



PLANNING BOARD

Tuesday, November 15, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

In accordance with Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 COVID 19 emergency, the Planning Board shall meet remotely to avoid group congregation.

A. Call to Order - Roll Call

Meeting called to order at 6:04pm.

Present:

Tony Plizga

Nereyda Santos-Pina

Pete Taveira

Member Alexopoulos joined the meeting at 6:08pm

Absent:

Steve Monteiro

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 10-25-2022

Reviewed minor typographical edits

Motion made by Taveira, Seconded by Santos.

Voting Yea: Plizga, Santos, Taveira

D. Public Speaks

E. Old/Unfinished Business

1. 19 Highland Avenue - site review for refrigeration units, compressors, retaining wall, etc.

Follow-up discussion with the property owner regarding proposed changes to the site plan regarding landscaping, refrigeration units, air conditioning compressors, roof hood vent and wall vent (Highland Avenue side of the building).

Planner provides a summary that new plans were submitted to the Planning Department on landscaping, retaining wall, refrigeration units, air conditioning compressors and recreation area.

Chi Man of Hardy + Man - engineer for the property owner provided a review of the proposed changes and submitted on the landscape plan. They address the comments made by the Board at the prior meeting.

Refrigeration and compressor units relocated from the front of the retaining wall to the landscaped area near the parking lot at the entrance to the parcel from Highland Avenue. The units are now away from the open patio area. The location where the units were previously suggested has been redesigned with landscaping using the same species as the rest of the project.

The picnic area at the rear of the building has been redesigned using HTPE grid over compact gravel with sand, soil and grass. Typically used for overflow parking so makes this ADA accessible and removes the asphalt.

Plans updated to specify the glass railing along the seating patio on the Highland Avenue side.

Landscaping - did not change the schedule of species but extended the planting to in front of the retaining wall.

Plizga - discussed the extension of the retaining wall around the manhole. Plans indicate the proposed location of the wall. Comments that the notes on the plan regarding the refrigeration units are not consistent with what the construction will actually be regarding the top of the refrigeration units. Chi concurs there is a typo that must be resolved. Plizga asks that a note be made on the plans that the air compressors should be no higher than the retaining wall. Comments that the developer may need to excavate in order to site the units so they are not higher than the wall. Chi states they have conveyed that information to the contractor.

Alexopoulos - poses questions about the height of the retaining wall compared to height of some of the plantings.

Taveira wants to ensure that plantings are replaced if anything happens to them over time and wonders how to include that in any condition or ensure enforcement. Plizga requests Planner to make a note for final review and acceptance of the project that there is some sort of condition regarding the maintenance of the vegetation in writing to the owner.

Santos-Pina asks about spacing between the ground floor units and parking spaces and whether the Board should consider any protection for the units. Chi indicates there is a sidewalk between the parking area and the units and the sidewalk has a 6 inch vertical curb. Thinks that the addition of any type of fencing may make the units feel more like a jail.

Brief discussion about the location of handicap access and whether there is opportunity to create a curb cut and handicap ramp at the sidewalk near the

dumpsters to provide additional access from the parking lot. Chi concurs and indicates they can create ramp.

Alexopoulos comments on the landscaping plan and wonders how tall the trees and shrubs will be at time of maturity. Would like taller mature height plants along the retaining wall so change shrubs to trees. This will also provide shade to anyone using the patio. Plizga also asks for additional trees along the retaining wall at Highland Avenue. Planner reminds that the plan set is not fully aligned with the field conditions (example: there is no space between the transformer pad and the sidewalk on site but the plan shows spacing). Plizga asks for 3-4 tall trees (20-30 feet at maturity).

Further discussion about the planting schedule and requests that the plan be accurately relabeled. Renewed discussion about the plantings that will screen the utility meters (Warren Street side) and whether there is enough but also provides access to the equipment. An updated landscaping plan is to be provided to the Planner for a cursory review and then to the Board for a final review. The plan should include the handicap ramp near the dumpster location.

There is still a question about whether the bollards around the transformer pad can be painted green - or have a green vinyl sleeve on them. Plizga prefers the sleeve rather than paint which will become chipped over time.

Discussion about the proposed stairs from the patio to the edge of sidewalk. Chi indicates they conducted field measurements and there is sufficient space to install stairs.

The Board asked about the status of plans for the roof vent. Chi indicates that he understands the lease with the restaurant is terminated so they may not need the roof vent. Nothing is before the Planning Board for the roof vent and the wall vent. They may come back with plans if a new tenant is also a restaurant.

