

Town of Randolph

Planning Board Minutes

July 29, 2021

Members Present: John Scarinza, Tim Mather, Robert Ross, John Turner, Kevin Rousseau

Members Excused: None

Public Present: Tara Bamford, Paul Robitaille, Edith Tucker, Michael Cote, Mark Kelley, Raymond Aube, Diana Aube, Aaron Jose, Gardner Kellogg, Brett Halvorsen, Michelle Cormier, Hayward Alexander, and others.

Call to order: The meeting was called to order at 7:04 pm by John Scarinza.

Application for Subdivision from Michael and Mandi Cote

John Scarinza advised that an application has been received from Michael and Mandi Cote for a subdivision off of Route 2, on a lot formerly owned by Greg and Sarah Glines. Scarinza asked if anything had changed from what was originally sent to the Planning Board and was advised that DOT has requested that the entrance off of Route 2 be at a 90-degree angle, and the original proposal was less than that. Michael Cote advised that they are proposing to divide the property into eight lots, with the two large lots in the back for himself and his family. Each lot will be greater than five acres, and the subdivision could provide up to \$2 million in assessed value for the Town of Randolph. There will be deeded restrictions that nothing under 1000 square feet can be built, and the road will be built by Couture Construction. The road will be 1200 feet long, and built to town specifications. The engineer advised that the road will have a hammerhead turn around, and that it will cross a water line that the Town of Gorham has an easement for. Mr. Jose reviewed the road specifications, stating it would be a two-lane gravel road, with both bank-run and DOT approved gravel, along with culverts and catch basins to handle storm and spring runoff. The turnaround will be 25' x 100' so that a tractor trailer truck would be able to turn around if needed. The grade will be 9.5%, which is within town regulations. Scarinza advised this will be a private road, however when enough houses are built they can ask for it to be accepted as a town road, which would be voted on at Town Meeting.

Tara Bamford reviewed the application and had a list of items to be addressed. Items included the road plan, which needed more detail on grading and drainage. Mr. Jose advised that the detail was shown in the profile, and that adding the additional information on the plan would make it confusing. A detailed estimate of the road construction costs is needed to build the road to design. They have not done test pits along the proposed center line of the road, so there may be some changes, but that the soil type does not indicate ledge. Bamford also advised that drainage easements should be included for the culverts. Jose advised that they are not changing the drainage on the property, just allowing the melting snow and rain to drain naturally. It was suggested that they do borings beforehand to verify that it meets regulations. Bamford noted that the current plan does not meet the 25' setback required from the neighboring lot, and Cote stated that he

understands the reasoning for this, however the Martin property is uphill from the proposed subdivision, and does not believe it should be applicable as there will not be any drainage onto the abutting property. Bamford also suggested that the proposed lots be numbered, which have been added since the last draft. Bamford also noted that waivers will be required for the test pits and septic permits in section 7.03. Bamford suggested that prior to any sale, DES septic permits be provided for town files to prove that septic systems could be installed. Cote advised that he did not want to disturb the property, as where he may choose to place a house may not be the same as what the next owner would choose. Cote advised that they are planning to have electric service provided underground, and Bamford noted that a will serve letter will be needed from Eversource. It was also noted that the Town will require that a bond be posted, and the Town will hire an engineer to do inspections so that they know the road is built properly. A DOT access permit will be needed, and the engineer advised that they were waiting to see if they needed to shift the location of the road before applying, however they do not expect any issues as there is plenty of sight distance.

John Scarinza advised that the Board needs to decide if the application is complete per the Town's regulations before considering for approval. Both Robert Ross and Kevin Rousseau advised that they felt the current road plan was sufficient, and it was noted that they will require an "as-built" plan showing elevations, culverts, and the ditch line when the road is completed.

On a motion by John Turner, seconded by Robert Ross, the Board voted to accept the subdivision application submitted by Michael and Mandi Cote as complete.

