



PLANNING BOARD

Tuesday, November 15, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

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

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 10-25-2022

D. Public Speaks

E. Old/Unfinished Business

1. 19 Highland Avenue - site review for refrigeration units, compressors, retaining wall, etc.

F. New Business

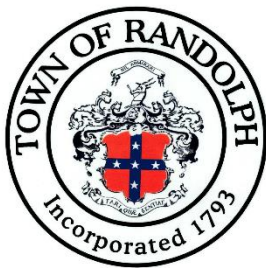
1. Preliminary Subdivision - Mill Street
2. Sign Change - Triangle Corp
3. Proposed 2023 Meeting Schedule
4. Grove Ave Subdivision (Cygnet Lane) release

G. Staff Report

H. Board Comments

I. Adjournment

Notification of Upcoming Meeting Dates
11-29-2022
12-13-2022



PLANNING BOARD MEETING

Tuesday, October 25, 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 by the chair at 6:06pm

PRESENT

Alexandra Alexopoulos
Tony Plizga
Nereyda Santos
Peter Taveira

ABSENT

Steve Monteiro

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 9-27-2022

Motion made by Alexopoulos, Seconded by Santos to approve the minutes as presented

Voting Yea: Alexopoulos, Plizga, Santos, Taveira

2. Minutes of 10-11-22

Motion to approve with edits as discussed made by Alexopoulos, Seconded by Taveira.

Voting Yea: Alexopoulos, Plizga, Santos, Taveira

D. Public Speaks

Resident Elizabeth Michel of Flint Locke Road posed a question about the Dow Street project. The Planning Board chair advised that the question is related to the public hearing and the resident could pose the question when that topic is before the Board.

E. Public Hearings

1. Improvement of Dow Street & Mitchell Street

The Chairman opened the hearing by asking for the legal notice to be read. The Planner read the legal notice that was placed in the Patriot Ledger on 10/7/2022 and 10/14/2022.

The Planner provided a summary of the project that is the request by the Town of Randolph to improve Dow Street, a paper street laid out and recorded at the Norfolk County Registry of Deeds. The improvement is necessary as part of the construction of a new elementary school at the former Devine School site on Old Street. The improvement of Dow Street, and a portion of Mitchell Street, will provide additional access to the school property. The project is submitted as an improvement to a paper street under the Subdivision Control Law and regulations of the Randolph Planning Board.

Plans were prepared by Nitsch Engineering as part of the project team for the new school. They meet the Subdivision Regulations for the Town of Randolph with waiver requests submitted on the applicable form. Abutter notices were sent via certified mail to those properties within 300 feet and stamped receipts are on file.

The plans have been reviewed by Randolph Fire Department relative to access by fire equipment and hydrant locations. Correspondence from Randolph Fire is included in the agenda packet.

Joshua Soares, Nitsch Engineering and Jesse Saylor, TKSP Architects on behalf of they Lyons School project team presented the project as submitted on the civil plan set. Plans were shared on screen and a review of the road layout, curbing, grading, drainage, stormwater management and lighting were discussed. The road profiles and layouts were designed to have minimal impact on abutters and not require any temporary construction easements. The project requests waivers from 5 items in the regulations - they are presented on the Planning Board's required form and discussed by Joshua Soares.

The Chairman opened to public comments which were received as follows:

Elizabeth Michel - 7 Flint Locke Road asked if the project includes opening the end of Flint Locke Road from what is currently a dead end.

The Chairman confirms that the street would be opened and will address that further after all public comments are received.

One person listed only as "Abby" raised a hand to speak multiple times. The person was unmuted and permitted to speak at each request but never actually spoke. The

Chairman closed the public comments section as no other requests to speak were made.

The Chairman referenced a letter to the Planning Board from Randolph Fire Department outlining their agreement with the plans as submitted and indicating their concern should any changes be made that would impede accessibility by emergency service vehicles. He further referenced the Board's current regulations and prohibitions on creating dead-end streets where there can be a through way created.

There were further discussions about the waivers, a clarification of terminology on the plans.

Member Taveira asked about establishing traffic controls on Dow Street such as "one way" or restricting traffic during certain hours of the day. He wondered if there would be traffic back-ups that would affect access by emergency services vehicles. It was discussed that the street can manage two way traffic and there will be multiple access points to the school so not all traffic will use Dow Street. The street will be a private way until such time as the Town Council accepts it as public - which is likely to take place shortly after construction is released by the Planning Board. Once the street is a public way, the Town Council can amend traffic rules and regulations with signage or other limitations if they deem it necessary. They may assess traffic flow for a while before coming to any decisions.

Member Alexopoulos pointed out the length of Dow Street and driveway into the school property that would handle queueing cars indicating that a backup impeding emergency response isn't likely. The project team shared the plans again as way of demonstrating this point.

Further Board comments:

Member Alexopoulos appreciates the management of drainage, has no problems with the waivers requested and is glad that the project will attempt to retain as much tree coverage for the abutters as possible.

Member Santos-Pina is glad that lighting is incorporated for safety and understands the waivers.

The Chairman reviewed each waiver requested citing the regulation section and the rationale for the request.. He also confirms that there is no taking of private property or affect.

Joshua Soares reviewed the grades and slopes and explained them further to clarify that they were designed so that there would be minimal impact on the abutting properties.

Member Taveira asked if there was any fencing being provided to abutters as part of this project. The project team indicates there is not.

The Chairman asked the Planner to review the major sections that would be included in the decision if the Planning Board approved the project. The Planner read through the standard DECISION & CONDITIONS pointing out what sections would be included and which would be edited as they relate to the terms of the project.

The Chairman asked about the proposed timeline for construction. Jesse Say TKSP indicated expected completion in the fall of 2024.

Member Taveira restates his concern that the Board is not establishing traffic regulations such as one-way during certain hours and wonders if it can be incorporated in the decision. Further discussion about the Board's authority with establishing traffic regulations and the lack of knowledge of whether Dow Street will be heavily traveled. There was understanding that the traffic regulations could be established once the school is opened and functioning. Further discussion about whether speed bumps or other traffic calming devices could be incorporated and whether they are necessary given the short length of the street. The Town Council can refer any street to Public Safety for a review and recommendation.

Motion made by Plizga to approve the request of the town of Randolph, to construct a portion of the paper street known as Dow Street, and to finish the unpaid portion of Mitchell Street, (aka Mitchell Street extension) in accordance with the with forms D. And P. And the permitting drawing package dated October 4, 2022 and subject to the can aforementioned conditions by Michelle and myself , Seconded by Alexopoulos.

Voting Yea: Alexopoulos, Plizga, Santos, Taveira

The Planner advises the meeting about the appeals process before the public hearing is closed.

F. Old/Unfinished Business

G. New Business

1. ANR - Sunnyside Avenue (Holbrook/Randolph)

Planner introduced the request for lot line adjustments for a parcel that straddles the Randolph/Holbrook town line. The Board previously endorsed an ANR on this parcel that involved relocating a lot line so that land could be conveyed from one parcel to another. This revision resolves the lot lines after conveyance. It has been endorsed by the Holbrook Planning Board and now needs the Randolph Board to endorse it. The Board reviewed the ANR previously endorsed, the current request and confirmed that it does not fall under the category of a subdivision of land and could be endorsed.

Motion made by Plizga, Seconded by Alexopoulos to endorse the ANR.

Voting Yea: Alexopoulos, Plizga, Santos, Taveira

2. 19 Highland Avenue - landscape/retaining wall/roof vent

Miraj Ahmed - property owner

Chi Man - Engineer with Hardy + Man

Discussion of the retaining wall, roof line modification, landscaping, roof vent, refrigeration units and various other updates.

The Planner outlines that a variety of plan revisions for the reference items have been submitted and returned to the applicant with a series of questions for them to respond to before bringing a submission to the Board. The applicant has subsequently modified plans, responded to the questions in a document provided to the Board and provided supplemental information.

The Chairman reminds the applicant that there was a "punchlist" of items to be resolved submitted in writing in June 2021. Some items have been completed and others are to be completed at the end of the project prior to occupancy. The Chairman suggests that the new engineering firm Hardy + Man review them with the property owner to ensure compliance.

Chi - reviews the change in the roofline that was required based on the setback of a portion of the building. The change was never officially submitted to the Board so it is now on a plan for the Board.

The previous set of plans submitted to the Planner had incorrect references on the elevations. That has been remedied on the plan set included in the agenda packet for the Board to review at this meeting.

There was a prior change to stormwater management and a large square manhole structure is on site. The plans submitted for review and approval show an extension of the existing retaining wall to wrap around the raised manhole to conceal the structure. The top of the wall would be no lower than the top of the manhole cover and would be constructed of the same block used in the existing wall. Any soil covered area at the top would be seeded with grass.

The Engineer then outlined the need that the first floor commercial tenants have for refrigeration units. The property owner has a convenience store and a restaurant for tenants. The convenience store requires refrigeration units for their coolers and freezers. The plan shows the units located in front of the retaining wall along Highland Avenue within the landscaped area. The height of the units would not be higher than the retaining wall for the patio area.

The location of the transformer pad was reviewed. The plan shows landscaping at the pad site (a tree). The utility company has already installed bollards around the pad.

The proposed landscaping has been modified following discussions with the Planner as well as the introduction of a picnic table on a concrete pad as was specified on the plan set originally approved.

The project Engineer reviewed the landscaping requirements for the panhandle providing previous documentation from Conservation Commission and Planning about the species to be planted in the restoration area.

An updated set of architectural plans was submitted showing a new structure on the roof. The restaurant tenant on the first floor will need exhaust as part of their operation. There is also a new vent on the wall (Highland Avenue side) for them.

The Chairman comments about the offset at the roofline that was a result of the Board's request to set a portion of the building back so that there wasn't one continuous front. That changed the roofline peak so this change is expected.

There was a lengthy discussion about the proposed location of the roof vent n for the restaurant tenant on the first floor. The Board would not like the entire unit to be visible from the Highland Avenue side of the structure. The very top of the vent (the domed portion) visible above the roofline is fine but not the support structures.

Mo Ahmed (on behalf of the owner) indicates that a structural engineer reviewed the interior supports and determined that the location depicted on the plan set is the best place for installation. They have made adjustments to the roof trusses to accommodate the interior mechanisms. They're not sure there is another location that can support the unit. The Planning Board asked that they review all options to relocate the vent so that it is not visible from the Highland Avenue side of the building and bring information back to the Board. Member Taveira asks the applicant to review if there is a decorative enclosure that could surround the vent without compromising its effectiveness. That would also have to be reviewed as to compliance with zoning

The plans also depict a grill vent next to the commercial tenant (restaurant) windows on Highland Avenue. There was a lengthy discussion about relocating this vent so that it isn't easily accessible by the public or affect the outdoor patio area. The Board would like the vent to be raised and repositioned so that it is higher on the wall and even with the top of the window(s).

The Board discussed the location of the refrigeration units and compressors meant to serve the convenience store and restaurant. The concerns about location include the amount of noise they would produce as well as the visual impact despite the depiction of landscaping in front of the units along the sidewalk. They also wouldn't be shielded from view from any guests sitting at the outdoor patio. There was discussion about other potential locations on the site: west side (rear), south across the driveway next to the fence, south near the retaining wall and sign. The Board asked that the applicant review alternate locations that would remove the units away from the sidewalk and patio seating area.

The Chairman commented on the color of the vents at each residential unit - they are beige/off-white. He indicates that in the original decision when it was agreed that "trim shall be white" that it was intended that to apply to ALL exterior trim. It doesn't appear that the statement was clear and doesn't like the color of the vents; they look dirty.

The bollards have been installed around the transformer pad - there are 14 of them which seems excessive but also understand that the utility likely dictated the number and placement. The Board requests that the property owner speak with the utility about using a green paint/sleeve over the bollards instead of the bright yellow seen elsewhere.

The Chairman asked about the proposed stairs to the patio from the sidewalk on Highland Avenue. Based on the top of wall height, the size of the risers and depth of the stair tread, he questions whether the stairs will actually fit on the property without encroaching on the public right of way. The Engineer is to review the plans and site conditions to confirm that the stairs will fit and, if not, develop an alternate plan to be submitted to the Board for review.

There was a brief discussion about the proposed landscape plan. The Planner commented about moving a proposed tree because of the placement of the transformer pad and bollards.

Member Taveira is concerned with the appearance of the utility hardware on the Warren Street side of the building. It was pointed out that there will be landscaping in place to partially obscure them from view. The Planner will review the proposed plant types to ensure they will grow large (wide/high) enough to provide shielding.

Member Santos-Pina asked that the concrete pad proposed for the picnic table area be changed to turf or mulch or something that is not concrete or asphalt.

Motion made by Plizga, Seconded by Alexopoulos to approve the change in the roofline and the bollards around the transformer with a request to have them painted green as a preference. All other items are to be modified as discussed and a new set of plans presented.

Voting Yea: Alexopoulos, Plizga, Santos, Taveira

H. Staff Report

Planner outlines the request from the Norfolk County Register of Deeds to update the Randolph Planning Board signatory authority. The Board previously voted to permit a single Planning Board member signature on certain types of plans. The list needs to be updated since former member Sarah is still listed and new member Nereyda is not. The Planner will coordinate with members to obtain their signatures.

Planner advises the Board of a posting on the Town website about a first time homebuyers assistance program being offered through the state to income qualified residents.

The Board was advised that there will likely be two new subdivision requests coming forward within a few months.

The 2023 schedule should be established soon. Planner will create a draft of meeting dates and have available for the Board to confirm.

The Chairman would like Master Plan items on the next agenda - and on any agenda that is not heavy with project review.

