



# PLANNING BOARD MEETING

Tuesday, May 10, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## FINAL 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

#### PRESENT

Alexandra Alexopoulos

Steve Monteiro

Tony Plizga

Nereyda Santos

#### ABSENT

Peter Taveira

### B. Chairperson Comments

No comments made.

### C. Approval of Minutes

#### 1. Minutes Of 4/26/22

A motion was made by Alexopoulos, seconded by Nereyda, that the Minutes of 4/26/22 be approved as amended. The motion passed by the following vote:

Voting Yea: Alexopoulos, Monteiro, Plizga, Santos

### D. Public Speaks

No comments made.

### E. Public Hearings

#### 1. SUBDIVISION MODIFICATION - PERRY ESTATES

Planner gave an over view of the plan including summary of the first meeting and requests by the Planning Board for plan modifications. Also provided to the Board a

memo regarding suggested names for the street. Planner states that DPW provided an email that the stormwater proposal is acceptable.

Gigi Munden (civil engineer)- updated the subdivision plan per the board members' comments. Some changes were the location of the discharge trench based on request from DPW. Will create an easement at the rear of the existing structure as part of stormwater management., details for the HMA berm, calling out granite curbing for the first 30 feet from Chestnut Street with a transition to Cape Cod berm for both sides of the street, updated the profile to show smooth grades, added the light pole location and details, added some statements regarding the HOA which includes the maintenance of snow removal, light and electricity and storm water system.

Chairman Plizga comments:

1) Homeowner's association notes need to be removed from the drawing; there should be a separate legal document. This road will not be accepted by the Town of Randolph because of the criteria involved and will remain as a private way in perpetuity.

2) Submit HOA agreement to Planner for review and approval before the Planning Board endorses the Plan. The language should include statements that HOA established to maintain proposed road including snow removal, stormwater management systems and streetlight and cost of electricity in perpetuity. If the Town of Randolph is requested to make repairs to the stormwater, the HOA shall bear the responsibility of the costs.

3) Where the road comes off of Chestnut Street, create a one foot minimum green space behind the berm. Reduces the road from 24 feet to 23 feet in very short segments but will provide some buffer. This would only be on the EAST side of the property line. Reference it on the cross sections.

4) Add the street name to sheet 2 only and make note that it is to remain a private way.

5) On the signature block on the right hand side on sheet 2, we only need 2 blocks for signatures: Board of Health and the Planning Board.

6) Planner provided list of three potential names for a new street based on past practice. One name submitted by the property owner, one name that is based on flora/fauna and one name with some historic significance. Also provided the Board with the list of names that have been requested by various petitioners in the past. Reminded the Board that there is also a lengthy list of surnames from those men and women who lost their lives during the Civil War that could be considered. The Planner provided: Toby Lane, Laurel Lane and Talbot Lane and all have been vetted to ensure no conflict with existing street names. Board discussion about the choices and a decision to accept Toby Lane for a new street name.

7) Add cross section sheet as sheet #7 of the plans. Call out the road width at 23 feet to 24 feet to account for the greenspace behind the berm.

8) On the cross sections, correct berm shape to correspond to the other plan pages. Also on sheet #6 there is no width of berm referenced. It's 6 inches wide so make that

note. On granite curb detail, height should be at least 6 inches except at transition. Note on plans.

Discussion about length of construction to incorporate in the decision. Board suggested 1 year, the owner asked for 2 years understanding that he could request an extension.

Additional discussion by Board members regarding process for recording the decision and conditions. Agreed not to repeat the waivers in the motion but to accept those that were requested on the Planning Board form.

