

Royalton Planning Commission

APPROVED – Minutes

Monday, February 9, 2009

Members Attending: Beguin, Boles, Goldstein, Judge, Levasseur

Guests Attending: Kira Bryers (Note Taker)

Meeting came to order at 7:01 PM.

1. January 26, 2009 Minutes

- The second “Gravel” will be changed to “Goldstein” at the bottom of Page 2
- Goldstein moved to accept. Judge seconded. Boles, Goldstein, Judge and Levasseur in favor. Beguin abstained. Motion carries as corrected.

2. Omnipoint Act 250

- District #3 notified Omnipoint that the request had not been received → Levasseur unsure of what will happen
- Jeff and Laurie Barcelow – Country Animal Hospital
→ Single efficiency overnight accommodations for staff (Amendment to existing Act 250 permit – first notice)
- Kevin Rogers – update, addressing what he plans to do about stormwater runoff
→ At hearing, Act 250 decided that Rogers should submit water test results for Ernie’s well
→ Levasseur stated that she spoke with Rogers a few weeks back and Ernie “doesn’t want” him to take the samples
→ Levasseur stated that she is unsure of what will happen, but wanted to updated the RPC at this stage
→ Rogers’ lawyer sent a letter regarding the samples and Ernie’s blocking of the samples. If it takes too long, Rogers believes he should be relieved of the sample request
→ At the hearing, people testified that a lot of Rogers’ neighbors have bad water and it could be the locality

3. Bylaws: Judge contacted VLCT

- Levasseur obtained a copy of the Bethel Zoning Bylaws
- Judge contacted the Vermont League of Cities and Towns
- VLCT could work for the RPC, but it would likely costs several thousand dollars (not to exceed \$3,400)
- Levasseur stated that VLCT’s role would be to review and perform an analysis of the Plan
- Beguin stated that the previous Bylaws had too much in them

- Judge stated that the more complex the project can be, the more important it can be
 - Conway, MA Bylaws used for comparison (11 pages). Laid out clearly
 - Beguin suggested using it as an outline for Royalton's Bylaws
 - Judge stated that the RPC should find out what **needs** to be in the bylaws and go from there
 - Levasseur stated that Royalton was looking at a junkyard ordinance some 4-5 years ago and that because the ordinance put forth was too broad, it was scrapped
 - Goldstein stated that she only saw Restricted Use and Permitted Use sections in the Conway Bylaws (not Conditional) – stated that she liked that these Bylaws were broad for written requests
 - Judge stated that he would divide Royalton into three districts: rural agricultural, village commercial, and industrial
 - Levasseur stated that she is unsure about different policies in VT (because MA doesn't have an Act 250 equivalent) – Judge stated that there is a MA statute that mandates conformity for bylaws
 - VT Supreme Court stated that there is no standard for Royalton – just how Act 250 deals with it
 - Discussion ensued
- Judge stated that Kevin from TRORC said that certain portions of the Flood Hazard Determination should be really large → 100-year floodplain instead of 2,000-year floodplain. Stated that RPC “should be really careful and keep it really simple”
- Goldstein asked if the RPC was missing anything in the current draft of the Bylaws and if there will be an Administrative Officer – RPC would have to
- Goldstein also asked about a Development Review Board – RPC could serve this purpose or there could be a separate one created – Select Board would appoint the Administrative Officer (part time)
 - Goldstein suggested that TRORC should provide guidance and promote consistency between town bylaws in Vermont
 - Discussion ensued
- RPC wants to make sure that there are enough allowed uses, so that there won't need to be specific permits for everything
 - Beguin stated that there shouldn't be permits unless absolutely necessary
- Judge stated that the RPC shouldn't instantly make all commercial properties in town non-conforming so that they'll need permits for any changes – other RPC members agreed
- Beguin asked about the plan of action for Bylaws
 - Levasseur stated that the first thing she is seeing is to check if Conservation and Residential Districts on Page 8 can be combined – potential problems because of the way they're described in the Town Plan
 - Judge suggested referencing them in the zoning
 - Page 12 – General and Specific Standards – whittle them down
- For next time – see what can be whittled down – these two items are to be reviewed (before RPC gets to subdivision)

- Judge will find out exactly what has to be in the zoning bylaws per VT state standards – equal treatment of housing, affordable housing, plus additional requirements
- RPC will re-read Articles 3 and 4 for next meeting to see what can be whittled down
- Discussion ensued

4. Next Meeting

The next RPC meeting will be held on February 23, 2009.

MEETING ADJOURNMENT:

Judge moved to adjourn. Beguin seconded. All in favor of adjourning. Meeting adjourned at 8:16 PM.

Respectfully submitted,

Kira S. Bryers
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