I. Board Comments

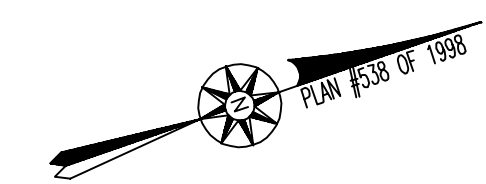
J. Adjournment

Notification of Upcoming Meeting Dates: 11/15/22, 11/29/22, 12/13/22

Adjourned at 8:23pm until the next meeting on 11/15/2022

PARCEL ID: 60-D-009.262
N/F
GM HIGHLAND HOUSE, LLC

PARCEL ID: 56-B-025
N/F
WOODVIEW APARTMENTS, LLC



- ZONING DATA -			
DISTRICT: CSBD (CRAWFORD SQUARE BUSINESS DISTRICT)			
DESCRIPTION	REQUIRED	EXISTING	PROVIDED
LOT AREA	5,000 S.F.	5.67± AC	5.67± AC
LOT FRONTAGE	25 FT	455.17 FT	455.17 FT
FRONT SETBACK	15 FT	N/A FT	25.6± FT
SIDE SETBACK	0 FT	N/A FT	139.4± FT
REAR SETBACK	15 FT	N/A FT	61.3± FT
BUILDING HEIGHT (MAXIMUM)	50 FT	N/A FT	49 FT
BUILDING COVERAGE (MAXIMUM)	60 %	N/A %	12.4± %
GREEN SPACE (MINIMUM)	10 %	90± %	48.9± %
LOT COVERAGE (MAXIMUM)	90 %	<10 %	51.1± %

- PARKING REQUIREMENT -		
USE: MULTI-UNIT RESIDENTIAL		
REQUIREMENT	REQUIRED	PROVIDED
TWO (2) SPACES FOR EACH DWELLING UNIT	214 SPACES	208 SPACES

USE: RETAIL BUSINESS		
REQUIREMENT	REQUIRED	PROVIDED
ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA ON THE FIRST FLOOR OF A BUILDING	27 SPACES	27 SPACES

USE: OFFICE		
REQUIREMENT	REQUIRED	PROVIDED
ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA ON THE FIRST FLOOR OF A BUILDING	4 SPACES	4 SPACES

PARCEL ID: 56-C-004.2
N/F
GM HIGHLAND HOUSE, LLC

PARCEL ID: 56-C-003.3
N/F
GM HIGHLAND HOUSE, LLC

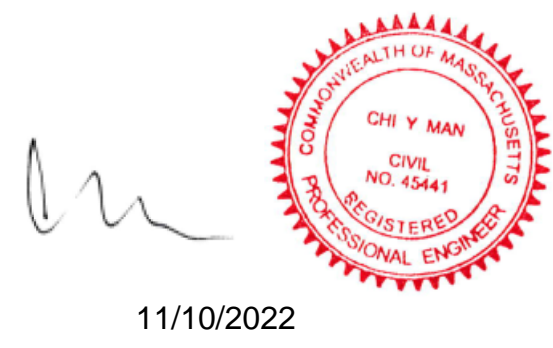
PARCEL ID: 56-C-002.4
N/F
41 HIGHLAND AVENUE, LLC

PARCEL ID: 56-B-032
N/F
ERIC O'CONNOR

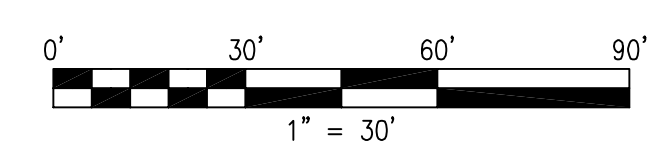
PARCEL ID: 56-B-033.5
N/F
NAYARA A. SILVA

ASSESSORS
PARCEL ID: 56-C-001
(AREA=5.67± ACRES)

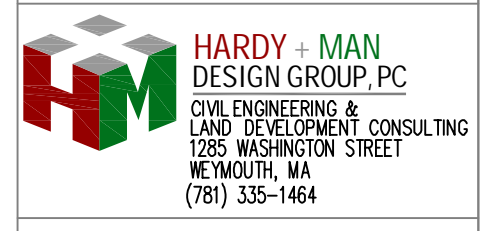
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HIGHLAND AVENUE
~PUBLIC - 66' WIDE~



REVISIONS			
2	4/13/20	PER PLANNING STAFF REPORT	
3	5/4/20	PER PLANNING BOARD	
4	6/1/20	PER PLANNING BOARD	
5	7/1/20	ADDITIONAL RETAIL SPACE	
6	10/6/22	PER TOWN COMMENTS	
7	11/10/22	PER TOWN COMMENTS	



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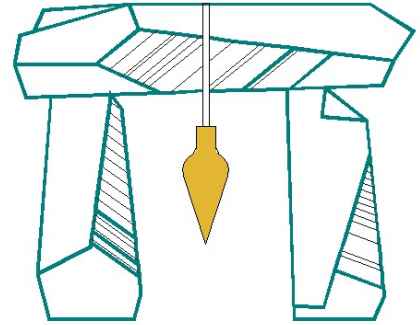
DRAWN BY: JKM
DESIGNED BY: CAF/JKM
CHECKED BY: CAF

SITE PLAN
19 HIGHLAND AVENUE
ASSESSORS PARCEL ID: 56-C-001
RANDOLPH, MASSACHUSETTS
PREPARED MAZZEO REALTY TRUST
FOR: 780 WILLARD STREET, C10
QUINCY, MA 02169

NOVEMBER 7, 2019
SCALE: 1"=30'
JOB NO. 18-1004
LATEST REVISION:
JULY 1, 2020
LAYOUT
SHEET 3 OF 11



DeCelle-Burke-Sala



& Associates, Inc.

PROJECT NARRATIVE

Proposed Preliminary Subdivision
217 Mill Street
Randolph, MA 02368

CLIENT:

217 Mill St, LLC
228 Park Avenue S, PMB35567
New York, NY 10003

PREPARED BY:

DeCelle-Burke-Sala & Associates, Inc.
1266 Furnace Brook Parkway, Suite
401
Quincy, MA 02169

OCTOBER 28, 2022

Section 1.0 Existing Conditions

1.1 Site Location

The subject property is located at 217 Mill Street in the Town of Randolph. The Town of Randolph Assessor's office currently identifies the as Assessors ID 51-H-8.01 with a total area of approximately 77,512± square feet (SF). The property is located within the Residential Single Family High Density (RSFHD) zoning district.



Figure 1 - Aerial Map (MassGIS)

1.2 Existing Site Conditions

The site is bounded by Mill Street to the northeast, and is abutted by single-family residential properties to the east, south, and west. The dead end of Prospect Avenue is close to the locus, however, the property does not have any frontage on Prospect Avenue. The lot contains a 675± S.F. residential single-family dwelling that was constructed around 1950 per the Town's online property record database. In addition to the dwelling, there are two sheds located on the property. Vehicular access to the site is provided off Mill Street by a single-lane asphalt driveway to the west of the dwelling. The dwelling improvements include a deck on the westerly side of the building adjacent to the driveway, a concrete patio in the backyard, and a concrete walkway along the front of the house. The vegetation in the northerly portion of the lot closest to Mill Street is predominately lawn, with several hedges, and trees. The majority of the lot is covered by trees and considered wooded. A vinyl and chain-link fence traverse the rear of the property near the abutters located on Hart Circle. Topography on the site varies throughout the property. Elevations along

the frontage of the property on Mill Street range from approximately elevation 126 in the northeasterly corner, to elevation 132 in the northerly corner. Topography slopes up roughly 27% from the northeasterly corner at elevation 126 up to the house at elevation 136. The driveway slopes approximately 13% up from Mill Street to the peak of the driveway. The high elevation on-site is located towards the center of the property within the woods. From the high point, the topography generally slopes down to the abutters to the east down to a low elevation of approximately 122. All elevations refer to the North American Vertical Datum of 1988 (NAVD 88).

The existing building is serviced by sewer, domestic water, and gas services that connect to the respective mains in Mill Street. Overhead wires connect from the dwelling to the existing overhead wires in Mill Street to provide power and communication services to the existing dwelling. A roof gutter system on the existing dwelling captures the majority of roof runoff and downspouts direct the water to flow overland. No other stormwater controls are located on-site, as flows from the asphalt driveway are not collected and runoff to Mill Street. The site is not located within a Special Flood Hazard Zone as delineated on FIRM 25021C0217E, effective 07/17/2012. There do not appear to be any jurisdictional wetlands within 100-feet of the project locus.

Section 2.0 Proposed Conditions

2.1 Proposed Site Conditions

The proposed project is a subdivision which will include the construction of four (4) new single-family houses and a proposed roadway. Access to the subdivision will be provided off Mill Street by a 40-ft. wide private way, which ends at a cul-de-sac with a 50-ft. radius. The proposed street layout will have 24-ft. of pavement with vertical granite curbing on both sides. Each proposed single-family house will be provided vehicular access to the proposed road by a curb cut and asphalt driveway.

The street will be graded to have a 2.9% grade for the first approximately 19-ft. before transition to a 100-ft. Type IV Sag Vertical Curve. The roadway will have a slope of approximately 7% for approximately 20-ft. before transitioning to a 150-ft. Type I Crest Vertical Curve. The highpoint of the roadway will be located towards the center of the cul-de-sac and will slope down toward the end of the road. A retaining wall is proposed along the easterly side of the roadway from approximately station 0+45 to approximately station 1+75. The retaining wall is approximately 9-ft. at its highest point. A smaller retaining wall is proposed along the westerly property line of the subdivision near Mill Street. This wall is approximately 2-ft. tall at its highest point.

The proposed subdivision will be improved by public utilities for the use of the four (4) proposed dwellings. A proposed 8-in. PVC sewer main is proposed be installed for the length of the roadway. The proposed sewer main will tie into the existing 8-in. PVC sewer main in Mill Street by constructing a doghouse manhole in Mill Street. A sewer manhole is proposed at the end of the proposed sewer main in the cul-de-sac of the proposed roadway. Each house will tie into the proposed sewer main by gravity with proposed 4-in. PVC sewer services. An 8-in. CLDI (cement-lined ductile iron) water main will be installed for the length of the roadway. The proposed water main will tie into the existing water main in Mill Street. Each house will be provided water service by a 1-in. "type K" copper pipe. A proposed gas main shall be installed by the local utility purveyors standards to provide gas service to each dwelling. Power and communication services will be provided by underground wires. A transformer will be installed within the subdivision.

2.2 Proposed Stormwater

Proposed stormwater controls shall comply with local, state and federal regulations. Stormwater generated by the proposed street will be collected, detained, and infiltrated to protect the down gradient abutting properties. The stormwater generated by the proposed street will be captured by a series of deep sump catch basins and detained and infiltrated using two underground infiltration structures. Two (2) catch basins are proposed near Mill Street to capture runoff flowing down the proposed road towards Mill Street. These captured flows will be directed to Underground Infiltration "System 1". System 1 is an underground infiltration system consisting of (26) Shea

