



PLANNING BOARD MEETING

Tuesday, March 08, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES-FINAL

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
Tony Plizga
Peter Taveira
Steve Monteiro

B. Chairperson Comments

The Town Council has appointed Nereda Santos as the fifth member on the Planning Board. She has not been sworn in by the Town Clerk's Office so she is not an active member of the Planning Board at this time.

C. Approval of Minutes

1. Minutes of 2-22-2022 for approval

A motion was made by Alexopoulos, seconded by Taveira, that the Minutes of 2/22/22 be approved as amended. The motion passed by the following vote:

Voting Yea: Alexopoulos, Plizga, Taveira

Voting Abstaining: Monteiro

2. Minutes of 2-8-2022 for approval

A motion was made by Alexopoulos, seconded by Taveira, that the Minutes of 2/8/22 be approved as amended. The motion passed by the following vote:

Voting Yea: Alexopoulos, Plizga, Taveira, Monteiro

D. Public Speaks

No comments made.

E. Public Hearings

1. SUBDIVISION MODIFICATION - PERRY ESTATES

Chairman read the Announcement.

Applicant is requesting to modify the subdivision land of 29 Chestnut Street to create an additional lot. Plans and information were published on February 18th and 25th in the Patriot Ledger and can be viewed at the Town Clerk's Office.

The public hearing of the subdivision modification of Perry Estates was opened and continued to the next meeting on March 22. Presently, the Planning Board has four members and a super majority of four members are required to pass so it was agreed to continue this discussion to when the Board has five members present.

F. Old/Unfinished Business

G. New Business

1. 2017 Master Plan goals for Planning Board

March 22 meeting- focus on land use and open space and recreation (12 items).

April 26 meeting- economic development (10 items).

May 24 meeting- remaining 11 items under various headings.

H. Staff Report

19 Highland- no new update.

59 Allen Street- submitted their requests and should have started demo.

Splash Car Wash- provided their written decision. Stormwater permit with DPW was issued.

Mexicali Grill- opened and operated for business. Applicant will come back in Spring to discuss their change of exterior paint.

647 North Main Street- Tier 2 development for a daycare. It is anticipated that plans will be submitted within the next two weeks. They have received their stormwater review from DPW.

Other updates:

In April, there should be two formal Planning Board public hearings regarding the subdivision of land.

I. Board Comments

Chairman requested that meeting dates be added to agenda.

J. Adjournment

Notification of Upcoming Meeting Dates

Adjourned at 6:34pm.

Motion made by Alexopoulos, seconded by Plizga.

Voting Yea: Alexopoulos, Plizga, Taveira, Monteiro

Upcoming Meeting Dates:

3/22

4/12/22 and 4/26/22

5/10/22 and 5/24/22

6/14/22 and 6/28/22