



PLANNING BOARD MEETING

Tuesday, February 27, 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

Chairman Plizga called the meeting to order at 6:02 PM.

PRESENT

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

B. Chairperson Comments

None

C. Public Speaks

No public comments.

D. Public Hearings

1. 43 Scanlon Drive (Scanlon/Billings/High) continuation 6:15pm

Chairman Plizga asked Planner Tyler to provide an update from the Town side. Since the last meeting, Planner Tyler received a revised Fire Apparatus access and turning plan, a photometrics plan, proposed easement plan, 147 page plan set, samples of exterior samples, color samples, and a supplemental package addressing questions and comments from the Planning Board. The fire apparatus plan and easement plan was sent to Fire Prevention for comment which was received late today and will be read into the record later in the meeting.

Chairman Plizga asked the Project Team to provide a general update. Jeffrey Ganguely stated that they are before the Board for a continuation of the hearing on January 23, 2024 for a tier 3 site plan and design review pursuant to section 200-90 of the zoning code. The project team here tonight includes members from the applicant

team as well as Dave Kadish of Stantec for Architecture and Design, Chris Fee of Stantec for Landscape Architecture, Andy Street with the Vertex Companies for Civil Engineering and Design, and Howard Stein Hudson for transportation.

Mr. Ganguely turned it over to Dave Kadish, principal at Stantec to address the supplemental package, with each item numbered and reviewed separately:

1. Provide lighting and photometric plan

Plans were provided showing the lumens across the site. The heights of the poles with light fixture schedule are shown on the plan. The lighting poles are 24 feet in height and will be located along the perimeter of the site and parking area. Chairman Plizga noted that only some of the lighting fixtures were listed on the layout drawing L-103 and requested that all fixtures be listed. Mrs. Alexopoulos asked about dark sky compliance. Mr. Kadish explained that the lighting plan was done in such a way as to not create a negative impact to the surrounding properties. Ms. Adjei-Koranteng asked how it will impact wildlife in the area. Andy Street of Vertex explained that the lighting was designed to be contained and should have no impact on Blue Hills.

2. Provide summary of transportation analysis

Ian McKinnon of Howard Stein Hudson provided an overview of the traffic analysis for the Board. The comprehensive traffic study included data collected in September 2023, a scoping study with the Town Planner and included background growth of about 1% that represents regional traffic. It built upon the 34 Scanlon Drive project and included traffic counts from the elementary school that is currently under construction and the potential restaurant reopening at Comfort Inn. A safety review was done including all study area intersections: Scanlon at N. Main, Scanlon at High, High at Reed. Forecasting was done 7 years out.

The study concluded that the future land uses will be negligible to the existing transportation system and will operate at a level of service D or better under future conditions. The type of traffic for these land uses is changing to be more of a 9 to 5 use as apposed to a heavy intense use as found with previous uses.

There will be new ADA improvements along Scanlon Drive including sidewalks and ramps. Chairman asked if there will be new vertical curbing along Scanlon Drive and part of High Street? Mr. Street answered yes.

Chairman Plizga asked who would be responsible for maintaining the DCR parking lot. Mr. McKinnon said that typically DCR will setup a maintenance agreement. Mr. Street concurred.

Mr. Taveira asked if the intersection at Scanlon/N. Main will require any mitigation for the oversized cranes that will be turning at that intersection? Mr. McKinnon noted that being a MassDOT road it is designed for the biggest vehicles on the road already. Art Campbell pointed out that Yankee Bus Lines has been using that intersection without trouble.

3. Show locations of EV chargers and charging levels

Mr. Kadish noted that EV chargers will not be installed at this time, but they will be running conduit for 4 future spaces in the passenger lot with charging level to be determined.

There are no EV charging stations planned for the DCR site.

4. Incorporate directional road signage onto the plan

Directional signage has been added to plans. Chairman Plizga noted that on drawing C2.3 there is no stop sign exiting Maxim Crane and no handicap signage in the DCR parking. Mr. Kadish noted that they are labeled on other plans in the set, but they will have them sync up.

5. Show fuel pad location with any containment details

The fuel pad plans have been completed and review by Fire Prevention. Planner Tyler read into the record a letter provided by Fire Captain Austrino noting they were found to be acceptable. There was a discussion regarding the placement of the fuel pad as the original location was not allowed. It was moved it to the northwest corner of the building.

