

Town of Royalton – South Royalton Village

Renewal Application

Complete renewal application. All requirements met.

- Cover letter and application received on 05/29/2024
- Authorization from selectboard on 05/28/2024
- Town planning process confirmed by TRORC on 03/27/2024
- Provided evidence that Town Plan explains how the designation furthers the goals of the Town Plan
- The village is served by a public water and wastewater system
- **No proposed changes to designated boundary map**

Staff Recommendation

Approve application and renew designation

May 29, 2024

Richard Amore
Vermont Downtown Program
Division for Community Planning and Revitalization
Department of Housing and Community Development
One National Life Drive, 6th Floor
Montpelier, VT 05620

RE: South Royalton Village Center Designation Renewal

Dear Richard,

The South Royalton Village Center was first designated in 2006. Goals, policies, and recommendations throughout Royalton's most recent Town Plan continue to support the Village Designation program. The Town of Royalton seeks to continue the South Royalton Village Center's enrollment in the Village Center Designation Program.

Revitalization Activities

A scoping study for Chelsea Street to create a pedestrian-friendly sidewalk took place in 2019 and construction will take place in 2025.

Renovation project for the library building utilized VCDP & Historic Pres. Grants to add additional programming space & an elevator / lift for ADA improvements.

Better Places Grant was used to install art on the railroad underpass on Safford St.

A local nonprofit utilized a Better Places Grant to provide programming (roller skating & ice cream) last summer.

The historic south royalton house added residential capacity to their building using (unknown) grants & private funds.

Primary Contact for Royalton Village Center

Victoria Paquin
Royalton Town Administrator
2460 VT Rt 14
South Royalton, VT 05068
(802)-763-7967
E-mail: townadmin@royaltonvt.gov

Documents Enclosed

On behalf of the Town of Royalton, please find the following renewal application materials for Royalton Village Designation renewal:

- Minutes from the May 28, 2024 Royalton Selectboard Meeting
- Letter from TRORC confirming planning process and approved plan
- Village Center Designation Boundary Map

Royalton Village does not have a designated historic district and the Town of Royalton does not have zoning.

Confirmed Planning Process

In March of 2020, with TRORC staff (using a Municipal Planning Grant from DHCD), Royalton voters adopted the town plan. It was subsequently approved by the Regional Planning Commission.

Boundary Justification

There are no proposed changes to the boundary.

Municipal Plan Integration and Conformance with Act 59

The Plan's focus on the Village Centers as economic drivers, while maintaining historic size and scale is directly aligned with the Village Center Designation Program. By encouraging economic development within the cohesive core of the Village, the community is furthering the goals of 24 V.S.A. §2709 (b) and §4302.

The current Royalton Town Plan recognizes the need for economic development and the need to support the existing and potential businesses in Royalton's Village Centers, the Plan sees the Villages as vital in the economic equation. The plan references the importance of preserving historic settlement patterns while recognizing the need to allow commerce:

“While the value of the Law School as part of Royalton's local economy is undeniable, it is clear that the community could benefit from a more diverse economy. An economy that is not dependent on a single population will be more sustainable.

To encourage economic growth, it is the intent of this Plan to focus on the Village Center and Hamlet Areas as the most logical location to direct a substantial portion of future economic development. As such, it is important to recognize the need for village improvements. There are locations within the Village Center that could be revitalized, most obviously, the former grain mill on Pleasant Street or the former Crawford property.

Royalton strives to have its local economy grow at a pace that benefits the community, but does not put a strain on municipal services. To encourage new growth and to improve the vitality of the South Royalton and Royalton Villages, Royalton has been part of the Vermont Village Center Designation Program. Businesses within the area identified by the Vermont Village Designation Program as a Village Center are eligible for various tax credits, and the municipality is given priority for specific state and federal grant programs (see sidebar)."

"The Land Use chapter of this plan provides a more detailed description of each land use area, but for the purpose of this chapter the following land use areas encourage economic development:

- Village Area – Encourages mixed use economic development of all kinds (including primary retail) excluding those that would unnecessarily use large areas of land or those uses that would negatively impact the character of the villages."

Below are excerpts from the Royalton Town Plan that explain how the designation furthers the goals of the Municipal Plan while supporting Vermont's traditional settlement patterns:

Land Development Criteria (#6, Page 16):

- Development, other than isolated houses and camps, will be designed to preserve continuous areas of wildlife habitat, such as deer wintering areas, wildlife travel corridors, and connectivity blocks

Historic Resources (#3 and #4, Page 15):

- Commercial and public activities should be located in existing buildings within the existing village centers.
- Strip development is not consistent with the character of Royalton.

