

Royalton Planning Board Minutes 07/23/2012

Present: JoJo Levasseur, Rebecca Beguin, Alison Gravel, Bob Slattery, Tim Dreisbach, David Brandau, Beth Willhite

Public Present: Royalton Selectboard – Joan Goldstein, Larry Trottier, Phil Gates, and Ernie Amsden

MEETING MINUTES

1. Meeting commenced to order at 7:05 pm
2. Joint Discussion about Development in Royalton
 - a. Discussion about Town Plan
 - i. Must be renewed 2017
 - ii. RPC suggested to RSB that if changes were important to Town Plan the groups should begin that process now
 - b. Discussion about Town Purchase of Crawford Property
 - i. RSB informed RPC that they are waiting for Environmental Impact Statement Phase II which should be ready next spring
 1. RSB stated they believed \$65,000.00 worth of gravel was lost this year because Town did not purchase the property
 2. RSB stated they estimate it will cost the Town approximately \$300,000.00 to remodel the structure at Crawfords to use as Town Offices but less than \$100,000.00 to move into the building.
 3. RPC asked if it would make sense to create a plan for this particular site in anticipation of the Town purchasing the site that would allow the Town to permit private development as well as municipal use.
 4. RSB stated we should take a more holistic approach and look at plan for entire town
 - c. Discussion about Draft By-Laws
 - i. RPC presented Draft By-Laws to the RSB last month and RSB has reviewed this document.
 1. Joan Goldstein discussed the fact that in the commercial districts designated in the Draft By-Laws everything is a conditional use. She suggested these be reviewed further to be more business friendly.
 2. RSB discussed problem of water and sewer at Exit 3 interchange and how this has impeded development of this area, aside from current Town Plan.
 - a. RPC and RSB discussed how to place municipal water and sewer at this location and discussed past efforts to get these were unsuccessful.
 3. RPC discussed problem of several underpasses along Route 14 and their impediment to delivery trucks for businesses

- a. Ernie Amsden suggested that this was not really an impediment and trucks could travel along Route 14.
 4. Ernie Amsden stated he was most concerned about restrictions to single family home lots in the Draft By-Laws
 - a. RPC informed RSB that in order to avoid Act 250 trigger, some sort of subdivision regulations are required. RPC agreed to investigate the extent of these regulations and the possibility that these could be less restrictive
 5. Joan Goldstein requested that the two group meet again to work on these By-Laws jointly.
3. Joint Discussion with RSB about neighboring towns development activities
 - a. RPC discussed adopting a broadbrush Economic Development plan and a Vision for the Town.
 - i. Tim Driesbach suggested that the town needed to look at roadblocks to commercial development and reach out to potential businesses to determine what these roadblocks may be.
 - ii. RSB and RPC stated the following are known roadblocks to commercial development
 1. Broadband
 2. Water and sewer
 3. Roads
4. Joint Discussion about Municipal Planning Grant
 - a. Joan Goldstein stated that Randolph is able to obtain grant money because they are better organized and have predictable zoning regulations
5. Re-Appointment of RPC Members
 - a. Schedule Interviews with RSB and RPC for 3 vacancies on RPC
6. Meeting Minutes
 - a. Review meeting minutes from July 9, 2012 Meeting
 - b. Beguin requested one correction
 - c. Beguin moved to adopt, Slattery seconded, Minutes Adopted with one correction
7. Adjournment
 - a. Meeting adjourned at 8:36 pm