



PLANNING BOARD MEETING

Tuesday, April 22, 2025 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

Called to order at 6:06pm by Chairman Plizga.

PRESENT

Alexandra Alexopoulos
Araba Adjei-Koranteng
Tony Plizga
Peter Taveira
Lou Sahlu - joined at 6:09 pm

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 3/25/2025

The Board approved the meeting minutes of March 25, 2025, as presented.

Motion made by Plizga, Seconded by Alexopoulos to approve the meeting minutes of March 25, 2025, as presented.

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

2. Minutes of 4/8/2025

The Board approved the meeting minutes of April 8, 2025, as presented.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the meeting minutes of April 8, 2025, as presented.

Voting Yea: Adjei-Koranteng, Plizga, Taveira

Voting Abstaining: Alexopoulos

D. Public Speaks

None

E. Public Hearings

1. 6:15pm - Special Permit Continuation - North Street Proposed Two Family

Chairman Plizga reviewed the meeting format and procedure for the Public Hearing. Member Adjei-Koranteng read the Public Meeting Notice into the record, which was published in the Patriot Ledger on April 1 and April 8, 2025. Chairman Plizga asked the Planning Director Michelle Tyler to provide the Board with a brief overview. Mrs. Tyler stated that the Board received an application for a special permit to construct a 2-family home on North Street. Also received were the fee, land survey, and building elevations as well as the certified abutters list from the Towns of Randolph and Braintree Assessors' offices. The certified abutter's notices were mailed via the USPS on March 27, 2025. The lot meets the criteria for a 2-family for lot frontage and total lot square footage.

The owner/applicant Andrew Kazakis was represented by his Attorney Kevin Reilly. Attorney Reilly presented the Board with a letter of authorization to speak on his client's behalf. Attorney Reilly stated that the applicant proposes a 40'x32' dwelling fully compliant with area and dimensional requirements of the Zoning Ordinance. The proposed driveway will come into the property as one and split into separate parking areas for each unit. As the Zoning Ordinance requires, there are existing two-family dwellings in proximity to the subject property. It immediately abuts a large condominium complex in the Town of Braintree.

Attorney Reilly provided the Board with a narrative statement that he read into the record for the Board (on file as "Supplement to Application").

Chairman Plizga opened the meeting up to Public Comments, after providing brief instructions related to the format of the meeting. Larry Adwin, the manager for Reservoir Crossing Condominiums was present and stated that the residents in Building One are concerned about their view. They want to ensure that the property is taken care of and upkeep. They would like to see a natural barrier go up along the property line. Mr. Adwin stated that they are also concerned about the property use - that it remains a residential use. Mr. Adwin referred to other nearby properties in Randolph being used for doggie daycare, which has caused some turmoil due to the noise, and another property being used as retail space that was slated for a construction company.

As the property manager, Mr. Adwin has concerns about the drainage from the property particularly about the slope that runs toward the property allowing water to run behind the structural wall along the property line.

Paul Murphy, the head trustee at 614 Pond Street in Braintree (Reservoir Crossing Condominium Complex), was present with the same concerns as Larry Adwin.

Chairman Plizga closed the Public Comments portion of the meeting since there were no further questions from the audience or online. Chairman Plizga felt that the concerns about the view could go either way with residents of the two-family having the same

concerns about residents from Reservoir Crossing looking into their backyard. Chairman Plizga also stated there is a fence separating the properties. Regarding the property use; Chairman Plizga stated that it is residential. Mrs. Tyler advised that the use could only change if the zoning was changed, which would trigger another public hearing. In terms of drainage, the amount of area to be disturbed on the property did not meet the criteria for a stormwater permit. Regarding the lot clearing; Chairman Plizga stated that the trees out back were left untouched and the clearing out front was mostly scrub material. Chairman Plizga isn't sure how that impacts the drainage. Chairman Plizga asked Attorney Reilly what assurances will be made in terms of drainage. Attorney Reilly stated that a formal drainage plan will be submitted to hopefully allay those fears. They would possibly be willing to put in a few plantings to address the screening concerns. Chairman Plizga stated that related to the noise; he feels the residents in the two-family would likely be less noisy than the adjacent poolside at Reservoir Crossing.

Chairman Plizga asked Mrs. Tyler if she had any further comments. Mrs. Tyler stated that she asked the applicant for additional plan pages for drainage and utilities as well as an updated zoning table that were not ready for the meeting.

Chairman Plizga asked the Board if they had any comments or questions. Member Adjei-Koranteng asked about the driveway turnaround. Attorney Reilly explained that the car could back into the base of the "U-shaped or wishbone" parking configuration to pull straight out onto North Street. Chairman Plizga requested driveway measurements on the plan. There was a brief discussion about the sidewalk. Member Alexopoulos noticed that the abutting property's driveway was encroaching on the lot. Attorney Reilly stated that the applicant owns both properties but it could be rectified later with an easement. Member Taveira asked about a bus stop that was once in front of the property and if it would impact the driveway. Mrs. Tyler stated she would have information on the bus stop for the next meeting. Member Alexopoulos is concerned about the grading/slope towards the fence and the adjacent property. Chairman Plizga stated they would look at the grading plan at the next meeting.

