

RANDOLPH PLANNING COMMISSION
Meeting Minutes – **January 21, 2014**
46 South Randolph Road, Room 108

PRESENT: Members Paul Rea, Hugo Liepmann, Alan Heath, Perry Armstrong, Ken Preston and Michael Tragner and David Miles, and Zoning Administrator Mardee Sanchez.

Chair Rea call the meeting to order at 7:03 PM

1. Public to be heard - (none)
2. Old/new business (part 1 – John Pettinato)

Sanchez provided the following background regarding the property at 992 VT Route 12S. She received a request for someone to rent out part of the building that was formerly occupied by SynEcology, a computer business, for retail sales. SynEcology received approval as office space but did have some accessory retail sales of computer supplies, software, etc. Prior to SynEcology, the space was used as retail (furniture, flooring, wallpaper, etc.) and was originally built for a furniture store. Neither the current zoning as RU2-20 nor the proposed zoning as RR allow retail sales. Proposed GCR District, which is across the road, does allow retail.

Armstrong/Heath moved to expand the adjacent GCR District to include the 3 lots to the west and south side of Rainbow Road. The motion passed 5-0-0. (Liepmann and Miles had not yet arrived)

There were 3 relevant factors for this property in changing it to another zoning district:

- 1) As the new zoning designation is across the road, it is not spot zoning, only an expansion of an adjacent district.
 - 2) There is an existing commercial building (i.e. it is not for future building development)
 - 3) The existing commercial building has a long history of retail sales (going back to the late 1970's until the mid-1990's).
3. Continued preparation of zoning regulations

The PC discussed the proposed amendment to the conservation subdivision provision (§3.6) that would require consideration of natural features.

Tragner/Armstrong moved to amend the opening paragraph of §3.6 and removed the proposed language that was added last time. The motion passed 7-0-0.

The PC then went on to discuss the subdivision standards in §5.6.

4. Minutes to Approve

Liepmann/Tragner moved to approve the minutes of January 2, 2014 as written. The motion passed 5-0-2, with Armstrong and Rea abstaining.

5. Old/new business (part 2)

Meetings were set for February 4th and 18th.

6. Adjournment

Liepmann/Miles moved to adjourn. The motion passed 7-0-0 and the meeting adjourned at 9:28 PM.

Respectfully submitted,

Approved: as written as edited

Mardee Sanchez
