

RANDOLPH DEVELOPMENT REVIEW BOARD

MEETING MINUTES

Tuesday, February 23, 2016

Red Schoolhouse – 46 South Randolph Road
Randolph Center

Present: Members Joel Tillberg, John Becker, Thomas Malanchuk, Michael Hildenbrand, Christopher Recchia, Trini Brassard and David Miles, Zoning Administrator Mardee Sanchez and Members of the Public: Michael Kuhn (BGS¹), David Frothingham (DeWolfe Engineering), Doug Pfohl (GMC¹), Milo Cutler, Diane McElhiney, Sandy Vitzthum (BGS), Sandy Vondrasek (The Herald), Pierre LaFrance, Heidi Davis (Wiemann Lamphere Architects), Jack Holding (VTrans¹), Lisa Gray (Randolph Farmers Market), Barbara Quealy (GMC), Michelle Sama (VTC¹ liaison to the state lab), Malcolm Fitzpatrick, Linda Minsinger (GMC), Dan Smith (VTC), Cynthia Quilici, Dan LaLumia, Nancy Rice, George Gray, Ellen and Kevin Doering, Trudy DeFlorio, Susan Delattre, Gene Bianco, Ryan Kane and Guy Roberts (BGS).

Chair Tillberg called the meeting to order at 7:04 PM

1. Public to be heard – None.
2. **Gifford Medical Center** – Continuation of conditional use, site plan and local Act 250 reviews for modifications and expansion of a health care facility complex on Tom Wicker Drive. The property is in the RU2-20 District.

Participants were the applicant's representatives David Frothingham, Doug Pfohl and Heidi Davis, and members of the public Nancy Rice and Milo Cutler. Member Brassard, who was not present at the last hearing, indicated that she reviewed the record and listened to the audio CD of the proceeding on January 26, 2016 and therefore would be participating in this decision.

Recchia/Becker moved to close the hearing and discuss the application in a deliberative session. The vote was 7-0-0.

3. **Casa Bianco, LLC** - Expansion of non-conforming use and site plan reviews for converting dance studio and office space into 3 additional dwelling units at 21 - 29 Merchants Row. The property is in the COM District.

Gene Bianco was the only participant. Member Becker disclosed that he has done accounting work for Mr. Bianco and Member Tillberg disclosed that Mr. Bianco has swept his chimney. No objections were voiced to their participation.

Recchia/Miles moved to approve the expansion of the non-conforming use and approve the site plan as presented subject to approvals by the fire marshal and obtaining additional water and wastewater allocations if needed. The vote was 7-0-0.

4. **Greystone Properties, LLC** - Site plan review for converting museum into use by an electrical contractor at 33 Sunset Hill Road. The property is in the COM District.

George Gray was the only participant. Member Brassard disclosed that she uses Mr. Gray's accounting firm and Member Becker disclosed that he used to work for that accounting firm. No objections were voiced to their participation.

Becker/Malanchuk moved to approve the site plan as shown on Exh. #5 with the condition that the parking spaces be demarcated. The vote was 7-0-0.

¹ GMC - Gifford Medical Center, VTC – Vermont Technical College, BGS – Vermont Department of Buildings and General Services, VTrans – Vermont Agency of Transportation

State of Vermont - Expansion of non-conforming use and site plan review for a dry storage shed at the state highway garage at 100 Bettis Road. The property is in the INT-NE District. Local review is limited per 24 VSA §4413.

Applicant representative Jack Holding was the only participant. Member Brassard disclosed that she works for VTrans but not in the operations section anymore. Members Becker and Recchia disclosed that they are also state employees. No objections were voiced to their participation.

Brassard/Recchia moved to approve the expansion of the non-conforming use and the site plan with the condition that the lots be merged. The vote was 7-0-0.

5. **Gifford Medical Center and Randolph Farmers' Market** - Conditional use and site plan reviews for retail sales at 44 South Main Street. The property is in the CT District.

Applicant's representatives Lisa Gray and Doug Pfohl were the only participants. Member Becker disclosed that Ms. Gray is his fiancée and Member Recchia disclosed that he is a member of the Randolph Farmers Market. Both members recused themselves, removed themselves from the Board's table and did not participate in this proceeding.

Miles/Malanchuk moved to approve the conditional use and site plan with the condition that "no parking or loading" signs be placed along South Main Street when the market is open. The vote was 5-0-0.

6. **State of Vermont** - Site plan and local Act 250 reviews for agricultural and environmental laboratory on the Vermont Technical College campus between Furnace Street and Administration Drive. The project is in the RES & RU5 Districts of the existing regulations and in the RCV District of the proposed Land Use Regulations. As this application was received after the public notice for the Selectboard's public hearing on the proposed Land Use Regulations, it will be reviewed under - and will need to conform to - both the existing and proposed regulations. Local review is limited per 24 VSA §4413.

Participants were applicant's representatives Sandra Vitzthum, Mike Kuhn, Guy Roberts and Dan Smith. Member Becker disclosed that he works for BGS but in a different section. Members Tillberg and Hildenbrand disclosed that their wives work for Vermont Technical College but have nothing to do with this project.

Recchia/Brassard moved to continue the hearing until March 14, 2016 at 7 pm at the Randolph Town Hall unless it is otherwise publicly noticed. The vote was 7-0-0.

7. Approval of minutes

Becker/Malanchuk moved to approve the minutes of January 26, 2016 with the friendly amendment to add "at 9:15 pm" to the end of item #5(B). The vote was 6-0-1, with Brassard abstaining.

8. Old/new business

A hearing date was scheduled for May 24th, 2016.

B. Adjournment

Becker/Miles moved to adjourn. The vote was 7-0-0 and the meeting adjourned at 10:14 PM.

Respectfully submitted,

Approved: as written as edited

Mardee Sánchez

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