

Notice of Public Hearing

In accordance with 24 VSA §4441(d) and §4444, the Planning Commission will hold a public hearing on proposed changes to the Land Use Regulations. Changes are being proposed to reduce the minimum size requirement for Commercial Group Service and Indoor Retail uses from 4,000 sq/ft to 2,500 sq/ft in the Gateway Commercial Retail district and clarifying language is being added to the Lot Line Adjustment process where at least one parcel is part of a previously approved subdivision. Any questions can be directed to the Zoning Administrator, Joshua Jerome, at joshua@randolphvt.org or 728-5433 x13.

Date: Tuesday, March 8th, 2022
Time: 6:30pm
Location: Town Hall, 7 Summer Street
Randolph, VT 05060

Proposed Changes

Proposed Amendment

§ 215 GATEWAY COMMERCIAL RETAIL DISTRICT (GCR)

Commercial Group Service	C	Bldg. min. 4,000 2,500 SF and max. 80,000 SF, with each individually-operated business within the bldg. having a min. 4,000 2,500 SF
Indoor Retail	S	Bldg. min. 4,000 2,500 SF & max. 80,000 SF, with each individually-operated business within the bldg. having a min. 4,000 2,500 SF & a max. of 40,000 SF

Proposed Amendment

§ 506.A.2.d. Lot Line Adjustments

- a. Lot line adjustments between adjacent lots, where neither lot is part of an approved subdivision within the last six months from the date of application, the beginning and ending number of lots is the same and all lots are conforming (zoning permit required). In this instance, a survey of the new lot line (i.e. not the entire lots) is required. The plat shall include signature blocks #2, 3 and 4 which shall be duly signed by the property owners and ZA prior to filing in the land records. As a condition of approval, the signed plat and revised deeds shall be received for recording by the Randolph Town Clerk within a year of the effective date of the zoning permit authorizing the lot line adjustment or the permit expires.

Planning Commission Reporting Form for Municipal Bylaw Amendments

This report is in accordance with 24 V.S.A. §4441 (c) which states:

“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments.....

The report shall provide:

(A) brief explanation of the proposed bylaw, amendment, or repeal and include a statement of purpose as required for notice under section §4444 of this title,

The reduction in minimum size requirement from 4,000 sq/ft to 2,500 sq/ft for Commercial Group Service and Indoor Retail uses in the Gateway Commercial Retail District are intended to help property owners have a larger potential pool of tenants as the 4,000 sq/ft minimum requirement has prevented some spaces from being leased out and sitting vacant.

(A)nd shall include findings regarding how the proposal:

1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:
The proposed amendment conforms with the goals and policies contained in the Town Plan. It will help ensure that the vast majority of Main Street businesses will remain in and around the designated downtown and not have any adverse effect on the availability of safe and affordable housing in the Gateway Commercial Retail District.
2. Is compatible with the proposed future land uses and densities of the municipal plan:
The purpose of the GCR district is to allow for residential development and medium-scale development that may have off-site impacts along transportation corridors, thereby maintaining the downtown, the villages and the GCR Districts as the centers of retail business life without requiring out-of-scale development, and avoiding commercial sprawl beyond this district.
3. Carries out, as applicable, any specific proposals for any planned community facilities.
This proposed amendment does not affect any specific proposal for any planned community facility in the Town of Randolph.

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The report shall provide:

(A) brief explanation of the proposed bylaw, amendment, or repeal and include a statement of purpose as required for notice under section §4444 of this title,

The proposed amendment to §506.A.2.d where a Lot Line Adjustment between two parcels of which one may be part of a previously approved subdivision, provides clarity for when a lot line adjustment applicant needs to go before the Development Review Board or when the Zoning Administrator can review and process the application.

(A)nd shall include findings regarding how the proposal:

4. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:

The proposed amendment conforms with the goals and policies contained in the Town Plan. It will provide clarity on the process for Lot Line Adjustments and will not have any negative adverse impacts on the availability of safe and affordable housing in the Town.

5. Is compatible with the proposed future land uses and densities of the municipal plan:

This proposed amendment is consistent with the proposed future land uses and densities of the municipal plan.

6. Carries out, as applicable, any specific proposals for any planned community facilities.

This proposed amendment does not affect any specific proposal for any planned community facility in the Town of Randolph.