

Royalton Planning Commission: October 18, 2016

Called to Order by Chair Beth Willhite at 7:00 PM

Present:

Chair Beth Willhite,

Bushrod Powers,

David Brandau

Jim Rikert

Stuart Levasseur,

Nell Gwin

Absent: Tim Dreisbach, Roni Johnson, Mark Wood

10 members of the public in attendance.

Chair Beth Willhite greeted visitors.

New Vista

Willhite Presented agenda and the summary of survey results from Oct 4th and online responses. In brief there were 63 responses, half were from online.

The five questions asked at the last meeting and in the online survey were: (numbered)

- 1.What is your biggest concern about the New Vista development?
- 2.What places or things in town are important to you and therefore should be preserved/protected?
- 3.What questions or comments do you have for David Hall?
- 4.Do you see any value in the New Vista plan(s)?
- 5.What actions do you want the Planning Commission and/or Selectboard to take regarding regulation of development?

Response summary-

- 1: 63 responses, 27 are about scale, size and number of people. 12 are about environmental effects.
- 2: 60 responses, 27 reference historic sights/buildings, open space, farm land.
- 3: 59 Responses, wide array many asking David Hall not to develop here.
- 4: 61 responses, 46 said no.
- 5: 61 responses, 44 asking for zoning, revise town plan, or regulate large scale development.

Zero said to do nothing.

Willhite sent the questions directed to David Hall to him on 10/18.

John Dumville and John Echeverria spoke representing Alliance for Vermont Communities, concerning how the Alliance can work with the four towns, the Alliance is offering to comment on the policy statements in the town plan and how to make them stronger. Echeverria emphasized that the policy statements are important in the plan. The advantage to no zoning is a simpler solution and can be as powerful if the policies are well constructed. Turn your goals and objectives into clear policies.

Several points from various people emphasized the idea that over the years, town plans have evolved, the four towns will be more effective working together rather than singly. On this note there is a meeting scheduled with the 4 town Planning Commission chairs on Thursday 10/20 in Sharon. Willhite will be attending for Royalton.

A suggestion that density in rural areas should be specifically addressed in the plan, also it may be appropriate to consider a section on planned unit development. It is important to have a multiple approaches to solving the problem, not to put all the eggs in the ACT 250 basket. School changes will affect the town plan, as well as coming up with an energy plan, both of these items will require amending the plan.

There were questions about legal battles, who would foot the bill for representing the town plan in court, Two Rivers would represent the regional plan, the town would have to represent the town plan.

Willhite suggested that since David Hall is a property owner in town the RPC is hoping he is going to be working with the planning commission to make his plans known.

Willhite spoke on getting the Selectboard to amend the town plan, as this amendment is expected to tighten up the language in the plan the Selectboard will be able to approve among themselves.

Michael Sacca spoke on the Alliance for Vermont Communities being more than just a mechanism to stop the New Vista development but also to foster appropriate views in agricultural and forestry practices.

Willhite also spoke on the objectives for the RPC in the near future, The Selectboard has asked the RPC to come up with a 30-year plan for the Crawford Property where the town offices are located. Also to hopefully find ways to increase the tax revenue for the town.

Budget

The Selectboard has provided annual budget figures for the past two years as well as projections for the upcoming fiscal year, after reviewing the figures most remain unchanged except with NewVista meetings and unknown preparations the printing budget seems low, RPC requested an additional \$250 to cover printing costs. Bushrod Powers made a motion to submit the budget for \$8860, seconded but Nell Gwin. The motion passed unanimously.

Library

The Royalton Memorial Library wants to present their expansion plans to the RPC, with our current schedule already full for November and December the January meeting looks like an appropriate time for this presentation.

Selectboard meeting

Discussion about attending the Selectboard meeting, and about asking the Selectboard to attend the next Planning Commission meeting where RPC will discuss the Town plan amendments.

Minutes

Motion to accept RPC minutes from 10-04-2016 made by Bushrod Powers, seconded by Jim Rikert. approved by unanimous vote.

Motion to Adjourn

Motion to adjourn made by Bushrod Powers, second by Jim Rikert. Meeting adjourned at 8:40 PM

Next Planning Commission Meeting: Tuesday, November 1st, 2016 at 7 PM EST at

Royalton Town Offices. Submitted by: Stuart Levasseur, Recording Secretary