

## Royalton Planning Commission

August 16, 2022

Meeting called to order at 7:10 pm

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

Absent: Roni Johnson

Guests: Dan Rudell (Rudy)

Chairman Geo Honigford introduced Rudy from the White River Partnership, Rudy explained some facts about river morphology and demonstrated with the use of a model what happens when either water volume changes or sediment size and quantity changes. Royalton's flood plain maps have not been updates since 2007 and a fully enhanced study is schedules. Climate change has brought extended drought periods and heavy downpours leading to flash flooding and increased erosion.

Discussion ensued about flood plain zoning and a regulatory approach to managing the river corridor.

Geo Honigford updated the Commission on the recent Selectboard meeting where he presented goals for future work, namely

Class 4 Roads/Recreational trails

Bylaws for Flood Hazard Review

Subdivision Ordinance

David Brandau spoke about a recent TRORC meeting touching on sharedresources and energy committee coordination.

Bushrod Powers raised the subject of housing and informed the Commission there would be a speaker in East Barnard on Sunday at 10:00 AM at the church talking about housing. Sarah Danley brought up another housing discussion coming to Bale on Wednesday at 6:00 PM on the topic of "Livable Real Estate".

Patrick Dakin spoke on the recent Act250 hearing about the Aubuchon Hardware site. Several members of the RPC have been contacted by an Aubuchon representative who was hoping to get time at the meeting tonight, although the request did not fit the schedule due to the lateness of the request.

VT AOT did not consider traffic flow on Route 14 as a problem, and the aesthetics issues were not considered a problem although TRORC did cite non-conformance with the regional plan as a reason to deny the ACT250 request. The RPC does consider the type of business proposed at the site to be a potential threat to viability of local businesses. The RPC will be clarifying a statement to address that issue for the next RPC meeting.

Meeting adjourned at 8:53 pm.

Respectfully Submitted by Stuart Levasseur - Clerk