



# PLANNING BOARD MEETING

Tuesday, July 11, 2023 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## MINUTES

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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 via telephone or computer.

### A. Call to Order - Roll Call

Called to order at 6:01pm by the chairman

#### PRESENT

Alexandra Alexopoulos  
Tony Plizga  
Nereyda Santos-Pina  
Peter Taveira

#### ABSENT

Lou Sahlu

### B. Chairperson Comments

### C. Approval of Minutes

#### 1. Minutes of 6/27/23

Motion by Plizga, Seconded by Alexopoulos to accept the minutes of June 27, 2023 as presented.

Voting Yea: Alexopoulos, Plizga, Santos-Pina, Taveira

### D. Public Speaks

Chairman Plizga called on Jesse Gordon of 52 West Street to speak. Mr. Gordon requested an update from the Board on the Opens Space and Recreation Plan (OSRP), as well as guidance for creating a parking area to access the Town's Reservoir walking trail on Oak Street. He sanctioned signage through Community Preservation Commission (CPC) for the Oak Street entrance but hit a roadblock as it is a no-parking area. He would like to know how to get that changed. Planner Tyler stated that the land is under the care and keeping of the Tri-Town Water Board (Randolph, Holbrook, Braintree), not the Town of Randolph. Tri-Town and DEP take objection to public activity in that area, as it is a public water source. According to Planner Tyler, the Planning Board has no authority over it's use or proposed signage.

Regarding the Master Plan update to include an OSRP, the Board's consensus was to proceed, but has a few other projects to work through first, such as the MBTA Zoning and the zoning audit/codification. Chairman Plizga asked whose budget the OSRP would come from? Planner Tyler noted that the Planning Board budget has a "professional services" line item that could be drawn from, and funding appropriated through CPC. Mr. Gordon stated that \$10,000 is available through CPC to write the Request for Proposal (RFP). Planner Tyler clarified that she would write the RFP and those funds would actually go towards hiring a consultant. Chairman Plizga believes the Board should revisit the OSRP discussion in the Spring, once they have worked through some of the other projects. Mr. Taveira hopes the Board can get to it sooner.

Hearing no further questions, Chairman Plizga closed the Public Speaks portion of the meeting.

## **E. Public Hearings**

### **1. Randolph Road - Site Plan and Design Review CONTINUED (6:15pm)**

Planner Tyler introduced the Randolph Road project panelists: Alex Escamilla, Robert Buckley, Mark Ford, Connor, Gary McNaughton, Gregg Burnett, Kevin DeMers, and provided the Board with an update.

Since the last meeting, the Board received a conformed/edited plan set. Planner Tyler met with two additional residential abutters on Meadow Lane: Fern Feldman and Diane Hanley who had similar questions to those answered at the last meeting, but also had concerns about safety and security. Chairman Plizga turned it over to project team, beginning with Robert Buckley.

Mr. Buckley said since the last meeting, the team focused on two major issues to address the Board's concerns. With respect to the rock wall and rock-fall area, the team proposes a knee wall, instead of the jersey barriers in the initial proposal, which allows them to reduce the rockfall area by an average of 4 feet, thereby allowing them to maintain an average of 6 to 9 feet of vegetation at the top of the rock wall. Chairman Plizga and Mr. Buckley briefly discussed item I of the draft decision which relates to the rock wall area.

The other major issue the team worked on was the intersection of Oak and North Street, which the Town is in works with Mass DOT to have signalized. Mr. Buckley said after reviewing their traffic study and the Town's studies to date, they found the project's impact on that intersection during peak hours was less than 2 percent. Based on their findings, he proposed that the applicant contribute \$60,000 for mitigation, which he feels far exceeds their impact. The amount would go towards plan preparation, paid in increments at various stages of permitting for the project. This would help the Town expedite the Mass DOT submittal process. Mrs. Alexopoulos asked if that intersection was part of Complete Streets. Planner Tyler will look into it.

Chairman Plizga asked Mark Ford to confirm that the parapet height is 4 feet high. Mr. Ford noted that the heights vary from a low point of 3 feet to a high point of 4 feet on the corners. Mr. Ford agreed to make the parapet a minimum height 4 feet on the south side (Broadmeadow) and a minimum of 3 feet on the north side of the building. Chairman Plizga will make that a condition of the Decision.

Reviewing the Draft Decision, Chairman Plizga revised the language for Item I, to read as follows: A revised engineering drawing depicting the bedrock wall details on the south side of the parcel shall be submitted to the Planning Board for minor revision to the site plan for review and approval prior to construction of the wall.

The Board discussed the *Mitigation Clause* of the draft Decision, which relates to the Oak St and North Street intersection. Chairman Plizga feels the amount should be \$150,000 which is roughly 25% of the estimated \$600,000 cost to signalize the intersection. Mrs. Alexopoulos agrees. Mrs. Santos-Pina wonders if a traffic light is the only solution for the intersection. Mr. Buckley stood by their proposal, pointing out the minimal impact the project has on the intersection.

Mrs. Santos-Pina asked if they took into account the minimum or maximum amount of tenant traffic considering the amount of tenants may vary from 1 to 3? Traffic Engineer, Gary McNaughton, explained that number of tenants actually has a fairly minor effect and that the overall size of the building is really what dictates the number of trips generated by the property.

Chairman Plizga has concerns about the payments being paid in increments. The Board discussed the mitigation details and figures. Mr. Taveira feels \$100,000 would be acceptable amount to be held in escrow in case the findings don't support a traffic light, but other mitigation measures. Mrs. Santos-Pina agrees. Mr. Buckley countered with \$75,000. Chairman Plizga proposed \$50,000 at the time of the building permit and another \$50,000, toward a traffic light installation, if approved. Mr. Buckley feels it is cleaner to give the money upfront in one payment, rather than a second payment down the road. Mr. McNaughton feels the applicant's proposal is the best approach and will allow the Town to get to a 25% design level in order to initiate the process and pursue State funding. Chairman Plizga asked if \$75,000 is firm? Alex Escamilla feels \$75,000 is above pro rate of share and would help the Town accomplish it's goal.

