

Royalton Planning Commission  
11-7- 2023  
Minutes

Members Present:  
Nell Gwen, Geo, Peter, Francey, Bushrod, Patrick

Guest Present:  
Joseph Lepak

7:08 PM Geo Called meeting to order

Not able to approve minutes of 10-17-2023 due to Francey not posting on town website;  
will do next month

**class four road** walk - November 17th Putt Road

Forming Class 4 Subcommittee: Jean Paige, Peter, Geo, Larry Trottier, Emily & Greg (from  
Conservation Commission), Mike Hogan (not a town resident, but very interested), Nell  
Gwin

**Possible New Members:** Bushrod is stepping down when we find a replacement; Ronnie's  
slot is open in March; invite any prospective member to join next meeting; Geo will ask  
Victoria to promote opening using her channels

**sub-division ordinance** November 14th, TROC is coming to selectboard to discuss sub-  
division ordinance in order to determine next steps

**Eaton Sugarhouse parcel discussion** on creation of decision-making matrix

- \_ Select board liked the idea of accepting parcel and creating a process, kicked it back to  
planning commission to work on this
- \_ selling parcel will require a town wide vote; SB would like Town ownership to be  
temporary
- \_ matrix would be a decision making tool that reflects best uses and continuum of prices
- \_ possible uses: affordable housing; restaurant/brewery; Mixed Use; Law School  
Conference Center/Lodging; Student Housing; Early Childhood Center;  
Educational/Recreational center; Agricultural processing/food hub/food forest;

\_ Francey & Geo & Patrick work on a matrix before end of year

**food ordinance discussion**

- \_ Francey to check out the Science in the Public Interest webinar to learn more about precedents, if zoning is a requirement
- \_ possible VLGS connection?

**flood hazard ordinance** continued review of draft - Geo will bring changes/questions to Kyle @ TROC

8:43 adjourned by Geo