

Town of Randolph

Planning Board Minutes

December 6, 2018

Members Present: John Turner, Roberta Arbree, John Scarinza, Robert Ross

Members Excused: Arlene Eisenberg

Public: Tara Bamford, Gardner Kellogg, Edith Tucker

Those present discussed the possibility of purchasing land for the Randolph Town Forest from the Town of Gorham. Gorham is currently in the process of adding land to protect the Icy Gulch Watershed, and they need to generate funds for their portion of the project. Money received from the purchase of land by Randolph would allow them to match the grant funds, and purchase of the 200 acres from Gorham by Randolph will give the town access to the town forest, which is currently only accessed by an easement. The purchase will not cost Randolph taxpayers any money, as it will also be covered by a grant.

PUBLIC HEARING

Call to order: The public hearing was called to order at 7:17 pm by John Scarinza.

The Board discussed the proposed lot line adjustment between Glines and Martin. The Glines are in the process of selling their parcel of land to the Shankars, who do not want responsibility for the items that were dumped on the property by Martin. Instead of cleaning up the debris, Glines would like to adjust the lot line to give the property to the Martin Estate. John Turner shared concerns about the shape of the lot after the adjustment, which would not be rectangular in shape and would possibly affect the future sale of the property. Turner was also concerned that the current resident of the property may not fully understand the ramifications of accepting that piece of land from Glines. The property is currently in probate, and there has to be a legal entity to agree to receive the property that is being given. The Board cannot approve the lot line adjustment until both owners have agreed and signed.

On a motion by John Turner, seconded by Robert Ross, the Board voted unanimously to continue the application and public hearing until January 3, 2019.

Gardner Kellogg, the surveyor for the project, will speak with the Glines about adjusting the lot line to make the parcel rectangular in shape.

The public hearing was closed at 7:44 pm.

REGULAR MEETING

Minutes of November 1, 2018 – On a motion from Roberta Arbree, with a second from Robert Ross, members voted to accept the minutes as presented.

Roberta Arbree pointed out that the NH RSA referenced in the zoning ordinance concerning high water marks, did not reference 4th order streams and 10 acre ponds, but was simply a definition of the high water mark. It was agreed that a minor change in wording in the zoning ordinance would correct this issue. However, regardless of the high water mark, the 100' setback should require a vegetated buffer.

Old Business:

Tara Bamford was present to discuss the suggested updates to the Master Plan. On page 10 of the draft, the acreage of the Randolph Town Forest will be updated. On page 14, under Agriculture, the words consequently and small-scale will be removed. A discussion was held concerning commercial use and the power lines will be added, with a concern about the negative visual impact they may have. The Dartmouth Outing Club will be added to the list of tax-exempt organizations.

Under Findings and Recommendations, number 3, the last sentence will be removed and a sentence about the town encouraging and supporting easements will be added. The word private will also be removed, and will just read “protection of property”. Edith Tucker shared concerns about land being added to the town forest and that future development should be encouraged in existing developed areas. A paragraph will be added under Considerations for Future Land Use.

Robert Ross asked that habitats under number 4 be clarified as aquatic and wildlife habitats.

Edith Tucker mentioned the Friends of the Presidential Rail Trail and stated that it is not only Randolph residents involved. This will be amended to include members from surrounding communities. Roberta Arbree shared the letter received by the Planning Board from the Friends of the Presidential Rail Trail with Tara Bamford, which contained suggestions to include in the Master Plan.

John Turner suggested that Tara Bamford attend one more meeting to go over the final draft of the Master Plan. John Scarinza asked Bamford to provide a quote to finish the Master Plan and attend the Public Hearing, along with a quote for zoning ordinance amendments that will need to be done. Bamford will provide the quote for the budget and will send her invoice for the work that has been done on the Master Plan.

Roberta Arbree mentioned that the land use ordinances were not on the Randolph website. The website is new and is not finished.

Adjournment: On a motion John Turner, the Board voted unanimously to adjourn the meeting at 8:48 pm.

Respectfully submitted,

Shelli A. Fortin
December 7, 2018

DRAFT