



PLANNING BOARD MEETING

Tuesday, February 10, 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 6:03 pm.

PRESENT

Alexandra Alexopoulos - left meeting at 7:45pm

Araba Adjei-Koranteng

Tony Plizga

Peter Taveira

Lou Sahl

B. Chairperson Comments

None

C. Approval of Minutes

None

D. Public Speaks

There were no comments during the public speaks portion of the meeting.

E. Public Hearings

None

F. Old/Unfinished Business

None

G. New Business

1. Planned Residential Development - Union Street Planning Board Review

The Planning Board received a request for a site plan and design review of a planned residential (cluster) development at 86-92 Union Street, which will require a Special Permit from Town Council. The Planning Board will review the project and provide a recommendation to Town Council on approval.

The property owner, Ricardo Jean, was present with the project team: engineer John Spink, real estate agent Julie Ochs, and investor representative Senesie Kabba.

Planning Director Michelle Tyler provided the Board with the submitted plans, zoning regulations, notes, and Fire Department correspondence. At Chairman Plizga's request, she summarized the Fire Department's report, noting missing turning radius calculations, inadequate Union Street access for southbound traffic and emergency apparatus turning, insufficient road width for ladder truck operations, units 5 and 6 exceeding the 150-foot emergency access limit, the absence of a proposed hydrant at the Burris Way exit, and a narrow one-way exit onto Burris Way without turning radius dimensions.

Chairman Plizga asked John Spink to make his presentation to the Board. Mr. Spink stated that the 12-foot undersized road was conceptually designed as a driveway to keep speeds down, but could be increased to 16 feet and that there are two potential curb cuts at 86 and 92 Union Street for entrance and exit. Mr. Spink pointed out that there is a five-year moratorium on disturbing the road on Union Street for water utilities.

Chairman Plizga and the Board discussed roadway challenges and access to Union Street. The plan set will need to be updated to show the turning radii, reduce the road grade currently shown at 12% in one area to below 10%, and potentially add a hydrant at the rear of the project.

The Board reviewed the plans and made a series of recommendations.

Chairman Plizga stated that the Planning Board must make a recommendation to the Town Council based on the submitted package and, given the many revisions identified tonight, recommended that the Special Permit not be granted. The Planning Director, Board and project team discussed next steps, noting that if the Board moves to deny the project, the applicant could request a continuation from the Town Council to resubmit revised plans addressing the issues in the Planning Board's report.

Motion made by Plizga, Seconded by Alexopoulos to recommend that the special Permit for the Special Permit for the proposed 86-92 Union Street Planned Residential Development be denied due to the significant fire access and life safety concerns summarized in the Fire Department's letter dated February 6, 2026 and the numerous additional concerns, issues and disconnects in the applicants submittal package identified in the Planning Board's site plan and design review process on February 10th.

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

Note: For further information regarding the numerous additional concerns, issues and disconnects identified in the applicant's submittal package, see the report issued to the Town Council.

Discussion on the motion - Chairman Plizga stated that the report to the Town Council would include all of the issues discussed this evening. Additionally, the Planning Board's report will request that the Town Council recommend a follow-up site plan and design review by the Board if the applicant submits a revised or new package.

Member Alexopoulos asked whether the applicant must submit an HOA for review; Mrs. Tyler noted that the Planning Board is not the Special Permit Granting Authority and that this may instead be required by the Town Council.

Mrs. Tyler will provide the applicant with a copy of her report to the Town Council.

2. ANR - 73 Mazzeo Drive

The Board received a request for an ANR for 73 Mazzeo Drive, also known as the movie theatre property, that will create three lots conforming in size and frontage. Planning Director Michelle Tyler noted that the cinema will remain on the larger parcel with frontage on Mazzeo Drive, while the two smaller parcels will have frontage on Old West Street.

Motion made by Alexopoulos, Seconded by Plizga to approve the ANR drawing for 73 Mazzeo Drive dated 2/4/2026, as presented.

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

H. Staff Report

Active Subdivision Review

Ledgeview Terrace

The Planning Director anticipates an update this spring on their progress on the parcel to avoid rescission of the subdivision.

Pett Acres Drive

The Board should anticipate an update this spring.

Powers Drive

Mrs. Tyler has not received any updates from the court regarding the appealed subdivision rescission.

Active Project Review

Yankee Bus Lines - Scanlon Drive

The administration building is nearly complete with high-end fixtures, and the repair facility is also progressing.

Former Lombardos /Former Lantana - Scanlon Drive

Plans submitted to the Building Department will be reviewed by the Planning Board. Lombardos will become the Blue Hills Ballroom, with interior renovations and an addition for a dinner theatre. The owner intends to demolish the Lantana to build a boutique hotel connected to the Blue Hills Ballroom via skybridge.

Showcase Cinemas on Mazzeo Drive

The cinema will close at the end of February, and the owner will likely lease the space to another movie theatre company, at least temporarily.

Former Bob's Stores location - Mazzeo Drive

The former Bob's store location will become Advance Autoparts.

Planned Residential Development (Cottage/Cluster)

The Planning Director stated that another parcel meeting the criteria for a cottage/cluster development may come before the Board for review this spring or summer.

New Single-Family Home Legislation

A petition on the November state ballot, if passed, would allow new single-family homes on lots of 5,000 square feet with 50 feet of frontage by right.

General Code uploaded updated Zoning Code

General Code uploaded the updated Zoning Code to the digital system, but errors remain. Please continue to use the PDF on the Planning Department page of the website until corrections are completed.

Inclusionary Zoning

This year the Board will look at Inclusionary Zoning which will have requirements for affordable housing units. The Planning Director will draft the language which will then be reviewed by the Board.

Fundraiser - Food is Love

Mrs. Tyler encouraged everyone to buy tickets for the Food is Love fundraiser, with all the proceeds benefiting the Friendly Food Pantry.

I. Board Comments

None

J. Adjournment

Upcoming Meeting Dates

February 24

March 24

April 14

Meeting adjourned at 8:05 pm.

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

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