

Royalton Planning Commission

February 07, 2023

Meeting called to order at 6:10 pm

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

Absent: Patrick Dakin

Chairman Geo Honigford called for approval of the minutes of previous meetings as posted on the town website.

There was no TRORC report.

No activity on the ACT 250 permit at the Aubuchon site.

Discussion on driveway permit, (unnumbered), on Waterman Road, near the storage facility. A comment was added to state that "This driveway permit doesn't not comply with the town plan." As driveway permits will only be reviewed by the planning commission if they are impacted by the town plan. Motion made by Roni Johnson, seconded by Nell Gwin. Motion carried.

Discussion about presentations at town meeting, will revisions to the town plan and flood plain regulation changes be beneficial to a small audience expected at pre-town meeting. The Planning Commission decided the priority lies with the Flood plain regulation changes as these affect human life and the town plan revisions can be presented at a later date when in-person meetings have resumed. Town plan revision discussion was brought up if character should be given a higher priority as a way to ensure local control. Big buildings affect viewship, Geo will approach TRORC to seek advice on strengthening the town plan language.

Review of the flood plain regulation document- Identifying areas where the language needs to be changed or clarified.

How does Royalton handle a situation which calls for a flood plain review board, no board is identified and is it an impromptu board or do we have set participants to call on when needed?

Section III – Areas where these regulations apply,

LOMA map challenge would be the process to exclude a property from the hazard area, noted that this is not a flood plain administrator or FP review board decision but must be presented to FEMA.

Permitting, B, should there be a fee structure for permitting?

Minor improvements, what is a minor improvement, it was discusses that this was identified in the definitions section.

Permit requirements need revision.

Review stopped at the end of Pg 7.

Discussion about hiring a clerk to take minutes as there is money in the budget for this role. Should it be hourly or per meeting, general consensus was the pay should relate to each event not hourly but there would need to be consideration for time.

Next meeting is scheduled for March 7<sup>th</sup>, (town meeting day)

Meeting adjourned at 7:48 pm.

Respectfully Submitted by Stuart Levasseur - Clerk