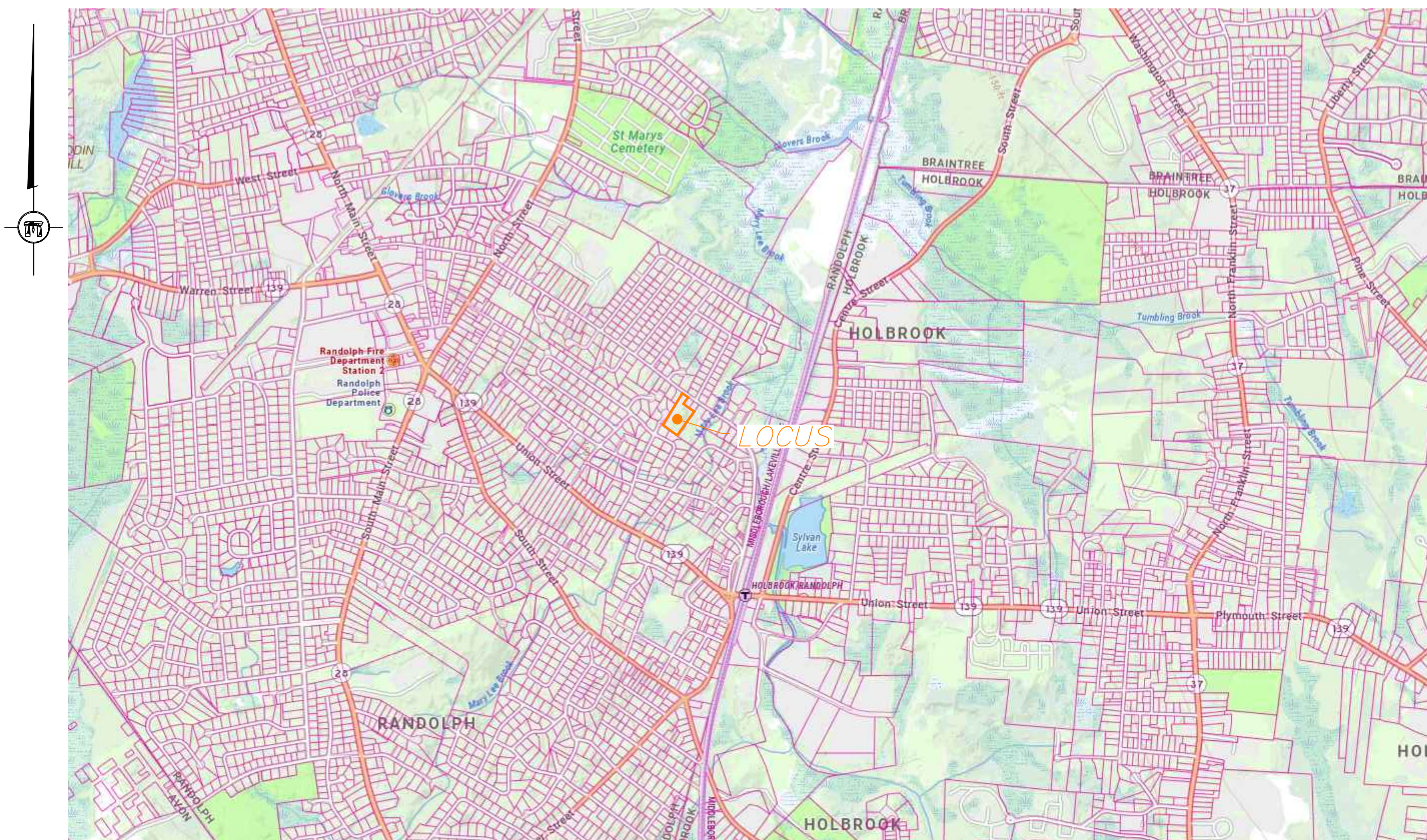
Concrete 4'x4'x4' concrete leaching structures. The concrete chambers will be surrounded by 12-in. of stone, and will have 24-in. of stone below to aid with infiltration. Outlet control for Underground Infiltration System 1 is provided by the catch basin during larger storms. Underground Infiltration System 1 is located on a proposed non-buildable lot that was created for the purpose of containing stormwater leaching structures capturing runoff from the proposed roadway. A series of three (3) catch basins adjacent to the cul-de-sac of the proposed road to capture runoff from the cul-de-sac and surrounding areas.. These captured flows will be directed to Underground Infiltration "System 2". System 2 is an underground infiltration system consisting of (54) Shea Concrete 4'x4'x4' concrete leaching structures. The concrete chambers will be surrounded by 24-in. of stone, and will have 24-in. of stone below to aid with infiltration. Outlet control for Underground Infiltration System 2 is provided by a 10-in. HDPE drain overflow during larger storm events. Runoff from portions of Lots 1,2,3, and 4 will flow overland and will be directed to one of two surface detention basins. Detention basin 1 is located partially on lots 2 and 3. Detention basin 1 will collect runoff from portions of lot 2,3, and 4. Outlet control for basin 1 is provided by a berm with an overflow elevation of 127.8 for larger storm events. This basin is proposed to collect stormwater runoff from roof, driveway, and lawns. Detention basin 1 will not be collecting any stormwater runoff from the proposed roadway. Detention basin 2 is located partially on lots 1 and 2. Detention basin 2 will collect runoff from portions of lot 1 and 2. Outlet control for basin 2 is provided by a berm with an overflow elevation of 123.8 for larger storm events. This basin is proposed to collect stormwater runoff from roof, driveway, and lawns. Detention basin 2 will not be collecting any stormwater runoff from the proposed roadway. It is DeCelle-Burke-Sala & Associates, inc. belief that the project complies with the Stormwater Management Standards. The project as proposed will protect the abutter in the short term through proper construction and erosion protection techniques. It will also protect the environment from long term impacts due to the improved stormwater controls.

PROPOSED PRELIMINARY SUBDIVISION

217 MILL STREET

RANDOLPH, MASSACHUSETTS

OCTOBER 28, 2022



LOCUS MAP

IMAGE FROM MASSGIS 2022
1" ≈ 800'

SHEETS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 CONSTRUCTION MANAGEMENT
- 4 PRELIMINARY SUBDIVISION PLAN SHEET 1
- 5 PRELIMINARY SUBDIVISION PLAN SHEET 2
- 6 SITE LAYOUT
- 7 SITE GRADING
- 8 UTILITIES
- 9 ROAD PROFILE
- 10 CONSTRUCTION DETAILS
- 11 CONSTRUCTION DETAILS

APPLICANT

217 MILL ST, LLC
228 PARK AVENUE S
PMB35567
NEW YORK, NY 89135

OWNER

ARSENAULT FAMILY TRUST
217 MILL STREET
RANDOLPH, MA 02368

ARCHITECT

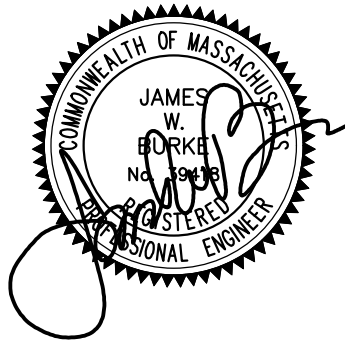
DONAHUE ARCHITECTS, INC.
21 McGRATH HIGHWAY
QUINCY, MA 02169

CIVIL/SURVEY

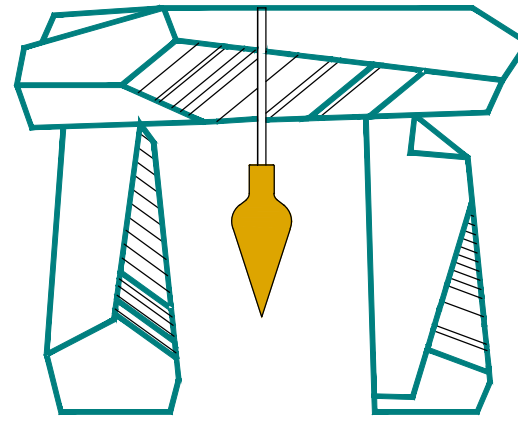
DECILLE-BURKE-SALA & ASSOCIATES, INC.
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QUINCY, MA 02169



REVISIONS		
NO.	DATE	COMMENT



DeCelle-Burke-Sala



& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (a) 617-405-5101 (f)
www.decelle-burke-sala.com



CLAUDIO SALA, PLS

DATE

GENERAL NOTES:

1. LOCUS:

ASSESSORS ID: 51-H-8.01
RECORD OWNER: ARSENAULT FAMILY TRUST
DEED REFERENCE: BOOK 14059 PAGE 498
PLAN REFERENCE: PLAN No. 204 of 1997

2. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING JUNE 2022. ELEVATIONS SHOWN. REFER TO NAVD-88.

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4. LOCUS IS LOCATED WITHIN A ZONE X, AS DELINEATED ON FIRM 25021C0217E, EFFECTIVE 07/17/2012.

5. PARCEL IS ZONED RSFHD.

PROJECT TITLE & LOCATION:

**PROPOSED PRELIMINARY
SUBDIVISION
217 MILL STREET
RANDOLPH, MA**

PLAN TITLE:

EXISTING CONDITIONS

PREPARED FOR:

**217 MILL ST, LLC
228 PARK AVENUE S
PMB 35567
NEW YORK, NY 89135**

DATE: OCTOBER 28, 2022

REVISED:

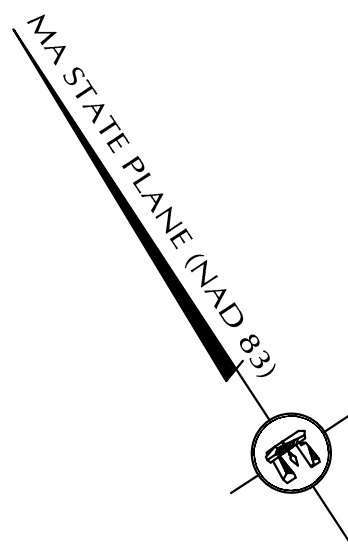
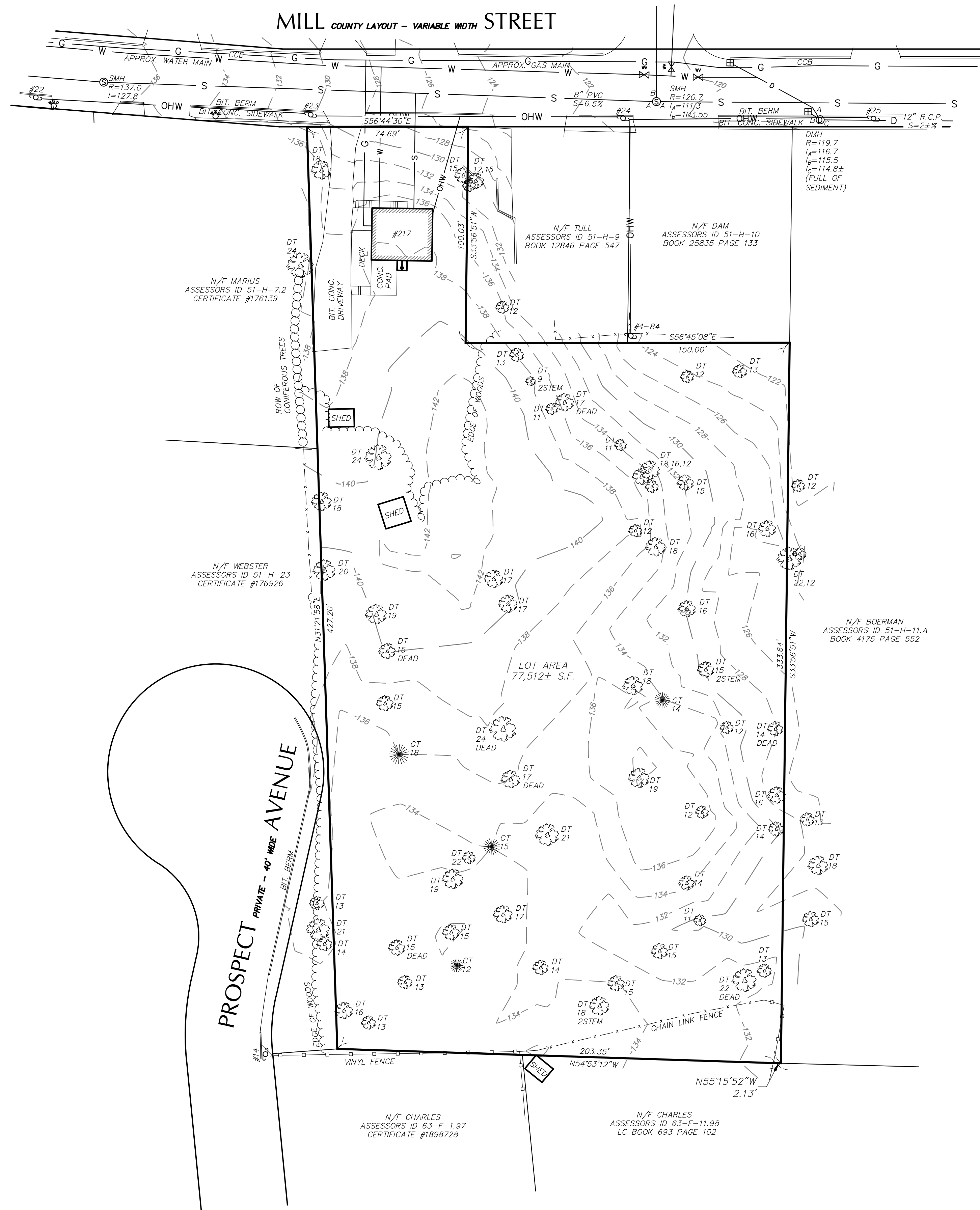
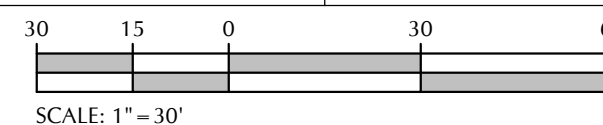
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JOB NUMBER: 2022.030

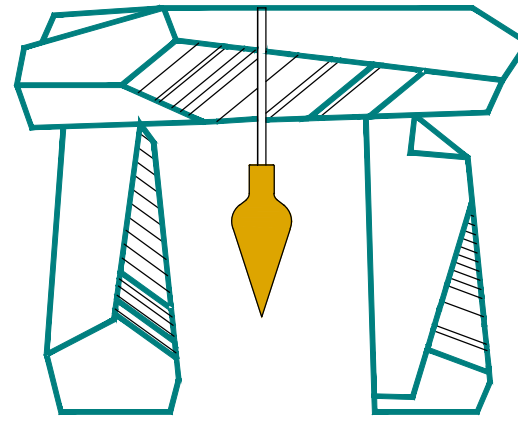
SHEET 2 OF 11

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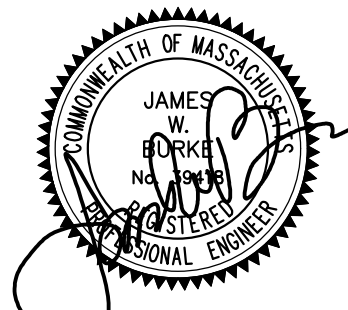
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- TREE LINE
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- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- STONEWALL
- GAS VALVE
- WATER VALVE
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JAMES W. BURKE, P.E.

