



# PLANNING BOARD MEETING

Tuesday, May 24, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## MINUTES

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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

Chairman Plizga called the meeting to order at 6:06pm

#### PRESENT

Alexandra Alexopoulos  
Steve Monteiro  
Tony Plizga  
Nereyda Santos  
Peter Taveira

### B. Chairperson Comments

None made

### C. Approval of Minutes

#### 1. Minutes of 5-10-22

Review of minutes. Amended per Board discussion

Motion made by Alexopoulos, Seconded by Monteiro.

Voting Yea: Alexopoulos, Monteiro, Plizga, Santos

Voting Abstaining: Taveira

### D. Public Speaks

No comments received

### E. Old/Unfinished Business

Comment on previously submitted draft Project Review Checklist. To be revisited at the meeting of 6/14/22

## **F. New Business**

### **1. 647 North Main Street - Tier 2 Project Review**

Present for the project team:

Joe McCarthy - Property Owner  
Paul Brodmerkle - Civil Engineer  
Pat Considine - Considine Development  
John Gillon - Traffic Consultant

Planner provided a summary of the project proposal. Property is 26,936 square feet located at 647 North Main Street and bounded to the east by Orchard Street. Zoning is the Orchard Street Business District. The parcel is currently a vacant lot, partially paved.

The proposal is to construct an approximately 6500 square foot facility to house a daycare with associated parking.

Brodmerkle provides details of the site conditions, proposed structure, parking, use of pervious surfaces in the parking area, anticipated traffic circulation and intent to integrate the existing traffic signal on Route 28 with MassDOT.

Chairman notes that this review is not subject to a formal public hearing but will invite public comments if there are any. No requests were made to speak. The chairman closed public comments.

Chairman opened discussion by the Board.

Plizga - intends to make a condition that the applicant work with MassDOT for traffic light improvement, that all such improvements be financed by the applicant and must be completed before an Occupancy Permit is granted. Brodmerkle agrees.

Chris Pellitterri of DPW joined the meeting to discuss utilities and stormwater. The current plans have one water line coming off of Orchard Street with taps for a 4" fire suppression and 2" domestic water service. DPW prefers two independent lines coming in from the street. Brodmerkle to update the plans. DPW has also asked for a trench drain but the applicant is not in agreement. DPW is concerned about runoff into North Main Street if there is a significant rain event.

Plizga asks for confirmation that there are no known easements on the property. Brodmerkle and McCarthy confirm.

Review of the zoning matrix as presented on the plan set.

- Buffer to street is 15 feet required but applicant has requested 10 feet in order to accommodate parking

- Buffer to residential is 10 feet required but applicant has requested 6.5 feet. Planner specifies that the adjacent parcel is not zoned residential but is Orchard Street Business District. Planner will confirm and communicate with Brodmerkle.

Zoning matrix should be updated to specify the building height.

Impervious lot coverage should have a notation to specify how the calculation was reached (consideration of the pervious pavers).

Discussion about the green space locations and calculations. Brodmerkle will create a plan page in color for clarification.

Parking requirements are indicated based on the square footage of the building and not the actual use. Requirements are for 33 spaces but only 28 are provided. Based on the intended use, people drop-off and pick-up their children and aren't parked long term. Based on hours of operation and use, not all vehicles will be arriving and leaving at the same time. Chairman asks that the Planner have a discussion with the Building Commissioner to determine if the USE of the building would alter the number of spaces required.

McCarthy anticipates maximum number of children at the facility to be 110. No long term parking since it's all drop-off and pick-up. At peak morning and afternoon hours, there would be 71-75 anticipated trips.

Alexopoulos requests confirmation that there isn't a drive-up lane, that all vehicles will pull into a parking space for a brief period. McCarthy indicates that there are spaces allocated for drop-off. Their experience is that vehicles are parked for an average of 6 minutes during the process.

Plizga reminds all that the zoning ordinances require a landscaped island between every 10 parking spaces and that the first space is required to be sited 40' from the road.

Discussion about fence enclosures including the dumpster enclosure and fencing around the play area. At the dumpster enclosure, fencing must be high enough to shield the entire dumpster. Confirmation that the enclosures are white vinyl and not wood stockade. Alexopoulos suggests that bollards be placed at the rear of the enclosure so that the dumpster doesn't push out the fence when it is returned to the enclosure. Taveira has concern with the proximity of the play area to the street - even though it's not a heavily travelled way. Suggests the addition of bollards that would stop and/or slow any vehicle that may careen off the road into the play area. Considine indicates their Canton, MA project has something similar so they will incorporate and add to the revised plan set. Monteiro asks about fencing between the project and the abutting property with Stewie's Oil and how that will be blocked or otherwise screened. Applicant will update the plan set for the next meeting,

Discussion about the porous surfaces and their ability to handle "heavy load vehicles". Per Brodmerkle, the product is designed by DOT and able to accommodate refuse trucks but nothing so heavy as a dump truck filled with a load of gravel.

Taveira inquires about the ability for cars to exit parking spaces located near the dumpster. Brodmerkle points out there is a 24 foot parking aisle which provides sufficient room.

Discussion about the width of the entrance/exits on North Main and Orchard Street. Each is 24 feet; will be added to the revised plan set. Additional discussion about the

distance between the edge of the parking area to the south lot line. It's about 4-5 feet and will be documented on the revised plan set.

Discussion about lighting. Need to specify the height of the poles. Brodmerkle indicates 12-16 feet typical and will add to the plan set. Taveria asks about the hours of operation and how long lights will be illuminated. Considine indicates that the lighting plan changes based on the season so that staff and parents aren't arriving/leaving in poorly lit areas. In their other locations, the exterior lights are on a timer. The lights are called out on the plans but a full lighting plan can be included in the revised plan set.

Plizga asks about mechanicals and if they will be placed in the attic or at grade. McCarthy says they're typically at the rear of their buildings and will add them to the plan set.

Discussion about the sidewalk displayed on the plans. Material is not specified. Considine indicates it will be concrete and noted on the plan. Further discussion that the sidewalk merely ends. Santos addresses the fact that there is not a clear path to the dumpster for trash removal and suggests that the design include extending the sidewalk at the rear over to the dumpster pad. Additional discussion about the requirement for the sidewalk at the rear to provide ADA compliant egress from the classrooms. Likely that the sidewalk would include some type of fencing/railing to prevent children from going beyond the area during emergency exits.

Plizga requests that the curbing detail be clarified on the revised plans.

Landscaping discussion includes requests for low growing vegetation at the southern side of the entrance on North Main Street and a tree on the northern side of the same entrance. At the Orchard Street entrance, the applicant might use a river rock and low plantings rather than sod. This is a low maintenance, attractive option. Pictures will be provided at the next meeting and a Landscape Plan will be included in the plan set. Taveira asks about soil testing. McCarthy specifies that a 21E review was required as part of his mortgage and was signed off.

Plizga inquires about a sign plan. Considine specifies that something can go on the plans but it may change based on the franchise that would lease the site. Planning Board would like to have signs added to the revised plan set.

Taveira confirms that there are no gates at the entrances/exits to the property. Considine indicates there are none.

Santos expresses concern with the siting of the entrances/exits to the parcel (N.Main and Orchard St) as they are not aligned. Changing the alignment could improve traffic circulation. Similarly, the position of the building in relation to the parking area and curbcuts could be revisited to improve site access and circulation.

A question was presented about how many vehicles could be in a queue at the traffic signal. Concerned about alignment of parking, the queue and general traffic circulation. Brodmerkle indicates that should be managed with the light sequencing that they'll work out with MassDOT.

General discussion that the architectural renderings do not match the civil plans in multiple ways including how the building is sited, the building layout, number of egress doors, size of the play area, location of handicap parking, etc. Brodmerkle acknowledges discrepancies and indicates the revisions submitted for the next meeting will be corrected to match.

Applicant was asked if they would have revised plans ready for a meeting on June 14, 2022. That date was declined in favor of a continuance to June 28, 2022.

Motion made by Alexopoulos, Seconded by Taveira to continue the Tier 2 review to Tuesday, June 28, 2022,  
Voting Yea: Alexopoulos, Monteiro, Plizga, Santos, Taveira

## **G. Staff Report**

Master Plan items to be reviewed on 6/14 in a joint meeting with the Historical Commission.

Remote meeting participation is scheduled to expire July 15 unless there is an extension of the emergency provision by Governor Baker or other similar action. Planner will keep the Board apprised of any actions. The Board may need to return to in-person meetings and that may affect meeting start times. The Board should take up discussion at a future meeting.

Request that meeting of July 26 be cancelled. Chair suggests that if business needs to be conducted that week, the Board should contemplate a different meeting date.

The project at 19 Highland continues to have facade work completed. Planner notes that trim is being installed. Chairman Plizga notes that sheetrock has been delivered so likely interior work is taking place as well.

Mexicali Grill on Mazzeo Drive has started repainting according to the terms of the Planning Board decision.

259 Allen - foundation is installed, site work continues.

### **Subdivisions**

Planner is having the clerk send out status request notices. They were last sent in February 2022 and no one responded.

Lafayette Estates - site work continues. There look to be about 4 more foundations to pour.

Mary Lee Estates - curb cut onto South Main Street not yet complete.

Orchard Estates - appears that site work is nearly complete. Would anticipate a request for release by this fall.

Inquiries and rough sketches reviewed by Planner for potential 3 lot subdivision off Oak Street.

## **H. Board Comments**

### **I. Adjournment**

Notification of Upcoming Meeting Dates

6/14 and 6/28

7/12

8/23

Meeting adjourned at 7:56pm

Motion made by Taveira, Seconded by Monteiro.

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