



PLANNING BOARD MEETING

Tuesday, October 11, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

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

Called to order at 6:04pm by the chair

B. Chairperson Comments

Chairperson Plizga advised the Board that an application for a project within the Union Crossing Transit District has been submitted for review by the Town Council. The Zoning Ordinance requires that a Plan Review Authority (PRA) be established to review plans and advise the Town Council prior to a vote. The PRA requires a representative from the Planning Board. Mr. Plizga has served on the PRA for a previous project under the same zoning regulations.

The Board unanimously agrees to have Mr. Plizga serve as the Planning Board representative to the PRA.

C. Approval of Minutes

1. Minutes of 9/27/22

No minutes were provided for review. The item was tabled until the next meeting.

D. Public Speaks

None

E. Public Hearings

None

F. Old/Unfinished Business

1. Master Plan Initiatives Review & Discussion

Members Taveira and Santos-Pina are still working on proposed criteria and thresholds for EVSE.

2. Parking Requirements Discussion

Lengthy discussion about current parking requirements, potential zoning amendments to clarify requirements, incorporate compact parking and EV parking, include language about shared parking, pedestrian safety in parking lots, connecting parking, driveway widths, approvals and more. Discussion about how to approve parking for new construction such as mixed use if the proposed tenant is not known. Also how to address parking for changes of use.

Board members will review existing regulations, draft documents that were provided and conduct additional research for future discussion.

G. New Business

1. Subdivision: Pham Estates Lot Release

Property owner on line but not the project engineer.

The Board reviewed and discussed the utility as-builts. There was a lengthy discussion about the fact that the subdivision regulations in place at the time of this project submission required the electrical service to be placed underground. For some reason, the Board failed to note the absence of ANY electrical service on the definitive plans submitted, reviewed and approved. The Board also noted, however, that there is no specification for a utility pole on the definitive plan or the utility as-built. The Board will not require trenching and placement of electrical service below ground at this point but outlined concerns with where any such utility pole to provide electrical service might be sited to serve the home on Mary Lee Way. The Board specifically has concerns about siting a utility pole within or near the drainage trench.

The Board also notes that the Definitive Plan submitted and approved specified a natural gas line. That has not been installed

The Board requested that as soon as conversation is held by the owner and/or engineer with National Grid regarding permanent service and location of a utility pole, the Town Planner MUST BE CONTACTED and brought into the discussion before any such placement. The Planner was instructed to follow up with the project owner and engineer in writing with the above instructions and to document it on the Lot Release form.

Motion made by Plizga, Seconded by Taveira to grant the release of the single lot on Mary Lee Way for Pham Estates subject to the approval of the location of a utility pole by the Planner on behalf of the Planning Board prior to installation.

Voting Yea: Alexopoulos, Plizga, Santos, Taveira

2. Preliminary Subdivision - North Street/Trim Way

Planner reminds the Board that these property owners came before the Board for a casual discussion about two parcels, their frontage and a proposal to subdivide property.

The parcels have pre-existing non-conforming frontage on North Street. (#358 North and #360 North) There is an informal parking arrangement between the two to accommodate employee parking. They would like to move lot lines to normalize the parking where each company has sufficient space on their own parcel to park. However, a simple ANR cannot be endorsed by the Planning Board since neither parcel has conforming frontage.

A solution to resolve this is for the property owners to use their frontage on North Street, combine and create a new right of way. The new right of way would then provide conforming frontage for each resulting lot. There would be no construction of the road, merely a conforming layout that would be duly recorded at the Registry of Deeds if the proposal receives the applicable votes from the Planning Board.

The applicant has provided a narrative and a plan for the Board to review as a Preliminary Subdivision, a requirement for non-residential parcels.

Mike Khoury - Attorney for the owners provided a brief summary of the work accomplished to date to bring the Board a Preliminary Subdivision Plan. States that the plan provides for a new private way (preferred to be known as Trim Way) which would create frontage for the two parcels. No construction would be involved.

Steve Bouley - Tetratex outlined the civil plans pointing out a 40 foot layout ending with a 50 foot turn around at the terminus. Restates there is no construction involved but the new layout brings the two parcels into conformity. A fire apparatus turning plan is provided that would accommodate the largest apparatus if the road were ever to be constructed. The creation of this layout means that one structure would not meet the required front yard setback. Not sure if they have to go to ZBA as well.

The Board posed a number of questions regarding current conditions of the pavement, curbcuts for the adjacent residential parcel and intent for curbing at the radius with North Street. Additional discussion was held regarding the Zoning Table that was included on the plan and clarification of the figures used for lot width.

Debby Stein Sharpe - confirmed the existing curbcuts for the adjacent residential property and discussed whether this proposal would impact that resident. She also states that they would prefer not to install granite curbing at the radius since the existing conditions haven't been a problem previously.

Steve Bouley suggests there would be some challenges with having granite at the radius and then transitioning down to asphalt and how it may look.

Additional discussion was held regarding the location of current signage for the parcels and any potential changes that would need to take place based on a new road layout.

The Planner and Board also pointed out that if the subdivision is approved, the parcels would have frontage on a new right of way with a new name. Deeds, mailing addresses, etc. may need to be changed. The Planner will consult with the Town's Assessor and Engineer to confirm but the owners should be aware of the potential requirement.

The Planner reminds the applicant that if the preliminary subdivision is approved, the Definitive Plan must be filed within six (6) months.

Motion made by Plizga, Seconded by Alexopoulos to approve the Preliminary Subdivision Plan for North Street/Trim Way based on the drawing dated 10/4/2022 by Tetra Tech

Voting Yea: Alexopoulos, Plizga, Santos, Taveira

H. Staff Report

The Board was reminded to review Subdivision Regulations regarding the improvement of paper streets in anticipate of the public hearing for Dow Street construction related to the Lyons/Devine School project on 10/25.

The Engineer for the project at 19 Highland has been unavailable due to illness but is working on site revisions to get to the Board likely for 10/25.

Potential future project off North Street including an elimination of a network of paper streets laid out in the 1920's but never constructed. The parcels involved are all under single ownership (with 2 exceptions) and will ultimately bring forward a development proposal on industrially zoned land.

Cygnnet Lane will come before the Board for a lot release. There have been a number of issues with this request that was previously submitted but following correspondence from the owner's attorney and confirmation of information from the Town's Engineer, the Planner will bring the plan forward.

The chairman inquired about the status of the canopy at 32 South Main Street. The Planner will follow-up with the owner.

The project at Liberty/Allen/North Street is waiting on a delivery of glass.

The carwash on Mazzeo pulled permits and had done some clearing but not much additional work has been done.

I. Board Comments

J. Adjournment

Notification of Upcoming Meeting Dates

10/25

11/15 and 11/29

12/13

Adjourned at 7:52pm