



TOWN OF RANDOLPH, VERMONT

Zoning and Planning Office

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SPECIAL MEETING MINUTES

Planning Commission

Tuesday, April 12, 2022

Town Hall – 7 Summer Street

Members Present: In person: Sonny Holt, Camden Walters and Jeff Grout
Calling in by phone: Perry Armstrong, and Miles Hooper

Members Absent: None

Municipal Staff: None

Public Attendees: Sheila Jacobs

1. **Call to Order:** Sonny called the Meeting to order at 6:35 pm
2. **Public Comment:** There was no public comment.
3. **Approval of Agenda:** With the addition of one additional item requested by Sonny to correct the Jan Planning Commission (PC) Meeting Minutes, Perry moved to approve tonight's agenda. Jeff seconded. The motion passed 5-0.
4. **Approval of March 8, 2022 PC Meeting Minutes:** Perry moved to approve the Minutes. Camden seconded. The motion passed 5-0.

5. New Business

A) Cannabis Control Commission

Discussion centered around Sonny's backgrounder guidance from the Vermont Cannabis Control Board which was sent out prior to the meeting. Sonny also read some points from DRB cannabis discussion at their recent meeting.

There was general consensus that there should be some local control. Otherwise, applicants would just require Vermont State approval which they could get without any town input or knowledge.

Confidentiality of growers should be addressed. But Perry mentioned that it would be a public meeting to get approval, similar to the existing liquor board, so this could be a challenge.

Specific classification of indoor and outdoor cultivation is vague.
Indoor cultivation uses artificial light and most closely matches light manufacturing.
Outdoor cultivation most closely matches rural industrial.

Sonny will contact TRORC to get some input and guidance on what other communities are doing and how they are addressing these same issues. The Commission should follow local State guidelines as much as possible and not duplicate effort.

Jeff motioned that the PC make a recommendation to the Selectboard that they create a local Cannabis Control Commission. Sonny seconded. Approved unanimously 5-0.

The makeup of the Cannabis Control Commission and their specific responsibilities will be worked out in future deliberations.

B) Process Checklist for Preferred Solar Sites

Sonny presented the checklist that he created and the PC reviewed it line by line. Camden stated that the checklist should more closely match the Randolph Town Plan requirements. There was general agreement on Camden's point and the PC continued to review the Solar Project checklist and took notes to revise.

Jeff motioned to accept the changes to the checklist as discussed in this meeting.

Sonny 2nd. Approved unanimously 5-0.

Jeff will revise the checklist as discussed and submit to the PC for review and approval at the next meeting.

C) Change to Gateway Commercial Building Size Requirement

Discussion: Clarification change to the 4,000 sq ft Minimum Building Size Requirement for the Gateway Commercial Retail District – stating that the land use regulations will be changed to allow a minimum size of 2,500 sq ft indoor retail as long as it is in an existing building. The 4000 sq ft minimum size still remains for new development to guard against sprawl.

Motioned to change January PC meeting minutes to clarify the above, Para 4.d.

Sonny made motion to approve clarification. Camden 2nd. Unanimously approved 5-0.

See rewording of para 4.d. in the revised Jan minutes.

6. Other Business

Zoning Administrator (ZA) and Economic Development Director has given his notice. This is a big loss for the town and for the PC. Last day will be April 22nd so he will likely not attend any future PC meetings.

Perry made motion to adjourn the meeting. Camden 2nd. The motion passed 5-0.

The Planning Commission's next regularly scheduled meeting will be May 3rd 2022.

Respectfully submitted:
Jeff Grout, PC Secretary