



# PLANNING BOARD MEETING

Tuesday, April 08, 2025 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

---

## MINUTES

---

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location until March 31, 2025. The public is invited to participate in the meeting in person, via telephone or computer.

### A. Call to Order - Roll Call

Chairman Plizga called the meeting to order at 6:01pm.

#### PRESENT

Araba Adjei-Koranteng  
Tony Plizga  
Peter Taveira  
Lou Sahlu

#### ABSENT

Alexandra Alexopoulos

### B. Chairperson Comments

None

### C. Approval of Minutes

None

### D. Public Speaks

Chairman Plizga opened the public speaks portion of meeting and closed it after hearing no public comments.

### E. Public Hearings

1. 6:15pm - Town Council Order 2025-006 Amendment to Watershed and Wetland Protection Overlay Ordinance

Chairman Plizga opened the Public Hearing for Town Council Order 2025-006 (Amendment to Watershed and Wetland Protection Overlay Ordinance). Member Adjei-Koranteng read the public meeting notice into the record, which was published in the Patriot Ledger on March 18 and March 25, 2025.

The Planning Director, Michelle Tyler, provided the Board with a brief overview. In February, the Board discussed the zoning amendment before it was referred to the Town Council. Amendments to the overlay and watershed districts are required under section 13.61 of the National Flood Insurance Act (NFIA), as amended. The new flood insurance rates and maps will become effective on July 8, 2025, as a result of the final flood hazard determination from Norfolk County. Mrs. Tyler stated it requires the Town to update their ordinance with very specific language, including but not limited to, the effective date of the flood insurance rate maps, last updated in 2012. Mrs. Tyler stated that the Board is viewing a copy of the existing ordinance with the recommended amendments highlighted in yellow. The amendments on the first few pages are recommendations by the Conservation Commission. The other amendments are language required to be incorporated in the Ordinance before July 8, 2025. Mrs. Tyler pointed out some scrivener's errors in the numbering of subsections that need to be adjusted.

Chairman Plizga opened the meeting up to public comments. Hearing none, the public comments portion of the meeting was closed.

Chairman Plizga transitioned to Board member comments. Chairman Plizga pointed out a scrivener's error on page 4 where the subsection should have a lowercase "a." Mrs. Tyler noted that those errors will all be corrected when it goes to General Code. The Board discussed some minor errors and corrections to the ordinance. Member Taveira, asked if the change made to section (4) (a) where it says " Upon written application, the Building Commissioner shall, *within the consultation of a certified scientist*...etc, was mandated? Mrs. Tyler stated that this update was part of the changes on the first two pages of the document made by the Conservation Commission. The change is so that a wetland scientist helps determine whether a parcel lies within within area 1 or area 2, and not solely the Building Commissioner. Member Taveira wonders if that requirement is a hindrance if a scientist is hard to find. Mrs. Tyler responded that applicants coming before the Conservation Commission are required to have a wetland scientist validate their submission. Chairman Plizga added that due to the difficulty in determining wetlands, it would be helpful for a certified wetland scientist to assist the Building Commissioner.

Chairman Plizga asked if these changes impact anything else that the Conservation Commission does outside of the Watershed and Wetland Protection Overlay districts. Mrs. Tyler felt it was difficult to answer, but felt it certainly could.

Chairman Plizga asked if the ordinance definitions would be relocated with the zoning recodification process. Mrs. Tyler recommends that it stay intact. Once the ordinance is adopted by Town Council it will be sent to DCR who acts as our FEMA representative as confirmation of the vote. If we pull the definitions out of that document, it could present a challenge the next time the rate maps need to be updated. Chairman Plizga concurred.

Mrs. Tyler stated a property located within a floodplain on a map can be requested to be excluded by submitting a letter or map amendment or correction to FEMA indicating why their parcel should be excluded. This may require engineered documents as back-up. There is no deadline to appeal. FEMA has added an online quote system for the National Flood Insurance Plan that provides generic quotes for flood insurance. Mrs. Tyler recently advised the Town Council and the Town Manager about training for

Floodplain Administrators (the Building Commissioner) and also about flood insurance rate maps, if they were interested in participating.

