

# Town of Randolph

Planning Board Minutes

November 5, 2020

Due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

**Members Present:** John Scarinza, Tim Mather, Robert Ross (7:12 pm)

**Members Excused:** John Turner

**Public Present:** Tara Bamford, Kevin Rousseau

**Call to order:** The meeting was called to order at 7:06 pm by John Scarinza.

## **Old Business**

Tara Bamford reviewed the zoning amendment to require driveways to meet the side and rear setback requirements. This will add to section 5.04, "Every driveway shall have a space at least 25 feet from the side and rear lot lines". Driveway will also be added to the definitions of side and rear setbacks. Bamford asked the Board if this should also apply to parking lots, which the Board agreed it should. Currently, parking areas are only allowed on the side or rear of the property and do require a buffer in the front. Robert Ross questioned whether a 25-foot setback would be too much for a parking area, and John Scarinza advised that they would be able to apply for a variance if there was a need.

**On a motion by Robert Ross, seconded by Tim Mather, the Board voted to move forward with a public hearing on December 3, 2020 for the zoning amendment, to add driveways and parking areas to the setback requirements. Ross- yes, Mather – yes, Scarinza – yes**

Tara Bamford asked the Board if there were any other items in the Site Plan Regulations that they would like to see changed. John Scarinza advised that he reviewed the regulations from other towns that Bamford had sent for review. Scarinza suggested that Randolph adopt the NH Stormwater Management guidelines and use the state standards for bridges and roads, which provides a standard that contractors are familiar with to be consistent. It was decided that they will also include specifications for materials. Scarinza also questioned the high intensity soil survey under drainage. This is not the term used anymore. Bamford will update with the proper reference. Soil surveys are required on lots 2 ½ acres or less, but if greater in size they can use existing soil maps. Scarinza noted that the submission requirements for the Town of Carroll are clean and clear cut. Bamford will go through and update Randolph's to be more organized. Scarinza also noted that the town of Monroe was very concerned with lighting, and Bamford agreed that Randolph was not strong on this. Bamford will add more detail to the next draft to make lighting stronger while still being consistent with zoning. Bamford stated that newer lighting models require the applicant to hire a lighting engineer, while the older model is based on the

height of the pole, lumens of the lamp, and distance from the lot line, which is a formula that seems to work well. Bamford advised that she changed surfaces to permeable pavers, used as part of stormwater management when accompanied by an adequate plan for long term maintenance. Bamford explained that many consider gravel to be a permeable surface, which it is not. Bamford advised she will work on a second draft of the Site Plan Regulations for the December meeting.

## **Other**

### **Minutes of October 1, 2020**

**On a motion from Robert Ross, with a second from Tim Mather, the Board voted unanimously by roll call vote to accept the October 1, 2020 minutes as presented. Ross - yes, Mather – yes, Scarinza – yes**

**Adjournment: On a motion by Tim Mather, seconded by Robert Ross, the Board voted unanimously by roll call vote to adjourn the meeting at 7:46 pm. Mather – yes, Ross – yes, Scarinza – yes**

Respectfully submitted,

Shelli Fortin

November 6, 2020