

RANDOLPH BOARD OF ADJUSTMENT

Minutes of Meeting
May 10, 2023

Members Present: David Ruble, Guy Stever, Robert Onacki, Paul Cormier, and Robert Harris

Members Absent: Robert Leclerc, and Bill Parlett

Public: Attorney Alison Morin from Sulloway & Hollis, Cameron Schaen, Sarah King, Bill Demers, and Jamie Maddock

David Ruble called the meeting to order at 5:06 pm.

It was noted that Paul Cormier would be the alternate filling in for Bill Parlett.

Public Hearing

Chairman David Ruble advised that the purpose of the meeting was to consider two applications for variances submitted by Cameron Schaen. one for the length of a driveway and one for the slope of a driveway at State Route 2, Map R14 Lot 8, Sub 2, Randolph, NH.

Chairman Ruble advised that all members received a copy of the maps.

Mr. Schaen stated that these applications are based off what he and John Scarinza came up with when they walked the property before the last meeting. The area for the house has been moved down 300-350 feet, which eliminates a large area of the driveway that is over grade, and brings it closer to the limit for length. Mr. Schaen advised the short section on the ledge gets up to 18% grade. The original driveway did get up to 19%. Mr. Schaen advised the length of the driveway is needed due to the interesting slope of the property and the wetlands.

Robert Onacki asked if it is 25 feet from the property line and Mr. Schaen advised that it is. Mr. Schaen advised that the septic is 15 feet from the property line, and that the plan was designed by a professional. Paul Cormier stated that the septic system is not a structure and will have no visual impact on any abutter. Mr. Schaen advised that the wetlands limits where a structure can be built on the lot. Mr. Schaen

also advised that they have dug four more test pits, of which three were good.

Guy Stever asked about the distance from the driveway to the property line and was advised it is 75 feet from the line.

Paul Cormier asked for a copy of the profile of the old driveway which Mr. Schaen provided. Mr. Schaen noted where the new driveway would end, and Mr. Cormier stated it is about 150 feet over code.

Bill Demers spoke in support of the variances. Mr. Demers stated that he does not know why the town has limits on length and elevation, as there are other driveways that are long, and there are steep places in town. Mr. Demers stated that Mr. Schaen has brought it down to a reasonable amount, and that Mr. Schaen is the one who will have to live with the pitch of the driveway.

Jamie Maddock spoke and stated that he believes the new request seems like a good compromise.

Paul Cormier noted that due to the uniqueness of the property, any other option would be impossible, and agreed that the criteria have been met.

It was noted that any decision made by the Board would not nullify any issues with DES, which is a separate matter.

Paul Cormier asked about culverts for the driveway, and Mr. Schaen advised there are two, one at the end by the highway and one by the wetlands crossing. Mr. Schaen advised he is working with DES on the one at the wetlands crossing, as they had concerns about the size, as the channel was bigger than the culvert. They may do flares to correct this. Mr. Schaen advised he will also be removing boulders and will plant vegetation to restore some areas. Mr. Schaen noted that it has been an expensive lesson and that he should have consulted people in the town for recommendations before beginning the project.

Jamie Maddock noted that in the last rainstorm, the culvert did not run over the driveway.

David Ruble closed the Public Hearing at 5:26 pm.

Paul Cormier noted that all Supporting Facts for Granting the Variances have been met, which were stated by Mr. Schaen on the Variance Applications:

1. Granting the variances would not be contrary to the public interest.
2. The spirit of the Ordinance would be observed.
3. Granting the variances would do substantial justice.
4. The values of surrounding properties would not be diminished.
5. Owing to special conditions of the property that distinguish it from other properties in the area, the denial of the variances would result in unnecessary hardship.

On a motion by Robert Harris, seconded by Guy Stever, the Board voted unanimously to approve the request for a variance for the length of the driveway at State Route 2, Map R14 Lot 8, Sub 2, submitted by Cameron Schaen.

On a motion by Paul Cormier, seconded by Guy Stever, the Board voted unanimously to approve the request for a variance for the slope of the driveway at State Route 2, Map R14 Lot 8, Sub 2, submitted by Cameron Schaen.

David Ruble advised Mr. Schaen that he would have a Notice of Decision before the weekend.

Rules of Procedure/Applications

David Ruble suggested to the Board that they update the Rules of Procedure. This will be handled electronically and can be voted on at a future meeting. Mr. Ruble suggested that the Board accept electronic submissions of applications.

The Board also noted that a clear fee and payment schedule were needed for the application process. A check should be submitted when the application is accepted as complete. The application should be available in the town office and on the website.

Meeting Schedule

David Ruble also suggested that the Board plan to meet at least four times per year, which historically has been in January, April, July, and October. The Board could hold workshops to be better educated, and could cancel the meeting if it is not needed or members are not available. The next meeting will be held on July 13, 2023 at 5:30 pm.

Election of Officers

The Board discussed the positions of Chair and Vice Chair. It was suggested that Paul Cormier not serve as Vice Chair, as he is currently an alternate on the Board.

On a motion by Robert Harris, seconded by Robert Onacki, the Board voted to appoint David Ruble as Chairman. Ruble-recused

On a motion by Robert Onacki, seconded by David Ruble, the Board voted unanimously to appoint Bill Parlett as Vice Chair.

Minutes

On a motion by Paul Cormier, seconded by Robert Onacki, the Board voted unanimously to approve the minutes of February 8, 2023.

Other

Bill Demers asked about the building permit and variance needed by Mr. Ross for a barn that was demolished that he is hoping to rebuild. David Ruble advised that he told Mr. Ross to apply for the variance for the setback.

Cameron Schaen asked about the definition of a water body. Mr. Schaen was advised that DES would be the agency to contact for this information.

Adjournment

On a motion by Robert Harris, seconded by Robert Onacki, the meeting was adjourned at 6:01 pm.

Respectfully submitted,
Shelli Fortin