



TOWN OF RANDOLPH, VERMONT

Zoning and Planning Office

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MEETING MINUTES

Tuesday, March 8, 2022

Town Hall – 7 Summer Street

Members Present: Sonny Holt, Perry Armstrong, Paul Rea, Camden Walters and Jeff Grout

Members Absent: Miles Hooper

Staff: Joshua Jerome

Public Attendees: Hildegard Jones, Martha Hafner, Jim Merriam, Peter Leonard, Katherine Leonard

Mr. Holt called the Regular Meeting to order at 7:00 pm:

1. **Public Comment** – There was no public comment.
2. **Approval of Agenda** – Perry made a motion to move the Appointment of Planning Commission Officers to the first item on the agenda, seconded by Camden and all voted in favor to approve the amended agenda (5-0-0).
3. **Approval of Minutes** – A motion was made by Paul, seconded by Sonny to approve the minutes of February 2, 2022 and all voted in favor (4-0-1) while Camden abstained.
4. **New Business**
 - (a) Appointment of Planning Commission Officers: Paul Rea was recognized for his outstanding 12 year service on the Planning Commission. He will step down this year but has agreed to serve until we find a replacement. The Commission approved the following slate of officers: Chair-Sonny Holt, Vice Chair-Camden Walters, Secretary-Jeff Grout, Perry Armstrong, and Miles Hooper. Perry made a motion to approve the slate of officers, Camden seconded and all voted in favor (5-0-0).
 - (b) Vote on Proposed Bylaw Changes: A vote was taken on the proposed bylaw changes discussed during the Public Hearing for §215 Gateway Commercial Retail District and §506.A.2.d. - Lot Line Adjustments clarifying language for when an LLA application needs to go to the DRB for review. A motion was made by Jeff, seconded by Sonny and all voted in favor of amending the bylaws (5-0-0).

(c) Cannabis Control Commission: There was a discussion on whether the Town should form a Cannabis Control Commission and review how our existing bylaws effect cannabis business startups. More discussion will be held at our next meeting as the cannabis rules become better known.

(d) Solar Array Siting: A discussion was held on how we should treat access roads to future solar array areas. With one exception, the general consensus among commission members was that access roads should be treated separately from solar array areas and left under the purview of the Public Utilities Commission process pursuant to 30 V.S.A. § 248.

(e) Solar Array Siting Letter Process: A discussion was held on a draft process for designating preferred sites for solar arrays. The process described the policy IAW the town plan and provided a 14 step checklist for designating preferred sites.

(e) There was an extended discussion on the appropriate 'Use Category' for multi-small cabin projects intended for short-term rentals.

5. Adjournment: Camden made a motion to adjourn, seconded by Sonny and all voted in favor (5-0-0).

Respectfully submitted: Joshua Jerome