

*MINUTES*

**VILLAGE OF LUDLOW  
BOARD OF TRUSTEES**

**PUBLIC HEARING FOR MUNICIPAL PLAN  
PUBLIC HEARING FOR VILLAGE ZONING & FLOOD HAZARD REGULATIONS  
AND  
REGULAR MEETING**

**6:00 PM**

Tuesday August 4, 2015

**BOARD MEMBERS PRESENT:**

Bob Gilmore, Chairman                      Richard Harrison                      David Rose

**STAFF:**

Frank Heald                                      Rose Goings

**OTHERS PRESENT:**

Alan Isaacson                                      Margaret Stratman                      Vincent Guerrero – LPCTV  
Barbara Ruiss

**PUBLIC HEARING FOR MUNICIPAL PLAN**

- A. Bob Gilmore opened the Public Hearing for adoption of amendments to the Municipal Plan at 6:00 p.m. All board members present.
- B. 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.
- C. 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.
- D. Bob Gilmore said that the document is very detailed and that the Planning Commission and Rose Goings and Alan Isaacson had done an outstanding job.
- E. Rose Goings noted that the Regional Planning Commission had also helped.
- F. **MOTION by David Rose and seconded by Richard Harrison to adopt the amendments to the Municipal Plan as presented. Motion passed unanimously.**
- G. **MOTION by David Rose and seconded to close the public hearing for the Municipal Plan. Motion passed unanimously.**
- H. Public hearing closed at 6:07 p.m.

**PUBLIC HEARING FOR VILLAGE ZONING & FLOOD HAZARD REGULATIONS**

- A. Bob Gilmore opened the Public Hearing for amendments to the Village of Ludlow Zoning and Flood Hazard Regulations at 6:07 p.m.
- B. Rose Goings explained that changes have been made as follows:
  - i. Section 252.1 – wording for Variance was changed, but the meaning and intent remains the same
  - ii. Section 252.5 – wording in the Renewable Energy portion was changed, but the meaning and intent remains the same.
  - iii. Section 410 – Preservation District – district standards were added to the Non-residential uses section. They were left out and this was noticed during hearing review
  - iv. Definitions Section – a diagram for Building Height was added

- C. Alan Isaacson said the changes to the Non-Residential Standards to the Preservation District were to correct a mistake as the standards were in previous revisions and had inadvertently not been moved over during formatting.
- D. **MOTION by David Rose and seconded by Richard Harrison to adopt the changes to the Village of Ludlow Zoning and Flood Hazard Regulations as presented. Motion passed unanimously.**
- E. **MOTION to close the Public Hearing for the Village of Ludlow Zoning and Flood Hazard Regulations. Motion passed unanimously.**
- F. Public hearing closed at 6:10 p.m.

## REGULAR MEETING

### 1. **Call to Order**

- A. Chairman, Bob Gilmore, called the regular meeting to order at 6:11 p.m., all members present.

### 2. **Approve Minutes from Previous Meetings**

- A. Bob Gilmore advised the minutes to be approved are from the regular meeting of July 7, 2015 and the Special Meeting of July 21, 2015.
- B. **MOTION by David Rose and seconded by Richard Harrison to approve minutes from the meeting of July 7, 2015 as submitted. Motion passed unanimously.**
- C. **MOTION by David Rose and seconded by Richard Harrison to approve minutes from the Special Meeting of July 21, 2015 as submitted. Motion passed unanimously.**

### 3. **Comments From Citizens**

- A. There were none.

### 4. **Update Mountain Road Structures Project**

- A. Frank Heald advised that the most of the work repairing the risers on the sewer manholes to the trestle is complete. The brick chimneys were failing and they had to remove the bricks, expend the chimney and replace the bricks.
- B. David Rose asked if they would be finished this summer.
- C. Frank Heald said yes.

### 5. **Update on High Street Project**

- A. Frank Heald advised this is a combination water/sewer project. The engineering estimate came in higher than anticipated at over \$500,000+. They will not do the project this summer. It is not a good time for the bid process. They will refine the bid and put it out again next spring. This is one of 3 projects on the water list.
- B. Richard Harrison said it is good to back off.
- C. Bob Gilmore advised that the Water Commissioners also backed off.

### 6. **Sewer Allocation Requests**

- A. **Chadwick White**
  - i. Property address is 158 Ghia Farm Road, Parcel 220129.000
  - ii. David Rose advised that this is a request to add a 4 bedroom dwelling unit to the sewer system.

(1)	Allocation fee – 5 bedrooms @ \$780.00/bedroom	\$3,900.00
(2)	Hook on fee – dwelling unit @ \$4,500.00	\$4,500.00
(3)	Allocation reserves 210 GPD	
  - iii. **MOTION by David Rose and seconded by Richard Harrison to approve this application for an allocation for a 5-bedroom dwelling at \$780 per bedroom for an allocation total of \$3,900.00 and hook on fee of \$4,500 for a total of \$8,400.00 at 210 GPD. Motion passed unanimously.**

- B. Adam Eckart
- i. Property address is 152 Upper Crossroad, Parcel 220137.000
  - ii. David Rose advised that this is a request to add a 4 bedroom dwelling unit to the sewer system.
    - (1) Allocation fee – 3 bedrooms @ \$780.00/bedroom \$2,340.00
    - (2) Hook on fee – dwelling unit @\$4,500.00 \$4,500.00
    - (3) Allocation reserves 210 GPD
  - iii. **MOTION by David Rose and seconded by Richard Harrison to approve this application for an allocation for a 3-bedroom dwelling at \$780 per bedroom for an allocation total of \$2,340.00 and hook on fee of \$4,500 for a total of \$6,840.00 at 210 GPD. Motion passed unanimously.**
- C. Prescott White
- i. Property address is 149 Upper Crossroad, Parcel 220263.000
  - ii. David Rose advised that this is a request to add a 6 bedroom dwelling unit to the sewer system.
    - (1) Allocation fee – 6 bedrooms @ \$780.00/bedroom \$4,680.00
    - (2) Hook on fee – dwelling unit @\$4,500.00 \$4,500.00
    - (3) Allocation reserves 210 GPD
  - iii. **MOTION by David Rose and seconded by Richard Harrison to approve this application for an allocation for a 6-bedroom dwelling at \$780 per bedroom for an allocation total of \$4,680.00 and hook on fee of \$4,500 for a total of \$9,180.00 at 210 GPD. Motion passed unanimously.**

7. **Set Date for Next Meeting**

- A. Meeting set for Tuesday, September 1, 2015 at 6:00 p.m.

8. **Other Business**

- A. Mowing
- i. David Rose asked if they will be mowing in the village
  - ii. Frank Heald said that the tractor is out for repair and should be back this week. They will start mowing when it gets back. He said the pump had blown and it is in Irasburg for repair. He explained that it is a Challenger and when purchased, that was part of CAT. The dealer is in Irasburg.
- B. Crosswalk Signs
- i. Bob Gilmore asked about moving the crosswalk by the old post office to LaMere Square.
  - ii. Frank Heald said they have ordered the equipment and it is expected in soon.

9. **Possible Executive Session/Personnel/Contracts**

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

10. **Adjourn**

- A. **MOTION to adjourn by David Rose and seconded by Richard Harrison. Motion passed unanimously.**
- B. Meeting adjourned at 6:21 p.m.

Respectfully submitted,

Lisha Klaiber

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Robert Gilmore, Chairman

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David Rose

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Richard Harrison