Chairman Plizga noted that the gate going into Maxim Crane parking lot will have to be done in conjunction with Fire Department approval for emergency access purposes.

6. Provide overall building dimensions on the site plan

Dimensions have been provided on the plans. Chairman Plizga wanted to clarify a discrepancy in dimensions that is shown as 12 feet on one sheet and 15 feet on sheet L-103. Mr. Kadish will clarify the difference on follow-up diagrams. Chairman Plizga also asked Mr. Kadish to label the set-back at the southwest corner of the building.

7. Show fence types, designs, locations and gate details

There are two different fence types. One front facing which will be a metal panel fence and the other chain link with a windscreen infill to be installed around the back. Fencing will be 8 feet high. Chairman Plizga noted areas on the plans where the sizes should be corrected to show 8' fencing, and to correct the detail sheet which showed an 8' 8" fence.

Mrs. Alexopoulos asked what material is used for the gates? The gates are designed to match the appearance of the metal panel fence which is a perforated metal panel.

8. Show any trash or dumpster locations

The dumpster will be located at rear of the building behind the fence, in the least visible location. Chairman Plizga asked the team to call out the concrete pad for the dumpster on the plan and to show the dumpster on drawing L103.

Mrs. Alexopoulos asked the team to provide clarification as to the size of the dumpster, how it would be emptied (is there adequate space) and if bollards would be needed with it's location so close to the building. Also, where will tires be stored from tire changes? The applicant team will check with the tenant.

Chairman asked if there was a need to put bollards around the generator? Mr. Kadish noted the pad is for a future generator or other equipment, so they would not add them at this time.

9. Show transformer locations with bollards

The location of the transformer and details are shown on the plans.

10. Update fire truck apparatus turning diagram with specific Randolph Equipment

Planner Tyler read into the record a letter from Captain Austrino in the Fire Prevention office noting that the updated plans to reflect the largest piece of equipment are suitable for the proposed occupancies and meet the needs of the Randolph Fire Department.

11. Show erosion control limits

The limits are shown on the civil set of plans.

12. Update utility plan showing separate Fire Protection and domestic water taps

Separate taps are shown on the civil plans.

13. Show parking space sizes

Parking space dimensions have been added to the plans: 9'x18'. Mrs. Alexopoulos wonders if the spots are large enough to accommodate trucks? Mr. Street believes there is ample room.

14. Note renewable energy plans, current or future

There is no current plan to install EV panels to the roof, but structure will allow for it.

15. Provide zoning matrix of compliance

The applicant has provided a full zoning compliance chart showing compliance with all requirements. Chairman asked for the team to notate that the chart is for strictly Lot A, and to fill-in the blanks in the table.

16. Show the Cell Tower easement on the plan

Planner Tyler read into the record the letter provided by Fire Captain Austrino which noted that the easements appear to be sufficient for the Fire Department's fire apparatus.

Chairman Plizga noted a few additional questions that were brought up at the last meeting. One about the age of the house on the property - it was built in 1950 - so no historical significance. The other was regarding the use of High Street for access to the Maxim site. They confirmed they will not be using that route for access.

Chairman Plizga asked the team to show snow storage on the next set of plans. Also, not all the plans were shown on the drawing index; please include on the next set of drawings: E3, 3-0, C6.1 to 6.5 series and C5.4.

Landscaping

Chris Fee of Stantec presented the landscape plan for the project on a set of slides. Plantings will be native species. They will be incorporating mounted berms and dense plantings to buffer the crane site. All of the walkways are ADA accessible. There is a picnic area planned for the DCR trailhead.

Chairman found the landscape plans showed very low lying plantings with nothing midsized. Planner Tyler pointed out that would change with plant maturity and thought the plans were well thought out. Board comments were complimentary.

Architecture

Dave Kadish presented slides showing the exterior elevations. The building facade consists of light metal corrugated panels with two different textures along the building. Samples have been provided. Mrs. Alexopoulos believes exterior facade adjustments may be needed based on the zoning regulations – 294 B (2) (a) [1]. The Board discussed the facade and found that the windows seemed small. Some adjustments may be necessary to the South and East facing facade to bring it in compliance with the zoning code. Chairman Plizga would like to see the Maxim logo noted on the next drawing. The design will not have a parapet on the north or south elevations. Chairman Plizga asked what steps would be taken to shield roof mounted equipment? Mr. Kadish noted that they are making an effort to move most of the equipment over to the west side of the roof to block it from view from Scanlon Drive. The Board discussed the possibility of adding additional windows to the south elevation and what the possibilities are for architectural relief on the south and east walls. Mr. Kadish will look into options. Mrs. Alexopoulos would like to see lighting shown on the next set of plans and color/material samples for the awning. Mr. Kadish will make the updates for the next hearing.

