



PLANNING BOARD MEETING

Tuesday, June 11, 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 6:01pm.

PRESENT

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

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 5/28/2024

The meeting of May 28, 2024 was cancelled.

2. Minutes of 5/14/2024

The Board approved the meeting minutes of May 14, 2024, as presented.

Motion made by Alexopoulos, Seconded by Taveira to approve the minutes of May 14, 2024.

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

D. Public Speaks

None

E. Old/Unfinished Business

Country Way Lane - review for consideration of acceptance as a public way

Chairman Plizga asked Planner Tyler to provide some background on Country Way Lane. Planner Tyler explained that Country Way Lane was a three lot subdivision approved by the Planning Board in 2005. The road was later extended with a much tighter layout of only about 12 feet wide. Due to the change in the roadway width, Chairman Plizga requested that the Planner consult with the Town Engineer and DPW Superintendent for their comments. Planner Tyler stated that the recommendation of the Town Engineer and DPW Superintendent was to accept the original portion of Country Way Lane not including the extension. Member Alexopoulos stated that she took a drive to Country Way Lane and found the extension was so narrow she worried she would not be able to turn around. The Planning Board's recommendation to Town Council is to accept the original subdivision road layout only, not the narrow extension.

Motion made by Plizga, Seconded by Sahlu recommend to the Town Council that the portion of Country Way Lane that includes the three house subdivision be accepted as a public way, per the as-built dated 2022.

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

F. Staff Report

Active Subdivision Review

Dow/Mitchell Street - The improvement of Dow Street and Mitchell Street coincides with the new school building project. Planner Tyler inspected the roads and was satisfied with the progress except for a street light that has yet to be installed and a request for improvement to one of the driveway aprons. Planner stated the street light must be in before the academic year.

Orchard Estates - Planner stated that the bond for the unfinished work expires this August and the work is still not complete. The Town Engineer made a site visit which was referenced in a letter to the developer which stated that they will need to complete the work or renew the bond. The outstanding work includes as-builts and top course of asphalt on sidewalks. Planner stated that a resident recently asked why the sidewalks were not finished.

Chairman Plizga asked about the adjacent property owner that was having flooding issues believed to be related to the subdivision. Planner Tyler has not heard anything further, but DPW determined it was a clogged pipe causing the flooding. Planner noted the flooding is not related to the subdivision.

Active Project Review

Yankee Bus Lines - Planner explained that the minor modifications previously discussed due to an undersized water line are no longer required. Underground equipment revealed that the water main is in fact 8 inches, so the applicant does not need to adjust their utility plan.

Maxim Crane - Core Invest will be coming before the Planning Board soon for an ANR to consolidate lots. Town Council approved their request to discontinue and abandon Billings Street which allows the project to move forward. The applicant still has to go before Norfolk County for High Street, but Planner anticipates they will get the endorsement from Town Council for that as well. Friends of the Blue Hills requested some changes to the landscaping plan. Planner Tyler has put them in touch with Art Campbell and reminded them that if they agree on any landscaping changes, it would need to come back for approval either administratively or by the Planning Board depending on the extent of the changes. Member Alexopoulos asked which part of the landscaping plan they are looking to change. Planner explained that the Friends of the Blue Hills were seeking to make the landscaping more robust for better screening between the fenced off area of laydown lot and the trailhead.

Randolph Road - Blasting is underway and can be felt further away than anticipated. Residents of Broadmeadow have asked for further considerations such as car washes etc. due to the dust generated from blasting. There is also a sense that landscaping isn't as robust as described in the meetings. Planner will be looking at the plans to investigate the amount of trees on the landscape plan to determine if they will need to request additional trees.

Administrative Reviews

105 Mazzeo Drive (1,440 sq ft addition) - The Sunoco Station is seeking to eliminate their carwash to construct a 1,440 square foot addition to expand their Dunkin' Donuts operation on site. They will be removing the detention basins and will install a stormwater system. It will be a complete renovation including the facade. The drive-thru layout was reviewed with the Town Attorney and Town Council President which will improve the queuing lane. Chairman Plizga inquired about the greenspace requirements. Planner Tyler noted that currently the site has little to none, but has asked them to comply with the greenspace requirements. Member Adjei-Koranteng asked if additional parking would be required with the expansion of the Dunkin' Donuts. Planner stated no since the expansion does not increase the number of customers and there would be no restaurant seating.

482 South Main (permanent tent over deck) - The building at 482 South Main Street houses Q-Smile Dental and Monkey Lounge. They would like to construct a permanent tent over the deck at the rear of the building which is used for outdoor seating. It looks like a large plastic enclosure. Planner has asked for more detailed sketches. Member Adjei-Koranteng inquired about the material of the tent and any lighting. Planner stated that is part of the additional information she has requested from the applicant. Chairman Plizga stated that the deck is not visible from South Main Street and possibly only by one neighbor.

Upcoming Projects

Public hearing (6/25) rezoning 661 North Street - The property is currently split-zoned residential in the front, industrial in the back. The Board submitted a request to Town Council to change the zoning to Residential/Multifamily. The legal ads have been placed and abutters notices sent.

300 Pond Street (7/25) 50,000 sq ft addition - The plan set was delivered today and the link will be sent to the Board for review. The company is Flexcon on the corner of Pond Street and Pacella Park Drive is looking to put a 50,000 square foot addition on the front of the building. Planner Tyler has been reviewing plans over the past few months as they worked through some challenges with greenspace and stormwater given the topography on site. Chairman asked if there were any parking issues. Planner responded there were not.

Other

Zoning Recodification Project - Planner met with the consultants to review their first task which is to recommend deletion of terms that are no longer applicable, do not have a reference in our zoning law, or are duplicative. In the meeting today with the team they reviewed each of the recommended deletions and whether or not it made sense to eliminate them. The consultant will put the information discussed in draft form and begin working on the second task of reviewing the zoning structure/chapters. Chairman Plizga asked if the Board would have a chance to review the drafts. Planner stated yes, that she would like the Board to have an opportunity while it's in draft mode for review. Any zoning ordinance needs to be referred from the Town Council to the Planning Board for a formal public hearing, the to Town Council's public hearing for adoption.

Chapter 3A (MBTA Zoning) - Planner has a meeting with the consultants. They have been working on some draft zoning language. Once Planner has reviewed the draft language she will determine if there is a need for a joint meeting with the Planning Board and Town Council to review the proposed draft prior to public hearings. Chairman asked Planner if she is aware of any changes to the scope based on numerous towns objecting to the zoning. Planner stated she is not aware of any changes to the scope. Planner anticipates the Planning Board would meet on this again in August so it is complete by October. Chairman asked if there has been any feedback since the last MBTA meeting where they tweaked some of the districts to include a few and half of another. Planner Tyler said those changes were acceptable and they have switched to working on text now. Member Sahlu asked about filing with the state. Planner stated that the zoning must be adopted by the Town by December.

G. Board Comments

None

H. Adjournment

Notification of Upcoming Meeting Dates

June 25, 2024

July 9, 2024

July 23, 2024

August 13, 2024

Meeting adjourned at 6:33pm.

Motion made by Taveira, Seconded by Adjei-Koranteng to adjourn the meeting.

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