



PLANNING BOARD MEETING

Tuesday, July 09, 2024 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

Chairman Plizga called the meeting to order at 6:02pm.

PRESENT

Araba Adjei-Koranteng

Tony Plizga

Peter Taveira

Lou Sahlu

Alexandra Alexopoulos joined the meeting at 6:09pm.

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 6/25/2024

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

Motion made by Plizga, Seconded by Taveira to approved the meeting minutes of June 25, 2024 as presented.

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

D. Public Speaks

None

E. New Business

1. Subdivision - Liberty Street - discussion of potential layout

Henry Lee appeared before the Board for a preliminary discussion regarding a proposed subdivision on Liberty Street with Land Surveyor Norman Clapp.

Chairman Plizga asked Planner Tyler to provide the Planning Board with an overview. Planner Tyler stated this is a casual conversation to discuss the possibility of subdividing the land known as the sheep farm adjacent to the Lyons Elementary School. The Planning Board met previously with Mr. Lee to discuss the property.

Chairman Plizga asked Mr. Lee to present his proposal to the Board. Mr. Lee explained that he did some investigating and found 37 examples of hammerhead subdivision layouts in town. Mr. Lee also researched regulations related to fire apparatus access and found that a 20 foot wide road or access way is sufficient for a single family dwelling. Since the last meeting, Norman Clapp surveyed the area and added the nearest fire hydrant to the plans which is located about 114 feet away. Mr. Lee stated it is within the 600 foot regulation. Mr. Clapp also showed the contours of the grading on latest plan.

Chairman Plizga asked Planner Tyler to summarize some of the concerns associated with this type of subdivision. Planner Tyler explained that a hammerhead layout is acceptable under the rules and regulations to serve one lot and that a 20 feet wide paved area is acceptable so long as the layout is 40 feet wide, otherwise it requires a waiver. Since there are no structures shown on the preliminary plans, Planner Tyler could not determine if they would become non-conforming once the road goes in. Once the plans are finalized they would be sent to be reviewed by the Fire Department as well as DPW for stormwater review. It would also possibly go to the Conservation Commission for any wetlands, not associated with the passageway but the location of the house.

Chairman Plizga asked Mr. Lee to show the setbacks on each side of the road layout along with the dimensions of the adjacent lots on the next set of plans. Currently there is a fence on one side and a stone wall on the other. Mr. Lee stated the fence on the right side would be moved to accommodate the road. Chairman Plizga pointed out that the frontage on the Lawson Property (on the left) is only about 60 feet wide. Mr. Lee stated it is 66 feet wide. He explained that the Lawson Property (172 Liberty Street) is his sister's property and he plans to give her the vacant lot next door so it is conforming once a road is constructed. Chairman Plizga requested that the next set of plans show the two lots as "proposed to be combined". Planner reminded the Board that the plans shown tonight is okay for a casual discussion, but would need greater detail for a definitive subdivision.

Member Taveira asked if this road will remain private and if the Board needed to be concerned with utilities. Planner Tyler stated that utilities would fall under Subdivision Control and that the developer could eventually petition Town Council to have the road accepted as a public road. Chairman Plizga pointed out that the plan does show proposed utility locations. Planner Tyler noted that there would be a series of waivers required for this undersized road

layout. Mr. Lee's Surveyor, Norman Clapp, stated hammerhead layouts are not typically accepted as a public way.

Member Alexopoulos asked why the turnaround is shown on the Lawson lot and not moved further up onto the subject property. Mr. Lee stated they kept the hammerhead in that location to minimize the amount of asphalt and to keep the house set back away from the wetlands. Member Alexopoulos stated she is not a fan of hammerheads and has concerns about the tight road layout. She stated she would not be in favor of this road being accepted as a public road. Mr. Lee stated he has no intention for this to become a public way.