Agricultural Trends (Section D, Page 31):

The distinctiveness of the working landscape gives Vermont its beauty. Farms provide open space for wildlife habitat, scenic views and a connection to the land that is hard to find in other places. They also help our towns avoid sprawl and maintain small town and village settlement patterns.

Transportation (Section XII, Policy #5, Page 90):

Strip development is not considered an appropriate land use pattern.

Land Use (Section XI, Recommendation #2, Page 96):

Develop regulations to control growth, development and traffic so as to maintain the historic settlement pattern of compact village separated by rural countryside.

Existing and Historical Land Use (Section B. Page 97):

Historically, Royalton's land use pattern has been one of compact villages and diffuse residential development, linked by agricultural land use. South Royalton and Royalton Villages both have Village Designations, populated densely with Vermont Law School students and town residents. Many of Royalton's other residents, however, are spread throughout the town, living along the network of mostly unpaved "back roads." It is the small, compact villages and the open, working landscapes that define Royalton. Maintaining the balance between Royalton's villages and the residential and agricultural development of the areas surrounding them is essential to maintaining the Town's rural character.

Village Areas (Page 101):

The Village Areas are intended to be the cohesive core of Royalton's community. Their purpose is to support and maintain the role of the Village as the focus of many social and economic activities in the community and provide for residential, commercial, municipal, and other compatible development that serves the needs of the Town as a whole. Development should preserve the traditional social and physical character of the village, including its historic and scenic resources, and should not tax the capability of the lands, waters, services, and facilities.

If you have questions or need further information, please contact me.

Sincerely,

Geena Baber
Planner

Town of Royalton
Selectboard Meeting Minutes DRAFT
5/28/2024 5:00 PM
Virtual / In-person Meeting

Royalton Selectboard: Stuart Levasseur, Tim Murphy, John Dumville, Patrick Dakin, Nell Gwin

Town Staff & Committee Members: Victoria Paquin (Town Administrator), Rita Hull (Treasurer), Loretta Stalnaker (Police Chief)

Public: David Kimball (SRRS Advisory Board), Corinne Ingraham (SRRS Advisory Board), Jo Levasseur, Barbara Homeier, Lauren Adamoli, Nando Jaramillo (Moon & Stars VT), Kenya Lazuli, Seth Lazuli,

Approve the Agenda: John moved to approve the agenda. Tim seconded and the motion carried.

Public Comment: There were no public comments this evening.

Royalton Fire District #1: David Kimball and Corinne Ingraham were present from the South Royalton Rescue Squad Advisory Board (A committee of the Royalton Fire District #1) to discuss the land lease for the rescue squad building. The selectboard had signed a land lease previously, however, the Prudential Committee subsequently requested a few changes. The changes included a clarification that the town would be willing to assist the fire district by taking on debt (if necessary) to finish financing the building and that the land lease would accompany the building if it ever needed to be sold. Discussion continued surrounding various provisions of the lease. The board determined that they would like to send the lease for review by the town's lawyer and then would revisit approval.

Police Department: Chief Stalnaker presented a Fair and Impartial Policing and a domestic violence involving Law Enforcement policy to the board. Both policies are required by the state. Tim moves to adopt the policies as presented. John seconded and the motion carried.

Loretta noted that the no parking signs in South Royalton Village need to be corrected. Several are posted on telephone poles and some are too high up to be noticed when parking. The incorrect signage makes it difficult to enforce the parking regulations. Tim said he and Demi would meet with Loretta to look at them.

Moon & Stars: Patrick reports that he has spoken with Chief Stalnaker about the suggestion to close a portion of Railroad Street to accommodate skating events on the green. The closure of Railroad street presents several logistical and safety issues. There was discussion regarding the closure of Park St. for the events, including acknowledging that such a closure inconveniences the residents of the street. Discussion included how well received the events are, not only by the immediate Royalton community, but also by others who travel to attend the event. It was determined that Moon & Stars would need to have a specific person responsible for traffic control during the event to clear the street and allow access for the residents as needed. Moon & Stars is amenable to this requirement. The request was for the First Saturday of each month, from 4:00 PM until 8:00 PM. There was some discussion of adjusting the times of the events, as well as allowing just one event and seeing how it goes. It was noted that Tim would report back if there were any

issues. Tim recused himself from the discussion & any vote. Nell moved to allow the closure of Park Street for roller skating events. Patrick seconded. John moved to amend the motion to include that people be assigned to either end of the closure for traffic control. Patrick seconded the amendment. The amendment carried. The amended motion then carried with Tim abstained.

