



# PLANNING BOARD MEETING

Tuesday, November 28, 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

Chairman Plizga called the meeting to order at 6:05pm.

#### PRESENT

Alexandra Alexopoulos  
Tony Plizga  
Nereyda Santos-Pina  
Lou Sahlu

#### ABSENT

Peter Taveira

### B. Chairperson Comments

None

### C. Approval of Minutes

#### 1. Minutes of 11-14-23

The Board approved the meeting minutes of November 14, 2023 as written.

Motion made by Plizga, Seconded by Sahlu to approve the minutes of November 14, 2023 as written.

Voting Yea: Alexopoulos, Plizga, Sahlu

Voting Abstaining: Santos-Pina

### D. Public Speaks

Hearing no public comments, Chairman closed the public speaks portion of the meeting.

## E. Public Hearings

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

Chairman Plizga asked Planner Tyler to introduce the attendees. Jim Burke of Decelle Burke Engineering was present of behalf of the buyer. The property owner and buyer were not present.

Chairman Plizga asked Planner Tyler to provide an overview since the Board's last discussion.

Planner Tyler explained that the last meeting discussion was related to the water line for the project. It is the last item for resolution before the Board will make a vote. Initially the waterline was presented as a dead-end at a proposed new water hydrant at the end of the cul-de-sac. DPW Superintendent determined the design was not sufficient and could not dead-end. Since then, the applicant conducted outreach to a number of neighbors asking for an easement to loop the waterline to the adjacent street. Planner received correspondence from the attorney representing the buyer stating that each of the neighbors contacted declined to allow the easement. Given that the easement hasn't been permitted, Planner asked the Town Engineer to give the plans a second look. The Town Engineer confirmed DPW's decision not to allow it.

Chairman Plizga turned the discussion over to the applicant's team. Mr. Burke said that the legal team had reached out to three abutters and had a positive response to one, but that ultimately didn't work out. He understands why the Town Engineer isn't in favor of the current water line layout and suggested installing a 6" stub near Prospect for a future tie in as a possible solution.

Chairman Plizga read from the Subdivision Rules and Regulations, Section 10 (*Specifications for Construction* under sub-sections E3 and E3c) noting that dead-end water mains are prohibited, water mains must be loop systems connected to adjacent subdivisions and roadways. So it's not just the Town Engineer and previous DPW Superintendent preventing it, but our own rules and regulations. Chairman Plizga stated he is not in favor of the project as currently presented.

Chairman Plizga opened the discussion up to the Board. Mrs. Alexopoulos feels its a shame that the easement did not work out considering how close it is to Prospect and that it would improve the water quality for all. Mrs. Alexopoulos wonders what they are afraid of? Mr. Burke said he is not sure, he has explained everything to the client and then they have reached out to the abutters via their legal team. Mr. Burke noted that some of the abutters would be impacted more than others. He feels it makes the most sense for the easement to go through to Prospect.

If the easement is not possible, Mr. Burke suggested a different loop that could be brought down behind the homes on either side of the lot to allow greater separation between the taps. Currently the taps (as drawn) are too close to the main. He still recommends the 6" tap for possible future tie-in to Prospect. Mr. Burke said this option would be costly but it is something he could discuss with the developer if the Town Engineer was agreeable.

Chairman Plizga wanted to take a straw poll of the Board. Planner Tyler advised against that in a Public Hearing. Mrs. Alexopoulos said she would hate to deny the approval

considering all the work that has gone into the project and is willing to continue the hearing. Planner Tyler noted that the applicant would need to be present to request the continuation. Mr. Burke asked the Board to table the hearing for him to reach out to the applicant, Mr. Sun. Chairman Plizga agreed.

Mr. Burke was able to reach Mr. Sun to join the meeting via Zoom. Chairman Plizga asked him if he is willing to continue the hearing? Mr. Sun replied yes.

Mr. Burke said that he can make the proposed changes to the plan and send it my email to the Planner tonight. Chairman Plizga noted that the changes to the plan will have the water line come up and down the east and west property lines where the property meets Mill Street. Mr. Burke said the Town Engineer will determine if the separation of taps is sufficient upon his review. Planner asked about the radius/curve in the water line - as that bend was a problem outlined by the Town Engineer. Mr. Burke and the Board discussed the possibilities of the radius. Chairman Plizga asked Mr. Burke to make the radius as large as possible.

Chairman Plizga moved to continue the Public Hearing to December 12, 2023.

Motion made by Plizga, Seconded by Alexopoulos to continue the hearing for the Mill Street subdivision to December 12, 2023 at 6:15pm Voting Yea: Alexopoulos, Plizga, Santos-Pina, Sahu

Planner Tyler asked the applicant, Mr. Sun, to make sure that everyone is engaged in the next meeting for whatever vote or decision the Planning Board needs to make. Planner will reach out to the property owner to make them aware of the meeting.

