

**PLANNING COMMISSION
MEETING MINUTES**

Tuesday, September 10, 2019

Randolph Town Hall – 7 Summer Street

Present: Members: Paul Rae, Miles Hooper, Sonny Holt, Camden Walters and Michael Tragner. Municipal Staff: Adolfo Bailon.

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

1 Public Hearing - There was a public hearing on the following topics below with no public indicating a concern on the proposed changes. Paul Rea then made a motion to approve the changes seconded by M. Tragner with a vote of 5-0.

- a. Change to size limitation and approval type for use types 'Common Group Services' and 'Industrial, Light' within the East Randolph Village District (ERV) (page 23, §213 of Land Use Regulations)
- b. Change to description of Assisted Living and Independent Living Facility (page 68, §404 of Land Use Regulations)
- c. Change to definition of 'Independent Living Facility' (page 101, of Land Use Regulations)

Public to be heard – Andy Adams indicated an interest in potentially buying a lot on Bettis Road to be used for a use that is not permitted in the zoning district. There was then a discussion on how this lot and an adjoining lot may be rezoned to Gateway Commercial, a logical change for these two lots given their location and current/future uses.

2. Approval of minutes (August 20, 2019) – there was discussion to remove item 4b from the minutes.

The Planning Commission moved to approve the minutes of August 20, 2019 with the above-mentioned change. Vote 4-0 with Camden abstaining.

3. **Old Business** – the PC discussed the following Old Business, Item C on the agenda:
A review of Floodplain Regulations and Restrictions on making Substantial Improvements to Property were discussed and it appears that a three year limitation instead of a ten year limitation on improvements will be investigated for possible change

The Planning Commission decided to not take action until the PC hears from the State official who agreed to attend the next PC meeting.

There was no discussion on Old Business Agenda Items A, B & D.

4. **New Business** – the following items were discussed:

- a. Mixed income housing development on the Branchwood property on Pearl Street. Vermont has a program called the Neighborhood Development Area Designation through the Agency of Commerce and Community Development. It's intended to reduce the permitting costs for housing developments within close proximity to designated downtowns, town centers and growth areas. - Joshua Jerome, Director of Economic Development.
- b. Floodplain Regulations and Restrictions on making Substantial Improvements to Property – discuss change to regulation.

On Item a, given Josh Jerome was not able to attend the meeting, there was no substantive discussion.

Adolfo spoke on a high level about this topic making the following comments:

- +/-20 unit minimum to make this project economically feasible;
- Town does not have the approval yet to sell this property and would need voter approval;
- The lot on the smoke stack side likely to be developed for housing.

On Item b, it was decided that the PC needed to wait on further discussion until they hear from the state.

Salisbury Square discussion related to Planned Unit Developments being included in a proposed town zoning regulation change. Jenny Carter lead a discussion (on behalf of RACDC) on a document prepared by RACDC and VLS, Institute for Energy and the Environment titled *Proposed Amendments to Randolph Zoning Ordinance*.

After a discussion, the PC made the following motion to amend the revised Article 5 – Development Review of the Randolph Zoning Ordinance:

The PC moved to approve the proposed revised Article 5 – Development Review of the Randolph Zoning Ordinance as submitted by RACDC (as referenced as an attachment to these minutes) with an amendment to the header of 509.E. Permitted Uses to change to 509.E. Permitted or Conditional Uses.

The motion passed 5-0

Meeting adjourned at 7:30pm.

Respectfully submitted: Michael Tragner

Approved as edited: /ss/ George "Sonny" Holt

Attachment 1.

Proposed Amendments to Randolph Land Use Regulations

ARTICLE 5 –DEVELOPMENT REVIEW

Change #1: Add a new section to Development Review for Planned Unit developments(PUDs) as Follows:

§ 509 PLANNED UNIT DEVELOPMENT

509.A. Applicability

With the approval of a PUD plan, the DRB is hereby empowered to vary certain zoning regulations in the zoning districts of Randolph Village High Density (RVHD), Commercial Business (CB), and East Randolph Village (ERV) under the criteria and procedures established in 24 V.S.A. § 4417.