Town Administrator: Victoria reports that the village center designations for Royalton and South Royalton Villages need to be renewed. TRORC is working on the application for us. Having the designation provides the benefit of greater access to grant opportunities and tax credits for parcels within the designated area. John moved to renew the village center designations for Royalton and South Royalton Village. Patrick seconded and the motion carried.

Victoria reports that she and Stuart signed an agreement with Daniels construction to stabilize the bridge on Broad Brook road for a cost of \$105,000. They mobilized and were onsite starting work today. A proposal is being drafted for the permanent repair of the structure. A rough cost estimate for permanent repair is between \$300,000 and \$500,000. The temporary shoring will not allow the road to be reopened to traffic, it is just to prevent loss of the bridge.

Victoria reports that VTrans has worked with FHWA and come to the conclusion that a temporary bridge may be installed at the Royalton Hill (Foxstand) bridge location. The bridge will be rented to the town at a cost of roughly \$300 per month. The town will be responsible for between 0 and 5% of the installation costs. Tim moved to proceed with the installation of the temporary bridge. John seconded and the motion carried.

John moved to approve the printer lease agreement. Patrick seconded and the motion carried.

The board reviewed the application for highway access. The applicant requested to relocate their driveway on Waterman Road. There was discussion regarding sight distances and VTrans residential driveway requirements. The requested driveway location does not meet the stopping distance requirements for an intersection. It was noted that the existing driveway location also does not meet the requirement but is better than what is being requested. There was continued discussion on sight lines and the impact to the intersection if the driveway was moved. Tim moved to deny the highway access permit. John seconded and the motion carried.

Personnel Policy: The personnel policy was tabled for the next meeting.

Approval of Warrants: Warrants were reviewed and approved as submitted.

Approval of minutes: John moved to approve the minutes of the last meeting. Patrick seconded and the motion carried.

Other / Ongoing Business:

Patrick noted that he is having difficulty getting in touch with the engineer who completed the last Act 250 permit for gravel extraction. Victoria suggested publishing a request for qualification for an engineer to complete the work. The board agreed that this was an appropriate course of action.

The ongoing health order issue was discussed including additional discussion of replacing a culvert on Pleasant St. Victoria noted that her understanding is that the property owner is attempting to comply with the health order.

Tim reminded the board that employee reviews should be completed by July 1. There was discussion regarding the process and getting started so that it does not run as late as last year.

Nell asked when roadside mowing will start – the Chervil is getting tall.

Tim moved to adjourn at 8:25 PM and the motion carried by consensus.

Respectfully submitted,

Victoria Paquin
Royalton Town Administrator

DRAFT

April 9, 2024
Chris Noble, Chair
Royalton Selectboard
PO Box 680
S. Royalton VT 05068

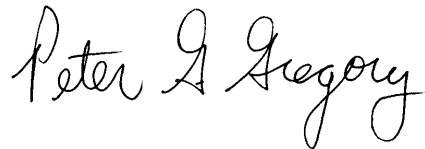
RE: Action on Confirmation of Municipal Planning Efforts

Dear Chris,

We are pleased to inform you that at the TRORC meeting, which was held on March 27, 2024, your Town's planning efforts were reviewed per 24 V.S.A., Section 4350. As a result of the information collected, the TRORC board voted to CONFIRM your Municipality's planning effort, effective March 27, 2024. This action enables your Municipality to remain eligible for Municipal Planning Grants. The Vermont Agency of Commerce and Community Development has been informed of this event.

Do not hesitate to contact us if we can be of any further assistance.

Sincerely,



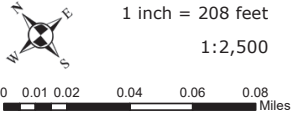
Peter G. Gregory, AICP
Executive Director

Cc:
Geo Honingford, Planning Commission Chair
David Brandau, TRORC Commissioner
Karmen Bascom, Town Clerk

