearings and are not happy with zoning for all that doesn't fit all towns.
- H. Terry Carter said we have to abide by the state regulations

III. Adjourn

- A. **MOTION by Justin Hyjek and seconded by Julie Nicoll to adjourn. Motion passed unanimously.**
- B. **Public Hearing closed at 6:16 p.m.**

**VILLAGE BOARD OF TRUSTEES
REGULAR MEETING
TUESDAY, JUNE 4, 2024**

TRUSTEES PRESENT:

Bob Brandt, Chairman Justin Hyjek Julie Nicoll

STAFF:

Brendan McNamara Rose Goings

OTHERS PRESENT:

Scott Baitz Alan Couch Judy Luchinks
Michelle Brandt Jay Lushinks

1. Call to Order

A. Bob Brandt called the meeting to order at 6:20 p.m. He led with the Pledge of Allegiance.

2. Consideration of any Changes, Additions or Removals to the Agenda

- A. Brendan McNamara said that per community member request, they will move Item 11, Municipal Manager Updates to right after Item #4- Comments from Citizens,. Minutes will be agenda item order
- B. Brendan McNamara said they would table item #8 – Allocation of ARPA funds until the July meeting. We did not receive the grant for paving of Lower Mountain Road and will have to allocate funds to it. This will affect the overall allocations and sidewalks.
- C. Justin Hyjek asked if we have met with Okemo and asked if they would be able to “pitch in.”
- D. Brendan McNamara said he will do that
- E. Alan Couch asked if there is an agreement with Okemo for maintenance of the Access Road.
- F. Brendan McNamara said yes, but it does not speak to that kind of maintenance. Okemo does maintenance on West Hill Road. We do have the time before we have to allocate the funds (12/31/2024.)
- G. Brendan McNamara said they will need to add Review of Municipal Manager to Executive Session.

3. Approve Minutes from Previous Meeting

- A. Bob Brandt advised that the minutes to be reviewed are from May 7, 2024
- B. **MOTION by Julie Nicoll and seconded by Bob Brandt to approve the minutes from the regular meeting on May 7, 2024 as submitted. Motion passed unanimously.**

4. Comments from Citizens

A. There were none

5. Consider Changes to the Village Zoning Regulations as Proposed by the Planning Commission

- A. Bob Brandt said they covered this at the public hearing
- B. Brendan McNamara said the Planning Commission will come back to this board with the revisions that were requested.
- C. Bob Brandt said he will talk to Chief Billings about the noise regulation and how to measure decibels or a more realistic way to enforce a noise regulation.

6. Allocation Review and Possibly Approve

- A. 13 South Hill Street - Seeking a separate – 1 bedroom unit
 - i. Brendan McNamara advised that the request is for an additional unit with one bedroom.
 - ii. **MOTION by Justin Hyjek and seconded by Julie Nicoll to approve the addition of one unit with one bedroom. Motion passed unanimously.**
- B. 15 Commonwealth Avenue - 1 additional bedroom for total of 4 bedrooms
 - i. Brendan McNamara advised that this is a vacant lot that were recently here to correct the allocation to 1 to 3 bedrooms. This is a request to increase that allocation from 3 bedrooms to 4 bedrooms.
 - ii. **MOTION by Julie Nicoll and seconded by Justin Hyjek to increase the sewer allocation from 3 to 4 bedrooms. Motion passed unanimously.**
- C. Land Lot on Spaulding Farm Road - New Construction of a 6 bedroom house.
 - i. Brendan McNamara advised that the request is for an allocation for new construction of a 6 bedroom house.
 - ii. **MOTION by Justin Hyjek and seconded by Julie Nicoll to approve the sewer allocation for a 6 bedroom home. Motion passed unanimously.**

7. Department Head Reports

- A. Sewer Department
 - i. Brendan McNamara the staff noticed that our food intake dropped in half in less than a week and the bugs were dying.. The flow was down and the effluent did not look great. They added SternPAC to help with settling and were able to stay within our permit.
 - ii. Justin Hyjek advised that there had been water main breaks and will the town be replacing the sewer lines.
 - iii. Brendan McNamara said that Water Department is doing an Asset Management Study and it would be wise to also do one for the sewer department. The one for the Water department has given him a great overview of the infrastructure – with spreadsheet and maps. He said see what should be on the top of the repairs list. The Water study was funded by the state and he will look into funding for a study of the sewer lines.
 - iv. Justin Hyjek asked if they regularly test the water.
 - v. Brendan McNamara said weekly. He said the state mandates testing. He added that our water is about as perfect as possible.

