

Town of Randolph

Planning Board Minutes

November 7, 2019

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

Members Excused: Tim Mather

Public: Tara Bamford

Call to order: The meeting was called to order at 7:00 pm by John Scarinza.

Minutes of October 17, 2019 – On a motion from Robert Ross with a second from Roberta Arbree, members voted to accept the minutes as presented.

Land Use Ordinance Amendments

Tara Bamford reviewed the Overlay Districts with the Board. While reviewing the Wetland Overlay District, Roberta Arbree asked about the sentence in Findings 2C, that states it provides for nutrient attenuation. Bamford advised this is standard language that is included to provide the scientific basis for the purpose of wetlands. In the Shoreland Protection Overlay District, John Turner asked about allowing sewage treatment facilities to be constructed. Bamford advised that this included to beef up the permitted list, and could be for a system for as few as 4 homes in a development. Arbree asked about the definition of streams, which lists them as second order and higher. Arbree mentioned that Randolph has many first order streams. After discussion, it was decided that second order streams would be replaced with perennial streams and Bamford will add a definition of perennial streams instead of stream order. Arbree mentioned that she was able to find a larger map of the wetlands, which Bamford had requested at the last meeting. John Scarinza suggested that copies of the Israel River and Moose River studies be made available for those that would like to review them. John Scarinza will contact Elise Lawson to see if she has a digital copy available to reprint. In reviewing the Steep Slope Overlay District, the Board requested that the conditional use permit be granted by the Planning Board with input from the Conservation Commission.

Tara Bamford reviewed the Draft Land Use Ordinance with the Board. Bamford advised that she will remove the word Zoning from the first section, as they are referred to as Land Use Ordinances. Bamford requested that “if applicable” be added to the first paragraph of definitions, after subdivision regulations and the Board agreed. Accessory dwelling units were discussed, and it was decided that it will be left as it is, allowing detached accessory dwelling units on the same lot. The definition of dwelling was discussed and Bamford suggested adding “excluding lodging units”. Structures were also discussed and it was decided that fences would be listed as exempt. Pipelines, transmission lines, and tracks will be removed. Billboards and exterior signs will also be removed as they are covered in a separate section. Robert Ross asked about bridges, which the

definition of structure would cover. Bamford advised that in Article IV, a single family residence with an accessory dwelling unit was added as a primary use. Bamford advised that details were also added to the special exception process. Bamford suggested adding excessive traffic to Article 6, Home Occupations, and the Board agreed. Bamford pointed out that the references under Signs and Outdoor Lighting are incorrect, as g should be h, and h should be j. This will be corrected in the copy. Bamford suggested rewording Section B of 6.06, Open Space Development, as the sentence about a waiver may not be legal. She will work on this and email to the Board. Bamford also suggested adding a protective radius to the well requirement. Bamford suggested having an attorney review both the Telecommunications and Wind Ordinances, and advised that she corrected the timing on page 37 for the Planning Board.

John Turner asked about restrictions for solar panels. Turner questioned the panels that are on pedestals and suggested that they only be allowed on a building, and that a special exception be required when on the ground.

The Board discussed how the amendments will be listed for the Public Hearing and on the ballot. It was decided that 4.09 and 4.10 be included with the reorganization and updates of the Land Use Ordinance, but that temporary residences, accessory dwelling units, and strengthened lighting regulations be handled separately. A public hearing notice will need to be in the paper on Thursday, November 21, and Bamford will send the wording for the notice before that date.

On a motion by Robert Ross, seconded by Roberta Arbree, the Board voted unanimously to hold a Public Hearing on December 5, 2019 for the revised Land Use Ordinance.

Next Meeting

The public hearing will be held on December 5, 2019 at 7:00 pm.

Adjournment: On a motion by John Turner, the Board voted unanimously to adjourn the meeting at 8:30 pm.

Respectfully submitted,

Shelli A. Fortin
November 8, 2019