

Royalton Planning Commission Minutes

June 06, 2023

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

Absent: Sarah Danley, Roni Johnson

Guests: Kevin Geiger- TRORC, Walter Hastings

Chairman Geo Honigford called the meeting to order at 7:03.

Peter and Geo gave a brief account of the class 4 road walk for the Otto Merrill Road. About 10 people attended. The next walk will be Sewell Brook Rd scheduled for June 25th

Royalton did not get a municipal planning grant for subdivision regulations. RPC decided it was necessary to work on this anyway.

Kevin Geiger from TRORC presented information on Subdivision regulations, how subdivision regulations should precede building restrictions, minimum lot sizes, and shape. Backlot development, and resource protection. Style of subdivision in lots less than 5 new parcels. New State rules could impact subdivision style. Also discussed what other towns are doing which makes sense and which ones don't. Would Royalton like to enforce unified by-laws which could be as simple as offset (distances from property lines, roadways etc) and to encourage cluster development which helps to preserve contiguous forest blocks. The Royalton Planning Commission would like to review a rough draft of subdivision Bylaws for Royalton in the fall,

RPC started to review Flood Plain Regulations (version 3) from the last meeting. Need definition on River corridors since there are conflicting definitions according to sources.

Next meeting is scheduled for July 18^h, 2023 due to the Holiday on July 4th.

Meeting adjourned at 8:50 pm.

Respectfully Submitted by Stuart Levasseur - Clerk