Chairman asked the applicant for their meeting date preference to continue the hearing. The applicants requested to continue the hearing until March 12, 2024 at 6:15 pm.

Motion made by Plizga, Seconded by Adjei-Koranteng, to continue the public hearing on 43 Scanlon Drive to March 12, 2024 at 6:15pm.

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

E. New Business

1. Site Plan & Design Review - Short Street

Planner Tyler received an application for a Tier 2 Site Plan Review for 7-9 Short Street for the renovation of a restaurant in the Crawford Square Business District. The request is for a rehabilitation of an existing commercial space including the addition of

a dumpster area, a rear deck and covered stairway and walkway. The applicant provided exterior renderings and a plan set. Prior to the meeting Planner Tyler provided a staff report to the Board.

The applicants Dennis Keohane and Michelle Andrews were present along with their Attorney Kevin Reilly. Attorney Reilly explained that the renovations and reopening are planned are for the old Rocco's Pub on Short Street. No significant changes will be made to the exterior except for the rear. Behind the building would be a new fenced-in area with a concrete pad that will house the dumpster area, a covered entrance leading to new walk-in coolers and an exterior stairway to the second floor. The building at the front would remain the same aside from enhancements such as a new door, windows and paint. The deck on the left side of the building will be renovated for outdoor seating. Access ways will remain paved on either side of the building with the back end portion on the left side left untouched (pervious).

Attorney Reilly acknowledged some adjustments that need to be made to the plan per the Planner's staff report that includes a discrepancy in the drawings related to two doors on the left side of the building and a reference to a *private road* that should be labeled *right of way*.

Water runoff was a concern in the report. Applicant believes there will be no change as runoff from the concrete pad will be directed to the pervious area in the rear left corner. Chairman Plizga is concerned water will run-off into the street and wondered if crushed stone could be used instead to minimize runoff? Applicant believes there is adequate previous surface to handle runoff and that concrete is better for the foot traffic along the rear. Chairman Plizga suggested permeable pavers as a solution to which the applicant agreed except for in areas where they need a foundation pad for equipment such as the dumpster and coolers, etc. Board would like to see the appearance of the pervious area improved.

Chairman Plizga asked to have the columns to canopy moved to allow adequate egress between the column and handrail on the rear entrance platform.

Chairman Plizga pointed out a discrepancy on the plan that refers to an old stairway on the plan and asked the applicant to clean up items no longer pertinent on the next set of plans.

The Chairman is concerned that excavation that was done for a retaining wall on the property will cause settling to the sidewalk and believes the applicant should be held responsible for any resulting damage. The applicant agreed to make repairs if necessary.

There will be new down lighting along the front of the building: 2 over each front window and lights at the doorways. There will also be a light added to the bottom of the 2nd floor stairway and dumpster area.

The entrance will be handicap accessible. New concrete sidewalks will be installed from the driveway to the western property line and the garage curbing reset in conjunction with the DPW.

Applicant to show easement limits on the next set of drawings.

Fencing material and specs will be 6' white vinyl panels - to be shown on the next drawings.

Mrs. Alexopoulos asked about the property line issue. Planner Tyler noted that prior to this ownership (Mr. DeFederico) there was an approval not required (ANR) from 1986 that was never recorded. The gentlemen came back years later asking Planning Board to re-endorse the ANR which was not possible so they filed and 81x at the Registry of Deeds which made the lot non-conforming. Attorney Reilly provided the Board with an overview of the property history he researched, noting that the Town has been treating the property as two separate lots for sometime. The Building Commissioner was consulted as to whether the proposed changes would increase it's non-conformity - he felt the changes were not significant enough to warrant ZBA review. Chairman Plizga noted that property line disputes were outside of the Planning Board's purview.

