

## RPC\_Minutes\_2019.10.01

### Planning Commission Members Present:

Stuart Levasseur  
Jim Rikert  
Bushrod Powers  
Geo Honigford  
Sarah Danly

### Other Attendees:

Kimberly Gilbert, TRORC  
David Sleeper  
Betsy Donahue

### Minutes

David Sleeper presented on the new apartment building for 71 South Windsor Street. Construction is intended to begin this fall.

- The single building will contain 9 units of various sizes with 19 parking spots on that parcel. The driveways on either side of the dr.'s office will be shared with the new building and will be changed to a one way loop.
- The intent is to sell the units as condos but with a fallback plan of renting at least at first. Market research has indicated a strong market for condos throughout the upper valley, for graduate students, including VLS students, and young professionals. None are currently for sale in Royalton.
- The building will not be completely net-zero but will get close, with electric heat pumps, solar on the roof, and individual meter in each apartment.
- The Act 250 commission confirmed that they don't need an act 250 permit. David Sleeper noted that if they had to go through an Act 250 process they wouldn't have been able to afford to build this project, especially trying to keep prices below a certain level for this market.

Meeting was called to order at 7:18 pm by Stuart Levasseur, Chair.

- Stuart Levasseur shared that Selectboard Member Tim Dreisbach is interested in promoting business in Royalton and reached out to the Planning Commission.
- The Commission and Kimberly Gilbert reviewed the schedule for finishing the plan.
  - The Energy Chapter will be finished at the next meeting.
  - Kimberly will compile the various documents of the edited plan and share with the PC for members to review in advance of the next meeting.
  - The Commission would like to create an executive summary that includes the goals, policies, and recommendations, ideally to send out with the public mailing to encourage residents to read.
  - Kimberly reviewed the adoption process and noted what the TRORC will provide under the Municipal Planning Grant contract:

- The draft plan must be publicized, with printed copies sent to every touching town, the RPC, and the state (TRORC will handle)
  - The hearing must be warned at least 15 days prior but there does not need to be a hard copy sent to every town resident.
    - The PC would like to encourage residents to read the plan and would like the mailing to include a link, and to provide paper copies at the office for those who prefer it.
    - TRORC will manage the mailing which will be sent out the 16<sup>th</sup> after the plan is finalized on the 15<sup>th</sup>.
- The commission then reviewed a few remaining sections of the Plan.
- Introduction:
  - Minor updates and wording clarification were made.
  - Some changes were made to “New Sections” and “Significant Changes”, but the Commission will revisit at the next meeting after reviewing the entire plan, to identify any other changes that are significant.
- Maps:
  - TRORC will add in the new land use area to the land use map
  - The group reviewed the other maps and provided several minor corrections for TRORC to implement, including:
    - Transportation map: town hwy 39 just got discontinued. 0
    - New parcels owned by the town for recreation by the fox stand bridge
    - Need to confirm accuracy of Irene buyout parcels
    - There is a parcel near Royalton bridge that appears to be owned by the town but the status should be confirmed.
    - There’s a newly Town-owned gravel pit near the exit.
    - There are additional cemeteries not currently shown
    - The map view needs to be extended to show the parcel where we now have the town offices.
    - Not all of the conserved parcels are shown.
  - There will be a new map for forest blocks.
- Relationship with Other Plans:
  - The Commission reviewed and made wording adjustments to standardize the language between the sections on various neighboring towns but did not make any substantive changes.

Several meetings’ minutes will be approved at the next meeting, October 15.

Meeting was adjourned at 8:35pm.