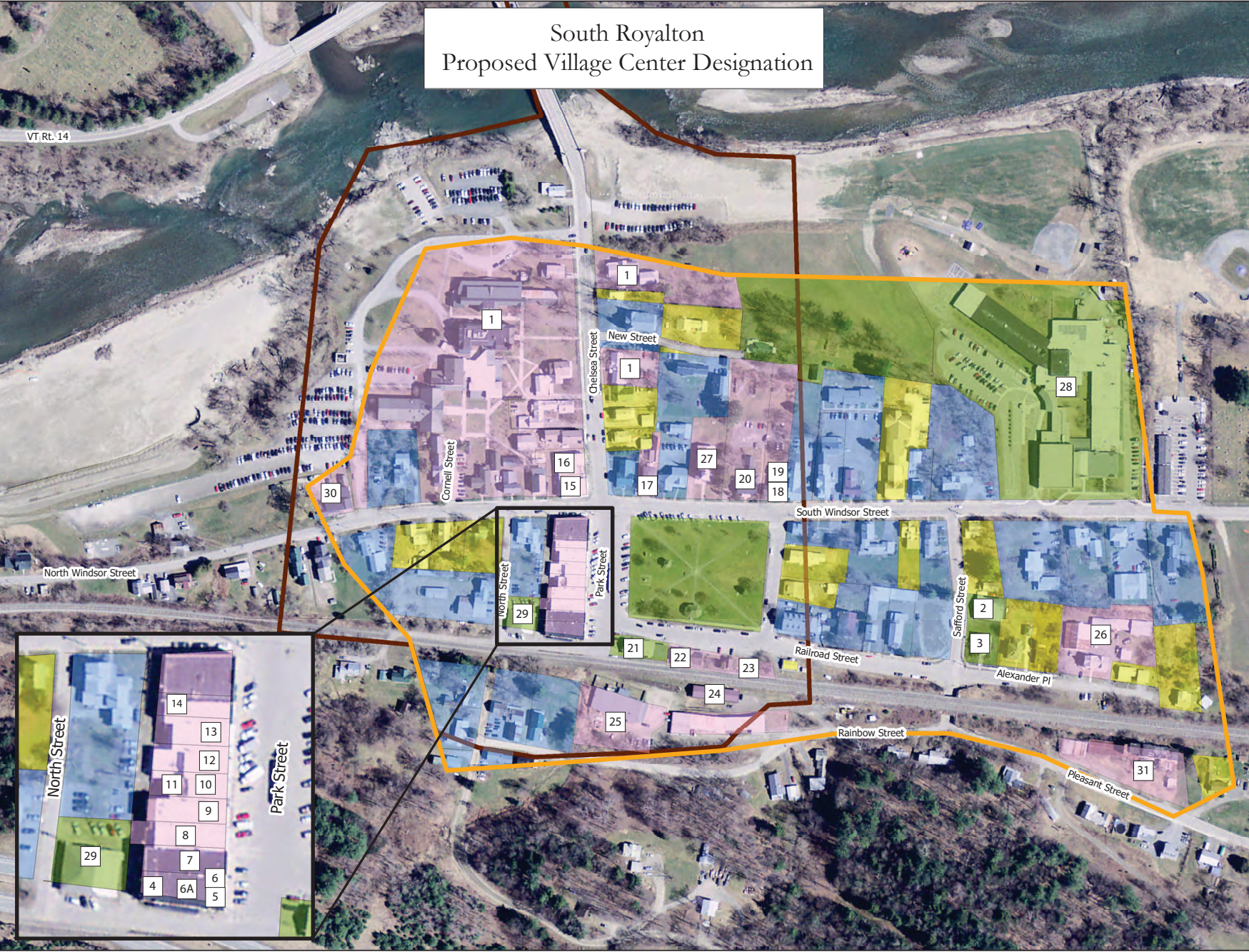
South Royalton Proposed Village Center Designation

Royalton, Vermont
June 2024

- Commercial
- Public
- Multi-Unit Housing
- Single Family Home
- National Historic District
- Village District Boundary



1. Vermont Law and Graduate School
2. South Royalton Fire/ Rescue
3. Library
4. Hair Salon
5. Hair Salon
6. Thrift Store
- 6A. Thrift Store
7. Deli
8. Coffee Shop
9. Food Co-op
10. Food Co-op
11. Law Office
12. Restaurant
13. Restaurant
14. Royalton 100F International Order of Odd Fellows
15. Bookstore/Coffee Shop (VLS)
16. Legal Clinic
17. Bale Office and Art Gallery
18. Hair Salon
19. Tattoo Shop
20. Doctor's Office
21. Post Office
22. Bank
23. Bank
24. Restaurant
25. Bar/Restaurant
26. Auto Parts Store
27. United Federated Church
28. South Royalton School
29. Water District/Storage
30. Day Care Center
31. Old Grain Mill