8. AARP Funds Allocation - tabled until the July meeting

9. Aged Receivables

- A. Brendan McNamara advised that they are doing astoundingly good. Outstanding amount is \$18,357 with only \$1,000 for sewer. He said some of the outstanding bills are on payment plans. He said they can't shut off the wastewater. The last billing cycle, they billed \$675,000 and have collected all but \$11,395.
- B. Justin Hyjek said that one - over 120 days – owes \$4,374

10. Other Business

A. Crosswalks

- i. Justin Hyjek said that some of the crosswalks signs are in the middle of the road, some are on the sides. He would love to see them all in the center of the double yellow line.
- ii. Bob Brandt agrees, adding that the crosswalk signs in the middle of the road do help to slow traffic.
- iii. Julie Nicoll also agreed..
- iv. Brendan McNamara said they had lost ½ of the crosswalk signs in the flood last year. He said he climbed down the hill, by the Mill, and pulled one out of the water. They have ordered more.
- v. Justin Hyjek said one of his goals is to make the village more pedestrian friendly and have alternative transportation. He said that Main Street is a state highway, but it is our village.

B. Ludlow Electric

- i. Brendan McNamara advised that the board of the Electric Department is down to one person. Shannon Barton is still on the board. Now, it falls to this board to appoint new board members who will serve until Village Meeting in March. This means that they cannot make any Decisions until they have a quorum. Effective immediately, The Village Board of Trustees will be accepting letters of interest from any resident who is on the Village Voter Checklist and is interested in becoming a member of their Electric Light Board of Commission until the next Election Date held in March 2025. The Trustees will appoint new board members at their meeting on July 2, 2024. He added, that if we are unable to get applicants, and an immediate decision is required, it defaults to the Town Manager and Electric Company foreman or this board. He said that he thinks they will be able to wait until July.
- ii. Justin Hyjek said this board will assist in any way possible.
- iii. Brendan McNamara said he wants to put an agenda item on the July meeting and invite Shannon Barton and he foreman to help this board know what is going on and what the future looks like. He said the department is an entity of the town.

C. Green Space

- i. Justin Hyjek asked what is going on at the corner of Main Street and Commonwealth Avenue where the house was demolished and debris removed.
- ii. Brendan McNamara said he will look into it. He will research what was supposed to have been done.
- iii. Justin Hyjek said the town paid to remove the debris. He hopes that an agreement had been made.

11. Municipal Manager Updates

A. Joint Board Meeting – Select Board and Village Trustee

- i. Brendan McNamara advised they will hold a joint board meeting on Monday, June 17, 2024 at

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- 6:00 p.m. The purpose will be to start discussions, in a public forum, to get input on a Local Options Tax and possible merger of the Town and Village.
- ii. Julie Nicoll suggested inviting Logan Nicoll.
 - iii. Justin Hyjek agreed
 - iv. Brendan McNamara said he would and also would invite Carol Lighthall from the Chamber of Commerce. With regard to merging the Town and Village, the questions will start with why do we need to do this and what will be the process. He said that his opinion is that it needs to be done.
- B. Fire Chief Peter Kolenda Retirement
- i. Brendan McNamara said that there will gathering on June 27th from 4:00 p.m. to 7:00 p.m. at Post 36 of the American Legion. The formal retirement ceremony will be held on June 30th. Information will be publicized. He has been chief over 25 years. It will start at the fire station and include a “ride home” for Chief Kolenda in a fire truck.
 - ii. Justin Hyjek expressed thanks to Chief Kolenda for his dedicated service to Ludlow.
- C. New Fire Chief
- i. Brendan McNamara said that Ben Whalen will start on June 10th, to have some time to spend with Chief Kolenda. He will attend the Select Board and Trustees’ meetings in July
- D. Memorial Day
- i. Brendan McNamara said Memorial Day weekend was great. Brendan McNamara said thanks to the American Legion, EMS Services, Buildings and Grounds and all who helped make it a nice Memorial Day in town.
- B. Timber Inn
- i. Brendan McNamara said that asbestos was found in 2 bathrooms and they are waiting on the abatement before continuing. This should be done within the next week. The state has given us a 30 day extension - it was supposed be down by June 10th, now 30 days later.
- E. Village Clean Up
- i. Brendan McNamara advised that they are hoping to get to some “beautification” projects in the Village that they did not get to last year, such as cleaning up under the guard rails and getting the fence down at the dog park.
- F. EMS Department “Summer Weather Briefing”
- i. Brendan McNamara advised that the EMS Services will be scheduling a briefing within the next week to go over things people can do.
- G. Dams
- i. Brendan McNamara said that the bids have gone out to replace the spillways at the dams. He said that this will be 100% covered by the USDA The project is currently out to bid and Sites 5 and 3 will – hopefully – be repaired by July or August. The larger project - the dam rehabilitation is in the engineering phase and that takes about 2 years. The engineering is covered 100%. We have to look at funding options for the construction - \$40,000,000. He said we are making good progress.
 - ii. Jay Lushinks asked who is responsible to clean up the debris along the Black River.
 - iii. Brendan McNamara said the State owns the rivers and along the banks, it would be the property owners. He said the governor wants another Green Up day. We need the state to allocate funds to do the cleanup. The state needs to look at it. We are trying to do flood recovery while still operating the town. We need the funds and manpower. There is also liability. We can’t get into the rivers. He said that he and Ron Tarbell went up East Lake Road and there were downed trees in the stream. We can’t, by State law, get in the river to remove them. We don’t have the answers.
 - iv. Jay Lushinks said that by his house, when they cleaned up the parking lot at the Dental Office, they pushed it towards Brookhaven and the debris is still there.
 - v. Judy Lushinks asked if the town is doing anything.
 - vi. Justin Hyjek said we have the alert system.

