

## Royalton Planning Commission Minutes Monday April 20, 2009

Present: Alan Turner, Steve Judge, David Brandau, Rebecca Beguin, Alison Gravel, Jojo Lavasseur

1. Minutes of April 13, 2009. David Brandau moved to accept. Steve Judge seconded. Approved. One abstention.
2. Broad discussion per scenic areas and ridge lines, as the commission revisited the developmental by-laws which are again in process after a long delay (as the members worked on revising the town plan). The basic question for debate was whether Agricultural/Residential and Conservation areas be included in the same district. Steve Judge clarified these district terms as farm and forest, and suggested looking at the historic uses in the town, of which he thought there were 3 clear divisions: commercial, village, and all the rest – meaning farm and forest . Alan Turner thought to begin with clarifying the goals of the plan ( what are the pressures, what needs to be preserved?) and work from that point with district by-laws. Jojo Lavasseur questioned whether there would be different requirements or similar development trends between farm and forest areas, and what would require conditional provisions. She also wanted the commission to remember the practical aspect of preservation and development, (to protect viability of uses) such as watershed, areas fragile to erosion, back roads and whether those roads could support development. There was review about ten acre lots, subdividing a lot once only, cluster housing/ “campus” planned communities, housing density, density bonuses, and setbacks, that there is no regulation on 10-20 acres lots. David Brandau pointed to page 45, item 4414 in the Planning manual for reference in the discussion.
3. No vote was taken on a time line for public hearings on the revised town plan, but Jojo Lavasseur informally set a public information meeting for late June, to start the process.
4. Steve Judge moved to adjourn after an hour and half of the above discussion. Alison Gravel seconded. Adjourned.