

# Town of Randolph

## Planning Board Minutes

April 7, 2022

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

**Members Excused:** None

**Public Present:** Ben Edgar and Tara Bamford (via phone)

**Call to order:** The meeting was called to order at 7:10 pm by John Scarinza.

### **Approve Minutes of February 10, 2022**

**On a motion by John Turner, seconded by Tim Mather, the Board voted unanimously to approve the minutes of February 10, 2022 as submitted.**

### **Bowman Inn, LLC**

John Scarinza introduced Mr. Ben Edgar, who is the new owner of the Bowman Inn. Scarinza advised that Mr. Edgar needs a letter from the Town for his bank stating that the property meets zoning requirements. Scarinza advised that he and Michelle Cormier have met with Mr. Edgar. No permits were obtained since 2002 on the property. When the apartment was built over the garage, the agreement was that it was for the purposes of a mother-in-law apartment only, and if the purpose changed to a rental unit, that they would need to go the Planning Board for a site plan review. Scarinza advised he did a walk-through of the property with Mr. Edgar to get a sense of what does exist and create a list of recommendations. Scarinza advised that there are a couple windows that need to be updated for egress, and the other issue is the septic capacity. Scarinza advised that tonight's discussion is just a preliminary consultation.

Mr. Edgar addressed the Board and advised that he purchased the property in December of 2021 and changed the name from the Inn at Bowman to Bowman Inn. Mr. Edgar plans to run the property as a rental on AirBNB and VRBO. The rental will be for a large family or friend group. Each of the 13 possible bedrooms has its own bathroom. The main issue is the septic system. The original system was designed for 5 bedrooms. Another system was added in 2002 that was also approved for 5 bedrooms, although it also lists 1,200 gallons per day, which at 150 gallons per day for each bedroom would have the capacity

for 8 bedrooms. Mr. Edgar noted that the system has been working, and that it was inspected last fall before he bought the property. Mr. Edgar noted that there will be less water use going forward than there has been previously, as the rental will be a 1-week minimum in the summer and there will be less laundry being done. Mr. Edgar noted that he does not have the plans for the original septic system, nor does NHDES.

Scarizza noted that Mr. Edgar will need to assure the septic is adequate for the current use. It was suggested that a licensed inspector could run a camera down the older system to determine the size of the tank, as well as to check the D box. It was also suggested that a septic designer could send a letter to NHDES requesting an approval of an update of the newer system from 5 to 8 bedrooms.

Robert Ross asked about the well, and Mr. Edgar pointed it out on the map. Mr. Edgar advised it is 700' deep and has more than the 50' protected radius.

Mr. Edgar noted that he will have a caretaker living in one of the apartments year-round. He is also hoping to be able to rent to traveling doctors or nurses during slower times of the year.

Scarizza listed the items the Planning Board will need, including: a general survey showing the boundary lines and buildings, a written letter advising of the proposed use, a drawing showing the parking and snow storage, approval of septic capacity and an inspection of the old system, and an outdoor lighting plan. Concerning the lighting, Mr. Edgar noted that he is hoping to have less than is currently there, and advised there are two streetlights on the property. Scarizza noted that Randolph does have a dark sky ordinance, so certain fixtures will be required when they are replaced.

Tara Bamford added that there will also need to be an inspection by the State Fire Marshal's office for life and safety codes. The issue of a new driveway permit was also discussed, but it was decided this is probably not needed.

Mr. Edgar advised that he has an easement for some of the parking on the property. Scarizza noted that the Board will need a copy of the deed with the easement.

Tara Bamford advised that the items will need to be received by the Board at least 21 days before a meeting in order to schedule the Public Hearing. It was also requested that Mr. Edgar bring at least one full-size copy of the survey, showing the snow storage and parking.

Robert Ross asked if the property has access to snowmachine or OHRV trails and Mr. Edgar advised it does not. The former owner's property goes around the Inn, so there is no direct access.

Mr. Edgar advised that he may look into getting a new septic design, just in case the old one does need to be replaced.

### **Other**

John Scarinza advised that he was asked by Michelle Cormier if the Planning Board had ever considered regulations on short-term rentals. Scarinza advised that Gorham just adopted a process for registering short-term rental properties, which includes basic safety requirements. It was noted that there is currently a bill in the legislature that would prohibit towns from banning short-term rentals, which would take away local control. It was noted that there have always been rentals of summer cottages in Randolph, which has never been regulated. It was decided that a wait and see approach would be best for this issue.

### **Adjournment**

**On a motion by John Turner, seconded by Tim Mather, the Board voted unanimously to adjourn the meeting at 8:04 pm.**

Respectfully submitted,

Shelli Fortin  
April 8, 2022