



# **TOWN OF RANDOLPH, VERMONT**

**Zoning and Planning Office**

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## **PLANNING COMMISSION MEETING MINUTES**

**Tuesday, August 2, 2022**

**Town Hall – 7 Summer Street**

**\*\*This initial draft is intended for open meeting law compliance; a more detailed version may replace this draft after Commission review.**

**Members Present:** Sheila Jacobs (by phone), Eileen London, Sonny Holt, Jeff Grout

**Municipal Staff:** None

**Public Attendees:** Julie Iffland, RACDC. TRORC representatives Kevin Geiger and Sydney Steinle.

1. **Call to Order:** Sonny called the Meeting to order at 6:30 pm
2. **Public Comment:** There was no public comment.
3. **Approval of Agenda:** Jeff motioned to approve, Eileen 2nd. Passed 4-0.
4. **Approval of July 5, 2022 Meeting Minutes:** Eileen moved to approve the Minutes. Sonny seconded. Passed 4-0.
5. **New Business**

(A) Work Session with Two Rivers-Ottawquechee Regional Commission (TRORC) on possible changes to Randolph's Bylaws to provide better housing availability.

**Introduction:** TRORC representatives Kevin Geiger, Director of Planning, and Sydney Steinle, Planner attended to give their presentation. TRORC is under contract through the consortium municipal planning grant that Randolph has and will work with us to update the zoning bylaws. They will assist us in addressing the location, type, scale, energy efficiency and density of housing in our local plans and regulations. They encourage regulations and plan language which makes use of multi-family housing development, inclusionary zoning, mixed uses, and planned unit developments (PUDs).

They can assist with public sewer and water improvement projects, environmental due diligence, housing planning and construction grants, and revisions to regulations to allow the

adaptive reuse of space in abandoned or underutilized buildings for housing, including the rehabilitation of second and third floors above downtown commercial spaces.

**TRORC Presentation Notes:**

Randolph is the lead town for this Vermont State grant which covers 7 separate Vermont towns. The purpose of the grant is to adjust the bylaws to better enable housing options. Each town has 3 meetings with TRORC to work through and update their bylaws. This is the first meeting with Randolph. There are 3 primary focuses.

1. Uses by District
2. Standards of each District – setbacks etc.
3. Processes – conditional use, site plan, permitting, ...etc.

Kevin and Sydney led the discussion and showed a presentation of a marked-up copy of the Randolph Land Use Regulations (LURs) that included TRORC recommendations and comments. They will send us a copy of their presentation for our review. The Planning Commission is to review this document and be ready to discuss at our next meeting in September.

The TRORC goal is to have any changes to Randolph's Bylaws approved and finalized by May 1, 2023. The Planning Commission Goal is to have all changes, including those associated with our Town Plan, approved and forwarded to the Selectboard by December 2022.

**6. Other Business**

None.

**7. Adjournment:**

Sheila made a motion to adjourn the meeting. Jeff 2<sup>nd</sup>. All members voted in favor. The meeting adjourned at 7:27 pm.

Respectfully submitted:

Jeffrey Grout

Randolph Planning Commission Secretary