

# Town of Randolph

## Planning Board Minutes

October 5, 2023

**Members Present:** June Hammond Rowan, Robert Ross, Tim Mather, Kevin Rousseau, and William Demers

**Members Excused:** John Turner

**Public Present:** Shelli Fortin, Minutes Taker

1. Call to Order

June Hammond Rowan called the meeting to order at 7:02 pm.

2. Roll Call

3. Review of Minutes

**On a motion by Robert Ross, seconded by Tim Mather, the Board voted unanimously to accept the minutes of the September 7, 2023, meeting as presented.**

4. Communications to the Board

The Board received notice of the DOT meeting in Jefferson held this evening concerning the widening of Route 2. This will be something to keep an eye on as the project moves forward.

June Hammond Rowan advised that a copy of the Wetland Permit application from Eversouce was received. Eversource is continuing to replace poles.

5. Report of Officers and Committees

a. Selectboard

There was no report from the Selectboard.

b. Randolph Forest Commission

Tim Mather advised that there was more discussion about the management of the glades at the Forest Commission meeting.

Mr. Mather also advised that DOT is still vested in the proposed wildlife crossing near Farrar Farm.

Kevin Rousseau advised that the Gorham Fire Chief was able to secure a grant to install repeaters to improve emergency communications. One of the repeaters was proposed to be installed on the garage at the Farrar Farm. There is a meeting scheduled for October 11 to discuss this, and Tim Mather will notify Mark Kelley of the meeting.

Tim Mather also advised that the Forester is still working on the management plan. There will need to be a hearing on this, and there are only two more Planning Board meetings before the end of the year.

6. Applications

No new applications were received. There may be a lot line adjustment coming in for the Town of Randolph, and a quick meeting may need to be held at a different time for this application, as they are hoping to get it done before the end of the year.

7. Unfinished Business

8. Other Business

a. Site Plan Review Application and Checklist

June Hammond Rowan advised that Tara Bamford is still working on the fillable forms.

b. Master Plan Revisions

June Hammond Rowan reviewed the changes to be considered, including typographical and census data. Hammond Rowan advised that other additions include consideration as to the appropriate location for commercial development versus residential development, support for renewable energy which does not conflict with scenic aspects, housing, and mixed-use. The Board decided to hold a public hearing on November 2, 2023, at 7 pm.

c. Land Use Ordinance – Potential Amendments

The Board discussed the concerns that were raised at the last meeting about the requirement for a special exception for free-standing solar arrays. A draft ordinance on Solar Energy Systems from Easton was shared with the Board. The board noted that they would not want to see any commercial solar farms, and it was noted that if it was a commercial use, a site plan review would be required. A concern of the Board was how visible a system is, and it was noted that the arrays should comply to the same standards as a building. The Board felt that keeping the special exception in the Land Use Ordinance was appropriate at this time, and June Hammond Rowan will advise Mr. Cormier and Mr. Wemyss that the concerns were discussed. The Land Use Ordinance could also be changed with a petitioned warrant article.

d. Other Business

June Hammond Rowan advised that the budget contains either \$2,000 or \$2,500 for Tara Bamford to assist the Board. Ms. Hammond Rowan will work on the budget for next year, along with a write-up for the Town Report.

June Hammond Rowan advised the Board that the kennel special exception on High Acres Road was approved by the Zoning Board of Adjustment with conditions. Ms. Hammond Rowan advised that it is important to keep in mind that the land use ordinances should give clear guidelines to follow, as some are vague and open to interpretation. The special exception follows the land, and the Selectboard enforces any violations of the Land Use Ordinance.

9. Public Comments

There were no additional public comments.

11. 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

October 9, 2023