

# Town of Randolph

## Planning Board Minutes

June 5, 2025 - draft

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

**Members Excused:** Michele Cormier

**Public Present:** David Willcox, Mark Kelley (7:18 pm), 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 Robert Ross seconded by Kevin Rousseau, the Board voted to accept the minutes of May 1, 2025, as presented.**

4. Communications to the Board

June Hammond Rowan advised that she received a reply from Senator Rochefort, in reference to the letter with concerns about changes to zoning laws.

June Hammond Rowan advised that York Land Services advised that the Cutters have changed their mind about the subdivision, and will not be moving forward.

5. Report of Officers and Committees

a. Selectboard

June Hammond Rowan advised that the Selectboard was considering a part-time Code Enforcement Officer to review building permits. William Demers advised that it would be similar to what Shelburne has, with a yearly stipend and fees for each permit. Demers advised that the Code Enforcement Officer would not be doing inspections in the home.

b. Randolph Forest Commission

Tim Mather advised that the road for the radio tower has been completed and the pad is ready for the concrete work. They will be installing a gate to keep people from using the road.

Mather advised that Joel White has been contracted for knotweed mitigation on the Farrar Farm property. Robert Ross suggested that there be signs where the pesticides are being used, and Mather advised that areas will be taped off. It was noted that the mitigation will take several years.

6. Applications

There were no new applications.

7. Public Hearings

There were no public hearings.

8. Other Business

a. Land Conservation in Randolph – David Willcox

David Willcox reviewed the history of the Randolph Forest Commission, and how it came to be under the Randolph Planning Board.

Mr. Willcox noted that the Planning Board, Conservation Commission, and Forest Commission should all be part of conservation planning for the Town. Mr. Willcox suggested that the Boards should be working together to push for conservation easements on private property, and should be looking to see what land can be preserved in the community, including land along the two rivers.

The Board discussed commercial development, and what would be appropriate and encouraged for the Town. The Board also discussed commercial uses such as solar and broadband.

Mark Kelley noted that the Randolph Community Forest is now paying property tax, the same as other land in current use. They are also paying timber taxes based on the timber harvest.

June Hammond Rowan referred to the Master Plan and Land Use Ordinance, which could be reviewed for wetland and open space protection and for permitted uses.

William Demers noted that there is not a lot of development in Town, and Robert Ross noted that they should not eliminate growth in the community as the tax base is needed for income. It was noted that there are many differing opinions on future growth in Randolph.

Tim Mather asked about the Randolph Foundation and if they could support new businesses. Mark Kelley noted that they can only financially support non-profit groups.

b. Planning and Zoning Proposed Legislation

Hammond Rowan advised due to state legislation, there may be amendments needed to the Ordinance. The Board will wait to see what happens with the proposed legislation.

c. Update about call with Planning Board's Attorney Michael Malaguti

June Hammond Rowan advised that she spoke with Attorney Malaguti, and updated him on Planning Board and Forest Commission topics. Attorney Malaguti is willing to do a Zoom meeting with the Board to update them on legislation.

The Board discussed the Fuller lease, and David Willcox suggested that this be updated by a local attorney. June Hammond Rowan will send a list of concerns to Mark Kelley, to be considered in the updated contract.

d. July 3 Planning Board Meeting

Due to the holiday, and several members being out of town, the Board decided to plan to cancel the July 3 meeting unless it is needed. June Hammond Rowan will let the Board know if there are any applications received.

e. Other

9. Public Comments

There were no public comments.

10. Adjournment

**On a motion by Robert Ross, seconded by Tim Mather, the Board voted to adjourn the meeting at 8:07 pm.**

Respectfully submitted,  
Shelli Fortin  
June 6, 2025