Ms. Adjei-Koranteng asked about the HVAC location. The heating system is hot-air and located in the attic. The condenser for the a/c is located on the right side of the building. Mechanicals to be shown on next set of plans. Chairman Plizga requested that the western portion of the lot be improved with landscaping or mulch.

Chairman Plizga noted that the dumpster area should be shielded from view.

Mrs. Alexopoulos asked about rodent control. Mrs. Andrews said they have a company that runs their other sites that will be handling rodent control.

Mr. Taveira asked about the entrance and how it will be handicap accessible. Attorney Reilly explained that there will be a smoothed ramp leading to the front door. There will no curb cut into sidewalk out front - there will be access from the driveway or the sidewalk on N. Main Street. There will be parking on the street in front of the building.

Ms. Adjei-Koranteng asked if the sign be lit, if the windows out front will be open during the summer, how many tables will fit on the deck and will there be lighting? The sign will be illuminated and the windows will not open due to safety concerns. They will likely fit 3-4 tables but that will need to be determined by the Licensing Board. The outdoor seating area will have ceiling lights.

Attorney Reilly asked if the Board would have any objection to getting started on replacing the front door and windows so they can continue interior work? The Board took a vote to approve the proposed work.

Motion made by Plizga, Seconded by Taveira, to approve the replacement of the front door and 2 sets of windows that are 3 panels each with the same rough opening at the front of the building based on the drawing set that was submitted and reviewed on the meeting of February 27, 2024

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

Planner Tyler will write an approval to provide to the Building Commissioner.

The site plan and design review for 7-9 Short Street will be continued until March 12, 2024.

Motion made by Plizga, Seconded by Alexopoulos to continue the site plan and design review for the Short Street project to March 12, 2024.

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

F. Staff Report

Active Project Review

Randolph Road

Clearing and grubbing has begun in coordination with the Building Commissioner and Engineer. This week they closed on all of the parcels to be consolidated and recorded their ANR.

0 Randolph Road

The Applicant has an Administrative Review before the Planner to create a paved area and concrete pad to store the cranes on a non-pervious service. It is awaiting approval from the Conservation Commission and stormwater review.

259 Allen Street (Convenience Store)

Awaiting completion of the exterior site work including final coat of asphalt. No Certificate of Occupancy yet.

647 North Main Street (Daycare)

Binder course down, needs finished pavement. Waiting for Spring to complete some sidewalk work near the crossing signal.

34 Scanlon Drive (Yankee Bus Lines)

Site is grubbed, cleared and mostly graded. Working with Building Commissioner and Engineer on some trenching.

33 Mazzeo Drive (Splash Car Wash)

Splash Car Wash is now open. The Board did not ask for as-builts from them, but the Engineer is going to send over a Certificate of Completion indicating they have met all of their requirements. A question arose about a lack of trees along the frontage that the Planner will look back at the minutes to address. Chairman recalled that there was not enough space for the plantings.

Subdivisions

Mill Street Subdivision Denial Appeal

Planner is waiting for a court date and will be reviewing the Mill Street project with the new DPW Superintendent in advance of meeting with the legal team.

Cygnet Lane

Planner may have the Board endorse another Release of Covenant, as the original was never recorded by the Developer. The owner of the home is now having trouble selling their property. Planner provided the homeowner a copy and encouraged them to reach out to the Developer. They need an original for recording purposes.

Upcoming

Planner has had discussions regarding two potential subdivisions. Both have historic structures on them and would have to go before the Historic Commission. The need to retain the structures could impact whether or not the subdivisions could be possible.

Other Projects

Zoning Recodification

Planner will be having the first meeting with Zoning Recodification consultant this week to start establishing a schedule and review the process. The project is anticipated to take 18-months.

Micro-transit Project

This came about as a citizen petition that Councilor Gordon was an advocate of to look at transit options outside of the bus system. An RFP went out and a consultant has been hired to look at micro-transit opportunities in the community. This is a 6-month project that the Planner meets on each week.

Community Development Block Grant

They have applied for \$150,000 in grant funds that supports housing rehabilitation and child care subsidies for low to moderate income families.

Subsidized Housing Inventory

Planner is working with the consultant to assess the subsidized housing inventory in Town.

G. Board Comments

None

H. Adjournment

Notification of Upcoming Meeting Dates

3/12/2024

3/26/2024

4/9/2024

4/23/2024

5/14/2024

5/28/2024

Meeting adjourned at 8:29 PM.