Chairman Plizga summarized the list of items the Planning Board would like to see on the next set of plans:

- Show the Lawson property combined as one with the vacant lot
- Show building setbacks/dimensions/footprint on the lots
- Definite set of plans with list of waivers

Chairman Plizga prefers to have the hammerhead moved back onto the lot away from the Lawson property, if possible, even if it's split halfway.

Mr. Lee asked if there is a maximum length for driveways. Planner stated the length is not necessarily restricted, that it depends more on the maximum lot coverage.

Planner asked Mr. Lee if he still owns lots 4 & 5 as it shows utility easements cutting through over to the proposed lot. Mr. Lee stated he owns the lots and intends to run electrical and gas with the water line coming off of Liberty Street.

Chairman Plizga discussed the size of the hammerhead with Mr. Clapp. Mr. Clapp reported that it is designed for a 40 foot vehicle. Chairman Plizga suggested they run the size by Fire Captain Austrino to see if it is sufficient. Planner Tyler will reach out to Captain Austrino.

Chairman Plizga asked the Board members if they had any questions. Member Taveria worries about access to the property in the event of an emergency if the passageway was blocked by cars.

Chairman Plizga asked if Mr. Lee planned to put up another fence separating the abutting driveway from the new passage way. Mr. Lee stated he wasn't sure at this time, but might.

Member Alexopoulos would like to see more information on the next set of plans. Planner Tyler explained that this set of plans was appropriate for having a casual conversation, but would require greater detail for a preliminary subdivision or definitive subdivision plan set. Planner Tyler summarized the differences between a preliminary subdivision and definite subdivision submission stating that all the regulations and forms are located on the Town's website. Chairman Plizga feels a definitive subdivision is the way to go in this

case, but is ultimately Mr. Lee's decision to make. Planner Tyler suggested that Mr. Clapp check the earth disturbance limits for stormwater review which are online.

Chairman Plizga asked if this would require a formal wetlands delineation. Planner stated that the BVW is already on it and it does not impact the road. Mr. Clapp stated it would be shown on the site plan for the single-family house, not the road.

Chairman Plizga and Planner Tyler went over the next available meeting dates with Mr. Lee.

F. Staff Report

Active Subdivision Review

Country Way Lane - The Board will be signing off on the Performance Guarantee for Country Way Lane to release the remaining funds.

Orchard Estates - Planner has requested the developer appear before the Board to discuss the Bond which is set to expire. The work is not yet complete. Chairman Plizga would like to pull the bond if the developer does not extend by a certain date.

Lafayette Estates - Planner stated that the developer has not come forth with an extension for the subdivision which expired last year. Planner has requested their appearance before the Board. Chairman Plizga stated he would be seeking to rescind the release of building lots, if possible, as a means of leverage.

Mill Street

Planner stated that the potential subdivision is still with legal. DPW Superintendent Mr. McCole and the Engineers are evaluating the water lines and pressure.

Active Project Review

Randolph Road - Planner has requested dust control after complaints from Meadow Lane regarding the dust created from blasting. Representatives from BlueWater have been very responsive.

20 Scanlon Drive - Planner is completing a administrative site plan review for the building next to Yankee Bus Lines (34 Scanlon Drive). This is where they will house their corporate offices. The changes will be to the facade, lighting and interior which will compliment the new building at 34 Scanlon Drive. The parking lot will be re-striped and landscaping will be added. They are contemplating a bridge linking the property to 34 Scanlon Drive over the Hunt River.

19 Highland Street - Member Adjei-Koranteng asked if there has been any movement on the Convenience store slated to go in on the lower commercial level. Planner stated that she is not sure why it is still vacant. She speculated that they could be waiting on a liquor

license. Chairman Plizga spoke with the Owner Miraj and believes it is due to an equipment shortage. He also noted that the building is up to 40% occupancy.

MBTA Zoning - Planner is seeking to hold the MBTA public hearing on August 13.

G. Board Comments

None

H. Adjournment

Notification of Upcoming Meeting Dates

July 23

August 13

September 10

September 24

Meeting adjourned at 7:05pm.

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