

Town of Randolph

Planning Board Minutes

June 3, 2021

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, John Turner, Kevin Rousseau

Members Excused: None

Public Present: Tara Bamford, Michael Cote

Call to order: The meeting was called to order at 7:05 pm by John Scarinza.

Approve Minutes of April 1, 2021

On a motion by Robert Ross, seconded by John Turner, the Board voted unanimously to approve the minutes of April 1, 2021 as submitted. Ross – yes, Mather – yes, Turner – yes, Rousseau – yes, Scarinza – yes

Proposed Subdivision

Michael Cote of Gorham Heights Road in Gorham spoke to the Board for a preliminary consultation in reference to his plan to subdivide the lot that he purchased from Greg and Sally Glines. John Scarinza advised the road that is proposed is 1250 feet, which is longer than what the ordinance allows, which is 1000 feet. Cote will need to go the Board of Adjustment for a variance for the extra 250 feet of road from Route 2. Cote advised that he would like to sell some of the proposed lots, which are all 5+ acres, and keep the two lots in the back for himself and his family. The larger lot size will provide distance between the residences. Cote advised that he has spoken with a surveyor and an engineer, and plans to use Couture Construction for the construction of the roadway. Scarinza noted that the State does not require plans for septic as the lots sizes are bigger than 5 acres. Robert Ross asked about road frontage and it was noted that all are in compliance. Kevin Rousseau was asked about the cul-de-sac, and advised that as long as he can turn around he does not have a preference on the type. Cote will need to fill out an application and Tara Bamford will review to be sure it is complete. A hearing will need to be held, with the abutters noticed. It was suggested that Cote have the road engineer review Randolph's road standards before preparing the road plan.

Subdivision Regulations

Tara Bamford shared a draft copy of the proposed Subdivision Regulations. Bamford advised that there were some changes to application requirements. There is also a new section on Notice of Action on the Final Plat, which is required under State law. This also provides a checklist of things the Board might want to consider as conditions. Bamford also mentioned that section L makes

note of criteria the Board may use to define “active and substantial development” and “substantial completion” pursuant to RSA 674:39 Five Year Exemption, however Randolph has a deadline of 3 years for completion of projects anyway. Bamford noted that she did update application requirements, adding regulated shoreland, flood hazard areas, and fluvial erosion hazard areas if mapped. John Scarinza asked about these maps, and was advised they are done by DES. Under Major Subdivisions, a stormwater management plan, pedestrian/bicycle paths, and fire prevention were added, along with plans for a common water supply and sewage disposal systems, if any. A section under Performance Guarantee was added for an escrow account. Bamford updated the section on lot sizes, bringing it into line with the land use ordinance, as 80,000 contiguous square feet of buildable land. Types of soils and areas not considered buildable land were included. Bamford also added Section 12. Appeals.

A discussion was held on the 25’ setback in road layout under street design. It was suggested that whole paragraph needs revision, and it was questioned whether the setback should be 25’ or 10’. Bamford suggested the 10’ makes more sense. A 50’ right of way is required for new roads, and is a standard throughout the State. John Scarinza will send a drawing to Bamford and the Board to review.

John Scarinza asked about references in the road standards section and Bamford advised that it refers to the NHDOT minimum design standard for rural subdivision streets. Standard Specifications for Road and Bridge Constructions is referenced under materials, as well as the NH Stormwater manual.

John Scarinza asked about the Fire Protection section and mentioned that it was open-ended with just a letter from the Fire Chief, and suggested more clarity. Bamford stated that she has not seen standards included in other town’s regulations.

Bamford stated that they will review the regulations again next month and then the final draft should be ready for a public hearing.

Adjournment

On a motion by John Turner, seconded by Robert Ross, the Board voted unanimously by roll call vote to adjourn the meeting at 8:06 pm. Ross- yes, Mather – yes, Rousseau – yes, Turner – yes, Scarinza - yes

Respectfully submitted,

Shelli Fortin
June 4, 2021