



PLANNING BOARD MEETING

Tuesday, March 22, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES-FINAL

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 Planning Board shall meet remotely to avoid group congregation.

A. Call to Order - Roll Call

PRESENT

Alexandra Alexopoulos
Steve Monteiro
Tony Plizga
Nereyda Santos
Peter Taveira

B. Chairperson Comments

Introduced Nereyda Santos as the new member on the Planning Board.

C. Approval of Minutes

1. Minutes of 3-8-2022

A motion was made by Alexopoulos, seconded by Monteiro, that the Minutes of 3/8/22 be approved as amended. The motion passed by the following vote:

Voting Yea: Alexopoulos, Plizga, Taveira, Monteiro

D. Public Speaks

No comments made.

E. Public Hearings

1. SUBDIVISION MODIFICATION - PERRY ESTATES

Planner gave an over view of the proposed plan and read three letters from Town staff into the record.

Lieutenant Marcus Andrew (Fire Department)- Does not see any issue with the plan. He believes there is a hydrant across the street from the top of the driveway so water access should be fine.

Jean A. Pierre- Louis (Town Engineer)- Strongly suggest the Planning Board follows Nitsch engineering recommendations and to consider creating a new street name to facilitate the delivery of postal services and other entities.

Janet Teal (Town Assessor)- Suggest the Planning Board assign a name to the street and the existing parcel would require a new address and revised deed to reflect the new street name.

Gigi Munden-applicant's engineer- reviewed proposed plan. The applicant is requesting to further subdivide the lot at 297 Chestnut Street into a second lot. The proposed lot is closer to the main street and has access to the fire hydrant so will not have a water main. There is an existing sewer so the plan is to connect the proposed house to it.

Christopher Pellitteri- DPW Superintendent- Concerned about the drainage issue and the storage chambers in the middle of the cul de sac. Gigi will provide a better detailed drawing and possibly move the location of the trench that will be further away from the houses and road so it does not cause any flooding issue.

Review and discussion with the Planning Board regarding the proposed plan, need for clarification and/or details on the plans.

Items to be included in the next submission to the Board are the

following: -cross section of the 25 foot right of way

-curb details including width of curbing

-vertical granite curbing required at the intersection with Chestnut Street

-complete the cross-section drawing by connecting the upslope and downslopes with curves

-owner is to submit a suggestion for a street name to the Planner. No street name should be added onto the next submission of drawings.

-add a light pole to the plans

-label the radius of the cul de sac

Chairman asked that specific items be included in the Homeowner's Association Agreement. The HOA would be reviewed by the Planner at an appropriate time. Items included should be the responsibility for snow plowing, Operations and Maintenance of the drainage collection system, the requirements for inspections of the drainage system and the town access to the property in case of an emergency.

Planning Board members reviewed and discussed the waivers requested by the applicant.

A motion was made by Alexopoulos, seconded by Taveira, that the Planning Item be continued to 4/12. The motion passed by the following vote:

Voting Yea: Alexopoulos, Plizga, Taveira, Monteiro, Santos

F. Old/Unfinished Business

G. New Business

1. ANR 186 Chestnut Street

Planner gave an over view of the plan.

Applicant submitted the revised plans with the application fee. The plan is a redo of the previously submitted plans with some minor edits.

A motion was made by Plizga, seconded by Taveira, that the plans for the ANR 186 Chestnut Street dated 2/14/22, be approved as submitted.

Voting Yea: Alexopoulos, Plizga, Taveira, Monteiro, Santos

2. Review of Master Plan Items

Planner gave an over view of the purpose of the Master Plan.

Planning Board members had a lengthy discussion regarding the Open Space and Recreation section of the Master Plan. Specific tasks were assigned to the Planner to complete and provide updates at subsequent meetings.

H. Staff Report

259 Allen Street- demolition completed. Site work started with grading.

19 Highland Ave.- Owner does not like the color of some of the building facade and requested a conversation with the Planner. During an onsite meeting, the Planner noted that the orientation of some of the facade was installed improperly (horizontally instead of vertically). The Planner followed up with the Planning Board chair and the project owner onsite to review the issues and develop a resolution. The applicant was advised that any changes to what was previously approved by the Planning Board will most likely have to be presented to them as a request for modification. The applicant intends to construct/install according to the plans previously approved by the Board.

North Main Street- Facade on the building removed without approval. The owner decided to replace some of the rotted plywood and repaint. Reviewed on site by the Planner who provided approval.

647 North Main Street- Tier 2 Review for a daycare. Applicant submitted plans to Planner,

but it was not a complete plan set. The Planner has not submitted to the Planning Board for review. Waiting on additional items before scheduling a review.

28 South Main Street-Step Ahead Daycare. Will come to the Board on April 12 with a revised plan of the canopy.

I. Board Comments

J. Adjournment

Notification of Upcoming Meeting Dates

Adjourned at 8:04pm.

Motion made by Alexopoulos, seconded by Monteiro.

Voting Yea: Alexopoulos, Plizga, Taveira, Monteiro, Santos

1. Meeting schedule

4/12 and 4/26

5/10 and 5/24

6/14 and 6/28