

RANDOLPH BOARD OF ADJUSTMENT

Minutes of Meeting
Randolph Town Hall
October 14, 2025

Members Present: Paul Cormier, Gary Newfield, Tami Hartley, Guy Stever, and Phil Guiser

Members Absent: Nathaniel Adams

Public: Shelli Fortin, Minutes

The meeting was called to order at 6:58 pm by Paul Cormier.

Minutes

On a motion by Phil Guiser, seconded by Gary Newfield, the Board voted unanimously to approve the minutes of December 12, 2024, as presented.

Appointment

On a motion by Gary Newfield, seconded by Guy Stever, the Board voted unanimously to appoint Annie Colella as an alternate member of the Randolph Board of Adjustment.

Terms were reviewed, and Tami Hartley will be up for re-election in 2026.

Appointment of Chair and Vice-Chair

On a motion by Gary Newfield, seconded by Guy Stever, the Board voted unanimously to appoint Paul Cormier as Chair of the Board of Adjustment.

On a motion by Tami Hartley, seconded by Guy Stever, the Board voted unanimously to appoint Gary Newfield as Vice Chair of the Board of Adjustment.

Land Use Ordinance

Paul Cormier advised that a new copy of the Land Use Ordinance is available for members, which includes the amendments from March 11, 2025.

Paul Cormier advised that there are more proposed amendments this year, and a public hearing will be held by the Planning Board

The Planning Board met with Attorney Malaguti last month, and Attorney Malaguti advised that the Ordinance is well written.

Paul Cormier reviewed amendments for consideration this year. In Lot Size and Density, the Ordinance currently allows one primary building or use per 80,000

square feet, and this would be amended to read one primary building or use per lot. There are also proposed changes to Owner Occupied, to include seasonal and year-round structures. Commercial solar will also be defined and listed as a Special Exception.

Cormier advised that when reviewing the Ordinance, it is always good to reference the Master Plan for intent and the character of the community.

Cormier noted that you cannot zone-out a use, but can list areas in which the use would be permitted.

Review of Structures

The Board reviewed the definition of Structure.

A hypothetical question was asked about fencing and if this would be considered a structure. The discussion included whether the decision would be different based on the type of fence, stockade versus a goat fence. The Board discussed whether the 25-foot setback would be required for a fence as a structure.

The Board also discussed dog houses and chicken coops and if these also fall under the definition of a structure.

Enforcement of the Land Use Ordinance was discussed. Currently the Selectboard is responsible for enforcement, however they do not have the time or expertise to do this. The need for a Code Enforcement Officer was suggested.

Paul Cormier noted Articles 1 and 2 in the Land Use Ordinance, noting that the spirit of the ordinance should be considered in decision making. These articles list the purpose of the Ordinance, which is to promote the health, safety, and welfare of the Town of Randolph by protecting the value of property and preventing the overcrowding of land and undue concentration of population.

Cormier advised that when they are faced with a request for a variance, they need to consider the applicant as well as the neighbors.

Adjournment

On a motion by Tami Hartley, seconded by Gary Newfield, the meeting was adjourned at 8:01 pm.

Respectfully submitted,
Shelli Fortin