



PLANNING BOARD MEETING

Tuesday, September 24, 2024 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

Called to order at 6:00pm

PRESENT

Alexandra Alexopoulos
Araba Adjei-Koranteng
Tony Plizga
Peter Taveira
Lou Sahl

B. Chairperson Comments

Chairman Plizga watched the ZBA meeting regarding Wilmarth Road. He noted that the Planning Board approved an ANR for the property with the understanding that one lot would not be buildable due to the lack of frontage on the parcel (65 feet where 100 feet is needed). Chairman Plizga stated that he thought the ZBA meeting was a fiasco.

Chairman Plizga stated that the Planning Board never received notification of the meeting. The Planning Board should receive notification of all hearings that go before the ZBA. Chairman Plizga asked the Planning Director to prepare a letter politely requesting that the ZBA notify the Planning Board of any hearings, as they are required to by law.

Discussion on the motion - Member Taveira asked if there needs to be a time frame added to the letter so that the ZBA notifies the Board, say quarterly. Planner Tyler explained that the statute states that the Planning Board should be notified of each hearing that goes before the ZBA.

Motion made by Plizga, Seconded by Adjei-Koranteng for the Planning Director to send a letter under Chairman Plizga's signature to the ZBA.

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

C. Approval of Minutes

1. Minutes of 9-10-24

The Planning Board approved the meeting minutes of September 10, 2024, as presented.

Motion made by Plizga, Seconded by Sahlu to approve the meeting minutes of September 10, 2024, as presented.

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

D. Public Speaks

None

E. Public Hearings

1. Request for two-family dwelling 790 North St

Chairman Plizga opened the public hearing for 790 North Street by reading the public hearing notice/legal ad into the record, which was published in the Patriot Ledger on September 3 and September 9, 2024.

The Planning Director, Michelle Tyler, provided some background on the request. The Planning Board received an application along with supplemental information from the applicant's attorney, Kevin Reilly. Abutter notices were mailed on September 3, 2024. The agenda packet included photographs of the existing conditions. The applicant, Loulseged Sahlu requests that his home at 790 North Street be legally converted to a two-family home from a legal in-law that was never completed. The applicant appeared before the ZBA for a dimensional variance and was granted constructive approval.

The applicant's attorney, Kevin Reilly, stated that the applicant's request comes in under revision 246 B-6 of the zoning by-laws which allows for a two-family conversion. Mr. Reilly outlined in the application how the property meets the criteria and noted that there are other multi-family family homes in the area. There will be no construction related to the conversion. Currently the home has an unfinished legal in-law apartment that only family may occupy. Essentially, they are seeking to change the identity of the individuals that could occupy the second unit. The only addition would be a pervious driveway for the second unit. Mr. Reilly stated that the constructive approval granted by the ZBA ensures the conversion is conforming.

Chairman Plizga opened the hearing up to the public for comments. Hearing none, Chairman Plizga closed the public comment portion of the hearing.

Chairman Plizga noted that there typically would have been what he considers some waivers to a typical two-family lot, but due to the notice of constructive approval from the ZBA, it is approved by default. The Planning Director agreed.

Member Taveira asked if a curb cut would be required for the new driveway. Mr. Reilly replied that there will be a curb cut on the Oak Street side of the property for a pervious driveway large enough to accommodate 2 parked cars and a turnaround.

The Planning Director showed the Board photos of the existing conditions. Mr. Reilly provided a description of the applicant's proposal based on the photos displayed.

Member Taveira asked if the utilities have been separated and if that would impact the location of the driveway. Mr. Reilly stated the utilities have not been separated yet, but will with no impact on the driveway.

Chairman Plizga outlined the components of the special permit which are listed in the motion.

Member Taveira asked if the property is sold would it remain a two-family. Planner Tyler responded yes, that it runs with the land not the owner.

Considering that Planning Board member, Loulseged Sahlu is the applicant for the special permit, he has recused himself from the Board for the purposes of this public hearing.

Motion made by Plizga, Seconded by Adjei-Koranteng to grant a special permit for the existing dwelling at 790 North Street to be deemed a two-family dwelling that meets the following requirements of the special permit:

- That the proposed use is in harmony with general purpose and intent of the Town's ordinances.
- That the proposed use is appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.
- That adequate and appropriate facilities will be provided for the proper operation of the proposed use.
- That the proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the affects of lighting, odors, smoke, noise, sewage, refuse materials or other visual nuisances.
- That the proposed use would not cause undue traffic congestion in the immediate area.

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

Voting Recused: Sahlu

The Planning Director stated that the decision would be filed with the Town Clerk within 14 days, initiating a 20-day appeal period.

A motion was made by Chairman Plizga and seconded by Member Alexopoulos to close the public hearing.

Motion made by Plizga, Seconded by Alexopoulos to close the public hearing.

