



PLANNING BOARD MEETING

Tuesday, September 27, 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 6:05pm by the chair

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 9-13-2022

Minor editorial and grammatical corrections.

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

Voting Yea: Alexopoulos, Monteiro, Plizga, Santos

D. Public Speaks

None

E. Public Hearings

None

F. Old/Unfinished Business

1. Master Plan Review

The Board had general discussion about consideration for zoning amendments that would address Electric Vehicle Service Equipment (EVSE) or charging stations. Discussion included incorporating requirements for new large scale commercial development and multifamily developments, minimum thresholds, establishing "place holders" for future installations to be considered, impact on snow removal operations and potential criteria for EVSE lots (with no buildings constructed).

The chair wishes to discuss parking regulations at an upcoming meeting including a review of the number of parking spaces required for different uses. Does Zoning need to be updated to reduce the amount of parking spaces that go unused? Should there be parking spaces for compact vehicles? Parking spaces for electric vehicles? Lengthy Board discussion about various parking considerations for future discussion including below grade parking or first floor covered parking in developments. The Planner will consult with the Building Commissioner to understand what requirements and use categories are listed in the Building Code so the Board doesn't try to create an ordinance that is in conflict with that code.

2. Notes about mixed use

The Board had a lengthy discussion about the definition of Mixed Use and whether there was validity in suggesting a modification to the definition. Discussion included whether a definition should include a minimum percentage, a specific amount of square footage and whether it should be limited to space on a first floor. Perhaps the definition also needs clarification: is mixed use only "commercial and residential" or should there be limitations on the type of commercial use that would be involved. Is mixed use commercial and industrial? Additional discussion included a review of each zoning district and whether it made sense to recommend amending zoning to include additional zoning districts that would permit Mixed Use.

The Board also discussed parking requirements for mixed use developments and the need to consider amendments that would address how it would work, what type of analysis would be required, etc.

Member Santos will forward the proposed definition discussed by the Board to the Planner for incorporation into a working document for discussion at a future meeting. Such document would include multiple options for how mixed-use would be permitted in order that the Board deliberate before making further recommendations.

G. New Business

None

H. Staff Report

Planner reports that the Lyons/Devine School project will come before the Planning Board as it relates to constructing Dow Street (a paper street) and connecting with Mitchell Street. Both are laid out ways but are unconstructed. A draft of the proposed layout was presented.

Perry Estates - still need a bond amount that is usually obtained from the Town's Engineer when we haven't had peer review for a project. JP has been out on leave for months. Planner to follow-up.

Mary Lee Estates - asking for a lot release. Planner did not get to review the plans in advance of this meeting so will add to the next meeting agenda.

I. Board Comments

None

J. Adjournment

Notification of Upcoming Meeting Dates

10-11-22

10-25-22

11-15-22

Member Alexopoulos left the meeting at 7:33pm

Meeting was adjourned at 7:36pm