Public Hearing

John Scarinza opened the Public Hearing on the Cote Subdivision at 7:50 pm.

Hayward Alexander asked about the covenants on the lots. Michael Cote advised that it will be limited to residential properties greater than 1000 square feet, not including porches and construction will need to be complete within one year. When asked about stories, the covenants do not limit the number of stories. John Scarinza highlighted what the covenants contain, which limits construction to residential or recreational, animals to be kept for domestic purposes only and only 50' from any other lot owner. One single-family residence is allowed per lot. Wiring will be underground, and any above-ground fuel storage will need to be screened from view. Trash must be kept in containers and no junk cars will be permitted. The restrictions will not be enforced by the Town, but by the landowners.

Michelle Cormier suggested that before it is finalized, it be run by the Town's attorney, as it may be a private road now, but could be a Town road in the future. It was noted that currently the lot owners would contribute to the upkeep of the road. Cormier asked about road construction and was advised the contractor will shape the road with a crown, and inspections will be done in stages by the engineer that the Town hires.

Mark Kelly asked about current use and was advised to be in current use the lot must be larger than 10 acres. When the land is taken out of current use, the owner pays a 10% penalty to the Town, which is split in half between the general fund and the Conservation Committee.

A question was asked about disturbing wildlife, and Michael Cote advised that there are only 8 homes that could be built, and we need to learn with wildlife, as they do with us.

Michelle Cormier asked about a retention pond, as the downhill properties will get runoff. The engineer advised that they may not need drainage on both sides of the roadway, as the downhill side will drain naturally. Robert Ross advised that there is no ditch on the downhill side of Raycrest Drive.

A question was asked about water supply for wells and if this will affect the aquifer. John Scarinza pointed out that drilling for wells is hard to predict.

John Scarinza closed the Public Hearing at 8:18 pm.

The request for a waiver for sections 7.03 (e) 13 and 24, requiring a septic design and permit prior to sale was discussed. It was noted that lots in excess of 5 acres do not require state subdivision approval. It was suggested that prior to the sale, it be shown that a septic system could be built on the lot. The applicant is requesting that a straight waiver be granted, rather than a waiver with conditions.

On a motion by Robert Ross, seconded by John Turner, the Board granted the waiver for section 7.03 (e) 13 and 24 concerning septic design and permitting, without any additional requirements.

On a motion by Tim Mather, seconded by Kevin Rousseau, the Board granted a waiver for the setback requirement of 25 feet from the abutting property for the roadway, per section 10.05 (a) 4.

On a motion by John Turner, seconded by Tim Mather, the Board granted a waiver for the requirement of a ditch on both sides of the roadway, per Section 10.05 (i) c.

The Board discussed the conditions precedent, which include: a detailed estimate of construction costs, an electric will-serve letter, NHDOT access permit, driveway design requirements for the Town included on the plan, performance guarantee, cash deposit for escrow, town council review of proposed covenants, and all fees paid. Conditions subsequent will be that all construction materials meet NHDOT specifications, with any change in the application being approved by the town's engineer in advance, and a copy of the as-built plan provided to the town.

On a motion by John Turner, seconded by Tim Mather, the Board voted to approve the subdivision application submitted by Michael and Mandi Cote with the list of conditions precedent and subsequent that were discussed.

Tara Bamford advised she will write up the Notice of Decision.

Mike Cote asked about the amount of the cash deposit to the Town and was advised to contact the Selectboard for that requirement. Cote was advised that the documents for the additional requirements will have to be submitted before the Board signs the plan.

Subdivision Regulations

On a motion by Robert Ross, seconded by Kevin Rousseau, the Board voted to schedule a Public Hearing for the proposed amendments to the Subdivision Regulations on August 26, 2021.

Adjournment

On a motion by John Turner, seconded by Tim Mather, the Board voted unanimously to adjourn the meeting at 8:55 pm.

Respectfully submitted,

Shelli Fortin
August 1, 2021