



PLANNING BOARD MEETING

Tuesday, July 08, 2025 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

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. The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

Chairman Plizga called the meeting to order at 6:02pm.

PRESENT

Araba Adjei-Koranteng
Tony Plizga
Peter Taveira
Lou Sahl

ABSENT

Alexandra Alexopoulos

B. Chairperson Comments

Chairman Plizga stated the public hearing for this evening will opened at 6:30pm, but continued until September 9, 2025.

C. Approval of Minutes

1. Minutes of 5/27/2025

The Planning Board approved the meeting minutes of May 27, 2025, as presented.

Motion made by Plizga, Seconded by Taveira to approve the meeting minutes of May 27, 2025, as presented.

Voting Yea: Plizga, Taveira, Sahl

Voting Abstaining: Adjei-Koranteng

2. Minutes of 6/24/2025

The Planning Board approved the meeting minutes of June 24, 2025, as presented.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the meeting minutes of June 24, 2025, as presented.

Voting Yea: Adjei-Koranteng, Plizga, Taveira, Sahl

D. Public Speaks

None

E. Public Hearings

1. 6:30 pm - Special Permit Continuation - North Street Proposed Two-Family

Chairman Plizga opened the public hearing continuation for the proposed 2-family on North Street. Chairman Plizga reported that the applicant needs more time to address some of the issues discussed at the first public hearing and subsequent continuations. Chairman Plizga continued the public hearing to September 9, 2025 at 6:15 pm.

Motion made by Plizga, Seconded by Sahlu to continue the public hearing for the North Street proposed two-family special permit to September 9, 2025 at 6:15 pm.
Voting Yea: Adjei-Koranteng, Plizga, Taveira, Sahlu

F. Old/Unfinished Business

1. Zoning Update Review

Planning Director, Michelle Tyler stated that the Planning Board will hold a joint Planning Board meeting with the Town Council on August 12, 2025, dedicated to reviewing the entire zoning ordinance. Our consultants will present the zoning updates to the Town Council on September 8. The Board will be provided with a list that cross-references where changes have been made to the zoning.

Zoning Map Changes

The Planning Board will hold a public hearing on July 22, 2025, for zoning map amendments. During the recodification project, it was discovered that some zoning districts did not have any land associated with them. The changes will also ensure that the zoning map aligns with state and federal statutes. The recommendation is to modify three zoning districts and thereby also the zoning map.

G. New Business

1. ANR - Gold Street

Chairman Plizga reported that the applicant is re-evaluating their options regarding the property. Mrs. Tyler stated that the item will come off the agenda for now.

H. Staff Report

338 North Main Street - Crovo's Liquors

The building is under new ownership and seeking some facade changes that will require an administrative site plan review. Mrs. Tyler presented photos of the exterior from her recent site visit. Some of the changes include: new vinyl siding with a portion of the front of the building to be stone facade, removal of some unused doors, removal of bars on windows, removal of fencing between Crovo's and Woodlawn Cleaners, new roof and decking at the rear, re-routing of the gutter and downspouts, and vinyl siding on the shed storage area. Mrs. Tyler asked them to install a dumpster surround. The main entrance

will be on North Main with a second entrance at the rear. The second unit is residential and will be remodeled under the Building Commissioner's review.

19 Highland Avenue - The Meridian apartment complex (former Taj Estates)

Mrs. Tyler reported that the convenience store operating out of the commercial space has been storing pallets and extra shelving in the patio area that she asked them to remove. They received an electrical permit for an ice machine, which Mrs. Tyler agreed could stay. Mrs. Tyler made clear to the owner that no changes may be made to the outside of the building without the Planning Board's approval. Bollards installed for safety now have "Pepsi" advertisements placed over them, which Mrs. Tyler advised must be removed. Member Adjei-Koranteng asked if a timeline was give for removal of the items. Mrs. Tyler stated she did not, as she was advised that his vendor would be picking them up.

Shaw's Plaza parking lot

The parking lot was recently repaved, but does not appear to have van accessible handicapped parking spots, as required by law. Mrs. Tyler advised the Building Commissioner, Ron Lum.

647 North Main Street (Kids & Company Daycare)

Mrs. Tyler stated that the Planning Board will provide their sign-off when the landscaping is complete.

High Street/Scanlon Drive

Mrs. Tyler has been following up with Core Invest regarding the access to DCR trails on High Street and has been urging them to move that along.

They have their approval for the bridge across the brook between the Yankee Bus Line's corporate building and the maintenance facility on Scanlon Drive.

259 Allen Street Convenience Store

The convenience store is complete. They are going to hold off on installing a post sign for now.

30 North Main Street (old Parthenon Restaurant)

Mrs. Tyler reported that a new barbeque restaurant will be going in on the corner.

I. Board Comments

None

J. Adjournment

Upcoming Meeting Dates

July 22, August 12, September 9 and 23

The meeting adjourned at 6:32 pm.

Motion made by Adjei-Koranteng, Seconded by Taveira to adjourn the meeting.

Voting Yea: Adjei-Koranteng, Plizga, Taveira, Sahlu