Motion made by Plizga, Seconded by Alexopoulos to approve the extension of the retaining wall, the location of the air compressors and refrigeration units with edits to the plan notes relative to the heights in relation to the retaining wall according to plans last revised 11-10-2022.

Voting Yea: Alexopoulos, Plizga, Santos, Taveira

The Board asked about potential date of completion of the project. Mo Ahmed indicates spring/summer of 2023. Plizga reminds that there is a punchlist and some mitigation work in the original approval to be done before occupancy.

F. New Business

1. Preliminary Subdivision - Mill Street

Planner provided overview: Triple M Investments represented by Decelle-Burke-Sala provided a preliminary plan set and a narrative about the proposed subdivision of land on Mill Street along with the required fee. Typically the plan set would have been reviewed with the Town Engineer - though not required. However, the Engineer has

been out on medical leave and we have no opinions from him on the preliminary plan set.

Patrick Magoon from Decelle-Burke-Sala representing Triple M Investments provided project details. Current conditions are a single family home constructed about 1951, served by natural gas and overhead electric in residential single family high density district. The house has frontage on Mill Street - sidewalks in front and a driveway up to the house.

Reviewed the intent to subdivide the parcel into 4 conforming lots served by a 40 foot wide right-of-way ending in a cul-de-sac with 50foot radius. The topography of the parcel was discussed as it relates to the proposed grade of the roadway and slopes on the lots. A retaining wall will be necessary on the east and west sides of the roadway. Proposed sidewalks and curbing reviewed as depicted on the plan set provided by DeCelle-Burke-Sala

General drainage and stormwater management were discussed and includes deep sump catch basins, two underground infiltration structures as well as 2 detention basins.

Plizga inquired about the impact of a large storm event on properties abutting the detention basins - how is any overflow managed? Magoon indicates they are still working on some numbers and need to conduct soil tests to determine how best to address potential overflow. At this time, the flows have been attenuated from pre-construction to post-construction. Plizga asks to consider tying the detention basins to the infiltration system proposed in lot #6.

Further discussion about water and sewer lines and connections, underground electric and proposed road profiles.

Board comments:

Plizga - when filing a definitive plan, please provide proposed location of a transformer pad and protection (bollards/landscaping) around it. Also wants to double check the radius at the cul-de-sac to ensure the curve can accommodate the largest fire vehicle (consider the vertical curbing). Need details for the retaining walls. Would like to know if blasting will be required (per Magoon - unknown at this time). Asked for confirmation on the maximum grade of the road to ensure it meets criteria. Reminder that a stormwater permit will be required as well as some type of homeowner's association documentation to demonstrated responsibility for maintenance of the stormwater systems.

Alexopoulos - questions why one of the lots is non-buildable. Magoon states the subdivision regulations require the lot that has a drainage system be a stand-alone non-buildable lot. The Planner reviews subdivision regulations and provides the section and language confirming it. Discussion about the lot lines and tree canopy abutting Prospect Street.

Additional discussion regarding the location of the proposed detention basins and whether they were required to be on separate non-buildable lots as well. Believe that

the language in the regulations about stormwater utilities provides some flexibility to permit that.

Taveira confirms that maintenance of the stormwater utilities will be the responsibility of a HOA and wonders if the road will remain a private way. Plizga reminds that if the road is constructed without waivers, the owner(s) can request it to become a public way after sign-off by the Planning Board. Taveira questions the road width and curbing to manage two-way traffic. Magoon states they will do a traffic simulation to ensure adequacy of the right-of-way and turning. Plizga thinks there may be an opportunity to increase the radius and still meet criteria. Taveira would like to ensure that as many mature trees as possible be retained and mentioned a tree bank. Planner reminds the Board that the Town does not have a tree bank policy in place.

Santos-Pina put together an overlay of existing vegetation with the proposed layout for comparison. Understands the need for tree removal for the road and the structures but would like to ensure that tree removal is limited to that and there is no clear cutting. Magoon is concerned about tree/root damage during excavation and fill and thinks they will try to ensure some tree protection measures. Santos-Pina points out that a mature tree system helps with stormwater management and run-off. Asks to ensure that lighting is included in the definitive plans as well as detail on the retaining walls.

Magoon asked about the process moving forward. Explained by the Planner.

Motion made by Plizga, seconded by Alexopoulos to approve the preliminary subdivision plan for 217 Mill Street in accordance with the set of 11 plan pages dated October 28, 2022 by DeCelle-Burke-Sala subject to the recommendations made during this meeting.

