

Royalton Planning Commission: April 11, 2016
Called to Order by Chair Tim Dreisbach at 7:09 PM

Present: Tim Dreisbach, Chair
Ashton Roberts
Mark Wood
Roni Johnson
Beth Wilhite
David Brandau

Absent: "Bushrod" Powers, Co-Chair
Jim Rikert
Nell Gwin

Topics on Development

- Discussion ensue regarding development in Royalton in light of the Royalton Town Plan, accessible at: <http://royaltonvt.com/wp-content/uploads/2013/11/TOWNPLAN2015.pdf>
- Commission members considered implications of ACT 250 on large-scale development and rural planning
 - In lieu of the next Planning Commission meeting, Chair, Tim Dreisbach invited Commission members to attend TRORC's meeting on Monday April 25, 2015 from 6:30-8:30 PM at the Royalton Academy Building regarding large-scale development and rural planning
 - Commission members discussed features of the NewVista Foundation 's vision
 - Comparison was drawn to historical community efforts in Vermont to include communes, factory communities and mill towns as seen in Quechee
 - David Brandau and Roni Johnson compared past communes to New Vista in terms of low mechanization
 - Commission members will attend TRORC meeting in lieu of the next Planning Commission

Permit Applications

- Lucky's Trailers application #3W0774-3
 - Discussion ensued on the issues raised by the State of Vermont's Agency of Natural Resources including affects of outdoor lighting and potential lighting pollution, and parking lot expansion over natural vegetation to affect riparian buffers
 - A motion to support the following position on the amended Lucky's Trailer Sales permit:
 - Planning Commission members are in support of the display of up to 16 new trucks as their sale is ancillary to the primary sale of truck trailers, truck trailer services, and supplies.
 - Also, members understand a need for additional lighting for the usage of employee safety, equipment safety, and other public safety concerns insofar there exists minimized ambient impacts especially in the late night and early morning hours
 - Moved by David Brandau; Seconded by Beth Wilhite; Passed unanimously

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Motion to Approve minutes from previous meeting, March 14:

- Motion to approve minutes as amended
 - Moved by Ashton Roberts; Seconded by Roni Johnson; Passed unanimously

Next Planning Commission Meeting: May 9, 2016 at 7 PM EST at Royalton Academy Building

Motion to Adjourn

- Moved by Roni Johnson; Seconded by Beth Wilhite; Passed unanimously
 - Adjourned at 8:20 PM
 - Submitted by: Sandy El Hage, Recording Secretary

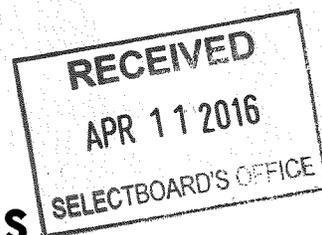


Large-scale Development and Rural Planning

Recent information about the NewVista Foundation's vision which includes the development of a planned community on land in the towns of Tunbridge, Strafford, Royalton and Sharon have raised concerns about the potential impacts large scale developments could have on our communities.

Join the Staff of the Two Rivers-Ottauquechee Regional Commission to discuss the NewVista vision and:

- ★ **Vermont's Planning Goals**
- ★ **Act 250**
- ★ **The Regional Plan**
- ★ **Local Plans and Regulations**



- ★ **Date:** Monday, April 25, 2016
- ★ **Time:** 6:30-8:30PM
- ★ **Location:** Royalton Academy Building
Royalton Village

TRORC
Two Rivers-Ottauquechee
REGIONAL COMMISSION

128 King Farm Rd.
Woodstock, VT 05091 802.457.3188

trorc.org

This meeting is intended for local officials, but all are welcome to attend and join in the discussion.

For more information contact Chris Sargent at csargent@trorc.org