509.B. Purpose

The purpose of this provision is to encourage more efficient use of land, innovation in design, to facilitate adequate and economic provision of streets and utilities, and to preserve qualities of open land.

509.C. Goals

1. To encourage compact, pedestrian-oriented development and redevelopment, and to promote a mix of residential uses or nonresidential uses, or both, especially in downtowns, village centers, new town center, and associated neighborhoods.
2. To implement the policies of the Town Plan, such as the provision of affordable housing.
3. To provide for flexibility in site and lot layout, building design, placement and clustering of buildings, use of open areas, provision of circulation facilities, including pedestrian facilities and parking, and related site and design considerations that will best achieve the goals for the area as articulated in the Town Plan and bylaws within the particular character of the site and its surroundings.
4. To provide for efficient use of public facilities and infrastructure.
5. To encourage and preserve opportunities for energy-efficient development and redevelopment.

509.D. Application Procedure

A site plan shall be submitted to the DRB showing location, height, and spacing of buildings, open space and their landscaping, street, driveways, off-street parking spaces, unique natural or man-made features, and physical conditions of the site, accompanied by a statement setting forth the nature of all proposed modification, changes, or supplementations of the existing zoning regulations.

509.E. Permitted or Conditional Uses

Uses shall be limited to those permitted or conditional uses approved within the district in which the Planned Unit Development is proposed.

509.F. Standards and Approval

The following standards should be met in order for the DRB to approve the application:

1. The DRB may allow for greater concentration of density, or intensity of land use, within some sections of the development. The approval for greater concentration of density in one section shall be offset by a lesser concentration in another or by an appropriate reservation of common space as long as overall density requirements of the total area are not exceeded. In deciding whether to allow for a greater density, the DRB shall consider the type, and/or water and sewage facilities and other proposed utilities and their ability to handle greater density or intensity of use.
2. Width, yard, coverage, and height requirements for the district in which the development is to be located shall normally be met. The DRB may vary these requirements to allow for innovative design and effective land use. Applicable procedures and requirements outlined in § 116, and other sections of these regulations, as well as the Town of Randolph Subdivision Regulations shall also be met.
3. The PUD shall be an effective, unified treatment of the development possibilities of the project site. The development plan shall make appropriate provisions for the preservation of streams and streambanks, steep slopes, wet areas, soil unsuitable for development, forested areas, historic areas, as well as unique natural and human-made features.
4. Mixed uses shall be arranged so as to be compatible and ensure visual and aural privacy for project residents.
5. Proposed streets shall be in harmony with existing or approved thoroughfares.
6. The development shall be proposed over a reasonable period of time so that adequate municipal services and facilities may be provided. If the development is to be phased, open spaces shall be developed simultaneously with residential or commercial units in various stages of the project.
7. When a PUD results in land available for parks, recreation, or open space, the DRB may require as a condition of approval donation of these lands for municipal purposes. In addition, the DRB may establish such conditions on the ownership, use,

and maintenance of such lands as it deems necessary to assure the preservation of such lands for their intended purposes.

ARTICLE 6 – ABBREVIATIONS AND DEFINITIONS

Change #2: Add a new abbreviation for PUDs to the Abbreviations section as follows:

§ 601 ABBREVIATIONS

[...]

NSV.....North and South Randolph Villages District

PUD.....Planned Unit Development

RA.....Rural Agricultural District

[...]

Change #3: Add a new definition for PUDs to the General Definitions section as follows:

§ 604 GENERAL DEFINITIONS

[...]

Permitted use - A use specifically allowed in a given district, requiring only the granting of a zoning permit by the ZA.

Planned Unit Development – Shall be deemed a single development, as defined by 24 VSA, which may include, but not be limited to, multiple categories of land use (i.e. residential and recreational) and/or multiple types (I.e. one family detached, condominiums, etc.) where various categories and types of land use may be combined as design elements in a proposed development.

Principal building - Building in which is conducted a principal use of the lot on which said building is located.

[...]