- vii. Brendan McNamara said we are cleaning culverts and ditches.
- viii. Justin Hyjek said that we need to get the debris cleared up by Subway.
- ix. Brendan McNamara agreed and said if things there are not cleaned up, they may move.
- x. Jay Lushinks said that the federal government just allocated \$90,000,000 to the state and wonders how much Ludlow might get.
- xi. Judy Lushinks asked about the Little League Field.
- xii. Brendan McNamara said it may be relocated to the high school.

12. Set Date for Next Meeting – July 2, 2024

- A. Brendan McNamara said that the Trustees meeting will be immediately following the Public Hearing for the Zoning regulations.

13. Sign Warrant Orders

- A. Warrant orders were signed

14. Possible Executive Session/ Personnel/Contracts – Possible Annual Pay Raises

- A. Brendan McNamara noted that an Executive Session is needed for Personnel and Possible annual pay raises.
- B. **MOTION by Justin Hyjek and seconded by Julie Nicoll to enter into Executive Session for Personnel and Possible Pay Raises. Motion passed unanimously.**
- C. Board entered into Executive Session at 7:07 p.m.
- D. No action taken
- E. **MOTION by Justin Hyjek and seconded by Julie Nicoll to exit into Executive Session. Motion passed unanimously.**
- F. Board exited into Executive Session at 7:30 p.m.

15. Adjourn

- A. **MOTION by Justin Hyjek and seconded by Julie Nicoll to adjourn. Motion passed unanimously.**
- B. Meeting adjourned at 7:32 p.m.

Respectfully submitted,
Lisha Klaiber

Bob Brandt, Chairman of Trustees

Julie Nicoll

Justin Hyjek, Vice Chair

Village Trustees 2024

Tuesday – June 4, 2024 at 5:30 p.m.

Public Hearing Notice

Hybrid Meeting - Heald Auditorium/Zoom

Village of Ludlow Zoning & Flood Hazard Regulation amendments

Pursuant to 24 V.S.A. §4441 and §4444, notice is hereby given of a public hearing by Ludlow’s Village Trustees to hear comments regarding proposed amendments to the Ludlow Zoning & Flood Hazard Regulations, including the zoning map. The public hearing will take place on Tuesday, June 4, 2024, beginning at 5:30 pm.

You may attend the Public Hearing in-person at the following address:

Ludlow Town Hall
37 Depot Street
Ludlow, Vermont 05149

Or via Zoom:

[Planning Commission Special Meeting Agenda June 4, 2024 - Zoom Link](#)

Meeting ID: 984 2249 8745

Passcode: 045593

Comments regarding the proposed amendments to the Ludlow Zoning & Flood Hazard Regulations and the zoning map may be submitted verbally at the Public Hearing. Written comments may also be submitted via email to Brendan McNamara, Ludlow’s Town Manager at tmanager@tds.net or Terry Carter, Ludlow’s Planning Commission Chair at tmgcarter@gmail.com.

Statement of purpose:

The purpose of the proposed amendments to the Village of Ludlow Zoning & Flood Hazard Regulations, including the zoning map, is to:

- implement both the 2019 Municipal Plan and Act 47 (the HOME Act);
- further village revitalization by facilitating commerce in the Residential-Commercial district;
- make it easier to permit additional housing of various types, including affordable housing and senior housing, throughout the village;
- comply with the provisions of 24 VSA §4412, 4413 and 4414.

Please see the Planning Commission’s report on the amendments for more detailed information.

Geographic areas affected:

Portions of these amendments apply to all areas of the Village.

List of section headings affected:

The following new sections were added to the Ludlow Zoning & Flood Hazard Regulations:

- Section 255, Administrative Review
- Section 290, Affordability Requirements
- Section 425, Village Residential-2 (new zoning district)

In addition, amendments are proposed which modify the following sections of the Ludlow Zoning & Flood Hazard Regulations:

- In Article 1, Section 140
- In Article 2, Sections 220, 221, 221.5, 224, 226, 227, 260, 260.3, 270.5, 280, and 290.
- In Article 4, Section 410, 420, new section 425 and 430 (including supplemental standards for outside dining and curbside pick-up).
- In Article 5, Section 510.1, 510.3, 520.2 (eliminated), 520.3, 520.8, 530.1, 530.3, and 540, 540.3, 540.4, 540.5, 540.6, 550, 550.1 and new section 550.9
- In Article 6, Section 660.
- In Article 7, a number of new definitions were added, definitions that aren't used in the document were eliminated, and many existing definitions were revised.
- Minor clarifications and corrections were made throughout the document.

The full text of the amendments to the Village of Ludlow Zoning and Flood Hazard Regulations, including the revised zoning map and the Planning Commission's report, are available online at <https://www.ludlow.vt.us>. The proposed amendments and report can also be reviewed in hard copy format in the Town Clerk's Office in the Ludlow Town Hall located at 37 Depot Street, Ludlow,