

Royalton Planning Commission

APPROVED – Minutes

Monday, November 24, 2008

Members Attending: Beguin, Boles, Brandau, Gravel, Judge, Levasseur, Turner

Guests Attending: Chuck Wise and Sally Hull of TRORC, Wayne Davis of Vermont Department of Transportation, Lucky of Lucky's Motorsports, Steve and Audrey, Jamie Miller from Professor Duane's Land Use Regulation class at Vermont Law School, Kira Bryers (Note Taker)

Meeting came to order at 7:00 PM.

1. Royalton Park and Ride

- Wayne Davis of the Vermont Department of Transportation ("VT DOT") presented the current surveys and maps to the RPC
- The project is a categorical exclusion (a federal document), so the VT DOT can now enter into the right-of-way phase and Act 250 phase
- VT DOT will now work with Lucky of Lucky's Motorsports to acquire or lease the land required
- The project will share some road with Lucky's Motorsports
- The park and ride has provisions for 80 parking spaces and a turnaround
- The proposed plan is to build a bus shelter exactly like the one in Randolph, with a copper roof and glass on three sides
- Metal halide light will need to be used. This is lighter than high-pressure sodium (which has a yellow-orange glow, like streetlights). Metal halide is a higher burning form of electricity, but provides more natural light
- Conflict between lighting the facility with light reading lenses (to activate at dusk and extinguish at dawn) and lights that aren't on all night – for security reasons and defense against vandalism
- VT DOT has not yet asked for input from neighbors on Waterman Road
- Lucky has an Act 250 permit for his property that will need to be amended
- The intersection of Waterman Road and Route 107 will be changed – moved towards the Interstate about 50 feet. Lucky will need to coordinate with the town to set up the right-of-way
- Turner asked about the state "No Parking" signs at the Shell Station – Davis did not know about this, but stated that Marcus Miller (in Montpelier) would know
- Lighting plan, a set of additional plans, and maps left with the RPC
- Davis will meet with the Select Board on November 25, 2008
- Brandau asked about the intersection of Routes 14 and 107 – there are currently no plans for any changes at this intersection

- Wise stated TRORC's position as the regional commission and emphasized the necessity of this kind of facility
- Most projects are funded 80-20 (80% federal, 20% state) – the Park and Ride program is 100% federally funded
- Construction would begin in Summer 2010 at the current rate of the project (with approvals for right-of-way and Act 250, plus any additional permits)
- Act 250 Board has seen a proposal and there were no concerns. Davis feels that the all-night lighting will be the toughest part of the final proposal to Act 250

2. Sally Hull, Town Plan

- Starting with Hull's cover letter to the RPC detailing the most recent set of changes made to the Town Plan
- September 8, 2008 Minutes used to clear up Page 34 confusion: "Should" changed to "shall"
- "Should" on Page 35 also changed to "shall"
- Page 45: Future development along Route 14 – Only one overpass restricts truck traffic. Did RPC intend for Hull to change this "should" to a "shall"? Gravel moved to change back to "should." Turner seconded. All in favor. Motion carries.
- New Sign Text – Page 4: "The Town should adopt a sign ordinance" – will stay as is
- Page 10, Number 2: Public Funds "will be directed away from" as opposed to "shall not be used for"
- Judge asked about the timeline for this Town Plan – Levasseur stated that the goal is to get the plan ready for voting on Town Meeting Day
 - A certain number of hearings must be held before the vote can happen
 - After the first hearing, changes can be made pursuant to what was discussed in the hearing (during the hearing, comments are taken, then the meeting is closed, the changes are made, and the plan is sent to the Select Board for review)
- Levasseur asked Hull about the timeline – a hearing date would need to be selected for approximately 35 days from now, as at least 30 days are needed to warrant the hearing
 - The next available date is Monday, December 29, 2008
 - Beguin proposed canceling the scheduled December 22, 2008 meeting and combining the meeting/hearing on December 29
 - Hull will need to advertise the hearing to the public by posting a notice in the Randolph Herald and by sending a certified mailing of the draft of the Plan to surrounding towns, the state, and every member of the Select Board, with a copy to be kept at TRORC
 - Meeting would be held at the Knight's Opera House at 7PM
 - Letter to the Editor from Levasseur proposed
 - Judge asked if there has been any indication from the Select Board of how they view the Plan and what they'll do with it
 - Turner suggested that the Select Board could be invited to the next scheduled RPC meeting to review the Plan with the RPC

- Levasseur asked about the leeway for scheduling the Select Board hearing after the December 29, 2008 hearing – another 35 days would be needed
→ Could be held the first week in February 2009, but the Select Board meeting is not scheduled until February 10, 2009
→ The earliest the Select Board could meet is January 29, 2009 – gives very little leeway for the March 3, 2009 Town Meeting
- Town Plan can't be approved by Town Meeting Day, but could be approved on a "Special Meeting Day"
- Gravel asked if the Plan would expire if not voted on this year – Plan would be good for three years
- Discussion ensued about when to give the Select Board copies of the Draft Town Plan
- The hearing need not be held December 29, 2008 – hearing will be held later next year (September or October 2009)
- RPC should move to accept the Draft Town Plan as the "official Draft" – will be done at a later time

3. Davis Driveway Access

- Located on Harlow Road
- The house has been built and the driveway in for quite a while, with no comments from Roger
- Boles moved to approve the driveway access. Turner seconded. All in favor. Motion carries.
- Judge moved that if already-built driveway access permits come before the RPC they're automatically moved to the Select Board without any action taken by the RPC – RPC would make no recommendation. Beguin seconded. Turner spoke in opposition to the motion. Judge, Beguin in favor. All others oppose. Motion fails.

4. November 10, 2008 Minutes

- "The undeveloped ridge lines and mountains, such as between Kent's Ledge and the ridge northwest of Royalton Village..." changed to "The undeveloped ridge lines such as Kent's Ledge and the ridge northwest of Royalton Village..."
- Brandau moved to accept. Boles seconded. Beguin, Turner, and Judge abstain. All others in favor. Motion carries as accepted.

5. Next Meeting

The next RPC meeting will be held on December 8, 2008.

MEETING ADJOURNMENT:

Judge moved to adjourn. Gravel seconded. All in favor of adjourning. Meeting adjourned at 8:59 PM.

Respectfully submitted,
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