DATE

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PROJECT TITLE & LOCATION:

**PROPOSED PRELIMINARY
SUBDIVISION
217 MILL STREET
RANDOLPH, MA**

PLAN TITLE:

CONSTRUCTION MANAGEMENT

PREPARED FOR:

**217 MILL ST, LLC
228 PARK AVENUE S
PMB 35567
NEW YORK, NY 89135**

DATE: OCTOBER 28, 2022

REVISED:

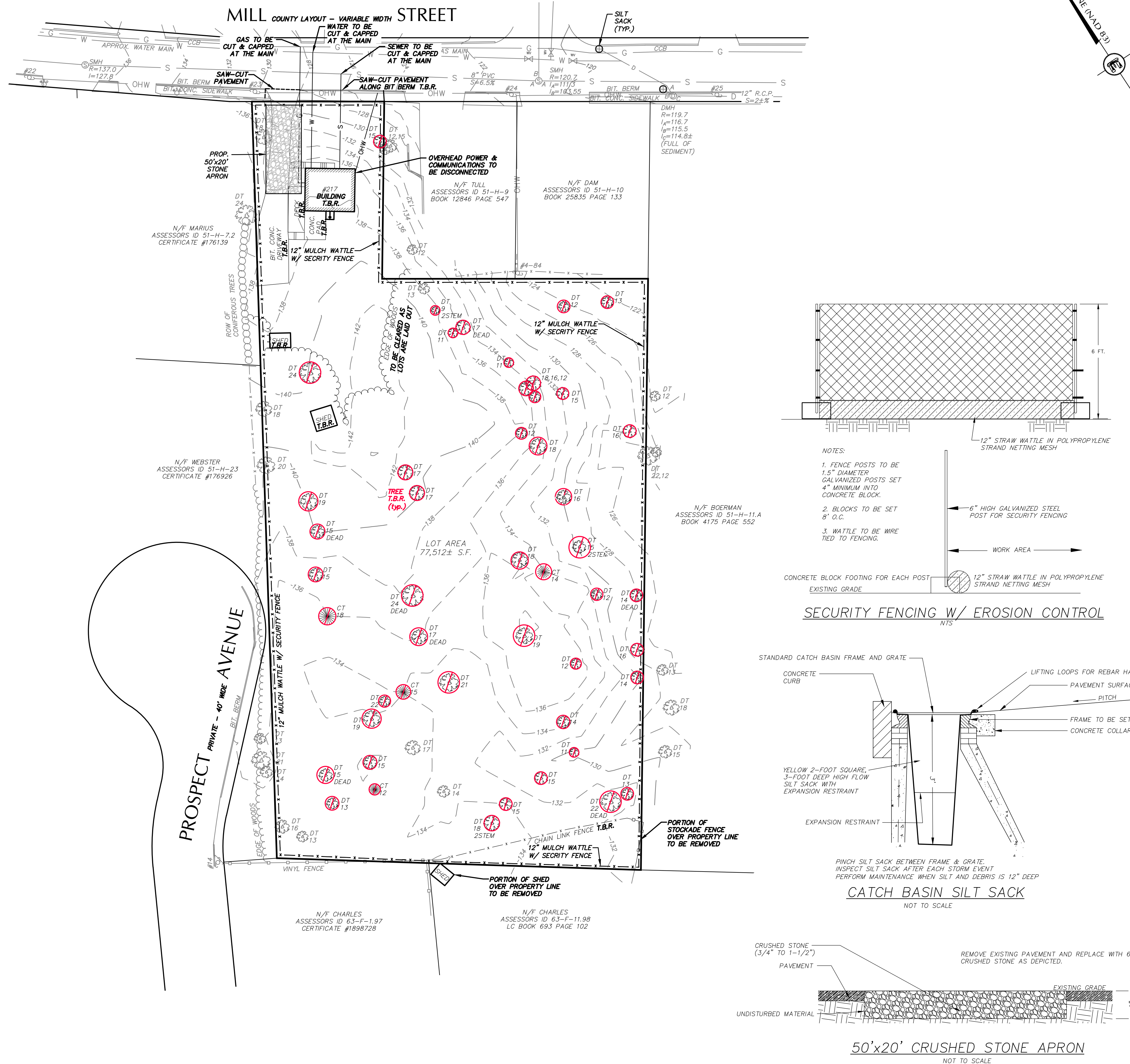
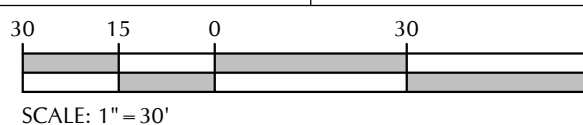
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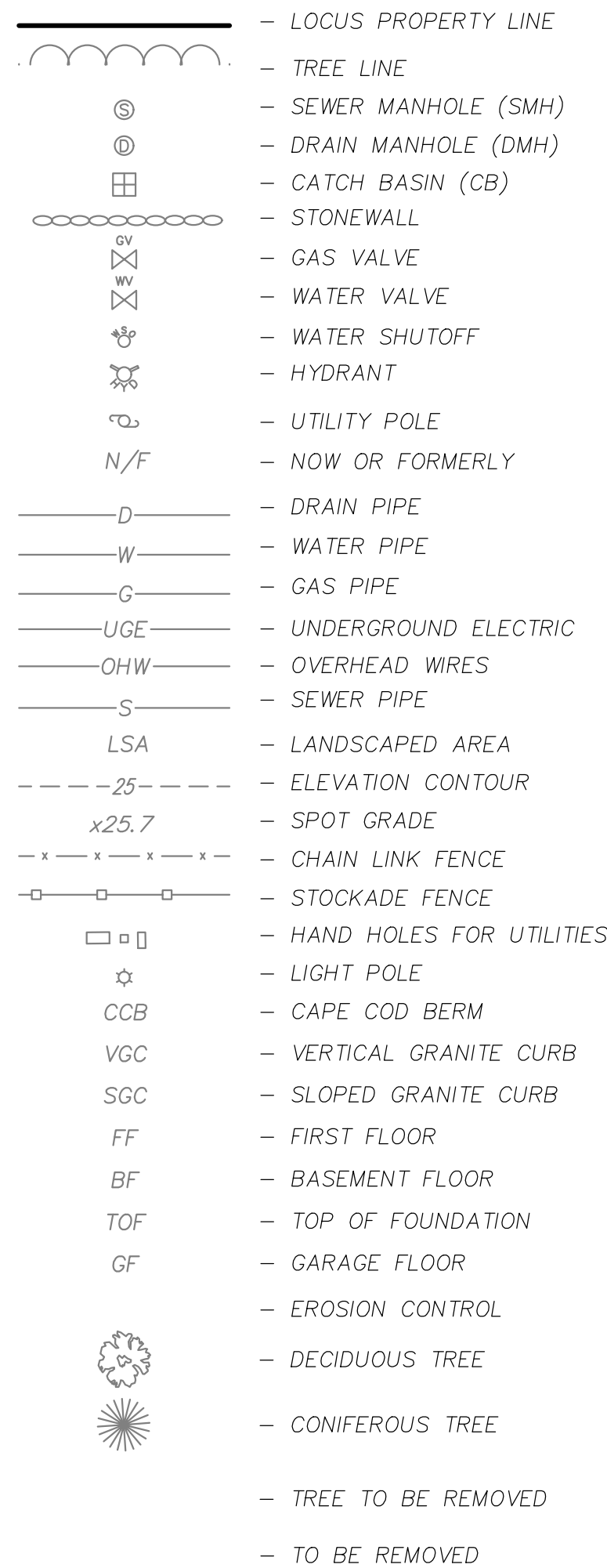
JOB NUMBER: 2022.030

SHEET 3 OF 11

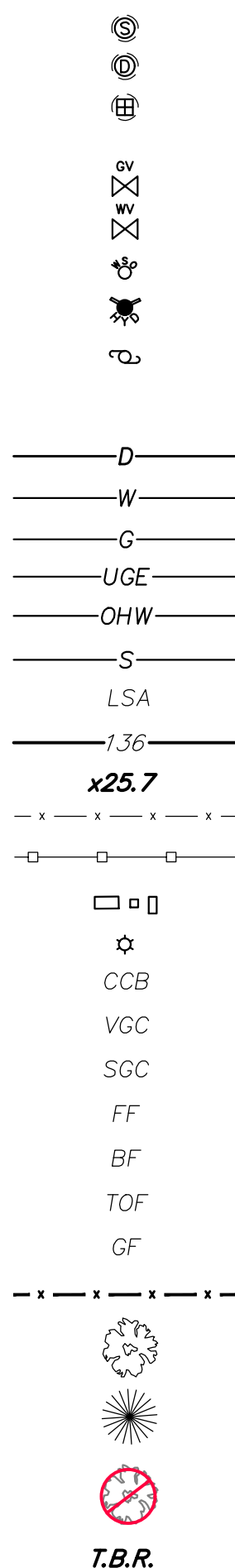


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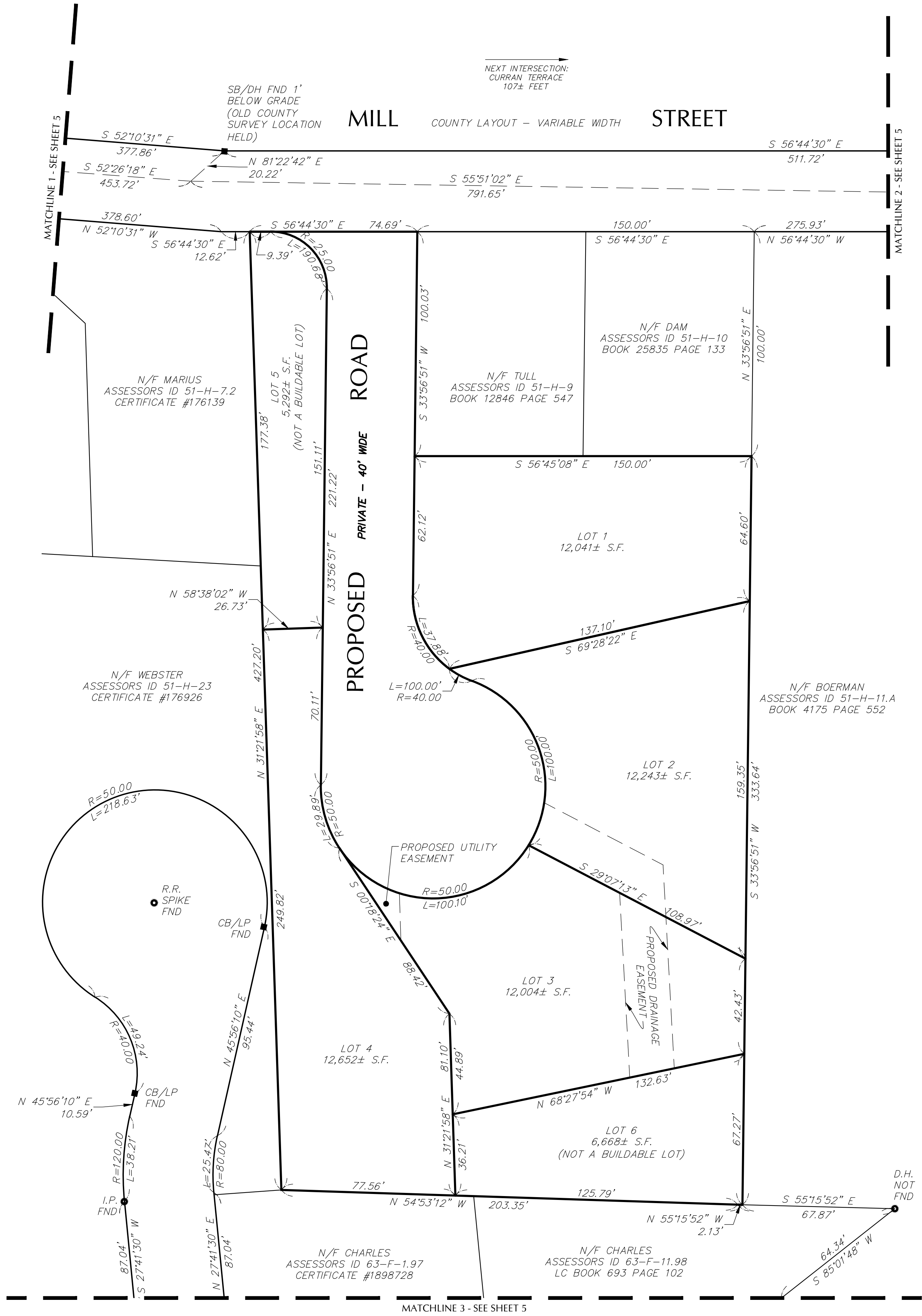
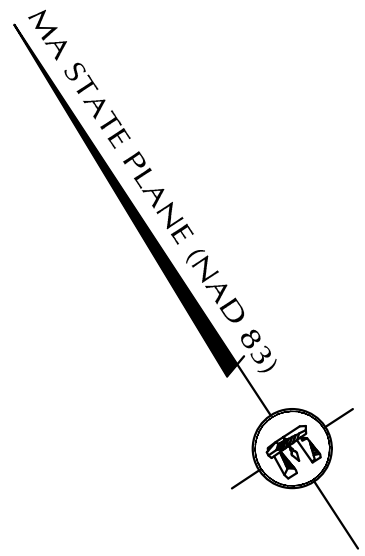
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PROPOSED:



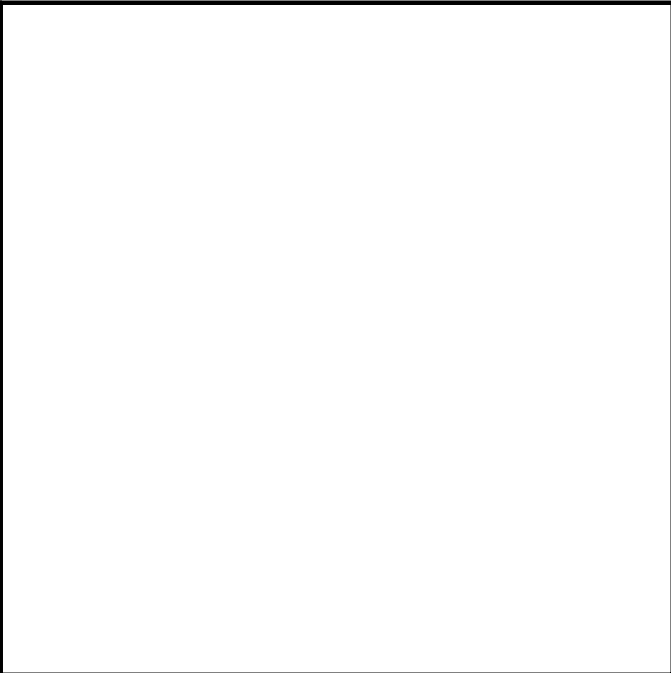
T.B.R.



