

**Town of Randolph Regular Meeting Minutes**  
**Development Review Board**  
**7 Summer St. and Zoom**  
**(DRAFT) APRIL 17, 2023**

**This meeting was hybrid, with remote access provided via Zoom**

In attendance:

Board Members Present: Matt Murawski, Chris Recchia (in person); Bill McGrath, John Hart, Daniel Devoe (via Zoom)

Board Members Absent:

Municipal Staff: Mark Rosalbo

Public Attendees (in person) Erika Hoffman-Keiss, Susan Lee, Michael Lajeunesse, John Hoyt, Christopher Kennedy, Eric Sakai, Erika Wygonik, Adam Davis, Sam Sammis

1. Matt called the meeting to order at 7:07
2. Public comment – no public comment
3. Approval of minutes: None to approve
4. (5 on the public notice) Orange Southwest Supervisory – The property owner is seeking to extend their front entrance roof over stairs and replace wood railings. Michael Lajeunesse spoke to the Board about the project. After listening to Mr. Lajeunesse, the Board had no concerns or questions. John Hoyt, an abutter of the property, stated he did not have a complaint or questions about the project. **At 7:13 Dan Devoe made a motion to approve the application. Chris Recchia seconded the motion. The motion passed 5-0-0.**
5. (4 on the public notice), GMEDC/Orange County Parent Child Center. The project and partners are requesting to development of a Child Care Center. Renovation of interior spaces of an existing 10,000 +/- sf structure, new mechanical system, fire suppression system. Electrical wiring/lighting, insulation upgrades including new windows and doors, exterior decks, and improved landscape/site for play areas and drop-off parking. Christopher Kennedy spoke about the project's scope and answered questions from the board, which conducted a thorough site plan review. Erika Wygonik, Transportation Engineer from Wall Consultant Group explained the details of their submitted Transportation Assessment and answered questions from the board. **At 8:15 a motion was made to approve the application, it was seconded and the application passed 5-0-0.**
6. Green Mountain Stock Farm, Inc. Seeking approval for future multi-unit townhouse development. There was a conversation about a different interpretation of the GCR district development standards and limitations, specifically regarding a 10-unit limitation and if it refers to the size of the building or the max number of units per lot. Several board members agreed that the intent is not to limit the total number of units per parcel to 10 but to limit the number of units per building to ten. There was also agreement that the Randolph Land Use Regs should

be clarified on this point. Mr. Sammis spoke about his long history in Randolph and the many projects he has played a critical role in completing. Matt asked Mark Rosalbo if the submitted applications were complete and if this was a final site plan review. Mark responded that the applications were not complete because the intent of Mr. Sammis is to get the approval of the subdivision and design review of a “potential multi-unit townhouse development in order to establish allowable capacity in order to further develop the design,” and they have not, as of yet, completed a thorough design of the project. **Chris stated that this (application) should fall under Preliminary Review because there is no complete site plan, and should not have been on the agenda.** Sam stated he would prefer not to spend all the money on architects, planning, and engineers if the project was not permitted. Matt asked what the rationale was for the driveway coming from Rt. 66 instead of off Stock Farm Rd. Sam responded that the project was big enough to have its own access to 66. Mark mentioned that the new assistant state fire marshall, Ryan Arenburg, reviewed the updated drawing, which included a second exit further up Stock Farm Rd., which looked fine, but to keep in mind that no dead-end road can be longer than 150 feet.

General Provisions 305 – Density of Principal Buildings was discussed and how it would impact future development. One option was to consider a PUD, but currently, PUDs are not allowed in the GCR district. Is it possible to change the Regs? Yes. It does take time. **Chris reiterated that this application should not have been on the agenda.** The board stated it would be happy to give guidance if the application is a Preliminary Review. Also, the project would be subject to Act 250. Chris suggested withdrawing the application rather than voting because it would be denied in its current state and working with Mark on the things that needed to happen. Sam mentioned it could take two years to get approval if all the details were in a plan and the need for housing is now. No vote was taken. At 9:17 the meeting was adjourned.