

Town of Randolph

Planning Board Minutes

June 6, 2019

Members Present: Roberta Arbree, John Scarinza, Robert Ross, and Tim Mather

Members Excused: John Turner

Public: Tara Bamford

Call to order: The meeting was called to order at 7:08 pm by John Scarinza.

Minutes of May 2, 2019 – On a motion from Roberta Arbree with a second from Tim Mather, members voted to accept the minutes as presented.

Old Business

Master Plan

Tara Bamford reviewed the changes made to the draft of the Master Plan, including changing Trust Fund to Mechanism on page 6, removing “little” from the bottom of page 14 concerning commercial business, and changing along Route 2 to “throughout town” in the last paragraph. Also, the word “summer” will be removed on page 16, as hiking occurs year-round. The paragraph on page 17 concerning considerations for future land use was re-worked, and will now say “Randolph has done a good job of maintaining the character of the landscape”. On page 19, the specific types of outdoor recreation will be replaced with “non-motorized outdoor recreation and snowmobiling”.

The Board decided that the Public Hearing on the Master Plan will be held on August 1, 2019, as the next scheduled meeting is a holiday.

New Business

Planning Services Agreement

Tara Bamford presented her Planning Services Agreement for Zoning Amendments. The Agreement will allow Bamford to assist the Planning Board with the development of zoning amendments to present at the 2020 Town Meeting.

On a motion by Robert Ross, seconded by Roberta Arbree, the Board voted to approve the Planning Services Agreement for Zoning Amendments with Tara Bamford. The Agreement will be in effect from June 6, 2019 through April 30, 2020 for a cost not to exceed \$3,250.

Zoning Amendments

Tara Bamford advised that she has looked through the Land Use Ordinances and has several recommendations based on the Master Plan. Small changes should be considered for aquifer protection by adding a statement to special exceptions and expanding the performance standards. Open Space Development should be linked to natural resource protection. The lighting section

should be strengthened by talking about shielding, and could be addressed in its own section. Robert Arbree mentioned that the Conservation Commission was looking at vegetative buffers and has been considering the ordinance from Carroll that was presented as a model. Bamford suggested some updates to get the ordinances in line with state law concerning accessory dwelling units and notice requirements, also removing the reference to the state law in the ordinance concerning driveways. Bamford also mentioned that some of the current Land Use Ordinances do not belong in Zoning, but instead should be under the Site Plan Regulations or Building Codes. Bamford also suggested that the document be reorganized and should be named Zoning Ordinances, not Land Use Ordinances. Other things that should be considered are business lot sizes, and changes to the regulations on signage to make it more defensible. Bamford stated that Impact Fees should not be in Zoning, and that impact fees are not something they should need to address. Bamford advised the noise ordinance should be left alone and that the wind ordinance should be fairly recent and should be all set.

Bamford will work on a first draft of amendments and asked the Board to review the Ordinances before the next meeting to see if there is anything they feel is confusing or wish was stronger. Bamford also passed out copies of model ordinances for Shoreland Protection, Wetlands Conservation, and Steep Slope and Ridgeline Protection for the Board to review.

Roberta Arbree mentioned a concern brought up at the Conservation Commission meeting by Lauren Bradley. The Commission wondered if a requirement could be added that septic systems be installed when a property along the river is sold that does not currently have a functioning system. Tara Bamford suggested that this would be a good question for the Municipal Association and might be addressed under Health Regulations. Bamford will check into this before the next meeting.

Next Meeting

The next meeting will be held on July 18, 2019 at 7:00 pm, due to the holiday on July 4.

Lot Line Adjustments

Robert Ross advised that he spoke with Linda in the town office in reference to expenses for the lot line adjustments that were approved. John Scarinza will speak with Linda about reimbursement for the costs incurred. Ross also advised that Linda mentioned that the deed had changed hands for the Martin property and paperwork still needed to be signed for the lot line adjustment. John Scarinza will also look into this.

Adjournment: On a motion by Roberta Arbree, the Board voted unanimously to adjourn the meeting at 8:57 pm.

Respectfully submitted,

Shelli A. Fortin
June 7, 2019