

RPC20161004

Royalton Planning Commission

October 4, 2016

Planning Commission Members present:

Present:

Chair Beth Willhite,

Bushrod Powers,

Tim Dreisbach,

Jim Rikert

Roni Johnson,

Stuart Levasseur,

Nell Gwin

Mark Wood

Absent: David Brandau

37 members of the public were in attendance, Estimated 13 from Royalton.

The October 4th meeting was held at the Royalton Academy Building, Newvista planning for public input.

Chair Beth Willhite opened the meeting at 7:04 pm explaining the meeting format to the audience, there were 5 questions posted around the room with comment cards for public input.

Question No. 1 — What is your biggest concern about the New Vista development?

Question No. 2 — What places or things in town are important to you and therefore should be preserved/protected?

Question No. 3 — What questions or comments do you have for David Hall?

Question No. 4 - Do you see any value in the New Vista plan(s)?

Question No. 5 - What actions do you want the Planning Commission and/or Selectboard to take regarding regulation of development?

Beth explained the first ½ would be time for the public to fill out comments on the questions, followed by a period of public comment.

At 7:32 the public comment section began, and a recap of the comments are listed below: (not all the comments as written are making sense, also names may be misspelled.)

Randy Leavitt	We need to figure out what we think, how to best utilize the Alliance, Planning Commission.
Gary Holbarth	we have no idea what David Hall is planning, the 4 communities have master plans to put in order and coordinate. Consider all 10 criteria in Act 250. Preserve critical habitat, and open space. Soning, make sure community is protected from big impact.
Beth Willhite	RPC will be reviewing the TRORC suggestions in November, specific language to tighten up the town plan.
Jo Levasseur	The Selectboard is authorized to make minor modifications to the plan.
Peg Trombley	Citizens can petition to amend the town plan at any time.
Mary Gavin ? (Sharon)	if we simply tweak the plan will it be tight enough? How do we tell?
Peter Anderson (Sharon)	The 4 towns can work together in concert to have a stronger regional plan.
Jim Masland (Thetford Rep)	Rural character is a strong position, also consider density.
Sarah Buxton (Tunbridge Royalton Rep)	What do we intend for our towns? Act 250 is always on the agenda, there is lobbying for change from other developers, may include density changes. If changed will those changes likely affect counties differently? No, any of the changes are to the State regulations.
Jo Levasseur	Division 9L concerns sprawl. Look up specific rules.
John Dumville	Hall's plan ultimately affects more of Vermont than the 4 towns, 20 million in the State will affect the entire state.
Beth Willhite	The plans need more mandatory language, concerned with historic villagescape, working landscape.
Randy Leavitt	RPC's second meeting on this topic will be in October to summarize comments, October 18th at the Academy Building. Also there will be a meeting on November 1st to follow up. The intended topics will be tweaks, changes, and wording.
Beth Willhite	Can we out the questions on-line, get them on the town website.
Jane Huppee	We will be putting them up on surveymonkey.
Jen Hazlett	Lives at ground zero, already seeing negative impact from property sales, seen strangers in the area, unoccupied houses, concerned people are selling out of fear, fear of the unknown, the property values are down 89.8% compared to assessed value since this started.
Beth Willhite	people are being forced out, one neighbor has been asked to leave with a child in school, no where to go.
Randy Leavitt	There are a lot of empty houses on her road.
Sarah Buxton (Tunbridge Royalton Rep)	we should schedule an event every month
Tim Dreisbach	the Newvista plan is too large of a scale to be realistic
Randy Leavitt	there are 3 ways to approach this, 1.) negotiation, 2.) change, what can be middle ground. 3.) the business signals, what are the warning signs
Bushrod Powers	The RPC does not have a position on this yet, the Royalton Selectboard does not have a position on this yet, the townspeople have not submitted any petition yet to make their opinion known.
Dave Kimball	Suggestion to put an identical resolution on all 4 town's agenda for town meeting.
Roger Mooby	The 4 town rules will be stronger than individual towns separately.
Beth Willhite	NewVista plans are not in cooperation with the communities.
	David Hall is violating zoning rules in Utah, something to watch for.
	A petition to the Selectboard would be a way to force them to act on zoning.

Minutes from September 20, 2016 were approved by motion from Bushrod Powers, seconded by Tim Dreisbach.

Meeting adjourned at 8:35 pm

The next meeting of the RPC will be at the Academy Building on 10/18/16 from 5:30 - 9:00 pm.

Respectfully submitted by Stuart Levasseur, Recording Secretary.