

Town of Randolph
Planning Board Minutes
September 4, 2025 - draft

Members Present: June Hammond Rowan, Robert Ross, Tim Mather, William Demers, Michele Cormier, Todd Ross, and Kevin Rousseau (7:07 pm)

Members Excused: None

Public Present: Edith Tucker, Tara Bamford (via phone), and Shelli Fortin, Minutes Taker

1. Call to Order

June Hammond Rowan called the meeting to order at 7:01 pm.

2. Roll Call

3. Review of Minutes

On a motion by Robert Ross seconded by Tim Mather, the Board voted to accept the minutes of August 7, 2025, as presented.

4. Communications to the Board

There were no communications received.

5. Report of Officers and Committees

a. Selectboard

There was no report from the Selectboard.

b. Randolph Forest Commission

Tim Mather advised that the Forest Commission has approved the drafts of the Maple Tap Lease and the RMC Activity Manager Cooperative Agreement. Mather advised that Jeremiah Hawkins attended the September meeting to discuss signage at the parking area for the glades and for the roadway. Mr. Hawkins will come to the October meeting with updated signs, which they plan to post for November 1. Mather noted that overnight camping has been an issue at the parking area, and they will be talking with the Selectboard about signage to address that. Mather advised that he will not be in attendance at the October meetings of the Planning Board or Forest Commission, and suggested another member attend the Forest Commission meeting in his place.

On a motion by Michele Cormier, seconded by Robert Ross, the Board voted unanimously to approve the nominations of David Willcox as an alternate member of the Forest Commission with a term to expire March of 2026, Rick Fournier as an alternate member

of the Forest Commission with a term to expire March of 2027, and Alexandra Roberts as an alternate member of the Forest Commission with a term to expire March of 2028.

6. Applications

There were no new applications.

7. Public Hearings

There were no public hearings.

8. Other Business

a. Review of Large Parcels in Randolph

June Hammond Rowan presented maps and a list of properties by acreage in Randolph. This is in response to David Willcox's request that they consider areas for conservation. The Board noted one property, currently owned by the Estate of Dennis Pednault, which is 82 acres, abuts the Town Forest, and would not be easy to develop due to the steep slope.

Edith Tucker noted that Mr. Pednault's brother plans to put the property on the market. She also noted that Verizon was interested in putting a cell tower on the property. This property has an easement for the RMC Ledge Trail. It was noted that several parcels in Randolph already have conservation easements on them.

Tim Mather will share this information with the Forest Commission.

b. Maple Tap Lease Update

Hammond Rowan provided a draft copy of the Maple Tap Lease. Tim Mather advised that the Forest Commission is all set with it. Mark Kelley will be looking into the question of a bond. Hammond Rowan pointed out a possible typo, which states that it must be a minimum of 25,000 taps. A Board member asked about a map of the lines, and it was noted Fuller would most likely have this. Hammond Rowan also noted that the lease states a deposit is due by October 1 each year, based on the number of taps anticipated, however does not state the amount per tap for the deposit. The lease also states that maple syrup prices are to be reviewed every five years, to determine if tap fees should be increased or decreased.

Both William Demers and Robert Ross agreed that Fuller should only be responsible for paying for the taps that they set, not a minimum of 25,000.

When asked about the electricity in the garage, it was noted that Fuller pays for this and this should be stated in the lease. Hammond Rowan asked about insurance for the garage, noting that the Town would cover the building but not the equipment.

Hammond Rowan suggested that both the Forest Commission and the Planning Board should sign the lease after it is approved.

William Demers noted the 2-year notice required to end the lease. Edith Tucker advised that there was another entity interested in a lease, however Fuller was more in line with the vision of the Town Forest, and employed local people. Michele Cormier noted that the maple tap lease fits in to the bigger picture of a working forest.

Todd Ross asked if there is a limit to the tap size, and was advised that the lease does specify this. There is also a maximum number of taps depending on the diameter of the tree.

The Board tabled the Maple Tap Lease until the questions posed can be addressed.

c. Activity Manager Agreement for Hiking Trails

June Hammond Rowan provided the updated agreement with the Randolph Mountain Club, which she has sent to the Town Attorney for review.

Hammond Rowan advised that the RMC is reviewing their insurance needs for liability. Edith Tucker noted that in NH, there is no liability for the Town if people are not paying for the recreational activity. Hammond Rowan noted that the RMC does have paid employees and are reviewing liability insurance for that.

Hammond Rowan noted that the RMC was hired to build some trails in the Town Forest, and they maintain trails that existed prior to the creation of the Town Forest. There is some question as to how new trails should be handled.

The RMC Activity Manager Cooperative Agreement was tabled until next month.

d. Land Use Ordinance – Possible Amendments

Hammond Rowan advised that with the changes in statutes, there are no major changes needed.

Hammond Rowan provided a handout on short-term rentals. It was pointed out that you cannot require an owner to reside on the property if one of the dwelling units is used as a long-term rental, only for short-term rentals. Tara Bamford noted that two short-term rentals on a property would qualify as lodging and would need a special exception. Residency is defined as three months or longer, so an owner could rent the property for the remaining nine months of the year. Ms. Bamford noted that the goal was for owners to be able to put vacation homes on the short-term market. This issue was tabled for further discussion.

State law now requires accessory dwelling units to be allowed on a property. The Land Use Ordinance currently states that a detached ADU be no more than two bedrooms or 1,200 square feet. Hammond Rowan pointed out that the Ordinance states that there be no more than one principal use per 80,000 square feet, which would allow for more than one principal use if the lot is large. It was suggested that the Ordinance be amended to say no more than one principal use per lot. More than one structure on the property could present issues down the road if families want to subdivide. The Board agreed to continue discussion about this at a future meeting.

Edith Tucker asked about ownership for properties with more than one dwelling unit, and June Hammond Rowan noted that ownership is determined by the deed.

The Board discussed solar, noting that free-standing arrays are allowed with the petitioned amendment last year. However, it was suggested that on site use be added, as otherwise it could be used for commercial purposes. Other ways to limit it would be to set a limit on kilowatt hours or square footage. Other items to consider are solar hot water and the decommissioning of solar panels. Todd Ross suggested that there could be a limit to the number of panels allowed or the size. The Board agreed to continue discussion about this at a future meeting.

e. Meeting with Attorney Malaguti

Hammond Rowan reminded the Board that they will be meeting with Attorney Malaguti on October 2. She will look at items for him to focus on with the new laws. It was noted that many communities are having issues with the new laws surrounding private roads and Class 6 roads. Kevin Rousseau stated that the end of Durand Road is a Class 6 road, however Michele Cormier noted it is inaccessible.

f. Other

There was no other business.

9. Public Comments

Edith Tucker asked why the Tower Ordinance was not followed with the construction of the new tower for emergency communications. Ms. Tucker advised that the neighbors do not have the same view they used to have, and felt a public hearing should have been held. June Hammond Rowan advised that the new tower does not fall under the Ordinance, as it is not a telecommunications tower and does not meet the definition in the Ordinance. Hammond Rowan also noted that a letter was sent to the Board from the Town of Gorham under governmental use of land, so a public hearing was not required, and the Board voted not to hold one. William Demers noted that the tower was not a secret, as everyone in Town was talking about it. Ms. Tucker suggested that trees or bushes could possibly be planted to shield the road from view. The Board noted that the road will eventually be covered with grass.

10. Adjournment

On a motion by Kevin Rousseau, seconded by Tim Mather, the Board voted to adjourn the meeting at 8:30 pm.

Respectfully submitted,
Shellie Fortin
August 8, 2025