Voting Yea: Alexopoulos, Plizga, Santos, Taveira

2. Sign Change - Triangle Corp

Planner indicates that a request for approval of a sign for Triangle Corporation on Memorial Parkway came in through the permitting process. The Planner denied the sign due to the fact that the building has the same sign type for its store fronts with two exceptions: a canopy at the liquor store that is pre-existing and a sign for a tailor that was granted by the Planning Board following a denial by the Planner. The sign company for Triangle Corporation is appealing the Planner's decision to the Planning Board.

Andy Layman of SignArt Boston presented on behalf of the applicant. Triangle is rebranding and wishes to have their Randolph sign changed to the new brand as they have done in their other locations. Proposed new sign layout and colors displayed for the Board.

Discussion about the intended sign including lighting (gooseneck lamps to be retained), sign dimensions, especially the "triangle" that is below the sign, size and depth of the lettering, proportion of the letters, whether the sign had a band around it and how far the sign extends from the facade of the building.

After much discussion, the Board requested that the sign be modified and revised plans submitted for review. Those modifications include confirmation space between of the lowest point of the sign (the triangle) and the public right-of-way, inclusion of a sign band with specific dimensions called out, and different size lettering between the main name (Triangle) and the tag line (people with abilities).

The chair made a motion to permit the sign but the changes requested must be incorporated and sent to the Planner for review and approval. The Planner will send the plans to the Board for review and if there are no concerns, will issue the permit. If there are any concerns, the plan will come back before the Board.

Motion made by Plizga, Seconded by Taveira.
Voting Yea: Alexopoulos, Plizga, Santos, Taveira

3. Proposed 2023 Meeting Schedule

Board review of the proposed dates for 2023. Minor changes to the proposed schedule approved by the Board. Planner to post to the Town's website and send to the Board via email.

Chair confirms that meetings will still begin at 6pm unless the Board wants a new schedule. Members confirm that 6pm works.

Motion made by Plizga, Seconded by Taveira.
Voting Yea: Alexopoulos, Plizga, Santos, Taveira

4. Grove Ave Subdivision (Cygnet Lane) release

Tabled until the next meeting so that the Planner and Town Engineer can review. The chair commented that the applicant is requesting a retroactive waiver of granite curbing at the radius of the new street with Grove Avenue and wonders that curbing exists along Grove Avenue. Request to the Planner to investigate and report back to the Board.

G. Staff Report

Planner reports that Board signatures are still needed for the form to go to the Registry of Deeds.

Zoning and General Ordinance amendments agreed to by the Planning Board and Historic Commission are being sent to Town Council to be referred back to the Board for public hearing (on Zoning only).

The Planner anticipates action before the Planning Board relative to industrial parcels off North Street - elimination of paper streets, combining multiple small lots into one or two larger buildable lots.

The Board and Council will need to work on zoning amendments in 2023 to become compliant with the MBTA Communities zoning requirements. The Town has received a

grant to hire a consultant to facilitate review and recommendations for new districts and zoning language.

Lafayette Estates Subdivision - received a call from an abutter asking if there would be fencing around the retention area. Nothing in the Planning Board plans but will review with ConCom and provide an update.

Plizga comments that he has observed work on the roof canopy at the daycare center on South Main Street as well as foundation work for the structure on Mary Lee Way (Pham Estates).

Santos-Pina asked about the end of remote/hybrid meetings. Legislation ends in March 2023 unless extended.

Taveira notes that he and member Santos-Pina are still working on language regarding electric vehicle stations. Also asked about the status of the trash transfer station in Holbrook and whether there are additional comment periods or actions. Planner to investigate and report back.

Plizga asked if the appeal period for the Dow Street decision had closed and if there had been any action. Planner indicates the period closes 11/21/22 and no appeals have been noted thus far.

Planner advises that the DPW Superintendent has been working on a street paving plan for state run roads. Hope to have a number of sections improved in 2023. One of the intersections is Union Street (route 139) nearby the TLA project site. There is a separate project for adjusting traffic signals at that location. There is also the Old English Square project that is mixed use and includes a new traffic signal on route 139.

The Town is working on a Complete Streets Policy through DPW. The policy impacts all aspects of street layout and development to ensure safe traffic circulation especially for pedestrians, bicycles and anyone using mobility aids. A request will be made to Town Council to adopt the policy then it goes to the state for approval. After that, a plan that prioritizes improvements is developed and also sent to the state for approval. Funding could be provided for those projects on the approved list.

H. Board Comments

I. Adjournment

Notification of Upcoming Meeting Dates

Adjourned at 8:08pm