

## Royalton Planning Commission: September 8, 2014

Called to Order by Chair Tim Dreisbach at 7:02 PM

Present: David Brandau  
Tim Dreisbach, Chair  
Joshua “Bushrod” Powers  
Jim Rikert  
Bob Slattery  
Mark Wood  
Alison Gravel

Absent: Beth Wilhite  
Roni Johnson

Guest: Chris Sargent, TRORC

Minutes from previous meetings: July 28, 2014 and August 25, 2014

Motion to Approve: Passed unanimously

- There was no meeting on August 11, 2014 due to lack of quorum

Approved New Recording Secretary: Sandy El Hage to replace Ashton Whaley

### Gilman Road Proposal

- Proposal before VT Act 250 Board
- RPC has standing

An Interesting Article – *The Economist*, “Red Tape Blues”— information provided by Tim Driesbach, Chair

- The Economist rated Vermont poorly due to over regulation of small businesses

Royalton Town Plan Review Continued: Chris Sargent, TRORC

- RPC is considering Royalton Town Plan Survey results in development plans

Review of Land Use Chapter Notes—led by Chris Sargent, TRORC

- Discussion ensued regarding the following sections:
  - Village Areas
    - Discussion of town designation as village areas versus “Hamlets” to control for five-year development over time
      - Hamlet versus Village
        - Sargent—“Hamlet contains certain amount of mixed-use”
  - Conclusion: Leave “Village” designation
    - Vermont Statute says that regional planning commission makes such a decision
    - Future goal: Wording in proposal to include RPC’s development plans and specificities
      - Language regarding Village Areas and Hamlet approved by RPC
  - Resource Conservation Area
    - Vermont Statute requires consideration of “density” in a Resource Conservation Area (RCA)
    - Tim—Royalton has an estimate of 80% Resource Conservation Area

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- Bob Slattery—proposed a need for a “master plan” to control for automotive congestion; discussion ensued
- Flood Hazard Areas
  - “Must adopt River Corridor Area in a floodplain” (Sargent)
- Agricultural/Residential Area
  - Density closer to roads will encourage agriculture

Future Additions to Land Use Chapter Notes

- Energy Chapter – consider solar farms and Act 248

Future hot-button issue for a Public Forum/community engagement

- How do we approach the town plan?

Next Meeting: Monday, September 15, 2014; however, this will not affect the following scheduled meeting on Monday, September 22, 2014

Motion to Adjourn—Bushrod Powers, Seconded—Bob Slattery, Adjourned at 8:45 PM  
Submitted: Sandy El Hage, Recording Secretary