



# **TOWN OF RANDOLPH, VERMONT**

**Zoning and Planning Office**

zoning@randolphvt.org

802.728.5433 x19

## **MEETING MINUTES**

**Tuesday, August 3, 2021 at 6:30pm**

**Town Hall – 7 Summer Street**

**Members Present:** Miles Hooper, Sonny Holt, Perry Armstrong, Camden Walters, and Paul Rea.

**Members Absent:** Matt Chin

**Municipal Staff:** Josh Jerome

**Public:** Ken Goss

**Mr. Holt called the meeting to order at 6:32 pm.**

1. **Public Comment** – Mr. Holt introduced Ken Goss, a Randolph resident who is considering serving on the Planning Commission.
2. **Approval of Minutes** – Mr. Hooper made a motion to approve the minutes of the Public Hearing on June 1st, Mr. Walters seconded, all voted in favor, (5-0-0). Mr. Rea made a motion to approve the minutes of the Regular Meeting on June 1<sup>st</sup>, Mr. Hooper seconded, all voted in favor (5-0-0).
3. **New Business**
  - a. **Discussion on protecting Agricultural lands from over-development**

Mr. Holt opened the discussion by describing increased development over the last year and whether or not this poses as a problem in preserving agricultural lands. There was broad agreement that the current use system provides financial incentives to farmers that are dependable juxtaposed to commodity milk and other agricultural products that vacillate from year to year. For farmers wanting to retire, selling their development rights provides a way to exit the farm. This same mechanism also allows new farmers to enter the agricultural sector. Regulations already in place including Act 250 provides sufficient review of development projects to ensure that agricultural lands remain a working part of the community. There was nothing to vote forward.

**b. Discussion on possible changes to our bylaws to make Randolph more housing friendly and how TRORC may assist in this effort.**

Mr. Holt opened up the discussion with an update to the offer previously given by TRORC to assist the PC in reviewing the bylaws to make them more housing friendly. The funding TRORC believed was coming to them is actually not going directly to them and instead, the funding will be made available to municipalities through a Municipal Planning Grant process. Mr. Jerome updated the PC on the MPG guidelines which the State of Vermont through ACCD was still working to develop. Mr. Jerome suggested that the PC could consider lot size requirements such as lowering the five-acre minimum lot size down from five acres to one-acre. In general, members believed we should wait to hear about the new MPG process and discuss at the next meeting. There was nothing to vote forward.

**c. Discussion of the Two-lot subdivision regulations to clarify process.**

Mr. Jerome opened the discussion by stating that there have been many two-lot subdivisions over the last year that have fallen under the Two-lot Subdivision review process in §506.B.c and that all these typically take five minutes for the DRB to review. Some municipalities allow for the Zoning Administrator to review these administratively but do require a public hearing per state statute. Mr. Rea suggested that the intent in creating the Two-lot waiver was to create a more streamlined process that didn't need to go before the DRB, but language in the draft bylaws in 2016 was revised and taken out. Mr. Rea also raised the question as to what mechanism would prevent a landowner from using this waiver in subdividing their land, creating more than 10 lots over a five-year period, and avoiding Act 250 review? It was generally agreed that more information needed to be known before the PC could act on changing anything and Mr. Jerome said he would bring more information to the PC at their next meeting. There was nothing to vote forward.

**4. Other Business**

**a. Energy Committee desire to change bylaws**

Mr. Holt stated that the Energy Committee recently reached to him wanting to discuss changes to the bylaws to help achieve the Town's renewable energy goals. It was suggested that the PC spent an incredible amount of time working on the renewable energy goals in the last Town Plan update just three years ago. There was general concern that a process like that would not be productive. Mr. Holt suggested that he would wait to hear back from the Energy Committee on specific items they believe the PC should review.

**b. Land Use Regulations front cover**

Mr. Holt proposed to the PC that they adopt a new front cover for the Land Use Regulations. The cover is the zoning district map of Randolph. Mr. Armstrong made a motion to approve the front cover for the LUR's, seconded by Sonny and all voted in favor (5-0-0).

**At 7:52 pm, on a motion by Mr. Hooper and seconded by Mr. Walters, the PC unanimously voted to adjourn the meeting.**

Respectfully submitted: Joshua Jerome

DRAFT