

October 17, 2017

Royalton Planning Commission

Meeting minutes

Members in attendance:

Beth Willhite – Chair

Bushrod Powers

Nell Gwin

David Brandau

Roni Johnson

Jim Rikert

Mark Wood

Stuart Levasseur

Public present: Alex Buskey

The meeting was called to order by Chair Beth Willhite, at 6:06 pm.

APPOINTMENTS

Willhite reported that two of the three Planning Commission seats up for renewal have been reappointed, Nell Gwin's reappointment still needs to be scheduled with the Selectboard. One vacant seat remains which was left open when Tim Dreisbach joined the Selectboard. Alex Buskey expressed interest in this vacancy.

Alex Buskey reported that the Vermont Council on Rural Development's Paul Costello will be making rural town visits. VCRD brings in representatives to weigh in on State decisions. Funding is available for community efforts. Requires a joint letter from Selectboards. Local involvement could include town committees and organizations, businesses to bring neighboring towns together in a common goal.

OLD BUSINESS

Chair Beth Willhite reported on the Accessible Sidewalk proposal. The document has been at the Co-op for months but has not been signed by the businesses.

The Button Application for the former Journey Church\Valley Craftsman Building is no longer in the queue. Unknown if his plans have changed or are they still in the works.

NEW BUSINESS

The Conservation commission has a walk planned for Saturday Oct 21 at 9:00 am to see what is available on the town's Crawford lot. The hike is expected to take 2 hours.

Tim Dreisbach has plans to propose a town manager government for Royalton, expected to present this idea at an upcoming Selectboard meeting.

TOWN PLAN UPDATES

Willhite led a discussion about a recent meeting with Kevin Geiger of Two Rivers Ottaquechee Regional Commission. Geiger had presented some thoughts about the Royalton town plan, what it should be and what needed to be changed. The plan should be a wish list of what the town wants to see for the future, the town library expansion should have been in the plan, the firehouse expansion should be in the plan, school choice should be part of the plan, energy section is a requirement, there is a State requirement to produce a percentage of power using renewable energy.

Does Royalton need zoning? Do the resident want zoning? As far as Act250 is concerned a town with no zoning is considered a 1 acre town, meaning that any development over 1 acre triggers ACT 250 rules, with zoning a 10 acre development triggers ACT 250. Zoning would cover the 1-10 acre developments. Local control can be stronger by adding subdivision regulations which would maintain our community without sprawl.

Areas of concern in our plan are:

Waterman Road intersection, this intersection limit attracting business to the area.

New recreation spots should be added to the plan, Irene buyout properties.

The abandoned grain mill. Is this an opportunity for a shared business location?

The possibility of adding a fire station satellite building on Route 107.

Additional features which attract people are

Schools,

cell phone coverage,

Internet (EC Fiber),

Unique traits such as VLS and stores.

Should we have a public forum to discuss subdivision regulations vs zoning?

Willhite asks RPC members for goals for the town to be emailed to her.

The next meeting will be held on November 7th at 6:00 pm at the Royalton town offices.

Meeting minutes from September 5th were reviewed and accepted, motion by David Brandau, seconded by Bushrod Powers.

Meeting adjourned at 7:52 pm, motion by David Brandau, seconded by Bushrod Powers.

Respectfully submitted by Stuart Levasseur, clerk.