The Board discussed next steps. Mrs. Tyler stated that once the Town Council votes, the ordinance will become immediately effective. Once the Town Clerk certifies the vote, it will be sent to General Code to be incorporated into our E-code. Mrs. Tyler will send the certified vote to the FEMA Coordinator to indicate we comply.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve Town Council Order 2025-006, as presented with the two sets of scrivener's-type corrections, previously discussed.

Voting Yea: Adjei-Koranteng, Plizga, Taveira, Sahlu

Motion made by Plizga, Seconded by Taveira to close the Public Hearing on Town Council Order 2025-006.

Voting Yea: Adjei-Koranteng, Plizga, Taveira, Sahlu

## **F. Old/Unfinished Business**

### **ANR - 280 South Street**

Chairman Plizga stated that the ANR for South Street was discussed in detail at the last Planning Board meeting on March 25, 2025. Planning Director, Michelle Tyler, stated that they were waiting for the plan to be finalized with some changes. Chairman Plizga asked the Board if they had any questions related to the ANR or any objections to its approval. Hearing no objections from the Board, Chairman Plizga signed the mylars approving the ANR for 280 South Street owned by Peter Daly.

## **G. New Business**

### **1. Mill Street Subdivision - Release of Peer Review Account Balance**

The Board very briefly discussed releasing the Peer Review account balance to the applicant for the Mill Street Subdivision project. The project came before the Planning Board in 2023 and was denied due to challenges with looping the water line.

Motion made by Plizga, Seconded by Sahlu to release the funds for the Mill Street Subdivision account, as presented.

Voting Yea: Adjei-Koranteng, Plizga, Taveira, Sahlu

## **H. Staff Report**

### **EV Charging Station - Mazzeo Drive**

The Planning Director advised the Board to anticipate a request for a site plan review for a Level III EV Charging Station on Mazzeo Drive located in the Great Bear Swamp Highway District. The charging stations will be located in the Popeye's (84 Mazzeo Drive) parking lot along the strip of land off of Thomas Patten Drive. Chairman Plizga recommended that it go to the Fire Department for review and comments before the Board's review.

### **Daycare - 647 North Main Street**

Work to the crosswalk, signal and sidewalks by Mass DOT is moving along nicely. The Planning Director will do a site visit to identify any outstanding work that needs to be completed such as landscaping, parking lot striping, trash enclosure, etc.

#### Lantana/Lombardos

Chairman Plizga asked if there was any update on the Lantana/Lombardos property. Mrs. Tyler stated not at this time, possibly by the end of summer.

#### Residential Properties on the market

Mrs. Tyler advised the Board that there are few residential properties currently on the market that may lead to new subdivisions.

#### Powers Drive Subdivision - 29 Collins Avenue Decision

The Decision for Powers Drive (29 Collins Avenue) is on file at the Town Clerk's Office which initiated the appeal period which expires May 5, 2025.

#### North Street 2 Family

There will be a public hearing on April 22, 2025, for a special permit to construct a 2-family residence. Mrs. Tyler anticipates heavy participation, particularly from the condominium complex in Braintree that abuts the property.

### **I. Board Comments**

Member Taveira announced that Town Clean-up Day will be held on April 26 from 8:00am to 12:00pm. Chairman Plizga noted that the DPW yard waste drop off area opens this Saturday, April 12.

### **J. Adjournment**

Upcoming Meeting Dates

April 22

May 13 and 27

June 10 and 24

The meeting adjourned at 6:35pm.

Motion made by Adjei-Koranteng, Seconded by Taveira to adjourn the meeting.

Voting Yea: Adjei-Koranteng, Plizga, Taveira, Sahl