

Meeting Minutes
Monday, November 15, 2021 at 7:00PM
7 Summer Street and Zoom Hybrid

In Attendance:

Board Members Present: Dan Devoe, Matt Murawski, Bill McGrath, John Hart

Board Members Absent: Chris Recchia

Town Employees: Joshua Jerome

Other: William "Chip" Milnor, Catherine Kelley

1. Call to order

- Matt called the meeting to order at 7:04pm

2. Public to be heard - none

3. Approval of minutes - A motion was made by Dan to approve the minutes of October 18, 2021, seconded by John and all voted in favor (4-0-0).

4. Chips Auto – Chip is coming here because it has been noticed that the site has expanded well beyond from the previously approved DRB site plan. Chip explained that Mike Sergeant from the Town asked if he wanted fill for his lot some years ago and he said yes and from time to time, they would drop fill off. As he gained more accessible site, he expanded his business operations. The expanded site to the east has provided the room to grow the business. Vehicles are moved from the westside lot to the garage to be worked on and then to the eastside lot for customers to pick up. The conversation of the Board is around the requirements for the expansion of a use that is prohibited in the Randolph High Density District. In order for a non-conforming use to expand, conditional use and site plan review must be done by the DRB, despite the site already being expanded upon and occupied.

A neighbor, Catherine Kelley, has been concerned that the expansion has occurred without the proper review and has encroached into her viewshed. The Board identifies two site plan criteria: screening and access which appear to not be in compliance with regulations. There is discussion about how big the access point to the public highway is supposed to be. Matt said it is 25' and Chip's access is much larger than that. There's about a dozen cars on the lot to the east which would require screening from adjacent properties. Catherine said that Mardee Sanchez advised her some years ago that the expanded lot to the east could only be used for employee parking and no overnight parking. The Board hones in on how the site can conform to regulations and meet screening and access requirements to balance both residential and commercial uses in the district.

A recommendation was made to limit the access to the previously approved access and a row of vegetation lining the edge of the property and road and then running along the edge of the property to the north. Rocks or boulders were mentioned as a possible option too. Chip mentioned the road sheds water onto his property causing some issues. The Board recognizes the challenge to review this case, given that it is a site that has already expanded, but was not in conformance to our regulations and that they must review it as if the site has not expanded. A suggestion was made to work with Chip over the next month to come to a resolution that helps to limit the access to the originally approved access and screening options.

Bill made a motion to table the application until next month, seconded by Matt and all voted in favor (4-0-0)

6. Old/New Business - None

7. Adjournment – Bill made a motion to adjourn, Matt seconded and all voted in favor (4-0-0) to adjourn at 8:18pm.