

Town of Randolph

Planning Board Minutes

February 1, 2018

Members Present: Roberta Arbree, Robert Ross, Arlene Eisenberg, John Turner and John Scarinza (Chairman)

Members Excused: None

Public Present: Michelle Cormier, Tara Bamford, Edith Tucker

Call to order: The meeting was called to order at 7:05 by Chairman Scarinza

Minutes of December 7, 2017 – On a motion from Roberta with a second from Arlene, all members voted to accept the minutes as presented.

Public Hearing

Chairman Scarinza explained that notices were posted for a public hearing for 3 purposes: #1) to amend the Land Use Ordinance to authorize municipal trails, #2) to change the fiscal year for the Forest Commission budget from October 1 – September 31 to January 1 – December 31 and #3) to approve the budget of the Randolph Forest Commission for 2018.

Item #2) Chairman Scarinza explained that he could not find anything in the regulations explaining why the Forest Commissions budget fiscal year ran from October 1 – September 31 and further explained that it was very confusing trying to get the budget ready when it does not match the towns fiscal year. . Bob Ross made a motion to change the Forest Commission budget fiscal year to January 1 to December 31. The motion received a second from Arlene Eisenberg and all members voted in favor.

Item #1) Chairman Scarinza then explained that there is an opportunity in State Statute for towns to accept easements for municipal trails. However in order to have that opportunity, the Town must have language in their land use ordinance allowing the Town to accept easements for municipal trails over private land. Though there aren't any particular trails in mind at this time, having language in the ordinance would allow the Town to accept an easement and further to allow the Forest Fund to do the maintenance in the event there is a trail on private property that the Randolph Mountain Club doesn't want. Chairman Scarinza presented the board with proposed language. Michelle Cormier stated that there were few trails on private land that have easements but that if the land owner knew they would be working with the Town they may be more willing to allow trails on their land. Arlene made a motion to propose that the Town adopt language that would allow the Town to approve easements over private property for municipal trails. The motion received a second from Roberta and all members voted in favor.

Item #3) The board reviewed the proposed 2018 Forest Commission budget as is their responsibility. Edith Tucker stated that the big garage at the Farrar farm (2 story w/living quarters) looks pretty ratty and she would like to see something done to it but in the meantime it should at least be painted. She recommended increasing the 4440 budget line to have enough money to fix the garage and demolish the house. The board agreed to increase that line by

\$5,000 provided the timber harvest goes well. Bob Ross made a motion to approve the Forest Commission budget as amended for a total budget of \$139,820. The motion received a second from Arlene Eisenberg and all members voted in favor.

Chairman Scarinza closed the public hearing at 7:35.

Old Business: None

New Business: The board met with Tara Bamford who has reviewed the Town's Master Plan, Land Use Ordinance, Driveway Regulations, Site Plan Review regulations and Subdivision regulations. The board had discussed creating an aquifer district and a Steep Slope Ordinance, however Tara has found that the Master Plan does not address these items and the Town could get challenged on them. The process would be to update the Master Plan first and then add language in the Land Use ordinance. They also discussed reviewing the rest of the ordinance to be sure it is in line with new requirements in State Statutes. She also recommends some structural changes to the land use ordinance. Building permits should be addressed in the Building Ordinance and not the Land Use ordinance. The Site Plan Review regulations are pretty good but some items are out of sync with state statutes. Subdivision regulations were updated more recently so they are pretty good for now. She suggests starting with the Master Plan or Site Plan Review regulations and work forward from there. The board agreed to set a public meeting for 7/28/2018 to begin updating the Master Plan.

Adjournment: The board adjourned at 8:40 by general consensus.

Respectfully submitted,



Michelle M. Lutz
February 8, 2018