

# Town of Randolph

## Planning Board Minutes

February 2, 2023

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

**Members Excused:** John Turner

**Public Present:** Burke York, William Demers, and Bill Arnold

### **Proposed Subdivision**

Burke York submitted an application and shared plans with the Board for a proposed subdivision on Pasture Path. Mr. York advised that the lot is owned by Benjamin and Barbara Phinney. Land was recently added to the lot with a lot line adjustment, and now they would like to subdivide 2 acres of the 4.5 acre parcel for their children. Each lot would have over 200 feet of frontage and would be 2 acres or more. Site specific soils have been done, as well as test pits. There is an existing septic system on the parcel with the house, however test pits were done as it will need state subdivision approval since it is under five acres. The existing house does meet the setback requirement of 25 feet. A public hearing will be held in March, and Mr. York advised he would be submitting the plans to the state to hopefully be approved before the next meeting.

John Scarinza asked if there were any wet areas, and Mr. York advised there are some poorly drained soils at the side of the property and at the front of the driveway. A Board member asked about the well radius going into Pasture Path and was advised that it can be on any property precluded from development, which Pasture Path would be. John Scarinza asked about the state and town requirements and it was noted that in most areas, the town is more stringent.

### **Minutes**

**On a motion by Robert Ross, seconded by Tim Mather, the Board voted unanimously to accept the minutes of the January 5, 2023 meeting as presented.**

### **Forest Commission Budget**

John Scarinza opened the public hearing on the Forest Commission Budget at 7:15 pm.

Scarinza reviewed the proposed income. Scarinza noted that this winter they did do a small timber harvest at the Pond of Safety, this will complete a job that they started a couple of years ago. The anticipated revenue from this is \$64,000. The anticipated revenue from the maple lease is \$26,000, which is based on the number of taps at \$1.10 per tap. Other income is from a NRCS Grant in the amount of \$208,000, for work on the Pond of Safety Road to replace four large culverts. Two of the culverts are starting to fail and two are undersized. Bridges have been made to replace the culverts. The work will be done this spring or summer. The money will go through the Randolph Foundation as the agent to accept the funds for the Town Forest. Everything has been engineered and designed, and precast blocks will be used for footings. The total proposed income, including the grant, is \$298,000.

Scarinza reviewed the Expenses, which include Timber Sale Administration, which was decreased to \$3,000 from \$4,000, and \$3,000 was added to Timber Sale Layout line which was originally at zero, for a total of \$6,000 for

Timber Sales. These amounts cover paperwork, wetlands permits, and the cost for painting the trees. Road Maintenance has been increased by \$5,000 to \$15,000 in case there is a major washout or a culvert that needs to be replaced. This will also cover work to be done for general maintenance of culverts and gravel while working on the bridge project while the machinery is out there. Scarinza advised that the USFS contributes when they have money left in their budget. When this happens, they usually buy the materials needed, and we provide the personnel. They have also talked about cost-sharing with the USFS for the mowing of roads, and USFS did contribute \$18,000 one year to cover the cost. Scarinza advised that USFS did contribute \$15,000 worth of road work on the spur road, and William Demers noted that they have done some road work on the Pine Mountain Road in the last few years. Scarinza stated that it was written into the record as part of the project 20 years ago that the Forest Service would coordinate with the Randolph Town Forest on management in that valley, and they do meet once per year.

Maple Lease Administration is budgeted at \$1,500 and is to make sure that Fuller is doing what they are supposed to, where they are supposed to. Scarinza advised that Fuller did have to pull some taps due to the caterpillars, and move to a different area. William Demers asked who does this work and Scarinza advised the Town Forester does.

Legal Expenses is budgeted at \$2,500 in case it is needed. General Maintenance covers the Coop Road which is co-managed with the Forest Service. Boundary Line Maintenance is budgeted at \$5,000, and Scarinza advised they do 4-5 miles per year. There are 26 miles of boundary line. Parking Construction is planned to be used for a turnaround at the end of Randolph Hill Road. It was noted that the sign at the kiosk is worn out, and Scarinza advised they plan to replace this and the one at the Pond of Safety. Parking Maintenance covers grading and gravel. Gates have been on the list for a couple of years, and they are hoping to buy and install two more gates at Bowman, and to clean up the landing. Brush Cutting is budgeted at \$22,000.

The Stewardship plan must be updated every ten years. This year is the last year of the second stewardship plan. They have allocated \$26,000 based on an estimate, and will be doing a detailed timber stand inventory. William Demers asked if this could be done with aerial photography, and Scarinza advised it is done from the ground. Education and Research covers the annual forest tour, which costs \$1,500-\$1,600 per year. Scarinza also advised that the county forester is hoping to have students from WMRHS visit an active logging job. Website maintenance is budgeted at \$1,000 to cover the domain and updates to the site. Small Grants has not been used in the past, but is budgeted for students to do studies in the town forest. Farrar Farm is budgeted at \$2,500 and they are hoping to do knotweed eradication, which is spreading down the side of the road to the gravel pit. Scarinza has spoken with Fish and Game, and there may be a program through the Lancaster office to cost share to get rid of it. Habitat Planning is for wildlife projects, and openings to create habitat. Scarinza noted that Bob and Roberta Arbree donated 244 acres along the Moose River and costs can be shared with Fish and Game, who have an easement on the parcel, to re-create some of the openings. Wildlife Habitat Improvement Grants is budgeted at \$225,000, which is the estimated final cost of the Bridge Project. Grant Writing is budgeted at \$1,000 if needed. Mapping is budgeted at \$1,500, and once the timber harvest is completed the forester will add the perimeter to the map to show what was done. Meetings and Consultants covers any meetings that the forester attends.

Trail Construction has been budgeted at \$1,000, down \$500 from last year. Trail Maintenance has been increased by \$500 to \$1,500. Conservation Easement Monitoring is to monitor several easements that they have. The Payments in Lieu of Taxes is up due to the tax rate increasing and acreage being added. Jefferson is paid \$800, Gorham a small amount, and Randolph \$8,500 so there will be no loss of revenue to the town.

The Total Assets as of December 31, 2022 was \$398,260.96. Grants and Gifts Funds totals \$281,970.04. Management Revolving fund is at \$116,290.92, which does not include the \$90,000 this year.

Robert Ross noted the ages of a couple of trees, the big pine at Farrar Farm and the apple tree on the stone wall. Ross was curious if anyone had interest in the size of the trees for records. It was noted that David Govatski keeps track of these things and it could be mentioned to him.

William Demers asked about the garage at the Allman property and who was renting it. John Scarinza advised it is part of the Fuller lease and they are using it for two 6,000 gallon sap tanks, as they have had to move further east and can no longer get the sap back to the sugar house using gravity. Scarinza noted that Fuller pays for the power. Kevin Rousseau noted that they are also planning to use this property for the repeater project that is being funded by a grant. The antenna will be freestanding and the unit for the radio is self-contained.

The public hearing was closed at 8:16 pm.

**On a motion by Tim Mather, seconded by Robert Ross, the Board voted to approve the proposed Forest Commission budget as presented.**

### **Other**

It was noted that although it has been quiet for skiers, the signs up along the road were stolen. It was also noted that a permit was needed for the avalanche classes that are being held. John Scarinza advised that he can be contacted when a permit is needed.

### **Adjournment**

**On a motion by Kevin Rousseau, seconded by Tim Mather, the Board voted to adjourn the meeting at 8:21 pm.**

Respectfully submitted,

Shelli Fortin

February 6, 2023