

Royalton Planning Commission Minutes

November 15, 2016

]

In Attendance:

Beth Wilhite -Chair

Jim Rikert

Nell Gwin

Stuart Levasseur

Mark Wood

Bushrod Powers

Absent:

David Brandau

Tim Dreisbach

Roni Johnson

Public in attendance:

John Dumville

John Echeverria

Phil Gates RSB

Brad Salzman

Meeting was called to order at 6:10 pm by Chair Beth Wilhite.

Agenda for this meeting: to talk about revisions to the Town Plan, specifically Resource and Conservation district policy.

Beth reported on an email she received which asked for an opinion on siting an observatory tower off Litchfield Ln, the property has not yet been purchased and the prospective buyer is asking if there were restrictions on such a structure. Beth will advise the Royalton Selectboard but there is currently no restriction on private land for individual use of such a structure.

Town Plan revisions

Discussion ensued about page 84 of the town plan, regarding policies. Suggestions from Chris Sargent TRORC and John Echeverria VT ALLIANCE. Wording specific to Planned Unit Developments (PUD) and definition of such. Whatever wording we decide should go through VLCT review to ensure compliance with State law. Size of parcel and number of units allowed on single parcels vs centered development on multiple parcels resulting in clustered development. The suggestion for restricting 1 unit per 20 acres, or 5 units per 100 acres, how do these compare? Is the result the same? Impact on wildlife habitat. There is a benefit to contiguous blocks of habitat and clustered development would result in larger wildlife blocks. Also other considerations such as infrastructure, appearance. Sargent's suggestion prohibits PUD

in RC areas. Echeverria's suggestion limits PUD to 8 units in the RC area. What are other towns doing? Bethel limits 2 units on 20 acres.

Phil Gates referred to a rule about public water supply, when a water source is shared by 3 or more buildings it is considered a public water supply. It may be possible to attempt development restrictions under this rule, although individual wells would avoid this restriction.

Bushrod Powers made a motion to continue the discussion on rewording the Resource and Conservation Area policies at the next meeting, seconded by Mark Wood.

Other factors in restricting development may be to consider ridgeline development, elevation as a factor, habitat areas.

After these discussions a rewrite of the policies may be necessary instead of the rewording of language.

Other business

Beth informed the Commission of an upcoming Selectboard meeting on 11/22/2016 which will have zoning on the agenda. (note: agenda for this meeting is not likely to include a zoning discussion).

Beth raised a question from the public about revisiting the smoking ban on school properties. May be more info in the upcoming meetings. A section in the town plan for Goals may be appropriate. Would there be enforcement? Unlikely.

Food shelf- still not re-located. Creamery building not suitable? The Red Door Church has it temporarily.

Meeting of the 4 towns Clerks, what other towns have on their goals? Harmonic Zoning for the 4 towns? Beth will attend this upcoming meeting.

Energy Plan, second in the series coming up by Chris Sargent TRORC. January?

Bale has plans for an alternative energy meeting in January.

Next meeting

12/06/2016 6:00pm at Royalton Town Offices. This will be the only meeting in December due to Holidays.

A motion to adjourn made by Bushrod Powers, seconded by Jim Rikert, meeting adjourned at 7:51 pm

Submitted by recording secretary Stuart Levasseur