Chairman Plizga read the Board a list of considerations for when they are ready to make a motion at a later meeting:

1. That the proposed use is in harmony with the general purpose intent of the Town's Ordinances.

Chairman Plizga stated it meets the requirements.

Member Adjei-Koranteng inquired about the zoning. Mrs. Tyler responded that the zoning is *Residential Single-Family High Density* with a very small, narrow portion of the lot at the rear zoned *Industrial*.

2. That the proposed use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.

Chairman Plizga stated with the variety of property types in the area this condition has been met.

3. Adequate and appropriate facilities will be provided for the proper operation of the proposed site.

Chairman Plizga feels this condition has been met.

4. That the proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials or other visual nuisances.

Chairman Plizga feels this condition has been met.

5. The proposed use would not cause undue traffic or congestion in the immediate area.

Chairman Plizga feels that it would not make an impact on traffic.

Chairman Plizga asked the Board if they had any further questions. Member Adjei-Koranteng asked for the project completion timeframe. Mrs. Tyler stated that they are given 2-years for completion. Attorney Reilly stated the owner plans to move quickly.

Motion made by Plizga, Seconded by Alexopoulos to continue the public hearing for North Street the 2-family residence to May 13, 2025 at 6:15pm.

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

Mrs. Tyler stated that there was an individual (Lyndon Kim) on Zoom with their hand raised that would need to reach out to her directly with questions, as the Public Comment portion of the public hearing and meeting was closed.

Chairman Plizga agreed to let Lyndon Kim of Reservoir Crossing, Unit 2414, speak. Mr. Kim felt the lot was cleared prematurely and that the project would devalue his property. Mr. Kim was worried about privacy and noise and disagreed with Chairman Plizga's argument that those issues work both ways. Mr. Kim stated the property sits higher so privacy is more of an issue for the condos. Mr. Kim stated the condo complex was there first and adding these two units would lead to the devaluation of hundreds of units.

Chairman Plizga responded to Mr. Kim's concerns. Regarding trees; Chairman Plizga stated that any property owner in Randolph can cut down trees on their property whether they are building on it or not. Chairman Plizga stated that this property has been zoned residential likely since before the condominium complex was built and feels which project came first is irrelevant. The property owner has a right to build and develop that property.

Larry Adwin asked for a copy of the drainage plan. Mrs. Tyler stated she would email it to Mr. Adwin when it came in.

The hearing was continued to May 13, 2025 at 6:15pm.

F. Old/Unfinished Business

None

G. Staff Report

Active Subdivision Review

Subdivisions Status

Mrs. Tyler has been reviewing the files for incomplete subdivisions. Notes will go out to developers requesting status updates for projects that are incomplete.

Active Project Review

Daycare - 647 North Main Street

The Planning Director is still monitoring the final work to be completed related to the traffic signal and the punch list items. The curbing at Orchard Street, curbing, lining and striping, landscaping and a dumpster enclosure. Their sign permit has been approved. Member Alexopoulos asked Mrs. Tyler to check the intervals for the crosswalk signal. The light seems to be triggering without pedestrian activity and it is causing a back up to the corner of N. Main, Chestnut and Oak Street. Mrs. Tyler will check with MassDOT.

MBTA Zoning

The State promulgated final regulations for MBTA Zoning on April 11, 2025. The language has been reviewed by the Town Attorney. They will be taking a second look to ensure there are no changes needed to our MBTA Zoning Ordinance.

Mrs. Tyler advised the Board of a potential MBTA development anticipated for the end of May consisting of duplex units. Mrs. Tyler stated they are pretty far along with their concept. Chairman Plizga stated they are welcome to come before the Board for a preliminary review.

21 Randolph Road Signage

The applicant submitted a sign application. They will be putting in a monument sign at the corner of Randolph Road and North Street that will indicate all of the tenants on Randolph Road. Mrs. Tyler stated that the "Boxing" sign would come down which was never permitted. There will be an additional tenant sign at 11 Randolph Road.

Upcoming Projects

32 Wilmarth Road

Mrs. Tyler anticipates the owner will be back before the Board, informally to review some sketches. They did an ANR a few years ago (from 31 and 35 Wilmarth) which left a buildable lot and a non-buildable lot due to frontage. The owner is seeking solutions to make the lot buildable. Mrs. Tyler also noted that Mary Lee Brook runs through the property.

EV Stations 84 Mazzeo Drive (Popeyes)

Updated plans have been received for the proposed EV Charging Stations behind Popeyes that will come before the Board for a site plan review.

H. Board Comments

Member Adjei Koranteng stated that there is a street light missing at the Bank of America intersection. Mrs. Tyler stated that it was actually a traffic light that would be addressed by DPW.

Chairman Plizga stated that Taj Estates apartment complex is now known as the Meridian. The commercial business will be going in with approved signage. Meridian has not made a sign request yet.

I. Adjournment

Notification of Upcoming Meeting Dates

May 27, 2025

June 10, 2025

June 24, 2025

July 8, 2025

July 22, 2025

Adjourned at 6:57pm.

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

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