

RANDOLPH BOARD OF ADJUSTMENT

Minutes of Meeting
Randolph Town Hall
February 23, 2026

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

Members Absent: Phil Guiser, Nathaniel Adams, and Annie Colella

Public: Shelli Fortin, Minutes

The meeting was called to order at 6:00 pm by Paul Cormier.

Application from John Weatherly

The Board reviewed the map of the property and surrounding area, noting the lack of road frontage and the plan for a driveway over the lot of an abutting property owned by a family member.

Paul Cormier directed the Board's attention to the purpose of the Land Use Ordinance, which considers health and safety, general welfare, the value of property, overcrowding of land, and prevents the undue concentration of population. Cormier noted that the Land Use Ordinance is supported by the Master Plan.

Paul Cormier reviewed the section of the Land Use Ordinance involving driveways, along with the definition, and noted that two driveways would be allowed on a property per the Ordinance.

Cormier reviewed the section of the Land Use Ordinance on road frontage, noting that 200 feet of frontage is required on a class 5 road or higher.

The Board discussed the history of development on roads such as Boothman Lane, Woodspring Road, and Pasture Path, and noted that issues such as this will come up more frequently as people build and families sell property. The Board agreed that these concerns should be brought to the Planning Board for discussion.

A Board member asked if the lot would be grandfathered, as it was created before the Land Use Ordinance. Cormier advised that June Hammond Rowan did comment on this in her Findings of Fact from the Planning Board, noting that NH RSA 674:41 is statewide zoning that states lots cannot be grandfathered. Hammond Rowan also noted that if the variance was granted, the owner would need to file a waiver of municipal liability at the Registry of Deeds before the building permit could be granted.

After review of the application, the Board agreed that all of the required items were included.

On a motion by Tami Hartley, seconded by Guy Stever, the Board voted unanimously to consider the application for a variance from John Weatherly, for the lot at the end of Pasture Path, as complete, and to schedule a Public Hearing for March 26, 2026 at 6:00 pm.

A Board member asked about a right-of-way over the parcel that will hold the driveway to the lot. Cormier noted that the applicant would have to provide proof of the right-of-way, filed at the Registry of Deeds.

Cormier urged Board members to review the Land Use Ordinance and the application, to walk the site, and to formulate questions for the applicant at the Public Hearing.

Findings of Fact

Paul Cormier noted the Findings of Fact that were in the minutes from the previous Public Hearing, and advised that they will need to formulate the same findings for this application as well. Cormier noted that they do not have to agree on all of the findings at the hearing, but they will be written up for the Board as a whole.

Approval of Minutes

On a motion by Gary Newfield, seconded by Tami Hartley, the Board voted unanimously to approve the minutes of November 6, 2025, and December 8, 2025, as presented.

Adjournment

On a motion by Tami Hartley, seconded by Guy Stever, the meeting was adjourned at 6:55 pm.

Respectfully submitted,
Shelli Fortin