

**Town of Randolph Regular Meeting Minutes**  
**Development Review Board**  
**7 Summer St. and Zoom**  
**Draft August 21, 2023**

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

In attendance:

**Board Members Present:** Matt Murawski, Chris Recchia, Daniel Devoe, Rachel Arsenault (in person); Suzanne Pickett (in person observing as a new BM)

**Board Members Absent:** Bill McGrath, John Hart (John Hart has resigned from the Board)

**Municipal Staff:** Mark Rosalbo

**Public Attendees** (in person) Adam Davis, Jesse Sam Sammis, Dwight Porter, Robert Smith

1. Matt called the meeting to order at 7:05
2. Public comment – no public comment
3. Approval of Minutes: None to approve
4. Two-lot subdivision (James and Sharon Sault) moved to the next meeting
5. Green Mountain Stock Farm, Inc. proposed multi-unit townhouse development final site plan review at 744 Stock Farm Road, lots A & B. Continuation from the preliminary review back on April 17<sup>th</sup>, 2023. Adam Davis gave a quick overview of the project to be built on the recent two-lot subdivision (approved by administrative approval by the zoning administrator on February 22, 2023 (Z23-09)). He stated they wanted to get DRB approval of the project to market it to a developer to develop the 23 units. Matt stated they would go through the nine criteria for site plan approval to familiarize the new DRB Board members with the LUR (503.D) DRB Review Criteria. Chris asked is they had an approved allocation with the water department. Mark stated he had communicated with Chris Chambers regarding the project and expected that the allocation needed for the project would receive approval. Adam stated that there will be one primary entrance serving all 23 units (24' wide). There will also be a service road that loops along the western side for emergency vehicles and landscapers etc. Matt asked about signage. Adam said there was no need for signs at this point. Best to leave it up to the association to decide. Dan asked about an exit-only on the southeast section. Adam said the association would ultimately decide about signs. Dwight porter asked about fence and site line along property. Mr. Sammis answered his question. Matt asked if the service road would be gravel. Adam said yes it would be gravel. Matt asked about dead end aisles with adequate room to turn around. 18'radius 36' diameter was enough to do a three-point turn. Chris asked about dumpsters. Adam said there will be no common dumpsters. Instead, each resident would have their own trash cans and be responsible for disposal. Matt said there is a treatment area in the grading plan north of the cabana with room for a second area. Adam stated the snow storage along the

perimeter of the property would be adequate. Matt asked about screening along Stock Farm Road. Adam said they would fill in between the driveways by planting conifers and other trees to help block the view from the road. Adam stated there will be extra parking along the new road, in front of the units. Chris asked how much they will reduce the hillside on Stock Farm Road close to Rte. 66. Adam said approximately 10 feet. Robert Smith asked about the number of trees along Stock Farm Road and for clarification of project entrances and exits. Adam stated there are two entrances/exits on Stock Farm Road. The expectation is that the "primary" entrance/exit is the one closer to Rte. 66. Chris stated the second entrance/exit should be at least 24' wide since there is enough room on the property and the safest plan for the project. **Matt said (condition) If the second, southeast entrance/exit is narrower than 24', there will need to be a sign stating it was an exit only.** Chris asked what the intension was for storm water runoff. Adam said they would address to make sure there is no ponding or pooling. Matt said there is no adjacent infrastructure to consider. Chris stated the lighting should be downcast, on timers, dimmers and sensors which is included in the plan. Matt noted there are no lighting fixtures on poles in the plan. Adam confirmed. Matt confirmed the one condition for approval is a set of plans showing that the second entrance is at least 24' or there is a sign. Matt asked for a motion (8:06) to approve the application with one condition. Chris made the motion to approve as presented. Daniel seconded the motion. Chris amended his motion to approve subject to the lot-line adjustment shown on the plans. The motion passes 4-0-0.