A motion was made by Plizga, seconded by Alexopoulos, that the modifications to Perry Estates as shown on six (6) drawings dated May 4, 2022 and the cross sections dated May 2022 for 297 Chestnut Street be approved subject to the following conditions:

- The drawings be updated as discussed by the Board in this meeting and submitted prior to the Board's endorsement of the mylar
- Construction be completed within two (2) years of this decision
- Approval is subject to any conditions of the stormwater permit
- Submission of a Home Owner Association document for review and approval
- Establishment of a performance guarantee as outlined in Mass General Law
- The motion passed by the following vote:

Voting Yea: Alexopoulos, Monteiro, Plizga, Santos

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

### **1. Project review checklist/reminder**

Board members have a short discussion. Additional items added to the list would be to review pedestrian circulation, site accessibility and safety such as sidewalks and crosswalks. Also, a proposal should specify existing and proposed easements on a site plan. Request for modifications to be made by the Planner, send out to the Board and discuss again at the next meeting.

### **2. Master Plan Initiatives**

Henry Cooke- Chairman of the Historical Commission and member of the Master Plan Implementation Committee was present for the meeting. The Commission is interested in a joint meeting with the Planning Board to discuss some of the initiatives that require joint actions from both boards, especially though which involve ordinances such as setback allowances, monitoring the impact of site plan and design review on historic resources and notifying the Historic Commission under the demolition delay ordinance. Their next meeting date with all members available is June 14 and Chairman Plizga has suggested that both boards meet on that date. Request to the Planner to set up a Zoom.

## **G. New Business**

1. Preliminary subdivision review of 186 Canton Street

The Planner gave an over view of the plan. The applicant had previous casual discussion of the property and potential options. He has submitted a preliminary plan for review. The lot is on Canton Street approximately where Canton and Reed Streets split. It contains a single family 1 ½ story single family home. The applicant proposes subdividing the parcel to create a twenty (20) foot wide road way with a cul-de-sac to permit an additional lot. The result would create one lot that conforms with zoning and one lot that does not conform with zoning regulations regarding size and frontage. This is a preliminary plan so does not require abutter notification or public hearing notices. One neighbor did appear at Town Hall asking about the plan and the information was provided.

Robert Nichols: The road would be a 24 foot layout with 20 feet paved. Created that based on recommendations from the last meeting with the Board. The existing lot at about 30,000 square feet is large for only one house and the hope is to add another single family home to increase tax revenue and turn a blighted lot into something that adds value to the Town. Conducted an inventory of trees and there are about 17 trees with diameters greater than 6 inches which will remain. Tried to be thoughtful about the plans so that there is no clear-cutting of mature trees where possible.

Plizga: Request confirmation that the Board options are to APPROVE, APPROVE WITH CONDITIONS or DISAPPROVE and that the applicant could return with a definitive subdivision plan regardless OR the Board could vote to continue the meeting.

Planner confirms the information presented by Plizga also stating that if a preliminary plan is approved, the definitive must be filed within 7 months of approval to retain all of the applicable zoning and/or conditions.

Significant discussion by the Board with concern about creating a non-conforming lot, the location of the cul-de-sac as it relates to abutting properties. The Board and applicant discussed alternative options for relocating a turn-around or creating a hammerhead that would be sufficient for emergency apparatus access that would be improved for abutting properties and potentially reduce the non-conformity. Also discussed whether the lot size and frontage could accommodate a two-family home instead of subdividing it to create an additional lot, what set-backs would be required and where driveway access could be established.

The Board asked Mr. Nichols to review alternatives as discussed and have them evaluated by the Fire Department regarding access. The Planner can facilitate as necessary.

A motion was made by Plizga, seconded by Alexopoulos, to continue the preliminary subdivision review of 186 Canton Street to June 14. The motion passed by the following votes:

Voting Yea: Alexopoulos, Monteiro, Plizga, Santos

## **H. Staff Report**

19 Highland Avenue- installation of facade. Installed the faux stone along the commercial portion of the structure. They started applying the cedar color paint.

Allen Street- Continued work on the foundation.

other updates:

Mexicali Grill- Planner will send a reminder by email or letter to them that they are committed to completing the painting modifications previous required by May 31.

## **I. Board Comments**

## **J. Adjournment**

Motion made by Alexopolous, seconded by Santos.

Voting Yea: Alexopoulos, Monteiro, Plizga, Santos

Meeting schedule

5/24/22

6/14/22 and 6/28/22

7/12/22 and 7/26/22

8/23/22