EXISTING:

- N/F
- SB/DH FND
- CB/DH FND
- DH/FND
- PIPE/FND
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- NOW OR FORMERLY
- STONE BOUND W/ DRILL HOLE FOUND
- CONCRETE BOUND W/ DRILL HOLE FOUND
- DRILL HOLE FOUND
- PIPE FOUND

LEGEND:



I certify that this plan conforms with the rules and regulations of the Registers of Deeds in the Commonwealth of Massachusetts

CLAUDIO SALA, PLS DATE

Approved by
Planning Board
Randolph, Massachusetts

Date:

Planning Board endorsement under the subdivision control law should not be considered as either an endorsement or approval of zoning requirements.

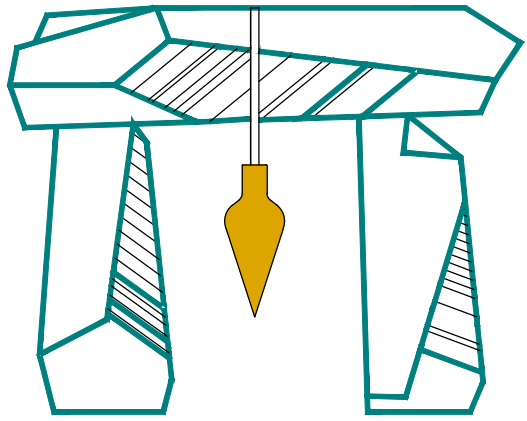
ZONING SCHEDULE	
(TOWN OF RANDOLPH ZONING CODE DATED AUGUST 9, 2021)	
LOT ZONING CLASSIFICATION : RSHDD a/k/a RSFHD	
ZONING REQUIREMENT	REQUIRED
MIN. LOT AREA	— 12,000 S.F.
MIN. LOT FRONTAGE	— 100 FEET
MIN. LOT WIDTH	— 75 FEET
MIN. LOT DEPTH	— 100 FEET
MIN. FRONT SETBACK	— 25 FEET
MIN. SIDE SETBACK	— 15 FEET
MIN. REAR SETBACK	— 15 FEET
MAX. BUILDING HEIGHT	— 2.5 STORIES/40 FEET

LIST OF WAIVERS		
(TOWN OF RANDOLPH SUBDIVISION REGULATIONS EFFECTIVE JANUARY 28, 2020)		
SUBDIVISION REQUIREMENT	REQUIRED	PROPOSED
MIN. CORNER RADIUS	— 25 FEET	— 0 FEET
MIN. OPP. INT. OFFSET	— 200 FEET	— 107 FEET

OWNED BY:

ARSENAULT FAMILY TRUST
217 MILL STREET, RANDOLPH, MA 02368
DEED REFERENCE: BOOK 14059 PAGE 498

DeCelle-Burke-Sala



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CLAUDIO SALA, PLS DATE

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PLAN REFERENCES:

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- PL. BK. 446 PLAN No. 204 of 1997
- PL. BK. 449 PLAN No. 515 of 1997
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NORFOLK COUNTY LAND COURT

- LC PLAN 24454^{A,B,C,D}
- LC PLAN 29830^{A,B,C,D,E,R}
- LC PLAN 30039^{A,E,F}
- LC PLAN 35883^{A,B,C,D}

NORFOLK COUNTY ENGINEERING DEPARTMENT

- FIELD BOOK 15 PAGES 18-25
- FIELD BOOK 405 PAGES 13-24
- FIELD BOOK 405 PAGES 35-55
- PLAN BOOK 8 PAGE 529

PROJECT TITLE & LOCATION:

PROPOSED PRELIMINARY
SUBDIVISION
217 MILL STREET
RANDOLPH, MA

PLAN TITLE:

PRELIMINARY SUBDIVISION
SHEET 1

PREPARED FOR:

217 MILL ST, LLC
228 PARK AVENUE S
PMB 35567
NEW YORK, NY 89135

DATE: OCTOBER 28, 2022

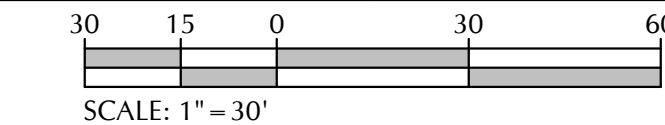
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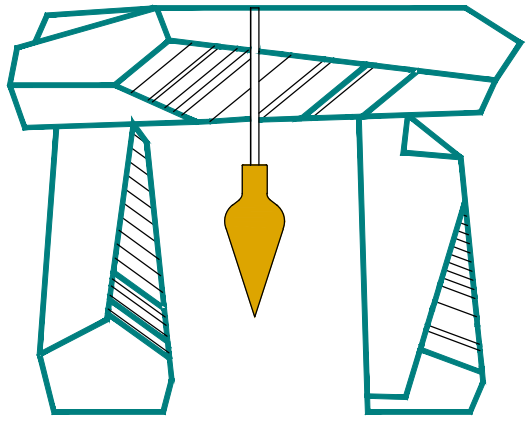
REVISED:

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JOB NUMBER: 2022.030 SHEET 4 OF 11



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PROJECT TITLE & LOCATION:

PROPOSED PRELIMINARY
SUBDIVISION
217 MILL STREET
RANDOLPH, MA

PLAN TITLE:

PRELIMINARY SUBDIVISION
SHEET 2

PREPARED FOR:

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228 PARK AVENUE S
PMB 35567
NEW YORK, NY 89135

DATE: OCTOBER 28, 2022

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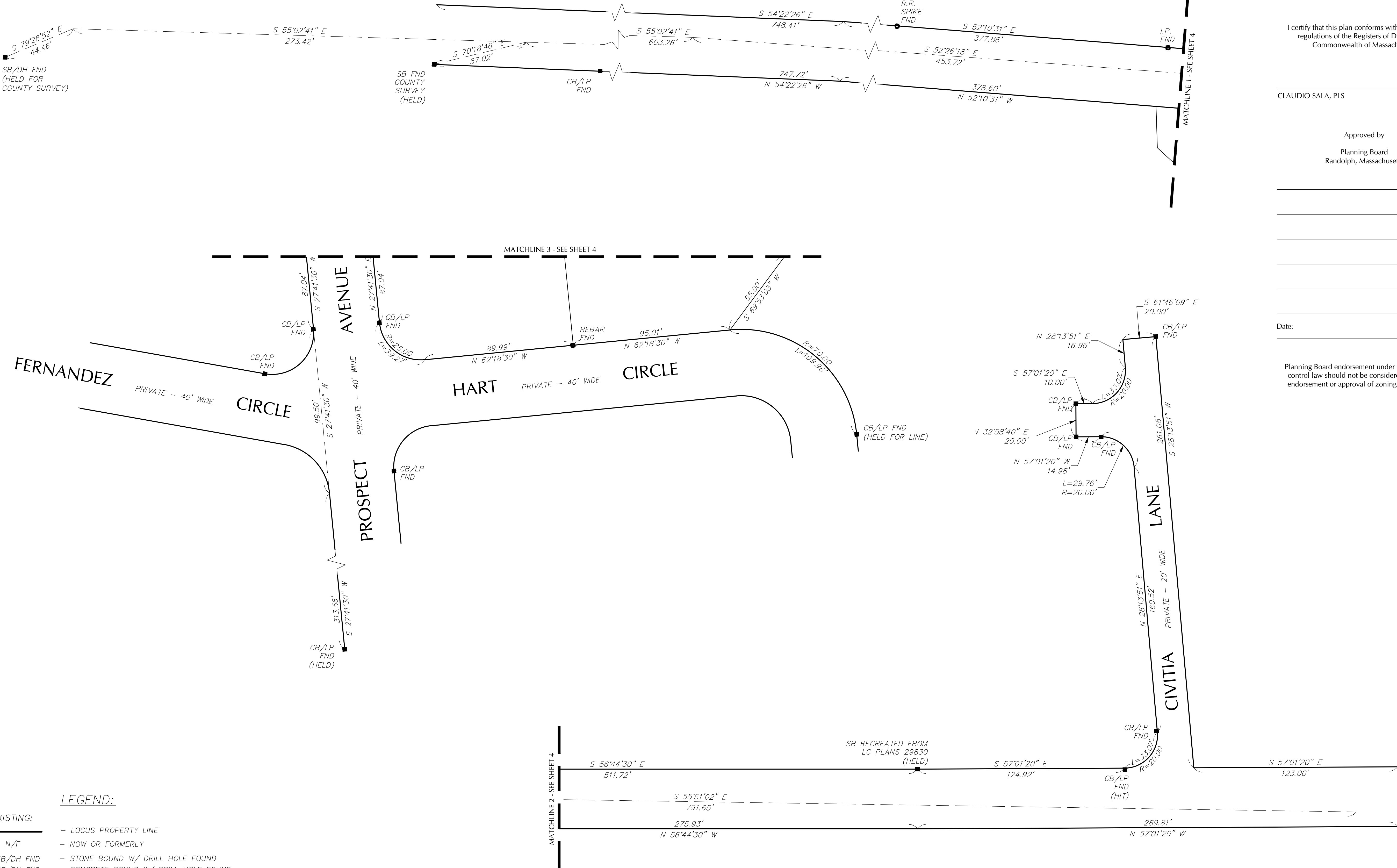
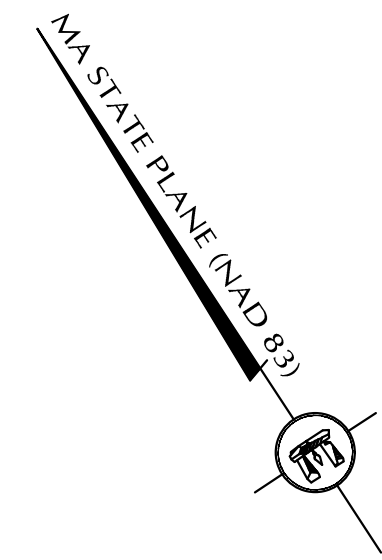
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JOB NUMBER: 2022.030

SHEET 5 OF 11



EXISTING:

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FOR REGISTRY USE ONLY

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CLAUDIO SALA, PLS

DATE

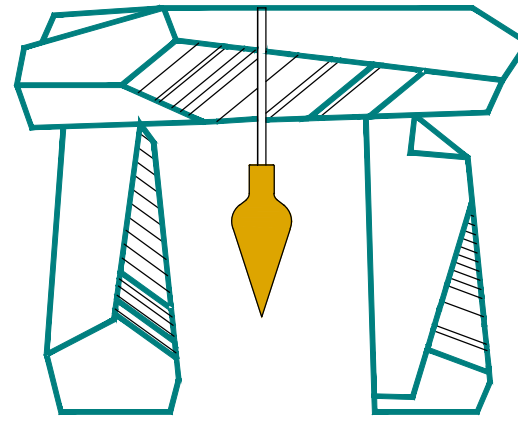
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Planning Board
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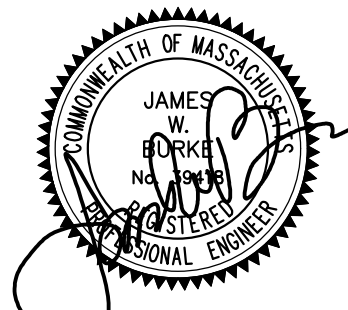
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**PROPOSED PRELIMINARY
SUBDIVISION
217 MILL STREET
RANDOLPH, MA**

PLAN TITLE:

PROPOSED SITE LAYOUT

PREPARED FOR:

