



PLANNING BOARD MEETING

Tuesday, September 08, 2026 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.

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 6:20 pm.

PRESENT

Alexandra Alexopoulos
Araba Adjei-Koranteng
Tony Plizga

ABSENT

Peter Taveira
Lou Sahl

B. Chairperson Comments

Chairman called for a moment of silence to honor those lost on September 11.

C. Approval of Minutes

1. Minutes of 8/11/2026

The Planning Board approved the meeting minutes of August 11, 2026, as presented.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the meeting minutes of August 11, 2026, as presented.

Voting Yea: Alexopoulos, Plizga

Voting Abstaining: Adjei-Koranteng

D. Public Speaks

There were no public comments in person or via ZOOM.

E. Public Hearings

1. 6:15 PM - Council Order 2026-061: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph - Concerning Data Centers

Chairman Plizga opened the public hearing on Council Order 2026-061 regarding Data Centers and asked Member Adjei-Koranteng to read the public notice, published in the Patriot Ledger on August 25 and September 5, 2026, into the record.

Planning Director Michelle Tyler summarized the amendment explaining that the Town currently lacks regulations addressing data center size, water use and energy consumption. The proposed prohibition would allow time to develop appropriate regulations for future consideration and to identify departments that could best manage the permitting process.

Chairman opened and closed the public comment period. No comments were received in person or online.

Chairman Plizga noted that Data Centers could impact the local water supply, increase energy costs for residents, and create noise impacts for neighboring properties. Chairman Plizga stated that the Board is not currently equipped to properly evaluate data center projects and believes a temporary ban is appropriate until regulations can be developed.

Chairman Plizga recommended forwarding Council Order 2026-061 to Town Council, as presented for adoption.

Motion made by Plizga, Seconded by Adjei-Koranteng to recommend that Council Order 2026-061 be forwarded to Town Council, as presented for adoption.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga

2. 6:15 PM - Council Order 2026-067: Request for the Town Council to Initiate an Amendment to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph - to Amend the Provisions Concerning Planned Residential Development

Chairman Plizga opened the public hearing for Council Order 2026-067 to amend the provisions concerning Planned Residential Development (PRD) and asked Member Adjei-Koranteng to read the public notice, published in the Patriot Ledger on August 25 and September 5, 2026, into the record.

Planning Director Michelle Tyler noted that the Council Order 2026-067 called for all references to Planned Residential Development (PRD) to be deleted. Chairman Plizga stated that he and Mrs. Tyler met with the Town Council Ordinance Subcommittee and presented a case to revise the language rather than delete it.

Proposed changes are as follows:

Council Order Item 1. The Council Order says to delete all references to Planned Residential Developments. The Planning Board proposes to amended it to say "do not delete."

Council Order Item 3. The previous version required a Special Permit by Town Council. The Planning Board recommends a Special Permit by the Planning Board not Town Council.

Section 9.2 Planned Residential Development.

A. Purpose. Section 2. Strike "modestly sized" and insert "small."

B. Permitted uses. Delete current language and insert: "Small scale residential housing such as cottages and bungalows that may be individual units or two-unit attached structures."

Chairman Plizga felt the previous language gave the impression of something larger than a small-scale residential unit.

C. Applicability. Section 2. Delete "Town Council" and insert "Planning Board" as Special Permit Granting Authority (SPGA).

D. Dimensional requirements.

Minimum Lot Size. Strike: "four (4) times the minimum lot size of the zoning district within which is proposed, except in RMFD Zoning District where minimum district lot size applies."

After, "The lot(s) shall have a total area of not less than, insert: "two (2) acres. Lot calculations shall not include any land within a body of water, situated withing a wetland or within fifty (50) feet of a bordered vegetated wetland (BVW)."

Chairman noted that both recent PRDs before the Board were slightly over one acre and felt too congested. The proposed change will require a two (2) acre minimum lot size to allow for more space.

Buffer Strips. Strike "twenty-five (25)" and insert "twenty (20)" for the minimum required buffer strip. Further in the paragraph strike "space associated with parking" and insert "surface." Insert the following language at the end of the last sentence: "except for an access drive that crosses the buffer."

Mrs. Tyler stated that both recent reviews of PRDs had confusion as to what could be placed within the buffer strip because the language did not provide enough clarification. The language previously stated "No building, structure or paved space associated with parking may be located within the buffer strip," now it will say ..."paved surface may be located in the buffer strip except for an access drive that crosses the buffer."

Chairman Plizga noted that the buffer strip was point of disagreement on the Mill Street PRD since the drive aisle was contained within the buffer.

Access to the Lot. Add the following after the first sentence: "An access drive may cross a buffer strip. Any access drive into and throughout the development shall have a minimum paved width of twenty (20) feet."

Development intensity. Mrs. Tyler recommends removing the language in in this section, replacing it further down with the following language:

"Existing dwelling units. When a detached single-family dwelling, which has been legally permitted on the lot(s) for a PRD, said dwelling may become non-conforming within the standards of this chapter and shall be permitted to remain provided, however, the dwelling unit may not be enlarged or modified to increase the non-conformity."

Common open space. In section (a) strike the existing language and add the following: "The minimum common space area shall be at least equal or greater than three-hundred (300) square feet per unit. The calculation for common open space shall not include the buffer strip." In section (b) strike "three (3)" and add "two (2)."

Mrs. Tyler explained that under the new language, PRDs must have a minimum 2-acre lot, a 20-foot buffer, and at least 300 square feet of common green space per unit.

Fencing and screening. In section (a) delete "may" and replace with "shall." In section (c) delete "high-density" and "lower-density."

Parking. In section (4) change the language to: "If a shared detached garage or carport is included in the development, it shall be reserved for the parking of vehicles owned by the residents of the development."

