



# PLANNING BOARD MEETING

Tuesday, February 20, 2024 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## MINUTES

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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 6:02pm.

PRESENT

Araba Adjei-Koranteng

Tony Plizga

Peter Taveira

Lou Sahl

Alexandra Alexopoulos arrived at approximately 7:10pm.

### B. Chairperson Comments

None

### C. Approval of Minutes

1. Minutes of 1/23/2024

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the minutes of January 23, 2024 as presented.

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

### D. Public Speaks

None

### E. Public Hearings

### F. Old/Unfinished Business

### G. New Business

1. Site Plan & Design Review - Short Street

The Attorney representing the owner for Short Street asked to reschedule their appearance before the Board due to a scheduling conflict. They are set to appear on February 27.

## 2. ANR - Wilmarth Road

The applicant Mr. Carlson was present along with engineer, Mr. Campbell; and attorney Mike Khoury to discuss an ANR for Wilmarth Road. The Planning Board has received the mylar, plans, application and fee from the applicant.

Attorney Khoury submitted the application for ANR on February 6, 2024 which will divide the property at 31 Wilmarth Road containing approximately 30,000 square feet into two lots: Parcel A - 31 Wilmarth Road and Parcel B - 35 Wilmarth Road. Parcel B has a single-family home on it and will fully comply with the Town's zoning code once the ANR is completed. Parcel A complies with all dimensional zoning requirements except for frontage, as it only contains 60 feet of frontage where 100 feet is required. The applicant hopes to sell the property at 31 Wilmarth Road and seek dimensional relief from the Zoning Board of Appeals to construct a single family home. Attorney Khoury sent over a depiction of their building proposal.

Chairman Plizga provided a summary of the presentation explaining that Parcel A is the larger lot, but lacks adequate frontage and characterized as a "non-buildable lot." Parcel B complies in all fashions including area, width, depth and setbacks. Chairman Plizga pointed out Parcel A's irregular shape and wondered if it could have been laid out differently? Attorney Khoury explained that the engineer wanted to maximize the setbacks and frontage on each parcel while ensuring enough area on Parcel B, and that they needed to be mindful of an existing garage on Parcel A. The applicant's engineer, Paul Campbell, explained that the garage will be replaced by a single family home and that they were trying to minimize the amount of variances they would be asking of ZBA. He agrees that irregular shaped lots are not ideal, but beneficial in this case.

Chairman Plizga asked the Board for comments or questions. Mr. Taveira agreed with Chairman Plizga about the shape of the lot but understands the necessity.

Chairman Plizga made a motion to approve the ANR. On discussion, Chairman clarified that there was one minor correction to the original plan. Planner Tyler explained that the modification was in the small inset where it contained an extra digit to one of the dimensions that has been corrected.

Motion made by Plizga, Seconded by Sahlu to approve the ANR that is presented on the Chess Engineering Drawings, sheets 1 and 2, dated February 5, 2024.  
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

## H. Staff Report

### Active Project Review

43 Scanlon Drive (Scanlon, Billings and High - Maxim Crane)

Planner received an updated plan set digitally. It contains far more pages than necessary for Planning Board with all the interior features such as telecomm etc. The hard copies are available for viewing in office. The hearing will continue on 2/27/2024. The latest set of plans did not contain an exterior lighting plan. Chairman feels if they do not receive it in advance the applicant should request a further extension.

### Zoning Amendment - referred by Town Council

The Board will be reviewing a Zoning Amendment referred by Town Council. When a Zoning Amendment is submitted to the Town Council for approval it is immediately sent to the Planning Board for review. The Planning Board must open a public hearing within 65 days to review the zoning amendment. Planner Tyler explained the Planning Board's role in the process and that their recommendation will be sent to the Town Council for consideration during their own public hearing. Planner Tyler feels the timing is not ideal as the Town is in the process of beginning the zoning re-codification project.

### Zoning Re-codification

Planner Tyler is waiting for a kick-off meeting date with consultants Fisher Associates. This will be approximately an 18-month process requiring numerous meetings.

### MBTA Zoning

Planner Tyler noted that Randolph is not affected by the recent news about Milton's decision not to comply with MBTA Zoning.

The consultants have taken all the feedback from the meetings with the general public and proposed a few districts. Planner pointed out to the consultants where there were some challenges (ie. historic district). They have been working together to identify areas that could be tweaked rather than taking a wholesale approach by applying one set of zoning dimensions for all districts. That way each district will have its own feel and size depending on where it is located. Planner recommended about 5 to 6 different types of densities and building types that could be accommodated. The hope is to start writing the zoning language in March once the districts have been identified. The Town must be in compliance by December 31, 2024.

### Mill Street Subdivision Denial Appeal

The appeal for the Mill Street decision is with outside counsel who provided a response to the complaint on February 13 to opposing counsel.

### 33 Mazzeo Drive (Splash Car Wash)

Splash Car Wash is open. They ran a promotion for a free car wash their first weekend with a donation to the Friendly Food Pantry. Planner will be following up with the owner on word that cars are bottoming out leaving the property.

### 19 Highland Street (Taj Estates)

The Planning Board has a small punch list of items to be completed but nothing precluding them from a Planning Board standpoint from obtaining full occupancy from the Building Commissioner.

**Upcoming Projects**

Short Street and Maxim Crane projects will be on the next agenda.

**Discussion/Questions**

Mr. Taveira asked if there was any update for the Master Plan Implementation Committee (MPIC)? Planner Tyler provided a brief explanation of the role of the MPIC. The last time the MPIC met they were doing their annual update and noted that they were lacking some members. Mr. Taveira currently serves on the committee as a representative of the Board of Recreation with a dual role representing Planning Board. Mr. Taveira feels it would be beneficial to have another member of Planning Board on the Committee. Chairman Plizga asked the members to inform Planner Tyler if they are interested in serving.

**I. Board Comments**

None

**J. Adjournment**

Notification of Upcoming Meeting Dates

February 27, 2024

March 12, 2024

March 26, 2024

April 9, 2024

April 23, 2024

Motion made by Alexopoulos, Seconded by Taveira to adjourn the meeting.

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

Meeting adjourned at 6:47pm.