



PLAN REVIEW AUTHORITY (PRA) FOR THE TOWN COUNCIL

Wednesday, March 23, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

In accordance with Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 COVID 19 emergency, the Town Council shall meet remotely to avoid group congregation.

The public is invited to attend this meeting remotely, only via phone or computer. In order to maintain safe social distancing guidelines, no physical presence will be allowed at this time. The Town Website will be updated on the day of the meeting with the phone and computer access instructions.

A. Call to Order - Roll Call - Pledge of Allegiance

Called to order at 6:07pm

Members present:

Capt. Mike Austrino (6:12pm)
Richard Brewer
James F. Burgess, Jr.
Kenrick Clifton
Chris Kimball
Kevin O'connell (^:10pm)
Chris Pelliterri
Tonly Plizga

B. New Business

1. Review of Phase II Development at 502 South Main Street

STATUS UPDATES

- Stormwater update
- Conservation Commission update
- Master Deed & Trust documents
- Streets and ways naming process

-Project Signage [refer to zoning 200-14.3.L(6)]

PHASE II REVIEW

-Architectural Drawings

-Landscape Drawings (refer to zoning 200-14.3K)

Chairman Plizga provided a summary of actions to date. Architectural review of the duplexes and landscaping delegated to the PRA by vote of the town Council. Per review with legal counsel, a quorum of the PRA is 5 members and any vote is a simple majority vote.

Stormwater

K.Wells - stormwater utilities are under construction

C. Pellitteri - the stormwater proposal has been approved and the comments by the peer reviewer met. The permit has been issued by DPW

Conservation

K.Wells - Following the NOI and conditions. Waiting for delivery of a wooden fence that is required but there are shipment delays. There is a possibility of a modification and met with Joe Dunn for ConCom on 3/23 for information discussions. May need to realign the design so that overflow goes to the wetland and not the collection chambers.

Plizga - Will want concurrence from DPW and Conservation for any changes.

Master Deed & Trust Documents

K.Wells - Master Deed filed November 2021. Provided copy for the official record.

Street Names

K.Wells met with Town Engineer to coordinate naming with emergency services, assessor records.

General discussion about naming convention to ensure no duplication, ease of pronunciation, etc. Also need to ensure accurate representation of layout and buildings and coordinate submission to the state E911 system.

Signage

All signs will be approved by the PRA. The chair will assign a 3 member review team.

Phase II Review

Plizga - Label all documents as Phase II since the existing building containing Hertz is Phase I.

Lengthy discussion regarding facade styles and color options. Applicant provided color charts and material samples for review by the PRA. Recommends 5 color options and 4 rock facades to mix and match on buildings. An owner may choose only from the approved colors/styles. No change would be permitted unless the owner went to the HOA and the HOA came back to the Town Council for approval.

Motion made by Plizga and seconded by Kimball to approve the plan set dated 1/27/22 as presented subject to the following conditions:

Roof Shingles: The project shall use roofing shingles by Tamko in Rustic Black

Siding: The project shall use a minimum of four (4) colors of the six (6) colors approved by the PRA. The approved color options are from the Alside Coventry Collection as follows:

- Platinum Gray
- Cape Cod Gray
- Vintage Wicker
- Canyon Drift
- Harbor Blue
- Sterling Gray

Siding Profile/Texture: The project shall use a minimum of two (2) styles approved by the PRA. The approved color options are from the Alside Coventry Collection as listed above. The approved siding profile/textures are from Alside as follows:

- Clapboard
- Cape Cod Shingle
- Traditional Shake

Stone facade: The project shall incorporate a minimum of three (3) styles and three (3) colors of the product approved by the PRA. The approved options are as follows:

- Barron Designs - Wellington Dry Stack: Sierra Moss and Quarry Gray
- Barron Designs - Norwich Dry Stack: Sierra Brown and Coal Gray
- New England round fieldstone

Trim: All trim shall be white PVC

Garage Doors: All garage doors shall be white

Shutters: Shutters shall be either black, blue or an earth tone color.

Color combinations may be determined by the owner with the following limitations:

1. Colors and combinations shall be alternated so that no two adjacent buildings are identical.
2. One single structure, composed of two (2) units shall have the same color and pattern.

LANDSCAPE PLAN

Lengthy discussion regarding proposed landscaping. Concerns regarding the lack of year round screening between the project and the abutters on Oakwood Drive. The applicant has installed fencing for some abutters (at their request). PRA wants more evergreen trees to be included in the landscape plan at this area.

Discussion around planting at the detention basin. Currently only sod but the PRA wants to consider a raingarden. Applicant should coordinate with ConCom for raingarden proposal.

The plan is missing some detail regarding trees at the entrance as well.

Since planting won't take place until late summer/fall of 2022, the applicant will update the landscaping plan and return to the PRA for review and approval in August 2022.

C. Adjournment

Notification of Upcoming Meeting Dates