



PLANNING BOARD MEETING

Tuesday, June 28, 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 by Chairperson Plizga

PRESENT

Alexandra Alexopoulos
Tony Plizga
Nereyda Santos
Peter Taveira

ABSENT

Steve Monteiro

B. Chairperson Comments

Chairperson Plizga notes that Governor Baker's emergency order that extended remote participation in meetings is set to expire July 15, 2022. While there is advocacy to extend remote participation, there has been no decision provided to communities. It's possible that an end to remote participation may require meetings to revert to a 7:00pm start time, until such a decision is received, the Planning Board meetings for July and August will remain at a 6:00pm start time.

C. Public Speaks

No comments received

D. Old/Unfinished Business

1. Preliminary subdivision review of 186 Canton Street

Applicants not present. Review of the preliminary subdivision to be continued to July 12, 2022

Motion made by Plizga, Seconded by Alexopoulos.

Voting Yea: Alexopoulos, Plizga, Santos, Taveira

2. 647 North Main Street - Tier 2 Project Review

Plans for the proposed development were revised according to the Board's comments and submitted for review. Planner forwarded them to Chris Pellitteri in DPW for review based on comments made at the prior meeting regarding water service.

Paul Brodmerkle on behalf of the owner reviewed the changes that were made to the plan set and specifies that they eliminated the fire protection service from the utility plan and intend to apply for sprinkler exemption for this building, because they believe they qualify for that.

Plizga comments on a typographical error on the lighting plan sheet and recommends that notation be simply that lighting would be on a timer rather than set times since they would change seasonally.

A brief discussion about the proposed sign location and height. Chairperson Plizga notes that a separate permit will be required for the signage and the Board's designee (the Planner) will review for compliance.

There was further discussion about the concrete sidewalk at the rear of the building that wraps around to the dumpster location and whether or not it could be modified to reduce the amount of concrete. Brodmerkle explained that it's basically a switch back and being done so they don't exceed 5% ADA access requirements.

Plizga comments on the architectural drawings and notes that the as-builts should reference the two foot overhang at the entrance.

Chairman Plizga asked for comments or questions from the Board. No members had additional comments.

There was additional discussion about the number of parking spaces required vs the number provided. The Planner gave an update that she spoke with Building Commissioner Lum about the difference. The Commissioner notes that this particular use is not called out in zoning and would fall under an alternate review. He concurs with the conclusion of the proposer and the Board that the number of spaces will be sufficient since the use of the project does not involve long term parking; there is only drop-off and pick-up. However, it should be noted that if the use of the property changes, there may be an effect on parking requirements.

Brodmerkle indicates that the project team has already begun to interview consultants for the traffic light design work and believes they'll need a minimum of six months, and perhaps as much as a year to get approval from MassDOT. There was additional discussion about the length of time for construction. All parties agreed that it is reasonable to expect construction to be complete by the end of 2024.

Motion to approve the daycare facility located at 647 North Main Street based on the site plan package dated June 22, 2022 that includes 6 engineering sheets, the site plan illustration and the color drawing with landscaping and ground features subject to the following conditions:

1. The applicant bears all responsibility for costs associated with the engineering design and installation and or upgrade of the street light on North Main Street.
2. The project is subject to approval by the stormwater authority and its related conditions.
3. The applicant will seek and obtain a sprinkler exemption or provide the appropriate fire protection water supply line.
4. Construction be completed by the end of the year 2024.

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

3. Project review checklist/reminder

Comments, requests and suggestions by the Board were incorporated into the checklist. No further edits were suggested by the Board.

Discussion by the Board of whether they want the Planner to provide a blank copy to them with each plan submitted or post it on the website or other method. Board members agree that they'll save a PDF on their devices for use, the Planner will post one to the webpage for use by contractors and will remind them to review it since the items listed will be considered by the Board.

Motion made by Alexopoulos, Seconded by Taveira to adopt the Project Review Checklist

Voting Yea: Alexopoulos, Plizga, Santos, Taveira

E. New Business

1. Discussion of potential subdivision of land 358/360 North Street (aka Trim Way)

Planner introduced a casual conversation regarding the properties at 358 and 360 North Street located between the Zapustas Ice Rink and the intersection of North and Liberty. Both parcels have frontage on North Street however the frontage is non-conforming. The property owners have had an informal parking arrangement and sought to complete an ANR to move lot lines between the 2 parcels to formalize how each is using the land. The Planner advised that the Board could not endorse an ANR because neither lot would be conforming in frontage. However, based on preliminary review, it could be possible to create conforming frontage for the two lots by using each of their existing frontages on North Street to combine into a road with a turn-around. This would all be on paper and wouldn't actually entail any construction of a road, utilities or curbing. It would benefit the two property owners for any future development since the lots would become conforming. The property owner and representative joined the meeting for discussion. An informal sketch of the proposal was provided to facilitate discussion.

Mike Khoury - representative for the potential applicant

Debby Stein-Sharpe - property owner

Brief discussion about the informal parking arrangement between the two businesses, a desire to create a land swap to formalize the use, how the ANR can't be used due to non-conforming frontage and the possibility of creating a private way that would allow the two parcels to be conforming. The drawing is only a sketch and not explicitly scaled; anticipate that there may be some set-back issues to consider.

Debby points out that these parcels were previously fronted on "Trim Way" and that name is referenced on a recorded plan. However when digitized maps and the state 911 system came into place, the parcels could no longer use Trim Way since it wasn't a laid out street and more of a named driveway. The chair notes that there will be questions about whether the existing parcels would have to change their mailing address should they apply for and receive approval of a subdivision of land creating a new street for frontage.

Further review of the existing lot lines, potential relocation of lot lines for a land swap and discussion of process. Board members agree that the proposal makes sense. There would likely be a lengthy list of waivers since items such as curbing, grading and drainage wouldn't be required. Since this is a subdivision of industrial land, a preliminary submission is required by law. The owners will prepare their next steps.

F. Staff Report

Mexicali Grill - having trouble reaching the restaurant owner; emails getting bounced back. The required repainting is not yet complete.

Letters were sent to all unfinished subdivisions asking for status updates so they can be provided to the Board.

259 Allen Street - framing is about 50% complete.

The Planning Board Clerk Christine has a last day of June 30 and the Board will be without a clerk again. The position is still unfilled.

A number of new business signs have been installed without permits. Not sure if the Building Commissioner is aware of them. Discussion about how to advise the businesses of their requirement outside of the current process (an email when they take out a Business Certificate with the Town Clerk). The Planner could provide a list of business signs that have no permits to the Building Commissioner.

Last meeting Mr. Monteiro asked about the dumpsters at Envision Bank because they weren't in an enclosure. Followed up and while one was removed, there is a second at the rear of the building, not visible from the street, but not in an enclosure. The Board requested that the Planner follow-up and discuss the requirements for the dumpster.

Chairperson Plizga provided a brief update on the project at 502 South Main Street which was reviewed and approved by the Town Council. There are a few foundations for the duplexes poured and site work is continuing.

G. Board Comments

H. Adjournment

Notification of Upcoming Meeting Dates