

Royalton Planning Commission

March 21, 2017

Members in Attendance:

Beth Wilhite

Jim Rikert

Stuart Levasseur

Nell Gwin

Bushrod Powers

Members absent:

Roni Johnson

Tim Dreisbach

Mark Wood

David Brandau

Guests:

Allison Fulcher

Sam Carlson – Green Lantern Solar

Stewart Ketchum

David Barker

The meeting was called to order by Beth Wilhite, chair, at 6:07 pm.

Sam Carlson from Green Lantern Solar presented information (attached) about siting commercial scale net metering. There are new solar siting requirements for 2017, Solar arrays in green fields are no longer considered prime locations, the preferred siting is in abandoned gravel pits, landfills, quarries and brownfields. Commercial scale means 150KW to 500KW systems, Green Lantern financed the 2014 NOVUS project in Royalton. Green Lantern was looking into leasing gravel pit areas with a 20 year lease, the leases go for \$12,000 a year for the 3 ½ acre size, \$2500 - \$3000 per year for a 1 acre site. The company pays taxes on the site and in the end will remove the equipment after the useful life, est. 20-35 years. Green Mountain Power does not want to set up power purchase agreements so net metering is

the only option. Sam will need to look at properties which may qualify and make a recommendation to the RPC, no action was taken by the RPC at this time.

Allison Fulcher spoke about a dog park proposal (attached) which Allison, Shannon Stoddard and other local people have been working on. The proposed dog park would be paid for by fundraising, and would be a fenced in area of at least an acre in size. Shelters and shade may be incorporated, location is to be determined but the closer to town would be better, the Crawford lot was suggested due to easy access and parking. Other locations in consideration are FEMA buyout properties and possibly a part of the Carpenter's field. The RPC suggested the group put together a proposal with location information and see where it goes. Other considerations are liability, the town's insurance policy may cover this sort of thing, but the questions should be asked of the town's attorney. Also the Conservation Commission may have some input.

Stewart Ketchum identified himself as an observer, wanting to see what happens at the RPC meetings.

David Barker is interested in the seat which Tim Dreisbach is currently holding, Tim has been elected to the Selectboard and is considering giving up his seat on the Planning Commission if a replacement can be found. David has been a RPC member in the late 80's and has been away from town for a few years, but now that he has returned would like to be considered for the position.

RPC meetings will be moving to the summer schedule, starting at 7:00 pm, there was no decision or vote as this was a clarification of policy, the meeting time change corresponds to the changing of the clocks.

Beth Wilhite presented a non-monetary grant application which may be appropriate for Royalton. The proposal would be to launch a climate economy model for the community. The grant is in the form of help for community development combining Green Mountain Power, Efficiency Vermont, Vermont Council on Rural Development and others. The deadline for the application is March 22 so there was little time to prepare, the RPC opted to let Beth pursue the application despite the short timeline.

Correspondence-

Building permit inquiry for a storefront, Beth advised the applicant that Royalton does not require building permits for alterations.

Clean Water Advisory Committee meeting March 28th, 10:00 am at TRORC.

Act 250 Permit application for a pole barn type building at the GMP facility on Route 107.

Dollar General meeting in Bethel, not a RPC concern aside from the previous interaction with Dollar General several years ago. It was suggested that RPC contact Bethel Planning Commission offering support.

Beth reported on a conversation with Rep David Ainsworth, Act250 proposed changes did not achieve crossover so the legislature will not be voting on that topic this term. A Wind Turbine proposal to prohibit development on any ridge was not accepted due to unclear wording. A Solar and Green Energy bill was asking for town votes on any green energy projects to be put in their towns.

Bushrod Powers moved to accept the meeting minutes from February 07, 2017. Motion seconded by Jim Rikert.

The next meeting will be April 4th, 2017, due to conflicts no second meeting in April.

There might be room for 3 meetings in May, TBD.

The RPC meeting was adjourned at 8:07 pm with a motion to adjourn by Bushrod Powers, seconded by Jim Rikert.

Respectfully submitted by Stuart Levasseur, Recording Secretary.