Mrs. Alexopoulos asked Planner Tyler to confirm whether this intersection was part of the Complete Streets before a vote. She confirmed that it was not, but that there was \$400,000 earmarked by the State to contemplate engineering studies for two intersections: Oak/North and Center/South Main. After a recap and discussion, Chairman Plizga asked the Board how they felt about accepting the adjusted amount of \$75,000 for mitigation? Mrs. Alexopoulos feels they should meet in the middle and has concerns over the number, but will join the Board in a vote. Planner Tyler made changes to the *Mitigation Clause* wording to reflect the mitigation figure of \$75,000 and other agreed upon language, before Chairman Plizga made a motion.

Mr. Buckley, as a point of order, asked to include the following in the motion: said plans to be updated to reflect the conditions and improvements discussed tonight to the motion.

Motion made by Plizga, Seconded by Taveira to approve the Site Plan, as presented on the Civil Plan Set by DiPrete Engineering, last revised June 20, 2023, the Architectural Plan Set by Ford and Associates, last revised May 15, 2023, Lighting and Landscape Plan, subject to the aforementioned conditions we have reviewed this evening; to approve the project on Randolph Road on the aforementioned drawings, conditions and mitigation of \$75,000.

Voting Yea: Alexopoulos, Plizga, Santos-Pina, Taveira

Robert Buckley and Alex Escamilla thanked the Planning Board.

Motion made by Plizga, Seconded by Taveira to close the hearing on Randolph Road.

Voting Yea: Alexopoulos, Plizga, Santos-Pina, Taveira

## **F. Old/Unfinished Business**

### **1. Subdivision - Mill Street (continuation)**

Planner Tyler provided the Board an update on the proposed 4-lot subdivision. The applicant had asked for the hearing to be continued while they work through the process of obtaining an easement in order to loop the water line, rather than have it dead-end, as originally proposed. There is a draft plan showing the easement, but an agreement has not been reached with the property owner. The Board will continue the hearing on July 25 at 6:15pm at the applicant's request, by which time they should have an agreement in place.

## **G. New Business**

## **H. Staff Report**

**\*Active Subdivision Review**

**\*Active Project Review**

**\*Upcoming Projects**

Orchard Street Subdivision/Cherry Circle - the performance guarantee was first secured by a cash surety, but then was changed to a Covenant recorded at the Registry of Deeds to be released by the Board when the work is completed. At last update, items outstanding were: final coat of asphalt, bounds and final as-builts, which to her knowledge are not complete. The final lot of the 4 lot subdivision cannot be released until the Covenant is released. Nathaniel Ryan of DSG Law, attorney for the owner of the forth lot, was present to speak on his client's behalf. Mr. Ryan wonders how the other 3 lots were released? Planner Tyler is not sure, as the Covenant runs with the land. Planner Tyler has been following up with the subdivider regarding the outstanding items. Attorney Ryan noticed that the 2-year time frame on the Covenant expired in January and wondered if it has been extended, and what the new time frame is? Planner Tyler never received a request for an extension. She noted that the Covenant could be released under a different type of performance guarantee such as, a cash surety or bond, until those 3 final items are completed. Mr. Ryan will discuss this option with his client. Chairman Plizga stated the Board could take this up on July 25 if a vote to change the performance guarantee is needed.

647 North Main Street/Daycare - progressing with all of there inspections. No update from Mass DOT on the traffic light signalization, which is condition for occupancy.

33 Mazzeo Drive - the method of installation for the images to be put in place of the windows was confirmed with the owner.

Daycare Center on South Main - is deciding whether or not to go through the zoning process for the new sign.

Allen Street/Convenience Store - no additional construction activity until the financial issues between the owner and contractor are resolved.

Scanlon Drive - they have completed the process through Planning Board and Conservation Commission. They are under storm water review with Weston Sampson.

19 Highland Ave - some grading, new sidewalk, concrete pads for a/c units and stairs. Planner Tyler feels the pads are oversized for the equipment. Building Commissioner has been reviewing the site to make sure slopes and door clearance etc, are within ADA compliance. Drilling for the well has been unsuccessful, at 800 feet they are getting about a gallon, so they may have to look at alternative options for maintaining the landscaping.

Randolph Road - still need to come before the Board for an ANR. They are not through Conservation Commission yet. They are meeting with Town Council for a Special Permit for 24-hour operation. In the last year Zoning was modified to say that if Town Council grants a Special Permit they also do site plan and design review. Planner Tyler is requesting the Council affirm the site plan and design review that the Planning Board has provided.

Mexicali/Popeyes - the right of way on the Mexicali side actually belongs to Mexicali Grill, not Grow. The owner of Grow has had issues with Popeyes customers speeding through their parking lot and discarding trash in the parking lot. Grow will be putting in signage and speed measures. Planner Tyler will follow up on the gate for Popeyes.

## **I. Board Comments**

Chairman Plizga noted that the PRA has completed their review of the Fencourt Avenue project (former Senior Center property) that Miraj wants to develop under the Union Crossing Transit District. The final vote was 3 members in favor, 4 against, 2 abstaining by not being present. Approval of the project is now in the Town Council hands. Chairman Plizga voted against as he felt it did not meet Union Crossing Transit district requirements of being "village style". It will go before Town Council after Labor Day.

## **J. Adjournment**

Notification of Upcoming Meeting Dates

7/25/2023

8/15/2023

9/12/2023

9/26/2023

Adjourned at 7:59pm