

Royalton Planning Commission: December 22, 2014

Called to Order by Chair Tim Dreisbach at 6:03 PM

Present: Tim Dreisbach, Chair
Jim Rikert
Alison Gravel
Bob Slattery
Roni Johnson
Joshua "Bushrod" Powers

Absent: Beth Wilhite
David Brandau

Motion to Cancel December 22 Meeting rescinded with a request for a special meeting by Chair, Tim Dreisbach, and affirmed by quorum

Minutes from previous meeting: December 8, 2014

- Motion to Approve by Bushrod
 - Seconded by Jim
 - Passed unanimously

Special Presentation to Discuss Effects of Town Plan on Development by Citizen Landholder, Steve Axelrod:

- Issue: Whether a residential subdivision could be developed within parameters of the Royalton Town Plan and state land use law on Mr. Steve Axelrod's property
 - State land use law includes Act 250, which prohibits development on properties designated under land use conservation
- Facts:
 - Mr. Steve Axelrod owns a parcel of land on Slack Hill Road in Royalton
 - Parcel was designated under land use conservation
 - Records show the parcel, however, is not solely designated for land use conservation
 - Mr. Axelrod holds a town permit and a state permit to host a driveway on said property
 - Parcel of land is not undeveloped
 - Parcel is subdivided into four lots with driveways with two lots containing septic tanks
- Future concerns: whether lot 3 (of 16.7 acres) will be subjected to Act 250 for resource development
 - Lot 3 has been surveyed for any conflicting land use designations
 - If five houses are developed within five years, Act 250 will apply to prohibited further development
- Conclusion: RPC concludes that Town Plan maps will not require an update to accommodate development on Mr. Steve Axelrod's property
 - Town Plan maps do not preclude development on Mr. Steve Axelrod's property

Update from last Selectboard Meeting on December 9, 2014:

- Discussion ensued regarding the following points:
 - Tim and Bob presented Town Plan Draft to Selectboard for preliminary review
 - Selectboard accepts majority of Draft

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- Wording regarding Crawford Property will require further drafting

Next Meeting: Monday, December 29, 2014 at 6:30 PM EST

- Includes public meeting to solicit changes to Town Plan Draft; and
- Review entirety of Town Plan Draft for any non-compliance

Words of Appreciation: “Happy holidays to all. Thanks for contributing tonight.”– Tim

Motion to Adjourn

- Moved by Alison
 - Seconded by Bushrod
 - Adjourned at 6:51 PM
 - Submitted: Sandy El Hage, Recording Secretary