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NEW YORK, NY 89135**

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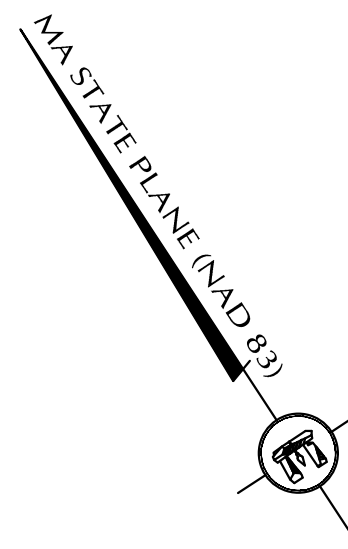
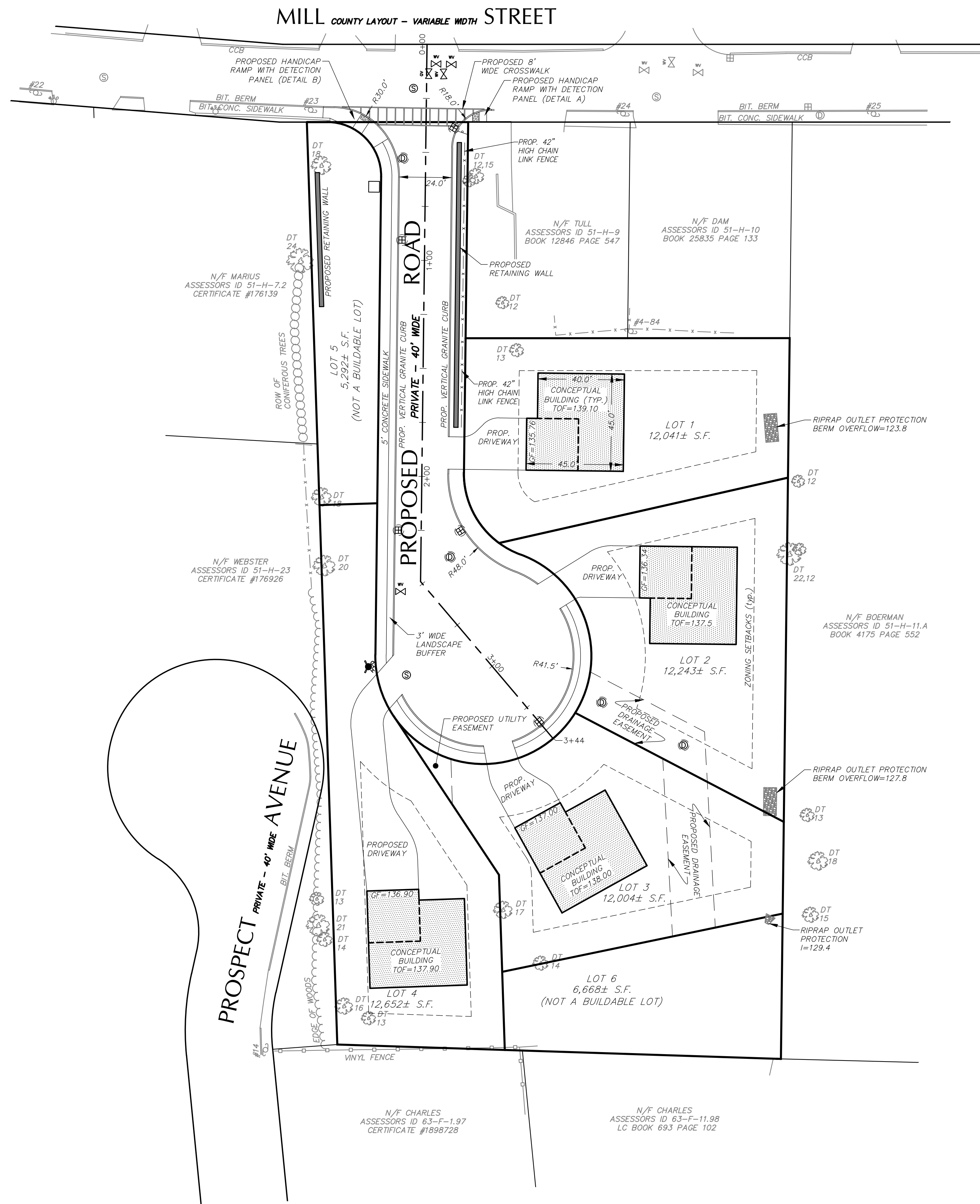
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SHEET 6 OF 11

30 15 0 30 60

SCALE: 1" = 30'



LEGEND:

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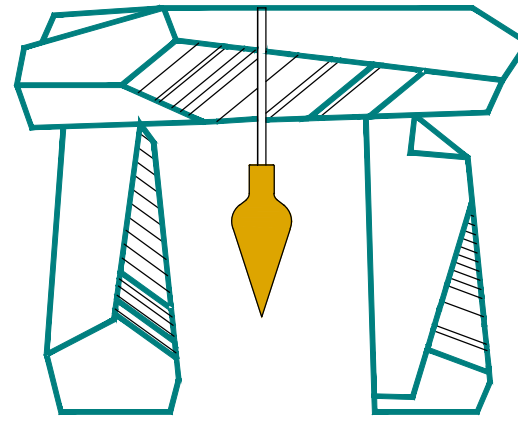
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- CHAIN LINK FENCE
- STOCKADE FENCE
- HAND HOLES FOR UTILITIES
- LIGHT POLE
- CAPE COD BERM
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- FIRST FLOOR
- BASEMENT FLOOR
- TOP OF FOUNDATION
- GARAGE FLOOR
- EROSION CONTROL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE TO BE REMOVED
- TO BE REMOVED

PROPOSED:

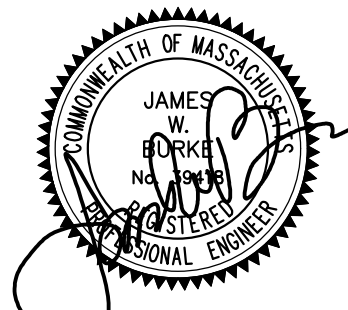
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**PROPOSED PRELIMINARY
SUBDIVISION
217 MILL STREET
RANDOLPH, MA**

PLAN TITLE:

PROPOSED SITE GRADING

PREPARED FOR:

**217 MILL ST, LLC
228 PARK AVENUE S
PMB 35567
NEW YORK, NY 89135**

DATE: OCTOBER 28, 2022

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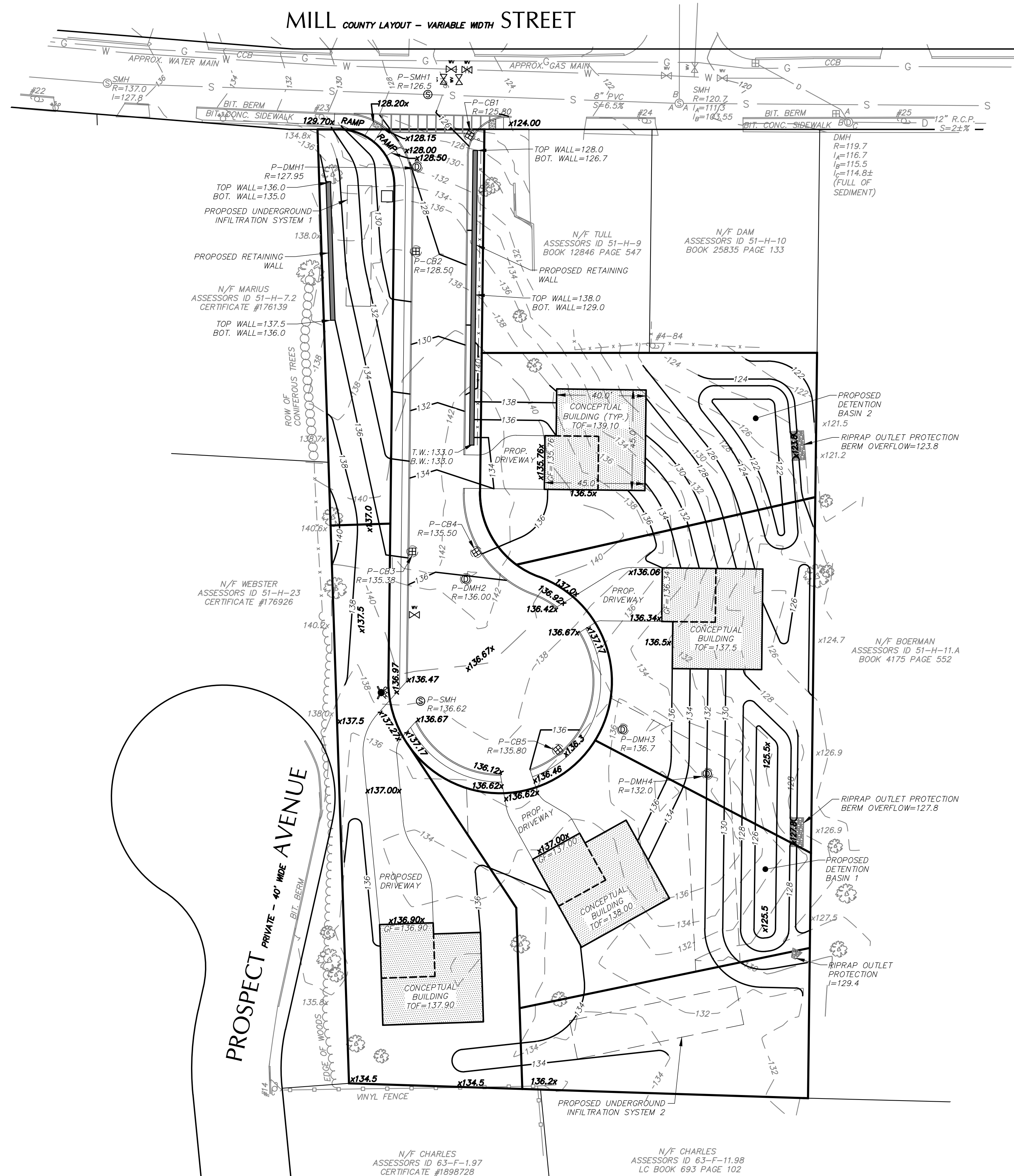
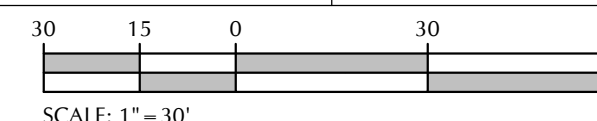
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JOB NUMBER: 2022.030

SHEET 7 OF 11



LEGEND:

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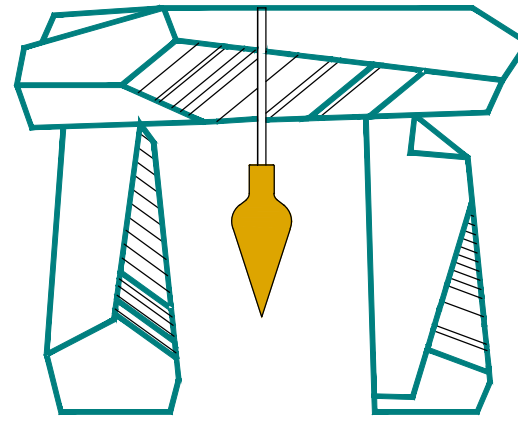
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	- TO BE REMOVED

PROPOSED:

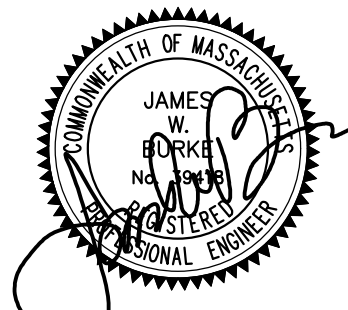
	- DRAIN PIPE
	- WATER PIPE
	- GAS PIPE
	- UNDERGROUND ELECTRIC
	- OVERHEAD WIRES
	- SEWER PIPE
	- LANDSCAPED AREA
	- ELEVATION CONTOUR
	- SPOT GRADE
	- CHAIN LINK FENCE
	- STOCKADE FENCE
	- HAND HOLES FOR UTILITIES
	- LIGHT POLE
	- CAPE COD BERM
	- VERTICAL GRANITE CURB
	- SLOPED GRANITE CURB
	- FIRST FLOOR
	- BASEMENT FLOOR
	- TOP OF FOUNDATION
	- GARAGE FLOOR
	- EROSION CONTROL
	- DECIDUOUS TREE
	- CONIFEROUS TREE
	- TREE TO BE REMOVED
	- TO BE REMOVED

T.B.R.

DeCelle-Burke-Sala



& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com



JAMES W. BURKE, P.E.

DATE

GENERAL NOTES:

1. LOCUS:

ASSESSORS ID: 51-H-8.01
RECORD OWNER: ARSENAULT FAMILY TRUST
DEED REFERENCE: BOOK 14059 PAGE 498
PLAN REFERENCE: PLAN No. 204 of 1997

2. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING JUNE 2022. ELEVATIONS SHOWN, REFER TO NAVD-88.

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4. LOCUS IS LOCATED WITHIN A ZONE X, AS DELINEATED ON FIRM 25021C0217E, EFFECTIVE 07/17/2012.

