

Royalton Planning Commission

Meeting 04/02/2019

Members present:

Geo Honigford,

Jim Rikert,

Stuart Levasseur,

Mark Wood,

Roni Johnson,

David Brandau,

Nell Gwin

Guests:

Brad Salzman- (Royalton Conservation Commission)

Mike Bald- (Royalton Conservation Commission)

Kimberly Gilbert –(TRORC)

The meeting was called to order at 7:10 pm.

Geo discussed flood plain regulations and how insurance rates apply, Geo is working on a draft plan to revise Royalton's flood plain ordinances which will be reviewed at a later date.

Kimberly Gilbert from Two Rivers Ottaquechee Regional Commission presented the land use section of the town plan for revision.

Discussion on wording of Objectives to read "To manage growth and development in a responsible manner..."

Add wildlife habitats and high priority corridors in the area protected as this is language that ANR is using to identify these corridors.

Discussion on a possible Park and Ride at Exit 3, did parking lot rules apply to this entity? it was determined that the policies intend to govern commercial and industrial buildings and the park and ride is supposed to be a visible and easily locatable feature.

Brad Salzman had suggested adding "Practice food biosecurity to ensure containment and prevent spread of invasive species." To the landscaping and site planning section.

Future land use should have "public benefit and health" in the primary considerations.

Wording about the Foxville hamlet discussion included various interpretation of density and finally it was decided that the policies section already contained adequate wording about density so the mention of density in the appropriateness section was unnecessary.

Previous revisions of the Resource Conservation Area had included the words “Low Density” and it was determined that this was confusing without a corresponding Higher Density section, the wording was struck from the title.

“Archeological” and “historical” were added to the resource and conservation area description of protected areas.

Wording was added to the Flood Hazard/Shoreline Area description to include “Eliminate potential contamination of downstream waterways and floodplains due to flooding.”

The Commercial/Industrial area wording “Junkyard and salvage yards and similar uses are discouraged” was removed, as these entities are already controlled by state regulations.

Goals of the Route 107 Low Density Service/Office section with regard to the vitality of the villages of Royalton and Bethel, modified from “does not compromise” to “encourage compatibility”.

The Agriculture/Residential section was reviewed from the planning commissions previous work on revisions made in 2017, Planned Unit Developments being a subject needing further definition. Kimberly to provide language to define.

Topics for the next meeting will include completion of the land use section, specifically Waterman Road, Intermodal, and farmland/conservation, Planning the schedule for the next two months with guests, conservation commission expected to attend in June.

Nell Gwin updated the Commission on the Arts grant, which has been submitted, the committee has a letter from the railroad on their expectations and requirements, with the Arts grant expected to be awarded by the end of April.

Meeting adjourned at 9:07 pm motion by Jim Rikert, seconded by David Brandau.

The next meeting will be April 16<sup>th</sup>, at 7:00 pm.

Respectfully submitted by Stuart Levasseur, standing in for clerk.