

**Southern Windsor County
Regional Planning Commission**

Minutes of January 19, 2010

Commissioners Present: Thomas Bock, Chester; Etienne Ting, Cavendish; Norm Vanasse, Ludlow; John Mitchell, Reading; Hal Pyke, West Windsor; Carol Lighthall; Baltimore.

Staff Present: Tom Kennedy, April Harkness, Angela Esslinger, Jason Rasmussen and Cynthia Porter.

Audit Report

Don Murray from Fothergill, Segale and Valley reviewed key points of the audit report which was performed by their firm in August 2009 for the year end June 30, 2009.

- The results of the audit indicate that the SWCRPC is in good shape, with no findings;
- This is the first year that a single audit was required due to our federal income level, and the SWCRPC was found to be in compliance.

Net Assets increased \$7,850.00 this year, last year there was a \$9,751.00 decrease; total cost of programs had a significant increase over year before; unreserved fund balance \$194,289.00; vested capital assets increased \$25,696.00; expenditures showed a favorable variance to budget; \$135,834 cash on hand as of 6/30/09; town dues represent 3% of our budget which we are paid each year in July.

Public Hearing on Approval of 2009 Ludlow Municipal Plan

Tom Bock, Secretary/Treasurer, opened the public hearing at 12:30PM on the approval of the readopted 2009 Ludlow Municipal Plan. There were no comments from the public. The public hearing was closed at 12:34 PM.

Tom Bock, Secretary/Treasurer, opened the RPC meeting at 12:36 PM.

Approval of the 2009 Ludlow Municipal Plan

John Mitchell reported that the Town Plan Review Committee is in favor of approving the readopted plan. Norm Vanasse made a motion to approve the 2009 Ludlow Municipal Plan, seconded by Hal Pyke. Motion carried.

Secretary's Report

Hal Pyke made a motion to approve the October and December 2009 Secretary's Report, seconded by Etienne Ting. Motion carried.

Treasurer's Report

Norm Vanasse made a motion to accept the Treasurer's Report for October, November and December 2009 as written, seconded by Etienne Ting. Motion carried.

Hal Pyke made a motion to accept the Audit Report as presented, seconded by John Mitchell. Motion carried.

The audit in pdf form is currently on our website if you would like an additional copy.

*A revised budget to be presented at next RPC meeting by Tom Kennedy and Cynthia.
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Brownfields Updates

April Harkness updated the Board on the recent Brownfields activity:

J&L – (ARRA stimulus clean up grant) We are still working on getting authorization for the \$400,000. Our application has been accepted, the eligibility form completed, and we are now working on obtaining a waiver. There is a \$200,000 cap on site expenditures so we are working with Bob Flint to submit a waiver. The first waiver was bounced back from the State as more information is needed. The Board is in agreement that this is an important site for the ARRA funds.

Ludlow Armory – (Hazardous Assessment Grant) The phase II assessment has been completed and the town of Ludlow has purchased the property. The town is aware of the lead dust environmental risk which was found outside of the firing range (a little in the soil and on the walls); 5-10 cubic yards of soil would need to be removed and the walls would need to be remediated just prior to occupation. The HUD standards will be followed and their environmental consultant gave a cleanup cost of between \$10,000 and \$20,000. The town is putting out a bond vote in March to its resident's for \$1.2 million for remediation and reconstruction. The RPC submitted a BRELLA application, which is the State's limited liability program, so that the purchaser will not be responsibility for any environmental issues in the future. They will need to do a corrective action plan so may be looking for additional funds.

Edgar May Health and Recreation Facility in Springfield – (Hazardous Assessment Grant) Tom and April attended a site visit on January 14th which Hugo from the Department of Conservation and Dan from Stone Environmental, Bob Flint, the Building's Manager and the Edgar May Board of Director's Chair, were present. We are reworking the Phase II work plan because while drilling wells high amounts of PCB's were found in the Foundry building. Therefore, TOSCA (federal agency that regulates PCB's) will become involved, which can be a long expensive process. Currently, we are focusing on the playground and galleria (galleria will connect the foundry to the swimming pool), and holding off on the foundry building. Phase II work to be wrapped up by June. The foundry building is to be developed in the next 3-5 years. The biggest cost unknown is what may be going into the river; once the ice has melted the testing can be completed on the sediment and water. Rubble is all over the site so "air knifing" testing is being done to find out more.

PVDC Site, 100 River Street – The \$140,000 loan hopefully will be moving forward in the next month or so. The private LLC firm that owns 100 River street is taking advantage of grant funds, and they have a personal note as collateral for using our funds. The goal is to have the ownership of this property transferred by summer.

Brownfields Steering Committee met on February 3, 2010 at 1:00pm.

Transportation Updates

Jason Rasmussen updated the Board on the recent Transportation activity:

New Town Highway Bridge Projects- VTrans is establishing a process to fund new town highway bridge projects. VTrans is proposing to eliminate all “Candidate” projects in their current Town Highway Bridge Program, and replace them with new “Candidate” bridges based on need. The Transportation Advisory Committee (TAC) compiled a list of the top ten potential bridge projects, prioritized the list based on criteria consistent with State guidance and submitted it by the November 30, 2009 deadline. This will be an annual process to reevaluate town highway bridge candidate projects. This list was reviewed by the Executive Committee in November before submission to the State, as there was no RPC meeting in November or December. However, this was discussed again to get *full RPC Board approval*.

Hal Pyke made a motion to accept the letter and ranking of the TAC after the fact, seconded by Etienne Ting. Motion carried.

Section 248A

We received a proposal from VELCO to create a private wireless communication network for utility companies, establishing 26 facilities in the State with one in our region. They would like to add 3-4 antennas to the existing television tower on Mt. Ascutney and store some equipment in an existing shed. This proposal requires a Certificate of Public Good issued by the Public Service Board under Section 248A, which evaluates conformance with town and regional plans. The Permit Review Committee met and determined that the project on Mt. Ascutney is in conformance with our Regional Plan. The Board agreed, so staff will send a letter documenting this determination.

ACT 250 Updates

Jason Rasmussen and Etienne Ting updated the Board on the active ACT 250 projects:

- The Jefferson bottled water project in Cavendish is inactive; Jefferson has defaulted on their mortgage and has left town.
- Two appeals to the Black Dog Realty/Morgan Meadows Subdivision are still in environmental court.
- The Mt. Ascutney Resort snowmaking pond hearing is scheduled for February 10, 2010

Personnel

The RPC hired Joe Bonanno from New York as a the new Planner who will start on Monday January 25th. Tom Kennedy expressed thanks to Hal, Peter, Tom and Don for helping out with the interview process.

Old Business

There was no old business to discuss.

New Business

There was no old business to discuss.

Adjourn

Hal Pyke made a motion to adjourn, seconded by Etienne Ting. The meeting adjourned
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at 2:00 PM.

Respectfully submitted,
Angela Esslinger