In section (6) (a) change the language to: "Dwelling units two (2) spaces."

This change increases the required parking spaces from one (1) to two (2) parking spaces per unit.

Section 6 (b) strike completely.

In section (6) (c) change the language to: "Visitor parking: One (1) space for every two (2) dwelling units."

Chairman Plizga noted that the road in these developments cannot be used for parking, so the change addresses the need to provide more visitor parking.

Dwelling unit design standards. In section (2) reduce the maximum dwelling unit size from "1,100" to "900" square feet.

In section (4) reduce the roof slope from "not less than 4:12" to "3:12."

Mrs. Tyler noted that the changes aim to preserve the cottage-style development with small homes, and Chairman Plizga agreed.

Open Space. In Section (b) (2) strike "The Town."

Mrs. Tyler noted the change eliminates the Town as a possible owner of the common space.

Section (d) strike "three (3)" and insert "two (2)."

Mrs. Tyler explained that this change requires the dwelling units to abut the common open space on two sides as opposed to three.

Bonus Density. Mrs. Tyler recommends striking this section completely and adding the following:

"Inclusionary Housing. Units developed under this Section are also subject to the terms of Article 9, section 9.9 Inclusionary Housing."

Application for special permit. Reports and Recommendations; Issuance of Special Permit. Remove section (1)(c) bonus density calculations and section 2 completely. Delete and modify the language in section (3) to read as follows:

"Conservation Commission's report and recommendations. If a proposed project will impact nearby wetlands, a copy of all reports and decisions from the Conservation Commission shall be provided to the SPGA."

Modify the last sentence in section (4) to read:

"The SPGA shall give due consideration to all municipal reports and where the decision of the SPGA differs from the recommendations, the reasons therefor shall be stated in writing."

Mrs. Tyler noted that the changes reviewed tonight were favorably reviewed by the Ordinance Subcommittee, with a few minor modifications since.

Chairman Plizga asked whether the Board had any questions or objections to modifying the ordinance rather than deleting it. None were raised. Chairman Plizga stated the changes address Town Council's concern regarding density, buffer zone and unit size and proposed a motion to amend Council Order 2026-067 for Planned Residential Developments rather than delete it entirely.

Motion made by Plizga, Seconded by Adjei-Koranteng regarding Council Order 2026-067, to not delete Section 2.3 in Article 2, concerning Definitions for Planned Development Districts, and to amend Section 9.2 in Article 9, which is Planned Residential Development, as discussed and presented, and to amend a portion of Section 4.6, the Town of Randolph Table of Allowable Uses such that Planned Residential Developments will stay in the same districts, but now be reviewed and issued a Special Permit by the Planning Board as opposed to Town Council.. Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga

3. 6:45 PM - Ledgeview Terrace Subdivision Major Modification Continuation

Chairman Plizga stated that the Ledgeview Terrace Subdivision previously came before the Board for a public hearing on a major modification, which was continued to this evening. Mrs. Tyler reported that Mrs. Cripps of PMP Consultants requested an extension to the September 22 meeting to allow additional time to redesign the grading and drainage to address the Planning Board's concerns regarding wall heights.

Motion made by Plizga, Seconded by Adjei-Koranteng to continue the public hearing for Ledgeview Terrace Subdivision major modification to September 22, 2026 at 6:45 PM.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga

F. Old/Unfinished Business

1. Revised Draft 2027 Meeting Schedule

Chairman Plizga requested that the Board defer discussion on the revised 2027 meeting schedule until the next meeting, when additional Board members will be present.

G. New Business

H. Staff Report

1. MAPC study with Randolph, Canton, Stoughton

Mrs. Tyler reported that MAPC is funding an economic development study (Transit Oriented Development Study) focused primarily on areas surrounding commuter rail stations. Although our commuter rail is not located in the town center and the surrounding area is primarily residential, MAPC would still like to include Randolph in the study. Pre-work meetings have focused on Rt 28 - Crawford Square - as the civic center extending to North Randolph. The project will primarily engage business and property owners rather than Planning Board members.

Subdivisions

Mrs. Tyler reported that she will follow up at the next meeting on letters sent to subdividers with incomplete subdivision requesting private road signs.

Active and Upcoming Projects

Comprehensive Master Plan

Mrs. Tyler reported that the RFP for the *Comprehensive Master Plan* closes on Monday, September 14. Once a consultant is identified, it will be an 8-12 month process. Community engagement will be important in developing this 10 year plan for Randolph.

Open Space and Recreation

Mrs. Tyler reported that Town Council will vote on funding an *Open Space and Recreation Plan*, which will then be put out to RFP for a consultant.

Housing Production Plan

Mrs. Tyler noted she is awaiting an announcement regarding funding for a *Housing Production Plan*.

Movie Theatre on Mazzeo Drive

Mrs. Tyler reported that *Regal Cinemas* will be opening at the former *Showcase Cinemas* on Mazzeo Drive. The reopening date will be announced when available.

Scanlon Drive and High Street

Mrs. Tyler noted questions regarding additional clearing and grading along High Street. Mrs. Tyler clarified that only surface parking is permitted on the west side of High Street, where an interim parking lot will be provided pending the final parking lot design for the new

development at the Lantana property. The applicant has applied for a demolition permit and will need to go to the County to eliminate a portion of High Street.

Shaw's Plaza

Mrs. Tyler reported that the property on Memorial Parkway has requested modifications for its new tenant, O'Reilly Auto Parts. Mrs. Tyler has not signed off yet, pending confirmation of zoning compliance.

I. Board Comments

None

J. Adjournment

Notification of Upcoming Meeting Dates:

September 22, October 13, October 27, November 10

The meeting adjourned at 7:15 PM.

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

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga