



PLANNING BOARD MEETING

Tuesday, August 23, 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

PRESENT

Alexandra Alexopoulos
Steve Monteiro
Tony Plizga
Nereyda Santos
Peter Taveira

B. Chairperson Comments

none

C. Approval of Minutes

1. Minutes of 7-12-2022

Minor amendments to minutes

Motion made by Alexopoulos, Seconded by Taveira to accept the minutes as amended.

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

D. Public Speaks

None

E. Public Hearings

1. Request for In-law Apartment at 40 Michael Road

Legal notice read into the record.

Planner explains that abutter notifications were not sent out ahead of the meeting therefore the hearing needs to be rescheduled. Planner had a conversation with the applicant and their agent and agreed to continue to September 13 at 6:15pm

Discussion that member Taveira is an abutter and will make disclosure at the hearing. He will seek guidance from the Ethics Commission regarding his ability to vote on the item.

Motion made by Plizga, Seconded by Santos to continue the hearing to Tuesday, September 13 at 6:15pm

Voting Yea: Alexopoulos, Monteiro, Plizga, Santos

Voting Abstaining: Taveira

2. 2022-038- Council Order- Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – Concerning Density Requirements in the Union Crossing Transit District Pursuant to M.G.L. ch. 40A, sec. 5

Legal ad read into the record. Discussion by the Board about the intent of the zoning amendment referencing discussions that were previously held at Planning Board meetings where the concept was introduced. The amended language would not decrease permitted density but would instead ensure that the calculation of density was limited to buildable land. It would exclude wetlands and the bordering vegetated wetland (BWV) within 50 feet of a wetland to ensure resource protection. The amendment would not eliminate or otherwise affect any decision by the Conservation Commission and has no impact on any setbacks, buffers or limitations outlined in the zoning ordinance.

Motion made by Plizga, Seconded by Alexopoulos to recommend adoption of the amendment.

Voting Yea: Alexopoulos, Monteiro, Plizga, Santos

Voting Nay: Taveira

F. Old/Unfinished Business

1. Master Plan Initiatives

Planner reminds the Board that the MPIC is only the "collector of data" to consolidate in a report to the Town Manager; they don't make recommendations or decisions.

The Board engaged in a length discussion of the Land Use initiatives outlined in the Master Plan. A decision was made for the Board to review existing zoning ordinances as they relate to the the topics in Land Use and be prepared for a working discussion at the meeting of 9/27/22. The Planner will provide recommended sections for the Board to review as they relate to mixed use specifically (as outlined in LU1 of the Master Plan list).

Further discussion about changing the "timeline" on some of the initiatives to ONGOING since the Board would consider impact during development/project review.

Economic Development initiatives in the Master Plan were discussed. A discussion about how to identify Town owned surplus property that could be sold and the obligations the Town has to meet the requirements of MGL Chapter 30B. The Planner will review and report back to the Board about any flexibility there may be in the sale of Town property - perhaps for small sized or unique parcels.

Additional discussion about "branding" and wayfinding for the Town Center and how to accomplish that with or without the Redevelopment Authority. How to ensure awareness and knowledge of the Town by both pedestrians and vehicular use?

Further discussion about if and how the Town can help to advertise commercial properties that are available for lease or sale. Is it feasible? Who can do the work? How would information flow between parcel owner and the Town? The Board will continue discussion on Economic Development at the 9/13/22 meeting.

Planner reported back on the outcomes of the meeting with the Historic Commission and the recommendations to draft zoning amendments based on the mutual agreement of the Board. The Planner is to establish a draft and provide to the Board for review before submission to the Town Council.

The Board had a discussion about "mitigation" for large scale projects, the Planning Board's role in requesting mitigation and what is reasonable to expect.

G. New Business

1. Request for extension and lot release -Mary Lee Way

Request by the applicant to release lots, extend the time for completion and discussion of a potential waiver.