5. PARCEL IS ZONED RSFD.

PROJECT TITLE & LOCATION:

**PROPOSED PRELIMINARY
SUBDIVISION
217 MILL STREET
RANDOLPH, MA**

PLAN TITLE:

PROPOSED SITE UTILITIES

PREPARED FOR:

**217 MILL ST, LLC
228 PARK AVENUE S
PMB 35567
NEW YORK, NY 89135**

DATE: OCTOBER 28, 2022

REVISED:

REVISED:

REVISED:

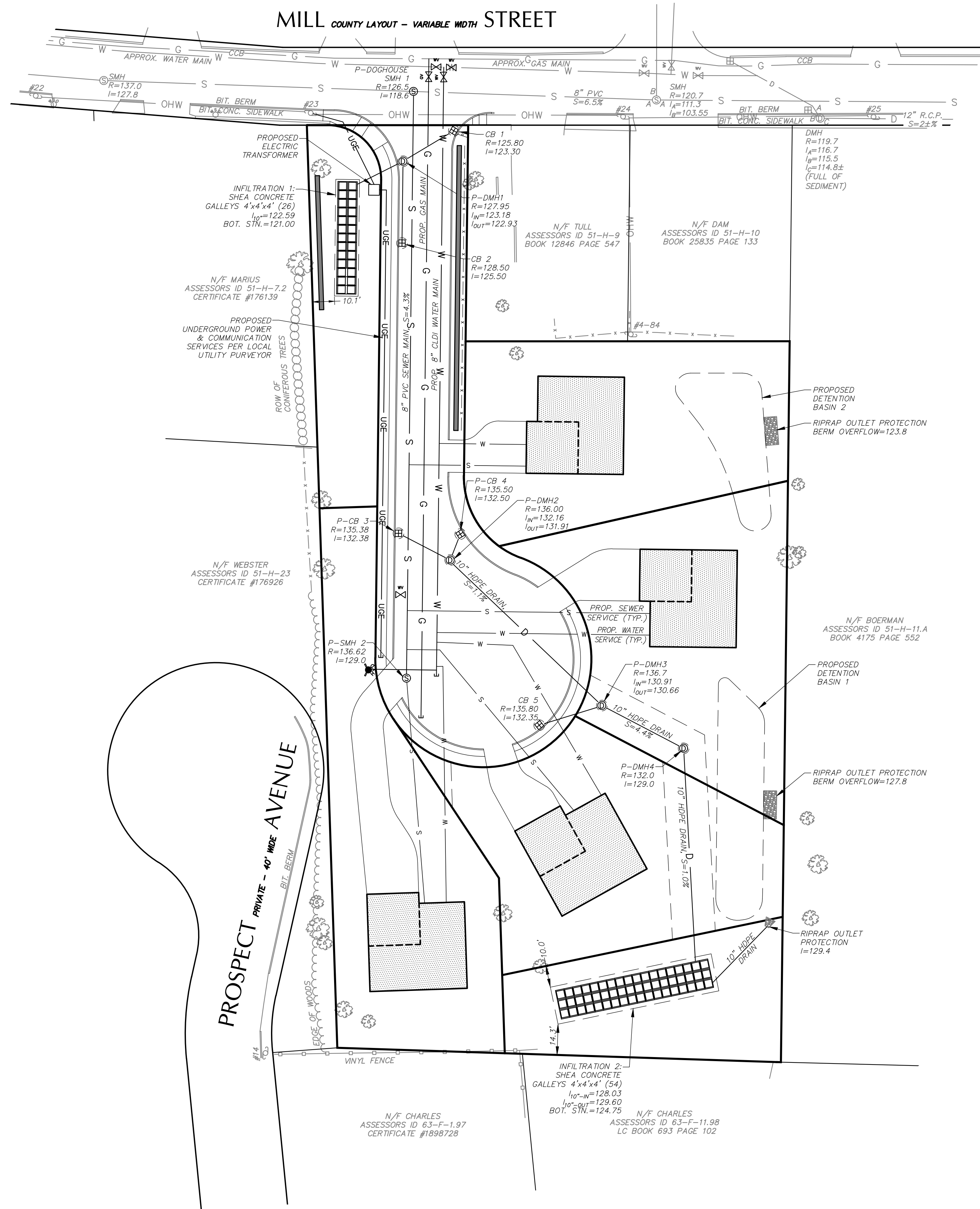
REVISED:

JOB NUMBER: 2022.030

SHEET 8 OF 11

30 15 0 30 60

SCALE: 1" = 30'



LEGEND:

EXISTING:

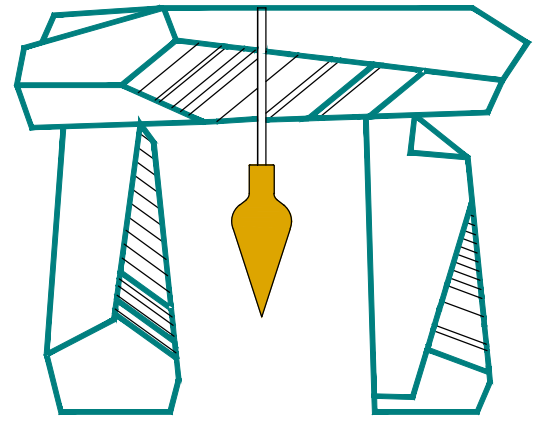
- LOCUS PROPERTY LINE
- TREE LINE
- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- STONEWALL
- GAS VALVE
- WATER VALVE
- WATER SHUTOFF
- HYDRANT
- UTILITY POLE
- NOW OR FORMERLY
- DRAIN PIPE
- WATER PIPE
- GAS PIPE
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- SEWER PIPE
- LANDSCAPED AREA
- ELEVATION CONTOUR
- SPOT GRADE
- CHAIN LINK FENCE
- STOCKADE FENCE
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- BASEMENT FLOOR
- TOP OF FOUNDATION
- GARAGE FLOOR
- EROSION CONTROL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE TO BE REMOVED
- TO BE REMOVED

PROPOSED:

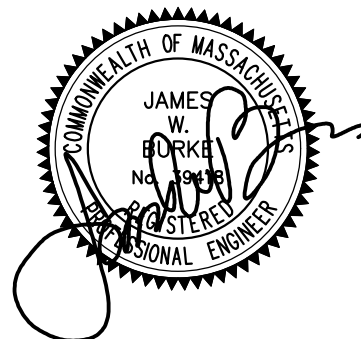
- DRAIN PIPE
- WATER PIPE
- GAS PIPE
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- SEWER PIPE
- LANDSCAPED AREA
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JAMES W. BURKE, P.E. DATE

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- PARCEL IS ZONED RSFH.

PROJECT TITLE & LOCATION:

PROPOSED PRELIMINARY
SUBDIVISION
217 MILL STREET
RANDOLPH, MA

PLAN TITLE:

ROAD PROFILE

PREPARED FOR:

217 MILL ST, LLC
228 PARK AVENUE S
PMB 35567
NEW YORK, NY 89135

DATE: OCTOBER 28, 2022

REVISED:

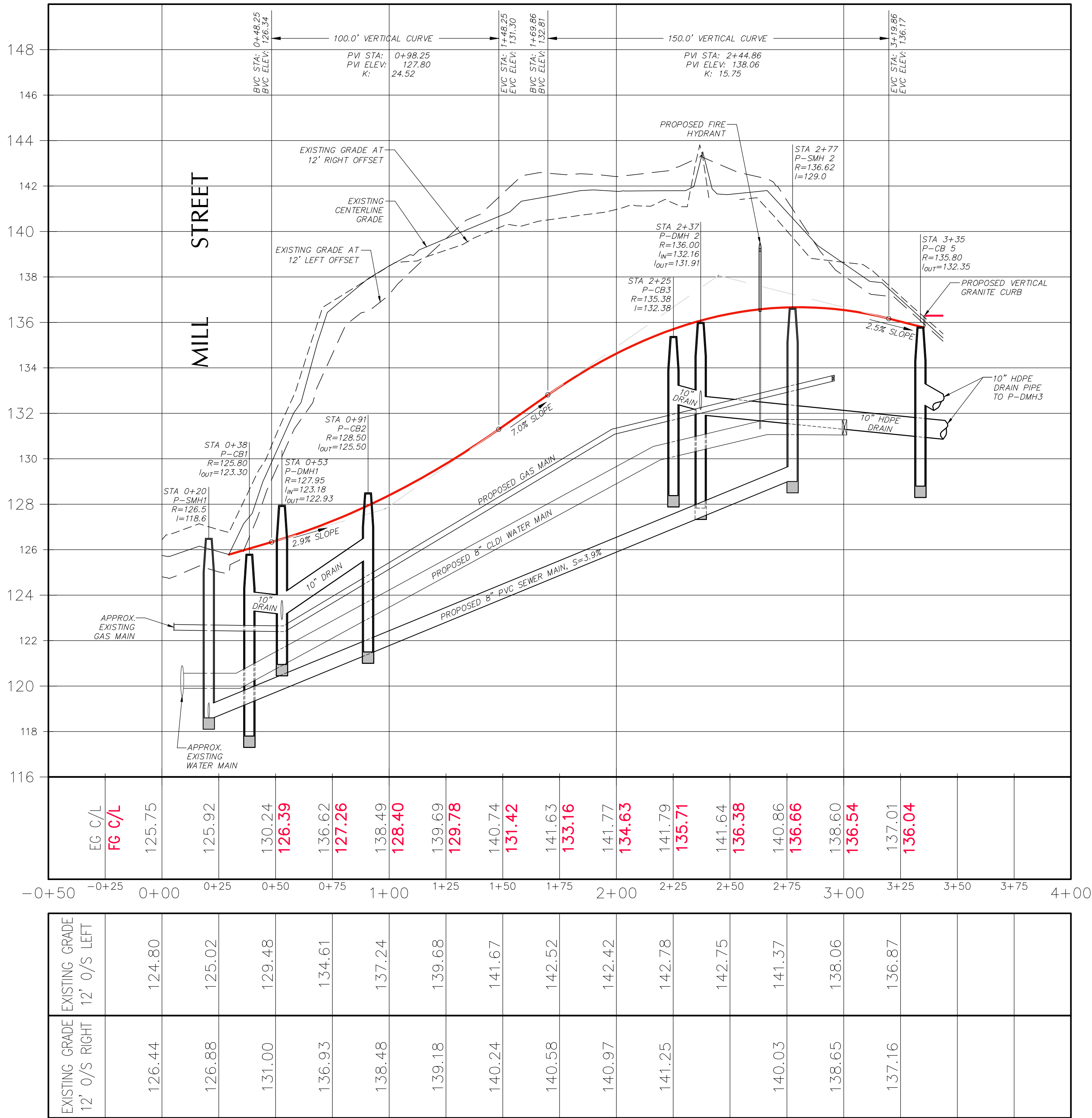
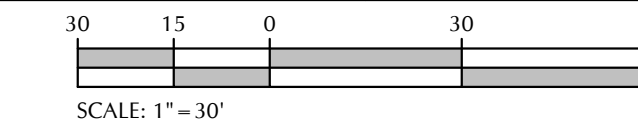
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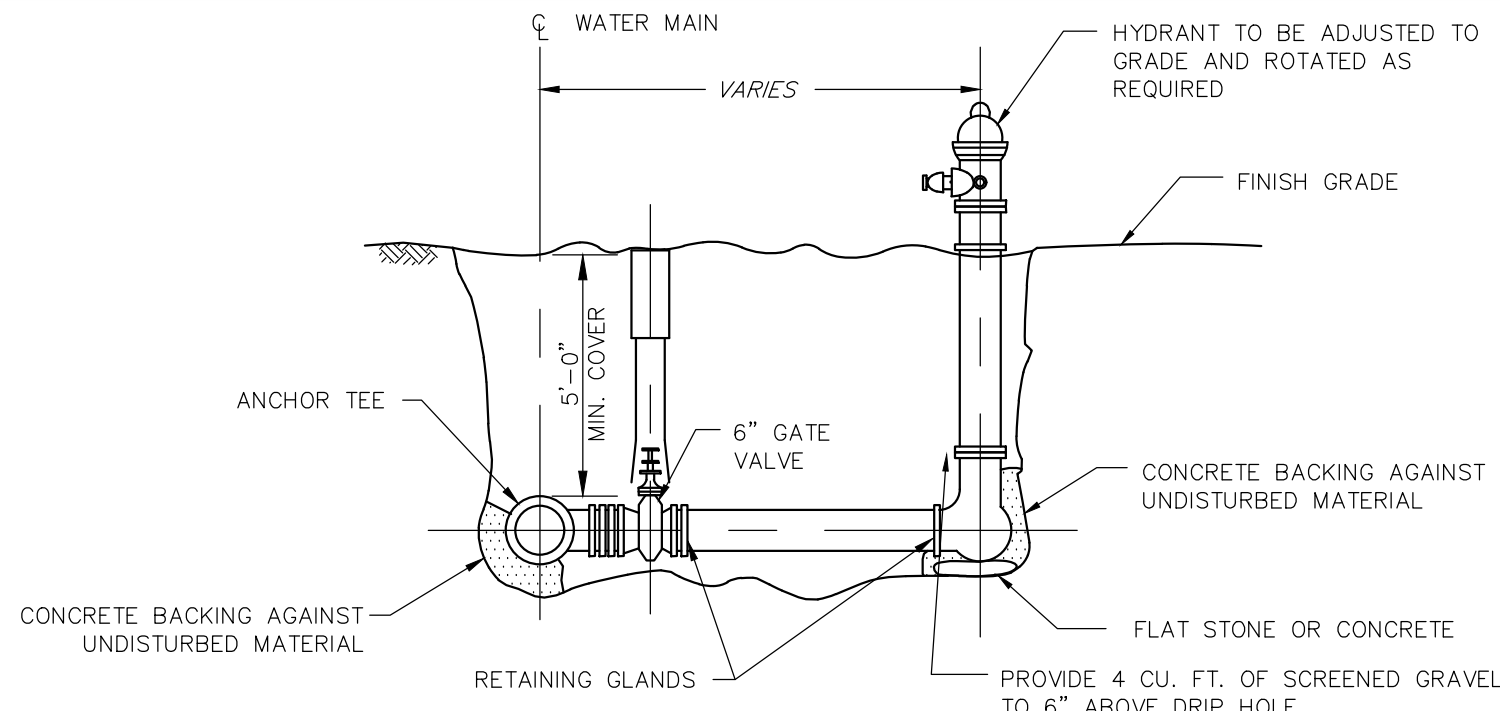
REVISED:

REVISED:

