

Royalton Planning Commission

September 06, 2022

Members present: Geo Honigford-Chair, Stuart Levasseur, Sarah Danley, Bushrod Powers, Peter Anderson, David Brandau, Patrick Dakin , Nell Gwin

Absent: Roni Johnson

In Person Guests: Dan Ruddell (Rudi)

Jerry Barcelow

James Gauthier

John Dumville

Kathleen Hassey

Nancy White

David Barker

John Dettwiler

Kate Caldwell

Sue Cain

Zoom Guests:

Jo Levasseur

Hoyt Bingham

Heather Leavitt

Chad Barnaby

Chairman Geo Honigford called the meeting to order at 7:00 pm.

Aubuchon Act 250 hearing

Patrick Dakin spoke on the subject of the Act 250 proposal to construct a 10K sq ft building on the former Welch's site across the parking lot from the present 15K sq ft store.

"We cannot evaluate the impact (potential harm) without knowing the business that will be occupying the site."

A recent Valley News article by Jim Kenyon mentioned the dealings with Aubuchon have been "less than transparent". Aubuchon claims there is no tenant identified yet Jim Kenyon has uncovered and expired permit from December 2021 that identifies Dollar General, and a local contractor has been approached to build a Dollar General, as well as there are job postings from Dollar General for staffing a store in Royalton.

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VNRC (Vermont Natural Resources Council) has asked for party status in the upcoming hearings.

The Act250 hearing has been recessed until September 16.

Public comments include that the business margins are tight and adding a store with outside ownership, non-local, will only take away from the local economy.

Patrick prepared a letter which was accepted by the RPC with minor additions.

Sarah suggested we collect feedback on economic impact regionally and not just from Royalton businesses.

Nell suggested we revisit the town plan and determine where it might be strengthened. Geo added revising the town plan as an action item for future meetings. Jo Levasseur reminded the RPC that if the town plan changes and there are applications in the process adherence to the town plan would have to match the version approved by the town at the time of the application.

Vital Communities

Sarah brought up a reminder that there will be a Vital Communities virtual meeting **Homes for All Summit: Exploring Housing Solutions for the Upper Valley** on Wednesday, October 5, from 9 am to noon.

Timelines

Geo asked for timelines on various projects

Trails-

maybe a walking session on the class 4 roads, starting next month, identified 6 class 4 roads that could be walked and recorded.

Flood Hazard Zoning-

Work with TRORC get a draft by March 2023

Propose 2 Public meetings in April

Ordinance

Final version by June 2023 for Selectboard approval

Master Planning

Sarah - reminder there will be a Master Planning Process meeting on September 22nd 6:30pm – 8 Pm

Meeting adjourned at 8:28 pm.

Respectfully Submitted by Stuart Levasseur - Clerk