

## **Royalton Planning Commission**

### **APPROVED – Minutes**

Monday, March 14, 2011

**Members Attending:** Barcelow, Beguin, Brandau, Gravel, Levasseur

Guests Attending: Lorraine Atwood & Jim McGrath (Vermont Law School),  
Kyle Zenlea (Prospective RPC Applicant), Christian Petrangelo  
(Note Taker)

Meeting came to order at 7:01 PM.

### **1. Freck's Building & Other VLS Matters – Lorraine Atwood & Jim McGrath**

- Levasseur reminded everyone that she recently contacted Vermont Law School (“VLS”) on RPC’s behalf regarding the Freck’s parking situation.
- McGrath passed out prospective blueprints to RPC, explaining that the building is composed of three parts. Original Freck’s is on the left, followed by a middle connector. Historic Commission has given permission to demolish parts of the middle and right. The right section will be reconstructed and added to in part. McGrath pointed out both VLS and public entrances to the building.
  - Plans include space for a bookstore serving both VLS and the public, with emphasis on expanding public use beyond that currently seen at Barrister’s Bookstore. VLS envisions bookstore and café area filling in the large front window area (which will be kept per the Historic Commission), creating a lively social atmosphere and a gateway into the village.
  - VLS’s Environmental and Natural Resources Law Clinic and South Royalton Legal Clinic will be moved into this building as well.
- Barcelow, referencing the blueprint, inquired: Will everything besides the original Freck’s building constitute new construction?
  - McGrath answered yes.
- Brandau asked about the commercial/retail nature of the space.
- Atwood explained that students are looking for a coffee shop/spot serving non-alcoholic beverages that will stay open later, as an alternative to Crossroads and other bars in town.
  - McGrath added that he thinks this project will support the commercial block.
  - Atwood stated that law students provide about 30% of business on the commercial block. The Freck’s café would be open later than businesses on the commercial block and would not directly compete with them.
- Barcelow inquired about the parking situation.

- McGrath answered that much of the parking around the side and back of Freck's would be eliminated. He added that demand for parking should not change.
- Barcelow asked about the parking demand for the legal clinics.
  - Atwood answered that demand is negligible: essentially none for the Environmental Clinic and very small for the South Royalton Legal Clinic.
  - McGrath added that "we have significantly more parking spaces than Act 250 requires" and that perhaps some people will need to walk. Enforcement is always an issue, e.g., any fees that VLS may enforce could create a perverse incentive for people to park in downtown spaces all day.
  - Atwood added that VLS is doing a survey to find out how many students are within walking distance of campus.
- Levasseur inquired whether a hearing is required under Act 250.
  - Jim answered that VLS is currently unsure; that issue is still in the works. His thinks that VLS is only waiting on certain feedback from the Historic Commission.
- Barcelow asked whether one could easily walk from the back parking lot to Freck's.
- Atwood stated that, since 1995, the campus plan has designated this building as a prospective anchor for campus.
- Atwood added that VLS has some other plans to present as well, if there is time. First is the Fitness Center ("gym").
  - McGrath stated that Fay House on North Windsor Street is the current gym. It will be demolished and a new athletic facility will be placed on that site.
  - Atwood added that the project, which will be paid with student fees, is student-driven and -demanded.
  - McGrath said that VLS plans to open the new facility in August 2012.
  - Brandau asked if Vermont companies will be doing the construction.
    - McGrath stated that two New Hampshire and one Vermont company are in contention for Freck's, but he is unsure about the fitness facility. He clarified that the blueprints distributed are concept drawings and are not final.
  - McGrath added that VLS is setting up a temporary fitness facility at the barn associated with Magic Mountain so students have some place to exercise during construction.
- McGrath stated that Curtis House, housing the Office of Institutional Investment (fundraising), is another VLS project. A failing structural wall and the need for additional office spaces facilitated this project. VLS would like to jack-up the building, create a new foundation, and expand in some areas. The project will start in April.
  - Levasseur asked whether Act 250 applies.
    - McGrath answered yes. VLS has completed the Act 250 paperwork.
  - Levassuer asked whether VLS has talked with the Town about parking.

- Atwood answered that if “Town” meant the Select Board, then not yet. She or McGrath would likely do this at the appropriate time. Focus now is on money and on identifying areas for off-site parking.
- Atwood added that, as a long-term project, VLS would like to revamp the three historic barns behind Freck’s. Also, VLS needs a kitchen on campus.
- McGrath also identified a sand storage shed at Fay House that will need to be moved (due to construction) to an area outside the flood zone, not on this property. VLS still needs the sand storage. McGrath asked if Act 250 applies.
  - Brandau answered probably.

## **2. Kyle Zenlea, Prospective RPC Applicant**

- Zenlea expressed his interest in serving on the planning commission.
- Levasseur clarified that two positions (those held by Levasseur and Beguin) are up for reappointment. Since Judge resigned today, his position would open up earlier.
- Zenlea asked how he should follow up on this opportunity.
  - Levasseur recommended checking the local paper for notices of openings and speaking with Nate about any details.
- Brandau moved that RPC ask Select Board to appoint a replacement to finish Judge’s term. Beguin seconded. All in favor. Motion carries.

## **3. Eye Care For You & Act 250 – Jerry Barcelow**

- Barcelow explained that two extra rooms are needed to avoid shuffling patients around, but four rooms are preferred. One room for contacts, one for additional testing, etc.
- Beguin commented that renovation is focused on the building’s back side.
  - Brandau observed that this would have little effect on aesthetics.
- Barcelow said that he completed the Schedule B form. Linda suggested that he send in a Schedule B form ahead of time, and she made a few comments. The abutting landowners have been notified.
- Levasseur inquired if any complaints have arisen.
  - Barcelow answered in the negative.
- Brandau inquired if any wetlands are potentially impacted.
  - Barcelow answered no. There is a solid 800 feet between the construction area and the river.
- (Barcelow excused himself from the room to allow RPC to discuss and vote without a conflict of interest.)
- Brandau moved to alert Linda that RPC approves the plans. Beguin seconded. All in favor. Motion carries.

#### **4. Minutes, February 14, 2011**

- Beguin moved to approve the minutes as written. Brandau seconded. Gravel abstained. Motion carries.

#### **5. Development Bylaws, RE: Definition for “Outdoor Recreation Enterprise”**

- Levasseur stated that RPC still needs to provide a definition for “outdoor recreation enterprise” in the proposed development bylaws. Once this is done, the draft may be submitted to the Select Board. The term is mentioned in both conditional use and flood hazard contexts in the bylaws.
- Beguin offered that a “outdoor recreation enterprise” is organized and takes fees and/or compensation.
- Brandau suggested that it would involve permanent structures.
- Beguin said that it would be place-specific.
- Brandau proposed including in the definition: “site-specific for recurring events . . .”
  - Levasseur suggested: “For planned, recurring events”?
- RPC constructed the following: “Enterprises featuring outdoor recreation which are open to the public for a fee or other compensation, and are site-specific for planned recurring events.”
  - Levasseur moved to accept the definition. All in favor. Motion carries.

#### **MEETING ADJOURNMENT:**

Brandau moved to adjourn. Gravel seconded. All in favor. Motion carries.

Meeting ended at 8:23 PM.

Respectfully Submitted,

Christian Petrangelo  
christian.petrangelo@gmail.com