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

Voting Abstaining: Sahlu

F. Old/Unfinished Business

None.

G. New Business

1. East Druid Hill Estates - Pett Acres Drive

Chairman Plizga asked the Planning Director to provide an update to the Board regarding East Druid Hill Estates - Pett Acres Drive.

Planning Director, Michelle Tyler, spoke with George Karakostas twice recently about the subdivision. Mr. Karakostas was not available this evening and asked to come before the Board on October 8 for a discussion. He is not the original subdivider but has owned the property for about 20 years. The subdivision includes land in Holbrook with a Planning Board approval that has expired. The Planning Director has not been able to find reference to an expiration date or performance guarantee for the Randolph Planning Board approval.

Chairman Plizga stated that this subdivision has been around for 33 years and has not been started. The Board is considering rescinding it in an effort to clean up it's records. The Board will have a discussion with the owner at the next meeting. From there, they may possibly schedule a public hearing for a potential rescission.

Member Adjei-Koranteng asked what the owner would do if they wanted to move forward considering it has expired in Holbrook. Planner Tyler stated that the owner would have to go back to Holbrook for approval.

Attorney Kevin Reilly was present in the audience and asked if the subdivision is buildable. The Planning Director stated it is buildable but there are significant wetlands. There was an NOI for the road and the Planner would be surprised if the lots have any significant buildable area.

The Board will take up the discussion at the October 8, 2024 meeting.

2. Master Plan Implementation Committee - PB designee

Chairman Plizga nominated member Araba Adjei-Koranteng as the Planning Board designee to the Master Plan Implementation Committee (MPIC). The Planning Director, Michelle Tyler, explained the role of the the Master Plan Implementation Committee. Member Taveira stated that he is also a member of the MPIC as the Recreation Advisory Board's designee. Member Adjei-Koranteng accepted the nomination.

H. Staff Report

Project Review

Norfolk Registry of Deeds

The Planning Director stated that under Mass General Law the Planning Board is required to have the member names and signatures on file with the Norfolk Country Registry of

Deeds since the Board endorses plans that run with the property for life. The Board will need to sign a form documenting the make-up of the Board. It also reaffirms the Board's decision from 2020, that on ANR plans, anything that does not required approval under subdivision control can be endorsed by one person - the Chairman - after discussion with the Board.

Master Plan Implementation Committee

The DPW Superintendent will be providing a lengthy update on all of the projects and goals and objectives assigned to DPW. The Planning Director will provide an update to the Board.

Friends of the Blue Hills

The Friends of the Blue Hills have asked to come before the Board on October 24 for a brief presentation and discussion regarding the Blue Hills properties and impacts of future development. Chairman Plizga would like to see a map of bordering properties that identifies which are owned by the Town.

Accessory Dwelling Units

There will be a Zoning Ordinance related to Accessory Dwelling Units (ADUs) anticipated for review and adoption through a public hearing in November. There is legislation that will allow ADU's by right, which are currently referred to in Randolph as in-law apartments, which require a special permit. Zoning will have to be re-written for ADUs. Planner Tyler has been meeting with colleagues to review operation impacts. Unlike in-laws, ADU's may be detached, so there are many things to review such as fire access, how the unit will be addressed, taxed, utility meters etc. ADUs will be allowed by right in February.

Chairman Plizga asked if the ownership/tenancy could be regulated. Planner Tyler stated no, that unlike in-laws, it may be occupied by an unrelated person.

Member Alexopoulos asked for clarification on utilities. Planner Tyler stated that typically there is one-drop for gas or electric meters for utilities so they will be looking in to how that will be set up moving forward.

Planner stated the secondary units will still have to meet building and health codes.

The Planning Director will go before the Town Council in October so that it may be referred back to the Planning Board in November, then back to Town Council for review and approval in December.

Recodification Project

The consultants have recommended a new structure making it easier for a user to find content. Planner Tyler expects to see content change recommendations at the next meeting in November. Planner Tyler asked the Board to send any items they feel need to be looked at or revised.

Scanlon Drive/High Street

The Planning Director stated that the Board will be receiving a letter from Core Invest. Their agreement with Maxim Crane is no longer in place due to funding issues. Core Invest is seeking a new tenant for 43 Scanlon Drive. Planner Tyler has asked them to move forward with the access lot to the Blue Hills and feels that should be a priority no matter who the tenant will be.

Mazzeo Drive - Gas Station/Dunkin Donuts

The applicant will no longer be taking down the car wash and expanding the building. Planner Tyler stated they will make some renovations and modifications to the parking area.

19 Highland Avenue/Taj Estates

The Planning Director stated the picnic tables are in place, which completes the punch list items.

Member Taveira asked about the Warren Street exit. Planner Tyler stated that the owner addressed the issue immediately.

