



PLANNING BOARD MEETING

Tuesday, February 11, 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

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 1/14/2025

The Board approved the minutes of January 14, 2025, as presented.

D. Public Speaks

E. Public Hearings

1. 6:15 PM - Powers Drive Subdivision - continuation

Mrs. Tyler stated that the Public Hearing was opened on October 8, 2024 then continued until January 28, 2025 to allow the property owners to seek legal counsel to understand their rights and how to proceed. The Planning Board cancelled the Planning Board meeting of January 28 but Mrs. Tyler opened the public hearing administratively and continued the hearing to this evening. Mr. Guo is currently out of state and asked for a continuation until March 25 at 6:15pm, which has been scheduled.

Chairman Plizga stated that there was a subdivision created, but never constructed. Mrs. Tyler stated that the land was subdivided with a restrictive covenant placed on it that would have restricted the sale of any portion of the property. However, the portion of the property with a structure on it was conveyed separately despite the covenant. The subdivision hasn't been completed and now there is a question of the ownership of the land. Mr. Guo is being taxed on the entire parcel as if it was not subdivided. At least one of the parties has reached out to legal counsel.

Chairman Plizga initially believed they should rescind the subdivision but now believes the Board should hold off to allow the parties to seek legal counsel to resolve the matter.

F. New Business

1. Updates to Watershed & Wetland Protection Overlay Ordinance

The Planning Director Michelle Tyler provided the Board with an overview on the Watershed & Wetland Protection Overlay District ordinance update. Mrs. Tyler stated that most of ordinance is deemed required by FEMA for homes in a floodplain to be covered by flood insurance. Every 10-15 years, FEMA does a mapping update of the watersheds and updates the flood insurance rate map. Updates began in 2020, but were delayed due to COVID. Randolph is in the Neponset River region.

Mrs. Tyler explained the process FEMA undergoes to notify the public of the changes. Once the final map determination is made, it becomes effective within 6 months. FEMA requires each community to update their zoning ordinance with very specific language. Mrs. Tyler has been working with the FEMA Coordinator to incorporate the language as best as possible. The ordinance must be updated prior to the effective date of July 8, 2025 for the new rate maps.

Mrs. Tyler provided a copy of the draft ordinance to the Board. The Conservation Commission reviewed it and made some edits to the first two pages. Language required by FEMA is highlighted in the document. Chairman Plizga asked about the Flood Plain District being described as an overlay district since it's not in the Town's zoning. Mrs. Tyler stated that it is not a mapped zoning district, but it is a district on the FEMA maps. When the FEMA overlay is applied to the map it will show the various FEMA district zones. It was noted that pages one and two of the document contains language suggested by the FEMA Coordinator, with the remainder of required by FEMA. There was a brief discussion about stormwater flooding and how it differs from flood plains.

The Planning Director stated that anybody who feels they are incorrectly located in a flood zone could file a letter of map amendment with FEMA asking for their removal. Mrs. Tyler stated that you must also provide engineered reports to validate the request to be removed from the flood zone. The request comes to the Town for review and confirmation. If approved, there would be a letter of map change kept on file. Chairman Plizga asked Mrs. Tyler to notify the public of their rights to appeal during the Planning Board public hearing.

G. Staff Report

Active Subdivision Review

Chairman Plizga asked Mrs. Tyler to provide the Board with an updated subdivision status list.

Active Project Review

Planned Residential Developments (Tiny Homes)

There has been interest in Planned Residential Developments (Tiny Homes). A lot may be eligible if it is at least four times the size of a standard lot which is 48,000 sq ft or larger. Larger parcels potentially have more than one cluster of homes. The size of the homes is limited to one and half stories with parking at the rear of the property with front porches that face the open green space. Mrs. Tyler cited Concord Riverwalk as an example. The Planning Board will review these projects and provide a report to Town Council who is the special permit granting authority.

Appeal to ZBA for Shaw's Plaza Paving Project

The Planning Board appealed the decision of the Building Commissioner citing that the amount of paving constitutes a renovation under the zoning ordinance. The ZBA disagreed with the Planning Board and upheld the Building Commissioner's decision agreeing with the Commissioner that the repaving of a lot is considered a routine repair and not a renovation subject to a tier I review by the Planning Board. Repaving will continue. Member Adjei-Koranteng asked which ordinance the site plan and design review fell under for paving. Mrs. Tyler responded 200-21, subsection 4, which relates to construction requirements for parking areas. Member Adjei-Koranteng asked if the ZBA's decision could be appealed. Mrs. Tyler stated she would consult with outside counsel Noemi Kawamoto so the Board can make a decision on whether or not to appeal ZBA's decision. Chairman Plizga requested that Mrs. Tyler gets a copy of the ZBA minutes along with the decision.

The Board had a brief discussion about various projects underway.

Zoning Recodification Project

The Committee is almost through the first pass of zoning recodification. There will be an April meeting to look at the draft changes. This will begin a series of working meetings followed by a potential joint meeting with Town Council to bring them up to speed with the changes.

H. Board Comments

I. Adjournment

Upcoming Meeting Dates: February 25th, March 11th, March 25th

The meeting adjourned at 6:48pm.

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