

RPC\_Minutes\_2018.01.30

Royalton Planning Commission

Members Present:

Beth Willhite

Jim Rikert

Bushrod Powers

Mark Wood

Stuart Levasseur

Nell Gwin

Guests Present:

Tim Dreisbach -Royalton Selectboard

Sam Carlson - Green Lantern

Sarah Danly – Prospective member

The RPC meeting was called to order at 6:50 pm by Beth Willhite, Chair.

#### Minutes

Minutes from December 05, 2017 meeting were reviewed, minor corrections noted. Motion to accept minutes with corrections by Jim Rikert, seconded by Bushrod Powers. 4 ayes, 1 abstained.

#### Green Lantern

Sam Carlson from the Green Lantern Group updated the RPC on the proposed solar project at the Bethel-Royalton landfill. The solar project will not be sited on top of the landfill out of concern for the cap, this decision was made by the solid waste committee. As a result of not siting the solar project on the cap, there is the potential for loss of revenue, a 1 cent per kilowatt hour incentive is given to preferred sites, including on landfills and in old gravel pits. The town can designate the new site as a preferred site. The new site plan calls for the solar panels to be sited in the NE corner of the landfill property, not on the landfill cap and in what is currently and unused portion of the property. This siting will require trees to be cut, thereby reducing the deer wintering area in the eastern portion of the property. At .8 acre the deer wintering area can be mitigated by designating another area in town for the deer wintering area. Based on the rules set forth by the Agency of Natural Resources, 3.2 acres must be set aside elsewhere. Space is available in a selected area of the Royalton Town Forest on the Sarnoff Property off Route 107. Green Lantern has also offered to produce a wildlife management plan for the Sarnoff Property, this proposal needs to go before the Royalton Conservation Commission. A question was raised if the solar project needs to be put out to bid, but because this project was brought to the town as a proposal it does not need to go to bid. If the town had put out an RFP for the project

then it would qualify for the bidding process. Recent changes in the government tariff on imported solar panels will likely affect this project by the time the panels need to be purchased, effectively raising the price by 3%.

The Town of Royalton will lease the property to Green Lantern, and will receive taxation on the equipment as well as the lease over the life of the project. Green Lantern is in the process of finding customers in state for the electricity. Green Lantern plans to apply for the certificate of public good on 2-2-2018.

Bushrod Powers made the motion to designate the site preferred site status for the purposes of the Green Lantern proposal. Mark Wood seconded the motion. The motion passed unanimously.

Green lantern is also working on two other projects in town on Gilman Road. One is sited in Donna Carpenter's gravel pit, this site is partly on reclaimed gravel pit and partly on as yet un-reclaimed gravel pit which will need to be reclaimed prior to beginning work. The reclaiming process involves spreading topsoil over the affected area and applying for an ACT250 permit.

The other site is on town owned land to the south of the relocated section of Gilman Road which was previously purchased from Donna Carpenter. The southwest corner of the lot may contain a wetland which will need to be delineated, and due to delineation rules this process will have to wait until mid-May. Once the boundary of the suspected wetland is defined the buffer can be determined and the site plan modified to accommodate the boundary.

#### Prospective Member

Sarah Danly, a Royalton resident has expressed interest in joining the Royalton Planning Commission. Sarah has some planning related background and has been both a student and employee of VLS.

#### Town Report

Beth Willhite presented a brief report from the planning commission which will appear in the town report. Jim Rikert made a motion to submit the report to the Selectboard for publication in the town report, seconded by Bushrod Powers. The motion passed unanimously.

#### Community Thaw Event

The RPC is planning an event to celebrate community and to bring residents of Royalton and Bethel together on the green for an evening of fun activities on March 9, the Friday after Town Meeting. The event is still in the planning stages but some of the possible features will be a beer garden, art sculptures in snow and/or ice, hot chocolate and popcorn, bonfire, a pizza truck, and music hosted by Royalton Radio. Nell Gwin made a motion to request up to \$1000 to spend on marketing and food for this event. Seconded by Bushrod Powers, the motion passed unanimously.

#### Permits

The RPC received two permit sheets to review but these do not require votes.

#### Upcoming Meeting Schedule

The Next RPC meeting will be February 20<sup>th</sup>, 2018 (3<sup>rd</sup> Tuesday) at 6:00 PM

Followed by a meeting on March 20<sup>th</sup>, 2018 at 6:00 PM. There will be no meeting on Town Meeting Day.

Beth Willhite has requested some presenters to attend future RPC meetings, including Richard Amore of Vermont Department of Housing and Community Development.

Topics of future discussion are to include marketing plans for Royalton, public transportation, Capitol Budget.

A motion to adjourn was made by Bushrod Powers, seconded by Jim Rikert, meeting adjourned at 8:52pm.

Meeting notes respectfully submitted by Stuart Levasseur, clerk.