



# **TOWN OF RANDOLPH, VERMONT**

**Zoning and Planning Office**

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## **PLANNING COMMISSION MEETING MINUTES**

**Tuesday, February 7, 2023**

**Town Hall – 7 Summer Street**

**Members Present:** Larry Satkowitz, Sonny Holt, Mathew Johnson, Sheila Jacobs,

**Municipal Staff:** None

**Public Attendees:** Matt Murawski DRB

TRORC representative Sydney Steinle,

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:** Agenda was motioned to approve, seconded and approved unanimously.
4. **Approval of minutes:** Minutes were motioned to approve, seconded and approved unanimously.

### 5. **New Business**

(A) Nominations for Chair of the Planning Commission. Sonny is retiring from the PC after many years of service (Thank you Sonny!)

After some discussion, Sonny nominated Camden Walters to be the chair of the PC. The nomination was motioned, seconded and approved unanimously.

(B) Approve Cover for Land Use Regs. Was motioned to approve, seconded and approved unanimously.

(C) 4th Work Session on proposed changes to Randolph's Bylaws to provide better housing. Two Rivers-Ottawaquechee Regional Commission (TRORC) planner Sydney Steinle led the members through a review of recommended changes to Randolph's

Bylaws to provide better housing availability. The discussion included the following:

#### C1. Discussion of Cottage Courts

- Solidified reasoning behind including this in the Bylaws. Goal is to increase affordable housing for those who cannot afford a starter home for a single person or small family in the area.
- Limiting the size to 900 ft<sup>2</sup> of habitable living space for most units increases the likelihood that they will be affordable. A few units (% of total) could be slightly larger ~1000 ft<sup>2</sup>.
- Recommend an inventory of areas appropriate for this style of development to ensure that it will be useful.
- Where in town would this fit in? Are there areas in Randolph village that have space for these units? Initial ideas were designated downtown, neighborhood development areas, denser village areas, primarily in medium and high-density areas close to town center.
- These should be encouraged to be on sewer and water
- Height limit is currently “22 feet above adjacent grade”. Should it be changed to “XX feet above lowest adjacent grade”
- Decisions required on rented vs owned

#### C2. Discussion of splitting the multi-family use category into two multi-family use categories

- Splitting the multi-family use category (currently 3+ units) into two categories, Small (3 units) and Large (4+ units), would allow Randolph to permit 3 unit developments or conversions, rather than having them go through site plan review in the GCR and GC districts. Limiting the Small category to 3 units would allow the town to see how this works before considering expanding small to 3 and 4 units, making Large 5+ units.

#### C3. Discussion of Dimensional Waiver for Lot Size

- Determine where town sewer and water lines up with the zoning districts.
- Decided that the regulations should be the same regardless of whether it's a new build or a housing conversion.

#### C4. Discussion of Uses and Limitations Tables

- Inclusion of the Uses and Limitations table in the bylaw is agreed.
- Tables were used as a reference for current uses compared to potential uses and limitations.

**6. Other Business:** None.

**7. Adjournment:** The meeting adjourned at 8:40 pm.

**The Planning Commission's next regularly scheduled meeting will be March 7, 2023.**