

## **Royalton Planning Commission**

### **DRAFT – Minutes**

Monday, May 9, 2011

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

Guests Attending: Christian Petrangelo (Note Taker)

Meeting came to order at 7:00 PM.

#### **1. Minutes of April 25, 2011**

- Brandau moved to accept the minutes as written. Beguin seconded. Levasseur in favor. Gravel abstaining. Motion carries.

#### **2. Green Mountain Pipeline (“GMP”) – Waterman Rd.**

- Beguin inquired about the nature of the company’s business.
  - Brandau responded that GMP is a contracting company that rehabilitates sewer and drain lines for municipalities, among other things.
- Beguin asked if GMP plans to use an existing building on Waterman Rd.
  - Levasseur answered yes—a building associated with Green Mountain Swift Homes. GMP plans to construct another building near GW Plastics.
- Brandau expressed concern over the amount of traffic that may be generated by this project. GMP employs around 20 people but is “expected to grow.” He has observed big semis and other trucks turning onto Waterman Road, and this is already a lot of traffic.
  - Beguin stated that a park-and-ride facility planned for 2012 should widen that access area.
  - Brandau concurred, adding that the park-and-ride is a lease deal from Lucky’s, but expressed concern that potential widening of the access area may not actually help that much. The situation should be monitored. Act 250 could play a major role by conditioning certain developments on other actions taken.
- Levasseur said that GMP also wishes to expand parking around the building.
- Brandau added that aesthetics should not be an issue with this proposal.
- Levasseur, summarizing the discussion, clarified that GMP should be questioned regarding anticipated truck size, the level of traffic, and planned expansion of business.
  - Levasseur added that Linda Madison recently e-mailed GMP about Act 250 requirement issues.
  - Brandau recommended that RPC talk to Linda Madison about the Waterman Rd. situation.

**MEETING ADJOURNMENT:**

Beguin moved to adjourn. All in favor. Motion carries.

Meeting ended at 7:35 PM.

Respectfully Submitted,

Christian Petrangelo  
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