Allen Street Convenience Store

All work has stopped on the property and the property has not been maintained. The landscaping is overgrown. The Planning Director sent an email and a letter to the owner and the engineer with no response. Planner Tyler sent it to Code Enforcement who can initiate fines. Code Enforcement has sent a letter with a \$300 fine.

Randolph Road

The Planning Director explained that there was a water issue on Randolph Road that was not an error by the contractor. There was a "corporation stop." The water main had an extra stop on it that is usually laid at a 90 degree angle on the side. In this case, it was left on the top, so the excavator scraped it off.

The residents have concerns about the landscaping. The walls are up, steel has been delivered and roof is going on so that it is weather tight for winter. Member Taveira asked if blasting was complete. Planner Tyler replied yes, it was completed in July.

Short Street Restaurant

The Planning Director reached out to the owner for a status update reminding them that the Board's approval specified a November completion date. Mr. Culhane stated that the front windows were installed, the rear fence is complete, pavers were going in, concrete pads are in place for the walk-in coolers, signage was ordered for the front of the building (no permit). They received all their permits for the interior, plastering is being done. The owner has met with the DPW Superintendent about the curbing and sidewalk rehabilitation. The deck materials are different than what was proposed. The Board did not object to the changes as long as the as-builts reflect the change.

647 North Main Street (Day Care)

Mass DOT has a 100 percent construction plan. The applicant has responded to all additional comments. They are hoping for a response from MassDOT by September 26. They anticipate a positive response so they can move on to permitting.

Subdivisions

1. Listing of subdivisions

The Planning Director pulled up a list of active subdivisions noting that Cygnnet Lane will be updated as complete once notice of conveyance of utilities is received.

Dow Street – Dow Street is the Town's layout for the new school. The Planner is awaiting the as-builts.

Hampton Court - There is one lot that has not been constructed and there is no road opening. The Planner has been in contact with the owner and will be following up with a letter. Chairman Plizga inquired what would happen if the 4th lot was not developed. Planner Tyler stated that they would have to submit a modification to the subdivision.

Holbrook Gardens - Mr. Wells indicated that they are working on submitting the as-builts and will submit as soon as possible.

Lafayette Estates - Planning Board approved an extension for completion at the last meeting.

Ledgeview Estates - A public hearing is scheduled for October 8 to consider rescinding the subdivision.

Ledgewood Estates - Awaiting as-builts and conveyance of utilities.

Maplewood Estates - Awaiting as-builts and conveyance of utilities.

Mary Lee Estates - Awaiting as-builts. Planner will continue to send correspondence requesting them.

Morton Road Extension - The Planner has not found any documentation regarding why Morton Road remains incomplete. The Town Engineer believes the hold-up may be related to a water line issue. The applicant requested a release of the bond, then withdrew funds from the account which was not authorized by the Town. There is a hold on the account until Planning Board makes a final determination.

Powers Drive Subdivision – Powers Drive Subdivision is scheduled for a public hearing to rescind the subdivision. It was approved in 1980. Multiple notifications have been sent to the owner requesting a status update.

Prospect Avenue – Prospect Avenue is waiting as-builts.

Richard Estates – Richard Estates is awaiting as-builts.

Roel Court – A letter was sent to the owner. A public hearing is scheduled for October 8 to consider rescinding the subdivision.

Spring Estates - this subdivision was developed with a temporary turnaround which has to be removed. The planner will send a letter requesting a status update.

The Planning Director stated that in some cases there are no performance guarantees for these subdivisions. Back when they were approved, the Planning Board commonly required passbooks for cash bonds, that get turned over to the State after 3 years, if they are not updated annually. The Treasurer is working with the Town Attorney and Town Manager to sort through them. The Planner stated that the Town may consider keeping the streets private rather than approving them as a public way if they have not fulfilled the requirements of the Planning Board.

Member Alexopoulos asked if any of the letters that went out requesting a status update were returned. The Planning Director Stated that one of the letters for 29 Collins Avenue (Powers Drive) was returned "unclaimed" not undeliverable.

Chairman Plizga asked the Planning Director to add Pett Acres Drive to the next meeting.

I. Board Comments

Member Adjei-Koranteng asked if EV charging stations come before the Planning Board for approval. The Planning Director explained that minor modifications such as these go directly to her for approval as the Board's designee. It will not come before the Board unless the applicant specifically requests that or disagrees with her decision. Recently, EV charging stations went in off of Memorial Parkway without review by Planning or the Building Commissioner. There was a discussion about the problems with the permitting process for installing EV chargers. Currently there is nothing in Zoning related to EV chargers. Chairman Plizga asked if EV Chargers will be part of the Zoning Recodification. Planner Tyler stated she has not asked them to look at that.

J. Adjournment

Notification of Upcoming Meeting Dates

10/8
10/22
11/12
11/26
12/10

Adjourned at 7:13pm

Motion made by Adjei-Koranteng to adjourn the meeting, Seconded by Taveira. Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahl