

Town of Randolph

Planning Board Minutes

August 26, 2021

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

Members Excused: John Turner

Public Present: Tara Bamford (via Zoom)

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

Public Hearing on Subdivision Regulations

Tara Bamford advised that in addition to minor updates, the proposed regulations strengthen the private roads language and clarify frontage on publicly maintained roads or private roads approved by the Planning Board to align with the Land Use Ordinance. The updated regulations also strengthen the stormwater section, include added expedited review details, and make the minimum lot size the same as the Land Use Ordinance, omitting the soil-based lot size. In addition, fire protection is added, along with added details for Notice of Action to give the Planning Board a checklist when approving plans.

There were no public comments.

John Scarinza closed the Public Hearing at 7:09 pm.

Tara Bamford advised that she would put together a checklist for the Subdivision Regulations and for the Site Plan Regulations.

Tara Bamford reviewed the section on page 19 for road setbacks and advised that it reads, "There shall be a setback of not less than 25' between the edge of the road right-of-way and the nearest abutting property boundary. Within the subdivision, the setback between the edge of the shoulder and the nearest boundary of any lot within that subdivision shall be not less than 10.'" John Scarinza agreed that this was what they wanted, allowing for a 10' buffer on either side of the road.

On a motion by Kevin Rousseau, seconded by Tim Mather, the Board voted to adopt the proposed changes to the Subdivision Regulations as presented.

Other

Tara Bamford advised that she sent information on tiny homes to the Board and suggested that language be added to the Land Use Ordinance about tiny homes on wheels. The NH Building Code covers tiny homes on foundations. This will be discussed at the next meeting.

The Board looked at the fee schedule and suggested that the basic filing fee be increased to allow for the added cost of the minutes for a public hearing.

On a motion by Tim Mather, seconded by Kevin Rousseau, the Board voted unanimously to increase the basic filing fee from \$25 to \$50.

Any other fees will remain the same.

John Scarinza advised they are still waiting on items for the Cote application, which will be reviewed when received.

The Board discussed the September meeting and agreed to not hold the meeting on September 2 due to there being no agenda items. The next meeting will be held on Thursday, October 7, 2021.

Adjournment

On a motion by John Scarinza, seconded by Tim Mather, the Board voted unanimously to adjourn the meeting at 7:24 pm.

Respectfully submitted,

Shelli Fortin

August 27, 2021