



TOWN OF RANDOLPH, VERMONT

Zoning and Planning Office

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PLANNING COMMISSION MEETING MINUTES

Tuesday, May 3, 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: In person: Sonny Holt, Camden Walters and Jeff Grout
Calling in by phone: Miles Hooper

Municipal Staff: None

Public Attendees: Martha Haafner, Joseph Bertrand

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:** Sonny requested that one additional item be added to tonight's meeting – Sheila Jacobs has requested to become a member of the PC. Jeff moved to approve tonight's agenda. Camden seconded. The motion passed 4-0.
4. **Approval of April 12, 2022 Special PC Meeting Minutes:** Sonny moved to approve the Minutes. Camden seconded. The motion passed 4-0.

5. New Business

A) Sheila Jacobs request to become a member of the Planning Commission

PC discussed and enthusiastically approved recommending her to join the PC. Jeff motioned. Miles second. Voted in favor 4-0.

B) Process Checklist for Preferred Solar Sites

Sonny presented background information that contained the new checklist. Camden and Sonny made final updates and clarification to the checklist. PC discussed. No public comment. Miles motioned to approve the revised checklist as presented. Camden 2nd. Miles, Camden and Sonny voted to approve. Jeff abstained. Checklist approved.

C) Proposed 2.2 MW Solar Array at 1182 East Bethel Road

Informational Briefing by Nathaniel Vandal of Green Peak Solar.

The land owners have expressed interest to install 10 acres of solar panels. Green Peak Solar applied to build the project under the Vermont State “Standard Offer” program. This is a Vermont State program run annually by RFP for 2.2 MWs or smaller renewables energy projects. If selected, the project is awarded a PPA (Power Purchase Agreement) directly through the VT State procurement department.

Green Peak Solar was not awarded a Standard Offer contract - the project is on hold. It will likely be put on reserve for consideration if an awarded project drops out.

There are other options including a direct agreement with GMP.

Another option is traditional net metering. This would require an approved site designation by the Town PC.

Nathan stated that there is a section 248 required process to return the prime agricultural soils to the original condition at the end of the project life. Restoration and decommissioning is secured with an irrevocable standard letter of credit. This is a 248 process.

There is a standard aesthetics test that will be conducted that includes a screening plan if one is required.

Camden and Jeff visited the site with Nathan on April 17, 2022. The site is a very large open field on a rolling hillside with plenty of options for the solar panels. There is a small section with a slope that appears to be over 25% but it can easily be avoided. The fields are primarily used to grow hay with a small plot of corn. There are existing trees that will screen most of the site with room for additional screening if required. There are some homes on a distant hillside that would likely be in view of the panels.

Public comment:

Both public attendees noted that they are familiar with the site and commented that they feel this is a viable site with plenty of opportunity to screen the panels from view if required.

D. VT State Cannabis Regulation Training

The Town Manager has approved sending 2 members of the PC to the Training on Cannabis Regulation from the Vermont League of Cities and Towns with the Vermont Cannabis Control Board – scheduled for May 24th at 10:00 AM. It was not clear if this training is in person or on line.

PC will send 2 people to cannabis training. The attendees to be determined.

Public comment: Martha stated that it will be important to clearly designate the business owner in order to clearly show if the cannabis business is locally owned or owned by an outside business or corporation.

6. Other Business

Joseph Bertrand stated that there does not seem to be an ordinance for poultry or farm animals in the village. There is a village property near him with many small farm animals crowded together, including chickens and rabbits. It is very noisy and smelly. Are there any town ordinances that limit the number of animals allowed in small confined spaces?

The PC will check to see if this is covered by existing ordinances and this item will be placed on next month's agenda.

7. Adjournment:

Sonny made a motion to adjourn the meeting. Camden 2nd. The motion passed 4-0. Meeting adjourned at 7:47 pm.

The Planning Commission's next regularly scheduled meeting will be June 7, 2022.

Respectfully submitted:

Jeff Grout

PC Secretary