

RANDOLPH PLANNING COMMISSION

Meeting Minutes – **May 27, 2015**

Randolph Town Hall – 7 Summer Street

PRESENT: Members Michael Tragner, Hugo Liepmann, Sam Lincoln, David Miles, Perry Armstrong, Paul Rea and Alan Heath, Zoning Administrator Mardee Sanchez and Public (who signed in) Christopher Recchia, Carolyn Lumbr, Brian Dudek, Chris Sargent, George Daniel, Marjorie Ryerson, Jose Carothers, Cynthia Jackson, Kenneth Preston, Patsy and Pat French, Jim Tucker, John and Carol Doss, Camden Walters, Jessica Taffet, Julie Iffland, Nancy and Bill Rice, Ellen and Kevin Doering, Jerry Ward, Abbe Meiling, David Shepler, Marty Strange, Diane McEchney, Milo Cutler, Jenny Carter and Billi and Bobby Gosh.

Chair Miles called the meeting to order at 6:37 PM

1. Public hearing on proposed Land Use Regulations

Various members of the Planning Commission and Administrator Sanchez gave a presentation that included an introduction, the basics of zoning, an overview of the differences between the current and proposed regulations and what features are new in the proposed regulations. The Chair then opened up the floor to comments. The following people provided comments and/or asked questions and identified themselves: Chris Recchia, Carolyn Lumbr, Bobby Gosh, Bill Rice, Chris Sargent, George Daniel, Julie Iffland, Jim Tucker, Kevin Doering, Jerry Ward, Josie Carothers, Nancy Rice, Jessica Taffet, Milo Cutler, Jenny Carter and Pat French. Questions were asked by other people present as well.

The following is a brief summary of the comments on the proposed Land Use Regulations:

- The regs are well written, clear and a tremendous improvement over the current regs.
- The design control district regs for Randolph Center should be included.
- Need historic preservation in Randolph Center.
- The minimum lot size in Randolph Center is too small.
- Boarding houses should be addressed for impacts to area.
- Gosh property on Bettis Road should be rezoned to RCV.
- Agri-commercial enterprises should be allowed.
- The max. number of dwelling units in a multi-family dwelling in the RVHD should be more than 20.
- The limitations of "NL/50%" in the CB District is too restrictive.
- Development similar to planned unit developments should still be allowed.
- The increase in allowable accessory retail in the INT Districts is too much (should remain as is).
- Lighting should be considered in the INT Districts.
- Conservation subdivision provisions is confusing, transfer of development rights might be better way to go.
- Should be limit on number of farm worker housing in the waiver provisions.
- Should be limit on size of exempt accessory structures that have flex fabric roofs.
- Exemption for earth materials extraction should indicate that jurisdiction reverts back to Town if an Act 250 permit isn't needed.
- Include wastewater facilities in use category.
- Look at existing uses to see if they fit into new use categories or is something is overlooked.
- Definitions of agriculture and farm structures does not match state definitions and is too vague.
- Solar farms should be – and now can be – regulated.

In addition to these comments received about the proposed Land Use Regulations, questions and concerns were expressed about the following:

- There is a lack of overall coordination and master planning in Randolph Center for the projects that have taken place and are proposed.
- The proposed development of Sam Sammis (“Green Mountain Center”) at Exit 4.
- Retail at Exit 4.

2. **Adjournment**

Chair Miles closed the hearing and the meeting adjourned at 9:50 PM.

Respectfully submitted,

Approved: as written as edited

Mardee Sanchez
