

Town of Randolph

Planning Board Minutes

December 1, 2022

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

Members Excused: John Turner

Public Present: Tara Bamford (via phone)

Proposed Amendments to Land Use Ordinance

John Scarinza reviewed the proposed amendments that were drafted by Tara Bamford.

Number one would clarify the ordinance to let people know how it works.

Number two would update the ordinance to comply with the new law in reference to churches.

Number three would amend Article III by adding a definition of a kennel, which would be more than five dogs or more than eight other small domestic companion animals. Robert Ross asked about rabbits, and if they would be covered by the ordinance. As they could be considered domestic companion animals, it most likely would, however it would not cover chickens. Tara Bamford advised that they do not have to specify other animals and could just keep it as dogs. After discussion the Board decided to leave it as written. It would also amend Article IV for special exceptions for kennels to address noise, waste management, and food storage. Robert Ross asked if they could also address the health of the animals and Bamford advised that zoning considerations are things that would affect the neighbors, and that the health of the animal would not be a valid zoning purpose. Health concerns would be addressed by a different body of law.

Number 4 would amend Article IV to require a special exception for the operation of a group of seasonal rentals. John Scarinza advised that the general concern is out-of-town landlords and Bamford advised that it would cover both local and out-of-town, as you cannot differentiate. This will cover rentals only if it is more than one unit, and would not cover renting your own house when away. It was noted that Gorham recently added short-term rentals to their uses and set up a permitting process to address life safety issues. It was suggested that the language for this amendment be sent to the town attorney for review, and Tara Bamford will send it to her. Bamford suggested that short-term rentals be discussed again next year. This amendment would also add definitions for seasonal and transient, which are standard definitions and would cover a house. A Board member asked about the Bowman Inn and how this would be defined. The Board also noted that the Bowman Inn was due to return for a site plan review.

On a motion by Kevin Rousseau, seconded by Tim Mather, the Board voted unanimously to hold a Public Hearing on January 5, 2023 for the proposed amendments to the Land Use Ordinance.

Tara Bamford advised she would prepare the Notice for the paper and Shelli Fortin will be sure it is posted and sent to the newspaper.

Schaen Driveway

The new driveway being constructed next to the Bowman Inn was discussed. The owner has a hearing scheduled with the Zoning Board of Adjustment on December 14, 2022 at 5:00 pm. The maximum length allowed per the ordinance is 750 feet. Safety considerations were discussed for response from the fire department and ambulance, along with busing for school. Shelli Fortin will forward the map and application sent to the ZBA to the Planning Board members per their request. The Planning Board requested that they be notified when there is a hearing scheduled. John Scarinza noted that there can be requirements added to the decision of the ZBA, such as a waiver of responsibility to provide services, or a sprinkler system. Kevin Rousseau will advise the Fire Chief of the hearing.

Minutes

On a motion by Robert Ross, seconded by Tim Mather, the Board voted unanimously to accept the minutes of the November 3, 2022 meeting as presented.

Membership

Robert Ross suggested that new members will be needed for the Board. The Selectboard will need to appoint a representative to replace Mr. Turner. The Planning Board should also have alternates.

Adjournment

On a motion by Robert Ross, seconded by Tim Mather, the Board voted to adjourn the meeting at 7:47 pm.

Respectfully submitted,

Shelli Fortin
December 2, 2022