Applicant previously requested an extension of the project to July 31, 2022 due to waiting for MassDOT to approve the curb cut onto South Main Street. That was ultimately delayed and the project cannot be completed in its entirety by July 31, 2022 (utilities, road, bounds and conveyances) The applicant has requested extension to August 2023.

Alexandra motion to approve as accepted; seconded by Taveria. Vote 5-0-0 to accept the request for extension.

Applicant has submitted a request for a lot release. Note that the Town's engineer is not available for review and recommendation. Utilities are constructed and binder course is installed. Applicant lists outstanding items as top course of pavement, as-builts, drainage trench on south side of road.

Discussion about the Board potentially releasing the lot with conditions, how it would relate to the Subdivision Regulations and how it would be evaluated, inspected and enforced to ensure that construction of the house wouldn't take place until the conditions are met.

Plizga makes motion to deny request to release lots until the items outlined in the decision have been completed and received by the Planner. Seconded by Monteiro Vote 5-0-0 to deny the release of lots

The applicant submitted an email with discussion about a potential waiver related to the radius of the curve at the intersection of the private way with South Main Street. The Board previously approved the waiver on the south side but no request was ever made for the northern radius. The drawing doesn't specify or call out any radius so the expectation has been that the regulations would be met. Chairman Plizga met onsite with the engineer and had subsequent discussion about the interpretation of the regulations.

NOTE: Applicant and agent joined the meeting after experiencing technical difficulties with access.

Chair recaps the discussion and the Board's decisions regarding the request for extension and the request to release the lot for construction.

The Board and applicant further discussed the interpretation of the regulations for the radius of the intersection at South Main Street, the approved waiver for the southern intersection and the status of the radius at the northern intersection. Reviewed the regulations in place at the time of approval and discussed interpretation.

Plizga makes a motion to approve the waiver for the northern side turning radius to be reduced to that of the south side subject to the engineer providing a formal waiver request to the Planner within the next 2 business days. Motion seconded by Taveria. Vote 5-0-0 to accept the waiver.

2. EVSE Expedited Permitting Discussion

Tabled until a subsequent meeting

H. Staff Report

19 Highland Avenue - owner will be coming to the Planning Board with modifications. They need an exhaust fan for the food service that will be located in the commercial space (a taqueria). They provided specs to the Planner but not a proposed location. Requested all details to be on a plan set.

They also need 3 refrigeration units to support the commercial units on the first floor. The proposed location is along Highland Avenue in front of the wall. Will require robust screening at any final location. The initial drawing provided had some inaccuracies with the location of certain elements (transformer pad, utility pole) and the Planner was concerned regarding the proposed location of one of the units. Requested updates to the plan with changes, specifications on the sound level they will generate and proposal for significant screening around the units.

The applicant must still provide plans for extending the retaining wall around the raised manhole.

The latest drawing introduced a concrete ramp along Highland Avenue to access the commercial patio. The Planner is questioning whether it is a requirement. If it is a

requirement, it may need to be relocated based on the location of existing infrastructure and proximity to the residential units.

The proposed landscaping plan was submitted to the Planner who made a number of recommendations for revision.

Mexicali Grill - repainting of the façade as required by the Planning Board is complete.

33 Mazzeo - Splash Car Wash - clearing and grubbing has been started.

100 Mazzeo Drive - Amazon - the company is discontinuing the use of robotics in their warehouses and decommissioning them. Randolph will have the last delivery from this facility in October 2022. Amazon has a lease on the property until 2032 and may refurbish it for another type of Amazon distribution facility or may sublease it out.

Allen Street Convenience Store - framing in progress

Lombardos/Lantana - parcels have been sold or are under agreement. There is no development plan presented. Current zoning is the Blue Hill River Highway District

I. Board Comments

J. Adjournment

Notification of Upcoming Meeting Dates

Notes:

Member Alexopoulos left the meeting at 7:35pm

Member Monteiro left the meeting at 8:04pm

Adjourned at 8:12pm