

Town of Randolph

Planning Board Minutes

November 3, 2022

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

Members Excused: John Turner

Public Present: Tara Bamford (via phone)

Kennels

John Scarinza advised that kennels are currently allowed by special exception in the zoning ordinance. However, it is not defined. The concern of the board was the noise from dogs barking, which would bother neighbors. Tara Bamford advised that barking would be covered by the noise ordinance. After discussion, the Board decided on a number of more than 5 dogs for a kennel, and that there should be a minimum acreage or setback requirements. Sanitation and waste disposal would also need to be addressed. Tara Bamford advised that setting a number for a maximum number of dogs allowed could be challenged as limiting the growth of business. Bamford advised that the rules should be the same for both residential and commercial kennels. Robert Ross noted that there is a difference between wooded areas and open areas for noise. The Board will think about what a reasonable setback would be. Bamford will bring a draft for the next meeting for the Board to review.

Junkyards

John Scarinza advised that the town received a complaint about a junkyard on Randolph Hill Road. The Selectboard wanted the Planning Board to adopt and enforce a junkyard ordinance, however since junkyards are not listed as a permitted use in the ordinance, they are not allowed. Tara Bamford suggested adding language to the ordinance stating that it is a permissive ordinance so that people will understand how it works. Scarinza noted that there is a state law, which states a property cannot have more than two unregistered vehicles, which the selectman have the authority to enforce.

Churches

John Scarinza advised that churches are currently allowed by special exception, but due to a change this summer in the state law which limits regulations on religious land use, it will need to be removed from the list of uses permitted by special exception, to permitted uses.

Short-term Rentals

John Scarinza advised that hotels, cabins and tourist accommodations are allowed. Scarinza noted that it has long been a practice of families to rent out homes and cottages for summer use. Tara Bamford suggested updating definitions to include those who own several properties under a single management entity, along with a definition of transient and seasonal use. Scarinza asked how many calendar days could be specified to define the use as seasonal, and Bamford stated that 180 days was the standard.

Minutes

On a motion by Robert Ross, seconded by Tim Mather, the Board voted unanimously to accept the minutes of the October 6, 2022 meeting as presented.

Adjournment

On a motion by Kevin Rousseau, seconded by Tim Mather, the Board voted to adjourn the meeting at 7:41 pm.

Respectfully submitted,

Shelli Fortin

November 4, 2022