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

### **1. Subdivision Forms - Draft revisions to lot release and covenant**

#### Covenant Form - Form F

The Board had asked Planner Tyler to review stronger language on the forms that would help resolve problems that have become evident in prior subdivisions. The Planner believes she has accomplished that and pointed out that all of the language was already not only on the forms, but also in all of the Planning Board Regulations. And, ultimately feels that the Board may need to take a different approach when these forms are coming before the Board for review/release by the applicant.

The form didn't need to change much but should be a little clearer to the applicant and property owner. The changes were modeled after forms by the Pioneer Valley Planning Council using some of their strong language for restrictive covenants. Some the items on the old form were reduced down, eliminating non-pertinent information.

Mrs. Alexopoulos wondered if there should be a separate form for when the type of performance guarantee changes. Planner Tyler pointed out that it already exists in that the Board would have to vote to release the present covenant or type of performance guarantee in exchange for another.

Planner feels the Board should require both the owners and applicants along with their agents to attend the meetings so all parties involved are fully aware of the agreements being made. In the case of Orchard Estates, the land owner (unknowingly - as he did not have legal counsel) was bound by the covenant on the subdivision, not the developer, which restricted the owner from selling his property until the covenant was released. The Planning Board released the covenant only after the developer agreed to secure a bond for the outstanding work. Having all parties at the meetings would alleviate any confusion.

Chairman Plizga would like additional time to review Form F before a vote.

#### Request for Release of Lots - Form L

Form L has some minor changes to it. Planner Tyler inserted a series of yes or no questions on the form:

1. Are the associated sidewalks complete? Yes or No
2. Are associated lighting complete? Yes or No
3. Are the utility as-builts provided? Yes or No

For questions 1 and 2: "Associated" meaning in those areas of the subdivision (this would be in the case of a large subdivision done in stages). For question 3: this refers to the whole subdivision.

The Board felt the changes to this form were pretty straightforward and looked good.

Motion made by Plizga, Seconded by Sahlu to approve a revised Form L - Request for Release of Lots.

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

### **G. New Business**

None

### **H. Staff Report**

Planner Tyler recently attend a South Shore Chamber of Commerce meeting with Lieutenant Governor Driscoll related to housing, development and infrastructure. The discussion centered mostly on MBTA communities and MWRA, and briefly on Governor Healy's Bond Bill which calls to change zoning laws across the commonwealth to allow accessory dwelling units by right and to increase funding to support housing, climate change and water infrastructure.

#### **Active Subdivision Review**

##### Pham Estates

The as-builts are in hand and will be reviewed by the Town Engineer prior to Board sign-off anticipated for December 12.

## Subdivision Files

Planning office continues to review files to determine any outstanding work.

## **Active Project Review**

### 647 North Main Street

Site work is almost complete. They still do not have final approval from Mass DOT for the traffic signal. Mass DOT asked them to extend a portion of the sidewalk as one of their conditions. Planner has been following up with the Town Engineer and anticipates updates as soon as the next meeting.

### 19 Highland Avenue - Taj Estates

Building Commissioner has issued partial occupancy for some of the upper floors that are not impacted by any of the work that the Planning Board still requires on the on the ground floor/commercial level.

### Allen Street - Convenience Store

Planner approved a minor modification to their plan which eliminated the proposed stonework on the sides of the building. Stonework on the front of the building will remain.

### Mazzeo Drive - Splash Car Wash

Planner signed off on the project. Outstanding work is minor and related to landscaping. The Building Commissioner can issue the certificate of occupancy once the temporary electric service is removed. Planner anticipates they will open before the end of the year.

### Repaving Rt 139/Mazzeo Drive

Planner noted that Rt 139/Mazzeo Drive will be repaved in the Spring all the way up to the intersection at McDonalds. Planner advocated for curbing along Warren Street and extension of sidewalks. Mrs. Alexopoulos recommends changes to the lane markings to alleviate traffic.

### 34 Scanlon Drive - Yankee Bus Lines

They have finalized all their stormwater submissions and revisions sufficient to get their stormwater permits signed off.

## **Upcoming Projects/News**

Planner and the Town Engineer will be meeting with Mass DOT for an in-person road safety audit for the route 28 corridor between Chickatawbut Road and Quincy. There has been talk about turning the intersection at Chickatawbut Road in Milton into a rotary which has been tabled, as it was met with opposition. Mrs. Alexopoulos feels they should continue two lanes from that intersection through Quincy to Randolph. Planner will ask the team about it at the meeting.

## **I. Board Comments**

During a previous Public Hearing this evening, Chairman Plizga suggested a straw vote because he got very little indication if the Board was for or against it, when it was better, as Mrs. Alexopoulos suggested, to continue the hearing rather than make a motion that could potentially kill it. Chairman Plizga encourages Board members to convey their thoughts on projects as it helps when making motions.

**J. Adjournment**

Notification of Upcoming Meeting Dates

December 12, 2023

January 9, 2024

January 23, 2024

February 13, 2024

Meeting was adjourned at 6:58 PM.

Motion made by Alexopoulos, Seconded by Sahlu to adjourn the meeting at 6:58 PM.

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