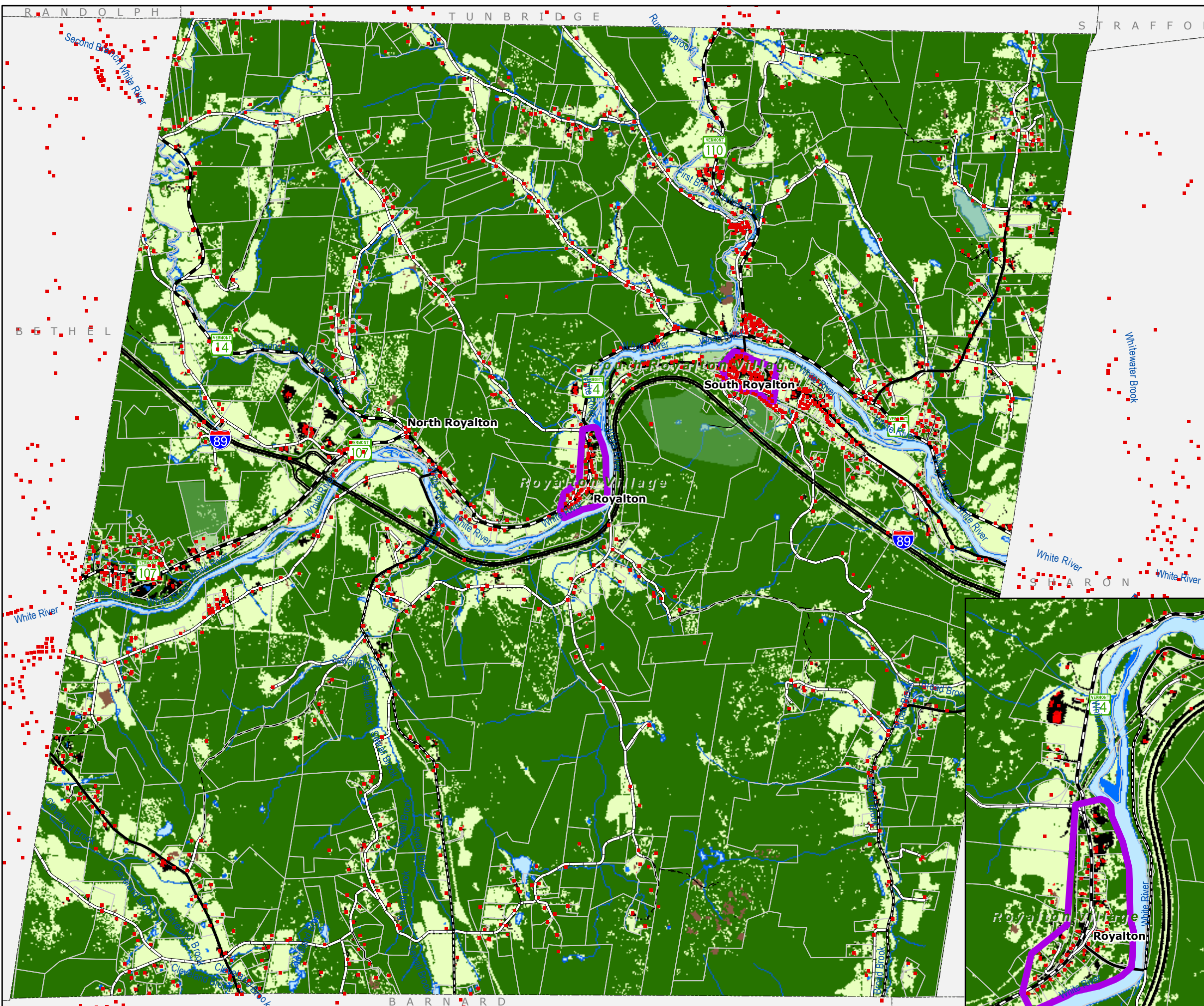
Current Land Use

Town Plan

Royalton, Vermont

Map 1 of 8

Adopted March 3, 2020



- TH cls 1 (village VT rt)
 - TH cls 2
 - TH cls 2 gravel
 - TH cls 3
 - TH cls 3 gravel
 - TH cls 4 gravel
 - TH cls 4 primitive
 - TH cls 4 impassable
 - VT forest hwy
 - trail
 - private
 - VT route
 - US route
 - surface water
 - structures
 - parcels
 - designated villages
-
- 2016 Landuse**
- forest
 - open
 - bare earth
 - water
 - buildings
 - paved or rr

Funded in part by a Municipal Planning Grant from the VT Dept. of Housing and Community Affairs

