

Town of Randolph
Planning Board Minutes
October 16, 2019

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

Members Excused: John Turner

Public: Tara Bamford

Call to order: The meeting was called to order at 7:11 pm by John Scarinza.

John Scarinza advised the Board that they the Forest Commission is working on putting together the MOU with the Legion for the Fallen 7 Memorial. It will be brought to the Planning Board when it is completed.

Minutes of September 5, 2019 – On a motion from Tim Mather with a second from Robert Ross, members voted to accept the minutes as presented.

Land Use Ordinance Amendments

Tara Bamford advised that she spoke with Christine Fillmore about the reorganization of the Land Use Ordinance and she agreed that it would be a good idea. All of zoning will be in the first section, the Noise Bylaw will be second, followed by Driveway Regulations, and the Randolph Town Forest. The reorganization of the Ordinance will be one of the Zoning Amendments at the Town Meeting.

Tara Bamford reviewed the Draft Land Use Ordinance with the Board. Roberta Arbree asked if the definition of Impact Fees should be removed from page 7, and Bamford advised it will be if the Board approves the changes. The Board discussed Accessory Dwelling Units, and decided that the Ordinance should state that each lot is allowed one principal use, along with an attached or detached Accessory Dwelling Unit. Bamford advised that on pages 12-13 she beefed up what the Board of Adjustment would look at for special exceptions, including examples of additional conditions.

John Scarinza asked about AIR BNB and how the town should handle this issue. Tara Bamford advised that safety concerns might be handled with the building codes. Bamford suggested waiting for the cases that are currently in court to be settled before making any decisions.

John Scarinza asked about the addition of “associated” body of water under Water Setbacks on page 16. Scarinza advised the intent is perennial streams. Bamford will reword this section to make it clearer.

John Scarinza asked about definition of Structure on page 10, based on this definition there are structures in town which should not have been issued a building permit. Bamford advised that changing the definition here would apply to the entire Ordinance. It was suggested that when the Selectmen get a building permit application they should either check with the Planning Board or include more information on the application form to be sure it complies with the Ordinance.

Tara Bamford advised that she inserted language concerning temporary residences, which addresses the concern of waste disposal so that there will not be a health hazard. Bamford advised that the Impact Fee section was removed.

Tara Bamford advised that any concerns with Telecommunications should be directed to the town attorney. Bamford advised there are a few things she noticed that could be addressed, such as renewable permits, as NH law states that you cannot have temporary approval, and the requirement that they control tree canopy height within 150', but there is no 150' setback requirement. Tim Mather asked about Solar, and was advised it is not a permitted use. Bamford questioned why the Wind Energy Systems is included, as it is not allowed. John Scarinza advised they were trying to encourage smaller scale wind development, such as to power a home. Bamford advised that the town would not be allowed to say no to power over a certain amount, as that would be handled through the SEC. Tara Bamford pointed out that language on the Planning Board failing to act should be updated, as it should be 40, not 30 days. Also proof of financial capacity to decommission, but not a bond, should be required for security.

Driveway permits were discussed and John Scarinza advised that in Gorham they are issued by the Planning Board and in Randolph they are issued by the Selectmen. Tara Bamford advised that it should be done by the Selectmen, who can delegate the road agent to review the effect on town roads.

Tara Bamford reviewed the Overlay Districts with the Board. Bamford pointed out a change that she made to the Wetlands, which changed the last sentence in 3C to Accessory Structure not Addition. Roberta Arbree will look for bigger maps from the Israel River and Moose River studies, as the Wetland District will be defined by what is shown on the maps. There were no comments on the Shoreland District. The Board discussed the Steep Slopes District and whether to add design guidelines as performance standards. It was decided that guidelines F, G, H, and I would be included as performance standards. Bamford will do some research for more detailed guidelines that can be included.

Next Meeting

The next meeting will be held on November 4, 2019 at 7:00 pm, at which the Board will need to approve the Draft. The first Public Hearing will be held December 5, and a second Public Hearing will be scheduled for January 2, 2020.

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

Respectfully submitted,

Shelli A. Fortin
October 17, 2019