

Town of Randolph

Planning Board Minutes

May 4, 2023

Members Present: Robert Ross, Kevin Rousseau, Michelle Cormier, and Tim Mather

Members Excused: John Turner

Public Present: June Hammond Rowan, William Demers, Tim Sappington, Martha Sappington, Burke York, York Land Services

Robert Ross called the meeting to order at 7:01 pm.

Public Hearing

Robert Ross opened the public hearing at 7:03 pm for the proposed subdivision for Benjamin and Barbara Phinney on Pasture Path.

Burke York presented the plans for the subdivision to the Board. Mr. York advised that they already held a preliminary meeting in reference to the subdivision, and that they have since received state subdivision approval. Mr. York advised the only change to the plan since the last meeting was the addition of the driveway. Mr. York stated that the lots were originally separate and were added together years ago with a lot line adjustment. The Phinney's are hoping to subdivide the lots again to build another house for family.

Tim Sappington stated that he was hoping some of the woods would remain, and Mr. York stated that he does not believe there is a plan to cut much more, and pointed out to Mr. Sappington and the Board where the house and septic are planned on the lot.

Michelle Cormier asked about the soils and Mr. York advised it is glacial till. He advised the septic system will be raised due to the high water table. Two test pits were dug, one on the west side and one on the east side of the property.

June Hammond Rowan noted that they would have to clear some of the property for the septic system, and Mr. York advised that they would not have to cut much more.

On a motion by Tim Mather, seconded by Kevin Rousseau, the Board voted unanimously to approve the subdivision as presented for Benjamin and Barbara Phinney on Pasture Path, Tax Map U3, Lot 12.

The mylar and plans were signed by the Board members.

The Public Hearing was closed at 7:19 pm.

Appointments

Robert Ross extended an apology to Burke York for the lack of a quorum for the April meeting.

On a motion by Kevin Rousseau, seconded by Tim Mather, the Board voted unanimously to appoint June Hammond Rowan to the unexpired term left by John Scarinza, and William Demers as an alternate member.

June Hammond Rowan asked about written procedures for how the Board operates. Michelle Cormier advised that they may be in the filing cabinet, and Ms. Hammond Rowan will look for them. The Board noted that the procedures may need to be updated.

On a motion by Tim Mather, seconded by Kevin Rousseau, the Board voted unanimously to appoint June Hammond Rowan as Chair and Robert Ross as Vice Chair of the Planning Board.

On a motion by Michelle Cormier, seconded by Kevin Rousseau, the Board voted unanimously to appoint Tim Mather as the Planning Board Representative for the Forest Commission.

Other

Robert Ross advised there is a new family moving into town with eight sled dogs. They will need to apply for a special exception, and Michelle Cormier advised the application is available on the website.

Robert Ross asked if a variance would be needed to rebuild a barn on the same footprint as one that is being demolished. Michelle Cormier advised that is should not be needed if they demolish and build at the same time, as long as it is not any closer to the property line. Mr. Ross advised that the use will be changed, as the barn will now be used as a barn, shop, garage, and mother-in-law apartment. Ms. Cormier advised that accessory dwelling units are allowed. The septic will be upgraded for both the house and the barn, and they will use the same well. Ms. Cormier suggested that the owner come to speak to the Selectmen about the application for a building permit at the meeting next week.

June Hammond Rowan asked about agendas for meetings. Robert Ross advised that Shelli Fortin has been sending out the minutes and reminders for the meetings, but no agenda has been planned. The Board noted that an agenda could be sent with the reminders.

Minutes

On a motion by Kevin Rousseau, seconded by Tim Mather, the Board voted unanimously to accept the minutes of the March 2, 2023 meeting as presented.

Adjournment

On a motion by Kevin Rousseau, seconded by Tim Mather, the Board voted to adjourn the meeting at 7:48 pm.

Respectfully submitted,

Shelli Fortin
May 5, 2023