

# Town of Randolph

## Planning Board Minutes

May 1, 2025 - draft

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

**Members Excused:** None

**Public Present:** Paul Jadis, Dana Horne, Shelli Fortin, Minutes Taker

1. Call to Order

June Hammond Rowan called the meeting to order at 7:00 pm.

2. Roll Call

3. Review of Minutes

**On a motion by Kevin Rousseau seconded by Robert Ross, the Board voted to accept the minutes of April 3, 2025, as presented. Cormier - abstain**

4. Communications to the Board

June Hammond Rowan advised that she received a notice from the Town of Jefferson of a 2-lot subdivision on Ingerson Road. Hammond Rowan suggested that the Forest Commission review this.

5. Report of Officers and Committees

a. Selectboard

Michele Cormier advised that the Town of Shelburne sent a letter concerning proposed changes to zoning laws to the Governor and local representatives. This will be discussed later in the meeting.

Paul Jadis advised that the road ban may be lifted on May 5. Kevin Rousseau advised that the State lifted the ban today. Rousseau advised that the Pinkham B Road is passable, but soft in spots. It is usually graded before Memorial Day weekend.

b. Randolph Forest Commission

Tim Mather advised that they will be meeting next week, and the Fuller Lease is on the agenda. June Hammond Rowan requested that they discuss holding a public hearing in June for comments on opening the parking area for the glades.

6. Applications

There were no new applications.

7. Public Hearings

There were no public hearings.

8. Other Business

a. Repeater Project on US Route 2 east of Farrar Farm – Governmental Use of Land

June Hammond Rowan shared a letter from the Town of Gorham for the governmental use of land for the parcel that will be used for the repeater project.

Dana Horne spoke on the history of the project, which was started after the Fallen 7 motorcycle accident. Communication is difficult at that end of town, and a committee was formed with representatives from Gorham, Randolph, and Shelburne to work to improve them. The committee did research and planning, and they were awarded a grant for the project. The project will provide new repeaters for Shelburne, Pinkham Notch, Randolph, and the Cascade Fire Station in Gorham to help cover areas where reception is not good. Mr. Horne advised that this is a solution to a major problem and will benefit all residents.

June Hammond Rowan advised that an application was submitted to the Randolph Foundation for the remaining \$7,500 in funding needed. Coos County also recently appropriated funds to help complete the project. The cost of the project is \$605,500, with a federal grant of \$573,000.

Paul Jadis stated that it was a concern that the change of location added to the cost of the repeater tower in Randolph, however that is not the case. The only additional cost is the poles needed to bring electric service to the site.

Michele Cormier asked if the project meets the Town ordinances, and if the Planning Board agrees, wondered what the process was to move forward. Hammond Rowan advised that the Telecommunications ordinance applies to cell towers, and this will just be for radio use. Hammond Rowan advised that it meets setback requirements and will have a fall zone. No lights are required for the tower.

Dana Horne advised that the tower will not be noticeable from the road, and although there is driveway access off of Route 2, it can also be accessed from the back side. Paul Jadis advised that the Town will clear the road to get the equipment there, but since they will not need continuous access, it will be maintained as needed.

Hammond Rowan advised that Gorham would be the owner of the tower, which is why they submitted the letter to the Board. Hammond Rowan suggested that there be a retirement plan for the tower be included in the Memorandum of Understanding with the Town of Gorham.

The Board agreed that no public hearing was needed, however Michele Cormier suggested that information be included in the Mountain View in September so that residents are informed.

**On a motion by Kevin Rousseau, seconded by Tim Mather, the Board voted unanimously that no public hearing was needed, and that a letter would be sent to the Town of Gorham in favor of the project, listed the concerns as discussed.**

i. Planning & Zoning proposed legislation

June Hammond Rowan shared a letter from the Town of Shelburne that was sent to the Governor and local representatives concerning the bills in the House and Senate that would take away local control over planning and zoning. Although the proposed lot sizes and setbacks in the bills are similar to what Randolph already has in place, Randolph could be impacted by the accessory dwelling units which would essentially make every single family into a two-family parcel.

Michele Cormier shared concerns over the State overreach, and suggested that Randolph also send a letter sharing general concerns over state mandates on how towns manage land use, encouraging the Governor and representatives to maintain local control. Paul Jadis agreed that this has been an ongoing issue and concern. Robert Ross suggested that the letter be signed by both the Planning Board and the Selectboard.

Ross noted that not all communities are the same, which is why it is important to maintain local control.

Hammond Rowan advised that she would draft a letter, which she will send to the Board for review.

**On a motion by Robert Ross, seconded by Michele Cormier, the Board voted to send a general letter to the Governor and representatives sharing concerns over the current bills that would limit local control over planning and zoning.**

b. Fuller Lease for Maple Taps in the Randolph Community Forest

Hammond Rowan advised that Tim Mather has forwarded a copy of the original Fuller Lease, along with the two addendums. Hammond Rowan advised that since the Planning Board approves agreements, it is important to have these in their records. Tim Mather advised that the plan was to combine the three documents into one, but that was put on hold when they lost their Town attorney.

It was noted that there should be an ongoing review process for agreements.

c. Conference

June Hammond Rowan advised that the NH Office of Planning and Development Spring 2025 Planning and Zoning Conference will be held on May 10, and members are encouraged to attend. There is money in the budget available to attend the training.

d. Building Permit

June Hammond Rowan advised that Lori and Scott Baldwin have inquire about a cabin on Valley Road. The Board noted that the property is only .9 acres, which would not meet the requirement of 80,000 square feet of buildable area. Concerns were also shared over setbacks and the river. It was noted that the Selectboard is responsible for issuing the permits and will have to consider these concerns.

e. Town Attorney

June Hammond Rowan advised that she is planning to set up a time to talk with Attorney Michael Malaguti from Drummond Woodsum who has been assigned to the Town.

f. North Country Council

June Hammond Rowan advised that she did write to North Country Council about the traffic counters on Route 2, but has not heard back yet.

g. Other

William Demers advised that he spoke with the road agent about Cote Acres Road, and he reported that the road is in good shape.

9. Public Comments

There were no public comments.

10. Adjournment

**On a motion by Kevin Rousseau, seconded by Tim Mather, the Board voted to adjourn the meeting at 8:01 pm.**

Respectfully submitted,  
Shelli Fortin  
May 2, 2025