

Town of Randolph

Planning Board Minutes

July 18, 2019

Members Present: Roberta Arbree, John Scarinza, John Turner, and Tim Mather

Members Excused: Robert Ross

Public: Tara Bamford

Call to order: The meeting was called to order at 7:02 pm by John Scarinza.

Minutes of June 6, 2019 – On a motion from Roberta Arbree with a second from Tim Mather, members voted to accept the minutes as presented.

Old Business

Septic Systems

Tara Bamford advised that she looked into the question about the town requiring a site assessment of the septic system when a property changes ownership and was advised that the only area in town that this could be required would be the Pond of Safety. Any other health regulations would only apply to a failed system.

Zoning Amendments

Tara Bamford reviewed amendments to the zoning ordinances with the Board. John Scarinza asked about the section on impact fees, and Bamford advised that impact fees are for rapidly growing areas in which capital improvements will be needed, which would not apply to Randolph. Bamford suggested that this be changed to developer exactions instead of impact fees. Bamford pointed out that page 12, Article 5 references NH RSA 236:13, which is curb cuts, and not the correct statute to address driveways. Bamford suggested that regulations concerning driveways be included in the subdivision regulations rather than the zoning ordinances. Scarinza advised that the Board would like to keep the driveway regulations in the zoning ordinances, unless there is a legal decision that states they cannot. Bamford will ask Steve Buckley from the Municipal Association for his opinion. Roberta Arbree asked why the driveway requirements state that the driveway is to be lower than the shoulder grade and Scarinza advised this is prevent runoff to protect the town roads. The lighting requirement in the Signs and Lighting section was discussed, as it states that illumination may not be visible outside the premises for lighting on signs during night hours. Bamford advised that she believes this means the bulb, not the light, and will add a separate lighting section, that includes a requirement that lighting being fully shielded. Scarinza asked about Section 4.03, the removal of gravel, loam, and rocks, and Bamford advised that the reference to the state statute is good enough.

Section 6.04 was discussed as it states all permanent residences must meet the requirements of the land use ordinances. This would exclude seasonal residences, and should be amended. Bamford will take a look at the ordinances she just worked on with Carroll to address campers, which requires them to show proof of the disposal of wastewater. Bamford advised the section on Open Space development looked fine, however it should be tied to Natural Resource Protection. Bamford will review the telecommunications ordinance and the ordinance on wind energy systems. Bamford asked if the Wind Energy Systems just covered homeowner wind systems and Arbree advised it was for both offsite and onsite systems. Scarinza asked if the procedure for review should be included in the ordinance for Wind Energy Systems or if this is redundant. Bamford advised it is good to have it in there.

Bamford advised that she will recodify and reorganize the zoning ordinances.

Ordinances for Steep Slope and Ridgeline Protection

Tara Bamford advised that an overlay district adds a layer of regulation based on the presence of a steep slope or wetland. In the model ordinance, steep slopes have a grade greater than 15%, however numbers can be adjusted by the town. It was suggested that the ordinance could also be applied to properties over a certain elevation, however this would not work in Randolph, as Randolph Hill is a much higher elevation than other areas of town, regardless of the slope. The Board would like to consider a steep slopes and ridgeline ordinance, as they do not want to allow what has happened to the ridgelines in Jackson. When discussing the Visual Resource Protection model ordinance, Bamford stated that it is not common for towns to have a Visual Resource Inventory. John Scarinza suggested they follow the design guidelines in paragraph VI, which suggest that when removing trees downslope of the house, the tops of the trees cannot be lower than the ground floor of the building. Instead of including the extra steps of a conditional use permit, this could be included as part of the permit package. It was suggested that steep slopes and visual resource protection be included in the same ordinance.

Wetlands Conservation and Shoreline Protection

Tara Bamford passed out copies of the wetlands maps for the town and suggested that these be used for any regulations. An aquifer overlay district was also discussed, and Roberta Arbree stated she would like to see this considered to protect the water quality. Buffers for wetlands were discussed, and Bamford stated that a 100 foot buffer has been a consistent number used. The Board felt that 100' was too much, and agreed that 25' was more reasonable. The ordinance would still allow structures that are already there, or a conditional use permit would allow any accessory structures to be added. In discussing shoreline protection, Bamford advised she will do a map to show 2nd order and higher streams, which she suggested should be included as part of shoreline protection, as the further up the river you protect, the better the water quality. Bamford advised that there is a section in the Shoreline Protection ordinance that states it would not interfere with logging. The Board suggested that the words wharf, pier, and breakwater could be removed, as they would not apply to Randolph.

The ordinance concerning lot size was discussed, at it states the minimum lot size for residential properties is 80,000 square feet. However it does not state a minimum for businesses. The Board decided that “residential” be removed, and that it be added that the Board of Adjustment could require a larger lot size for a business if the minimum would not be adequate.

New Business

There was no new business.

Next Meeting

The next meeting will be held on August 1, 2019 at 7:00 pm. This will include the Public Hearing for the amendments to the Master Plan.

Tara Bamford requested to attend the September meeting to review the zoning ordinance amendments. John Scarinza advised that they may also be holding a Public Hearing on the proposed memorial for the “Randolph 7” this night, and it was suggested the Public Hearing be scheduled at 6:00 pm to allow time for the regular meeting afterwards.

Adjournment: On a motion by Roberta Arbree, the Board voted unanimously to adjourn the meeting at 8:38 pm.

Respectfully submitted,

Shelli A. Fortin
July 19, 2019