



PLANNING BOARD MEETING

Tuesday, June 24, 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 by Chairman Plizga at 6:01pm

PRESENT

Alexandra Alexopoulos
Araba Adjei-Koranteng
Tony Plizga
Lou Sahlu

B. Chairperson Comments

None

C. Approval of Minutes

None

D. Public Speaks

None

E. Public Hearings

1. 6:30 pm - Special Permit Continuation - North Street Proposed Two-Family

Chairman Plizga asked the Planning Director Michelle Tyler to provide the Board with an update on the proposed special permit for a two-family on North Street. The hearing was continued several times waiting for the changes to the plans to be completed. The plans are complete but were not received in time for the Board to have sufficient time to review them in advance of the meeting. Mrs. Tyler notified the applicant's agent and it was agreed to continue the hearing until the next meeting on July 8. Chairman Plizga agreed to continue the public hearing until July 8 at 6:15pm.

Motion made by Plizga, Seconded by Adjei-Koranteng to continue the public hearing until July 8, 2025 at 6:15pm.

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

Chairman Plizga had a chance to look at the plans and noticed that some of the concerns the Planning Board had were not addressed on plans as requested. Chairman Plizga asked Mrs. Tyler to send a note to the agent and/or landowner advising them of the outstanding items:

1. Include the driveway dimensions
2. Planting for screening between properties. Add to the plans or be prepared to discuss.
3. The applicant provided a formal drainage plan but there was nothing specifically along the property line as discussed. The applicant should add this to plans or be prepared to discuss.
4. The zoning table on the plans is inaccurate and should be updated.
5. There was a note on the plan regarding erosion control that referred to silt sock. There is no silt sock shown on the plan.

Chairman Plizga believes sending a note will give the applicant time to address the outstanding items in advance of the next meeting. As it stands, the plans provided are not complete enough for the Planning Board to take action on them.

F. Old/Unfinished Business

G. New Business

1. ANR - Gold Street

Chairman Plizga asked Planning Director Michelle Tyler to provide the Board with an update. Mrs. Tyler stated that the applicant's attorney Kevin Reilly requested a continuation for the ANR on Gold Street. Chairman Plizga noted that they would add it to the next available agenda once the request is received.

H. Staff Report

Planning Board Online Permitting System - Permiteyes

Planning Director Michelle Tyler shared with the Board the work that she has been doing on the online permitting system and gave them a preview of what an applicant will see when processing their online applications. This system will replace paper applications. Permiteyes has a feature that can populate the zoning, but the Town's tax parcel database must be updated first. Mrs. Tyler is currently going through the 10,000-plus tax parcels with Town Engineer Jean Pierre-Louis to update and provide the correct zoning designation. Mrs. Tyler noted that for now, an applicant or staff member may add the zoning manually. Mrs. Tyler walked the Board through some of the features of Permiteyes and what a typical Planning Board application would look like to an applicant online, as well as from the staff's perspective. Mrs. Tyler pointed out that a nice feature of online permitting is the ability for the public to view applications and plans online, and the option to make online payments for associated fees.

Council Order 2025-043 - Zoning Map Changes

Mrs. Tyler explained that during the zoning recodification workshops, they discovered several anomalies that need to be addressed, such as a zoning district without any parcels assigned to it. The changes will eliminate that zoning district and look at 5-6 parcels that may need a zoning change to more closely align with what is actually on the ground. The zoning changes necessitate a public hearing that is scheduled for July 22 at 6:15pm.

Zoning Recodification Workshop

The Planning Board is planning a joint workshop with the Town Council for the August 12 meeting to review the zoning updates. Chairman Plizga feels it would be best to go over questions and any possible additional changes before it is sent to the Town Council for approval.

I. Board Comments

J. Adjournment

Notification of Upcoming Meeting Dates

July 8

July 22

August 12

September 9

September 23

Adjourned at 6:36pm

Motion made by Adjei-Koranteng, Seconded by Alexopoulos to adjourn the meeting.
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Sahlu