

MEETING MINUTES

Town of Lake Luzerne Comprehensive Plan Committee

Date: Monday, October 15, 2007

Time: 7pm

Purpose: Green Communities Technology Presentation and Draft Recommendations

Next Meeting Scheduled for Monday, November 5th at 7pm, Town Hall

1. Yellow Wood (Green Community Technologies) spoke for approximately an hour about their approach to assisting communities such as Lake Luzerne with municipal infrastructure issues. They use a systems-based approach that looks holistically at all of the problems and issues in order to come up with a range of appropriate solutions. Their approach involves taking an inventory of infrastructure and assets, researching alternatives available to deal with the issues and problems, and then assisting communities with finding potential contractors and funding sources to implement the distinctive solutions. The unique nature of this approach and the alternative technologies recommended are likely to be very beneficial to Lake Luzerne.
2. Questions and comments from the committee and the public followed. When asked what a study for Luzerne would cost, Yellow Wood estimated between \$30,000 - \$40,000. Lisa Nagle and Andy LeBruzzo mentioned that the Department of State has announced its next round of grant funding and that this study could be a good project to apply for funding for. They continued to stress that the DOS will be looking for an application from the Town of Lake Luzerne, and that serious thought should be given to what projects or studies could be included in an application
3. The difficulties with providing water and sewer in the historic hamlet area were discussed at length, highlighting shallow bedrock, the expense of providing the services to such a small fraction of the Town's population, and the reluctance of regulatory agencies to approve alternative technologies. It was mentioned that one possibility would be to establish a new (or enhance an existing) hamlet area to allow for growth of businesses and services in the Town where infrastructure is not so heavily constrained as it is in the existing hamlet area.

4. Minutes from September 17 meeting were reviewed. Arnold Albert raised a question about the discussion of trailers placed on unbuildable lots along the waterfront, and committee agreed this was an issue to keep on top of and address both in the comprehensive plan and the zoning ordinance update.
5. Elan asked the committee if anyone had any further comments on the draft vision statement or changes they would like to make. Jim Mandle expressed a desire for the vision statement to be unique to Lake Luzerne only, and had some suggestions about wording that would help to accomplish this. He offered to send Elan suggestions about revisions to the statement, and Elan will also attempt to edit the vision statement to more precisely reflect the unique attributes of Lake Luzerne. Another issue raised about the vision statement was the use of wording in the second bullet relating to business types. It was suggested that changes be made to point out the availability of services to other business types, in order to entice future companies to locate in Lake Luzerne. Elan offered to edit this section to reflect this change.
6. Lisa Nagle outlined the next step in the Comprehensive Planning process, whereby Elan will present a draft version of objectives and recommendations for each topic area in the plan. These recommendations will be discussed by the committee, who will then decide which recommendations are appropriate for Lake Luzerne, or how they could be tailored to fit the community. Committee members are also urged to come forward with any additional ideas that they may have for projects or other recommendations for the plan.
7. Elan began the discussion of plan recommendations and presented the idea of cluster development for Lake Luzerne. A conversation followed about the appropriateness of this type of development, as well as whether or not it is something that the residents would want. Property rights, protection of open space, and future development patterns were all brought to issue. In the end it was generally agreed upon that cluster developments or conservation subdivisions are a useful way to protect open spaces and reduce the number of subdivisions that simply cut up the land in an undesirable way.
8. In the interest of time it was decided that we would continue the discussion of the recommendations at the next meeting. Committee members are strongly urged to read over the recommendations and contact Elan with any questions, comments, or concerns they may have.
9. Next Committee Meeting scheduled for Monday, November 5 at 7pm.