

**Town of Randolph Regular Meeting Minutes**  
**Development Review Board**  
**7 Summer St. and Zoom**  
**Draft November 13, 2023**

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

In attendance:

**Board Members Present:** Matt Murawski, Chris Recchia, Daniel Devoe, Rachel Arsenault, Suzanne Pickett (in person); Bill McGrath (via Zoom)

**Board Members Absent:** d

**Municipal Staff:** Mark Rosalbo

**Public Attendees** (in person) Daniel Dychkowski, Julie Iffland, Ward Joyce, Chris Rivet, Jenny Carter, Drew Kervivk, (remote) Peter Reed, David Pill, Cristine Maloney, Wendy Benedict, Jenavive Bynre

1. Matt called the meeting to order at 7:03
2. Public comment – no public comment
3. Approval of Minutes: Chris makes a motion to approve, Matt seconded; **motion passes 5-0-1** (Suzanne Pickett abstained).
4. Brunswick School – Proposed open-air pavilion. Dan makes a motion to approve, Rachel seconded; **motion passes 6-0-0 with no conditions.**
5. Randolph Area Community Development Corp. (RACDC) – Amendment request to permit Z09-17. Two Board members recuse themselves from reviewing this application due to conflicts of interest: Chris (married to Julie Iffland, Executive Director of RACDC), and Dan (Board member of applicant’s organization RACDC). Julie gave a summary of the modifications in this amendment request: High performance homes with state-of-the-art micro grid, net-zero with DC appliances. There are four different house types in the project. Rachel asked how much it would cost the town to maintain: RACDC responded that the costs are in the proposal. Matt reiterated the DRB can only make a recommendation regarding the roads to the town. Jenny Carter reaffirmed that the language in the original zoning permit be changed to allow the Selectboard to consider managing them once completed. The original permit stated that RACDC would be responsible for road maintenance. Chris Rivet commented that the requests for water and sewer in terms of volume are the same as the original permit. Matt stated, as part of the DRB’s review of this application, there is a subdivision to approve as the boundary lines are changing from the original plan, we don’t have a conditional use to review, but changes from the original planned use. Matt stated the SB will require Surety bonds to protect the Town’s interest. **Matt makes a motion to approve the permit amendment with six conditions: 1. Prior to asking the Selectboard to take over the infrastructure (roads), to consult the highway**

department about a right of way for pushing/plowing snow on the two driveways. 2. Address the angled parking on the east side so that it allows for more fluid traffic movement. 3. To extend the reinforced shoulder on the southside of SSQ to the eastern property. 4. To provide formal pedestrian access from the entrance to the start of the concrete sidewalk. 5. To meet the surety requirements in our LURs. 6. To provide and pay for an independent inspection of the infrastructure before it's turned over to the town. Suzanne seconded the motion. Motion passes 4-0-0

6. Continue Dybvig application to December – Rachel made the motion for continuance to December 18<sup>th</sup> or the following if there is no December meeting, Matt seconded. **Passes 6-0-0**