

RANDOLPH PLANNING COMMISSION
Meeting Minutes – **February 29, 2016**
Randolph Town Hall – 7 Summer Street

PRESENT: Members, David Miles, Paul Rea, Sam Lincoln, Alan Heath and Perry Armstrong (Hugo Liepmann and Michael Tragner were absent), Zoning Administrator Mardee Sanchez and Public Jenny Carter, Dede Tracy, Nancy Rice, Camden Walters, Jessica Taffet and Malcolm Fitzpatrick.

Chair Miles called the meeting order at 6:39 PM.

1. **Public to be heard.** - None.

2. **Letter of support for conserving Green Acres Farm in South Randolph**

A request was received from the Vermont Land Trust for a letter of support to conserve Green Acres Farm on VT Route 14S which is owned by Joan Wortman. Sanchez had prepared a draft letter.

Rea/Lincoln moved to support the conservation of the farm and approve Chair Miles signing the letter as written. The motion passed 5-0-0.

3. **Review of comments from the Selectboard's public hearing on the Land Use Regulations (LURs)**

A. Moving RVHD district boundary – To accommodate the proposed new police station on South Main Street, the Selectboard indicated it wanted to change the former Singer Eye Center building at 45 South Main Street and the adjacent parking lot from GCR to RVHD.

Rea/Heath moved to recommend changing the two properties from GCR to RVHD. The motion passed 5-0-0.

B. Fire station property on Central Street – The new fire station will be on the existing property on Central Street and the two adjacent properties at 1 and 3 Park Street. The proposed zone of RVHD has a size limitation on the use. The Selectboard has asked the PC to consider adding a new use category to accommodate the fire station on these properties. The PC did not want to add a new use category.

Rea/Armstrong moved to recommend changing the fire station property and the properties at 1 and 3 Park Street from RVHD to CB. The motion passed 5-0-0.

C. Conservation subdivision – The PC spent the remainder of the time discussing what to do about conservation subdivisions. A proposed change was drafted whereby conservation subdivisions would require DRB approval but not all subdivision review standards would apply. In the end, it was decided to continue this discussion next time.

D. Building vs. structures – Changes were made throughout the document with respect to which term was more appropriate.

4. **Minutes**

Rea/Armstrong moved to approve the minutes of January 21, 2016 with the edit that Sam Lincoln was also absent at that meeting. The motion passed 4-0-1, with Lincoln abstaining.

5. **Old/New Business**

A regular meeting was scheduled for March 15, 2016.

6. **Adjournment**

A motion to adjourn passed 5-0-0 and the meeting adjourned at 9:07 PM.

Respectfully submitted,

Approved: as written as edited

Mardee Sanchez
