



TOWN OF RANDOLPH, VERMONT

Zoning and Planning Office

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MEETING MINUTES

Monday, July 06, 2020

Grant Camp, Hebard Hill Road, Randolph

Present: Members: Paul Rae, Perry Armstrong (by phone) Michael Tragner and Camden Walters (Matt Chin, Miles Hooper, Sonny Holt absent). Municipal Staff: Josh Jerome.

Mr. Walters called the Regular Meeting to order at 6:35 pm.

1. **Public Comment** – there was no one from the public with general comments
2. **Approval of Minutes** – the June 1 minutes were not discussed
3. **Old Business**
No old business was discussed.
4. **New Business**
 - a. **Vermont Law School students – update on Neighborhood Designation Area program (NDA)**
The students (along with Jenny Carter) discussed the outstanding items they believe current zoning ordinances/town plan do not yet have to meet the requirements of the NDA program. A “checklist” of these items was discussed by the students. A discussion was held on most of the NDA checklist items. The students offered, and the PC accepted, the students continued help to make proposed changes to the zoning/town plan so they can be in NDA conformance. They agreed to work on 4-6 checklist items over the next 6 weeks. (documentation on the program and student presentation are available upon request).
 - b. **50 ft ROW requirement for private roads on small lots within the downtown districts.**
The issue surrounds the idea that a 50’ ROW is too wide for certain small lot subdivisions within the downtown districts with discussion on how road width can be reduced while at the same time meeting safety and other standards. The VLT students offered to propose language on the issue so in certain circumstances a minimum road width will not be required if all safety and other concerns are addressed in the development.
 - c. **Solid Waste and Junkyard Ordinance.**
The existing ordinance was reviewed with discussion on examples of former and current non-compliant situations and the Town’s ability to bring those situations

into compliance. One PC member summed up the discussion by saying *I believe the consensus was that the ordinance is generally not lacking in anything that we need to fix, rather any issues regarding junkyards in town have to do with the inability of the Town to rectify non-compliance. The Town can levy fines, which are hard to collect and often do not resolve the problem. There is little that can be done if a landowner refuses and the town doesn't want to spend money on court proceedings or otherwise.* Though the ordinance is old, the PC thought that it is doing all it can, and any tinkering will not get any better a result.

d. Drafting of penalties for developments that do not conform to town regulations.

A discussion on the subject with examples was taken up, along with some ideas on proposed fines. Josh agreed to draft proposed language on fines for discussion at a future PC meeting.

e. Fire advisory meeting to determine their needs, like truck turnarounds, fire hydrants, etc.

After a discussion, Josh agreed to request from the Fire Advisory Commission a written document on emergency guidelines required for developments.

At 8:30 pm, the PC voted to adjourn the meeting.

Respectfully submitted: Michael Tragner

Revised and Approved: /ss/ Sonny Holt