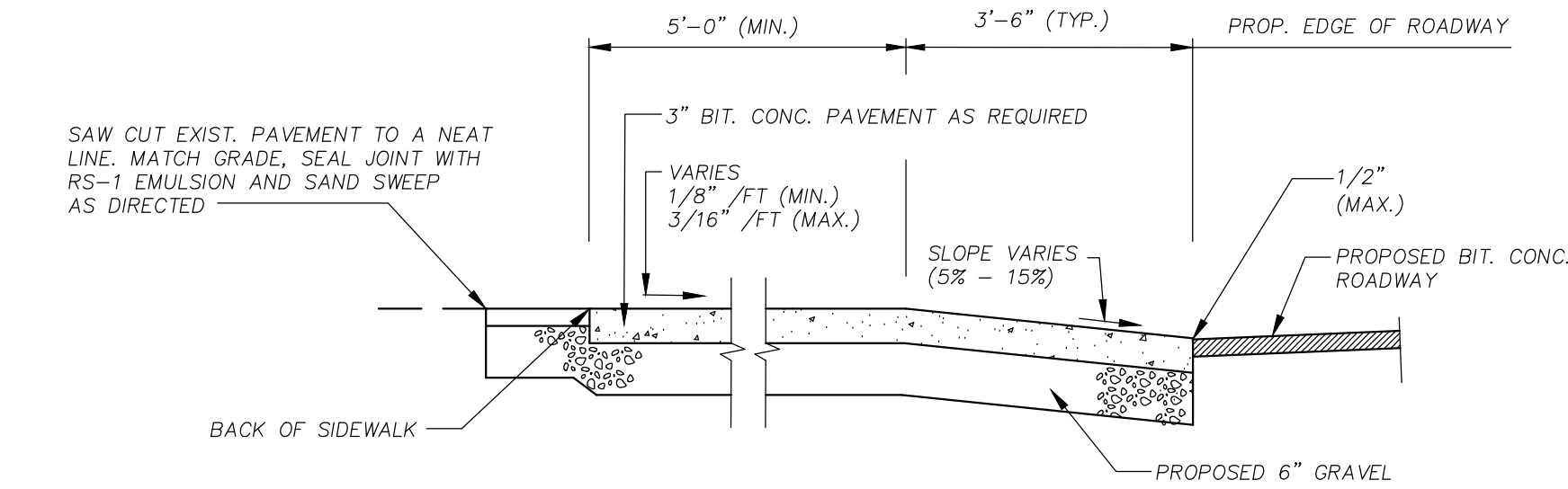
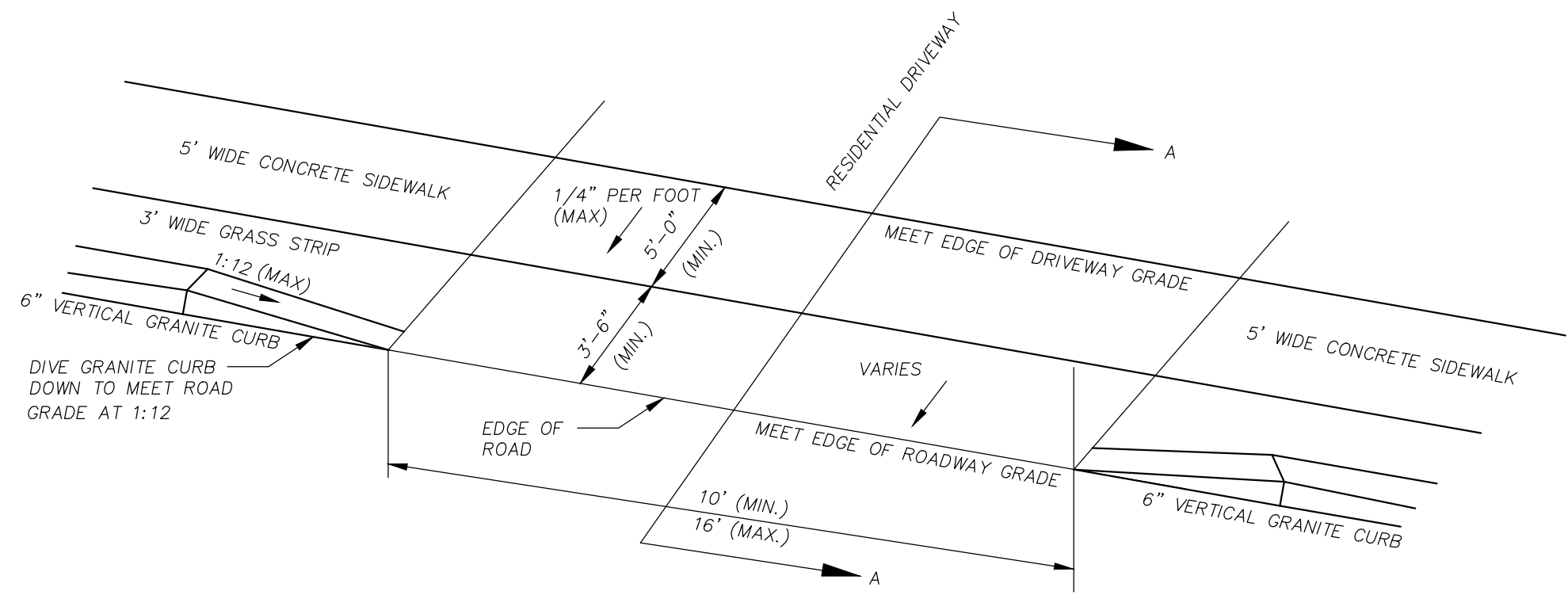
JOB NUMBER: 2022.030

SHEET 9 OF 11

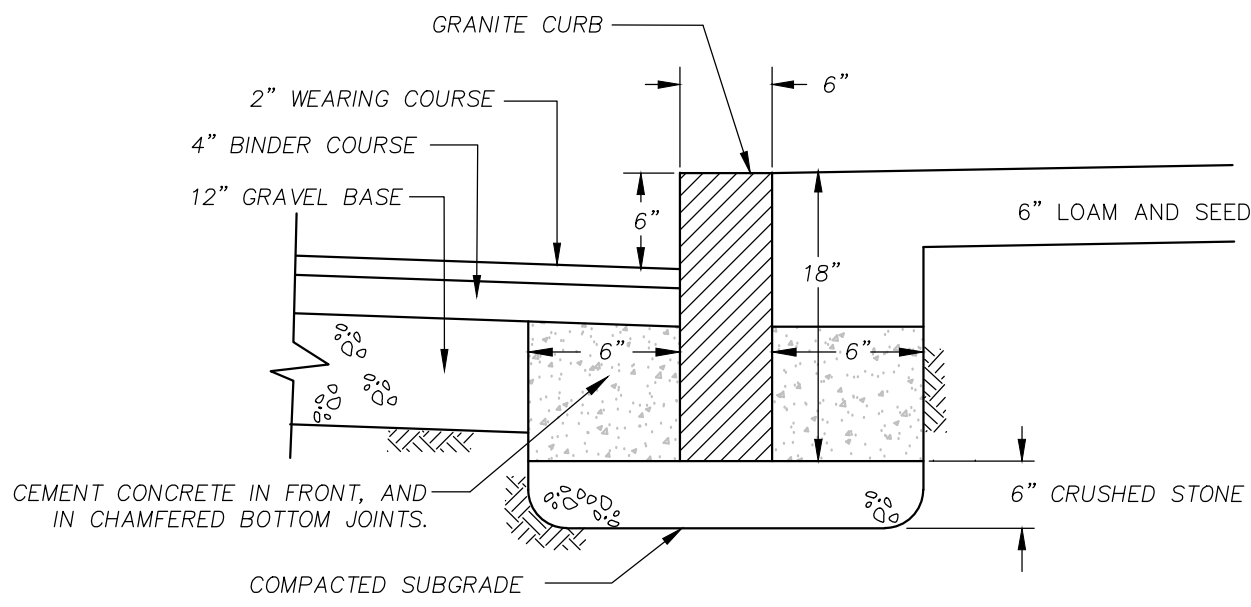




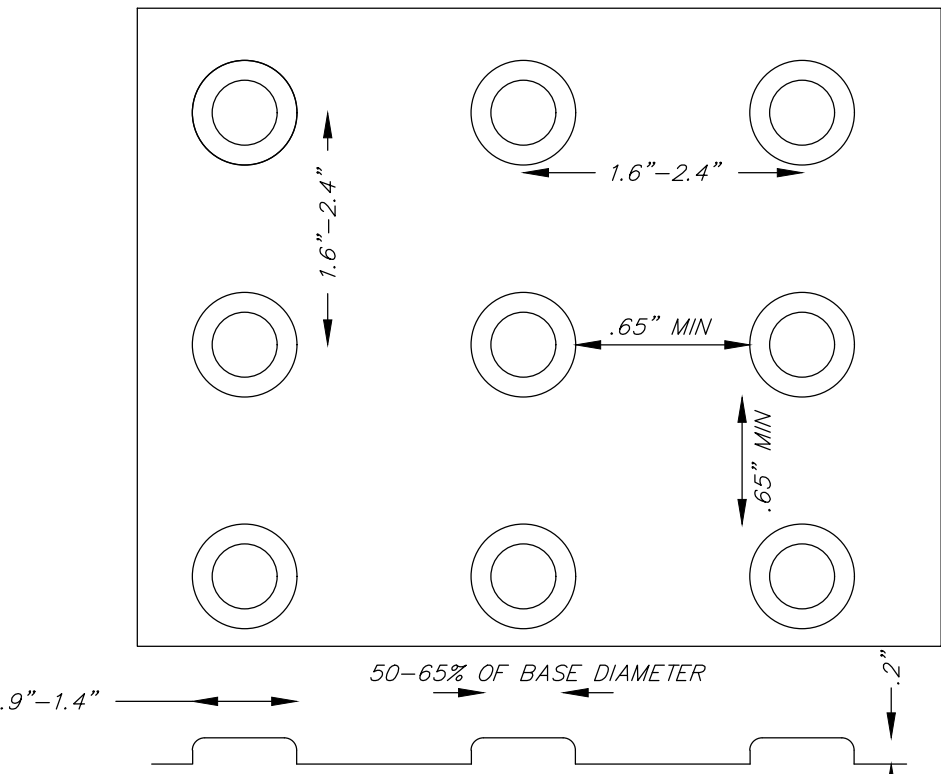
TYPICAL HYDRANT AND VALVE DETAIL
NOT TO SCALE



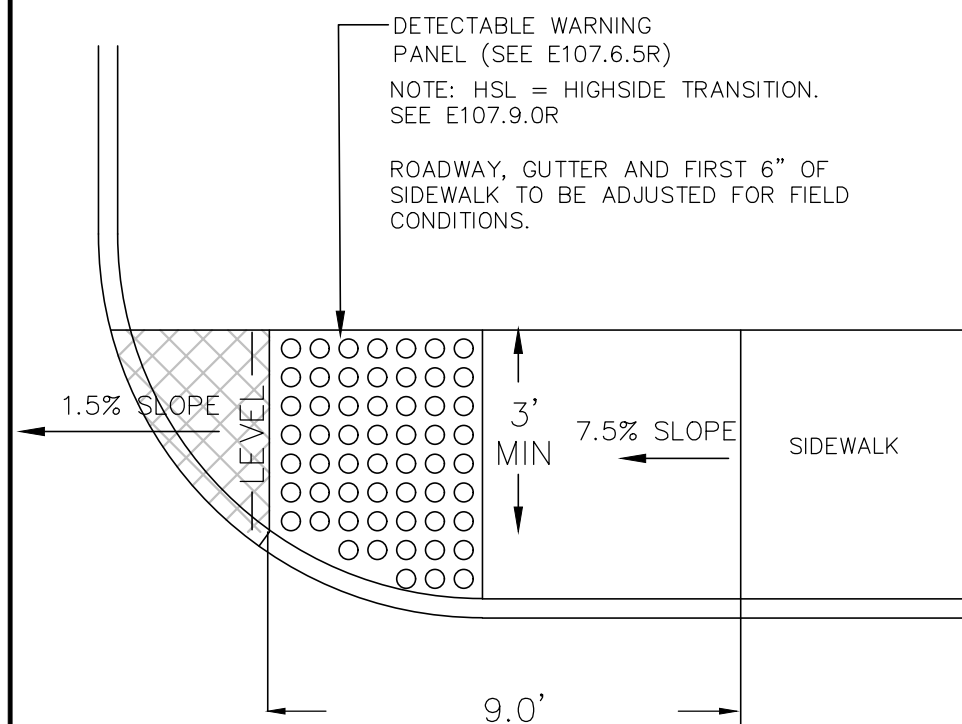
DRIVEWAY DETAIL W/ CURB OPENING
NOT TO SCALE



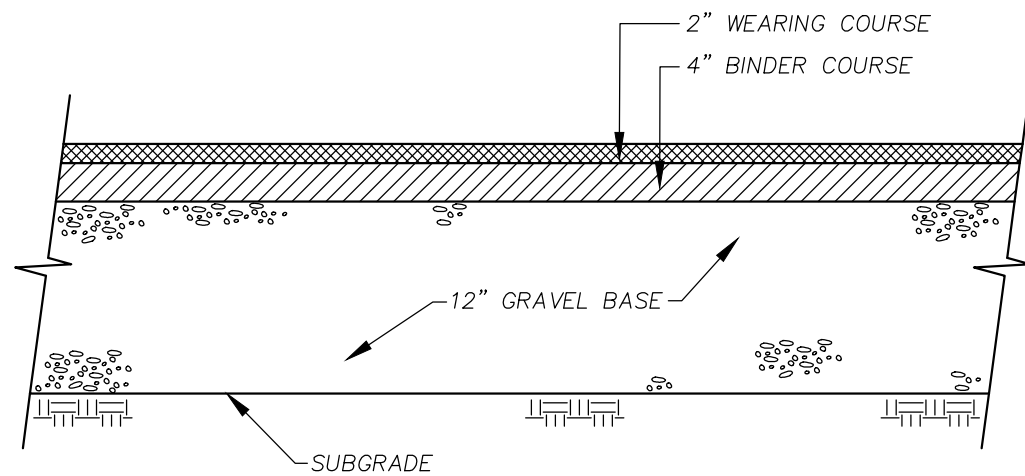
GRANITE CURB
NOT TO SCALE



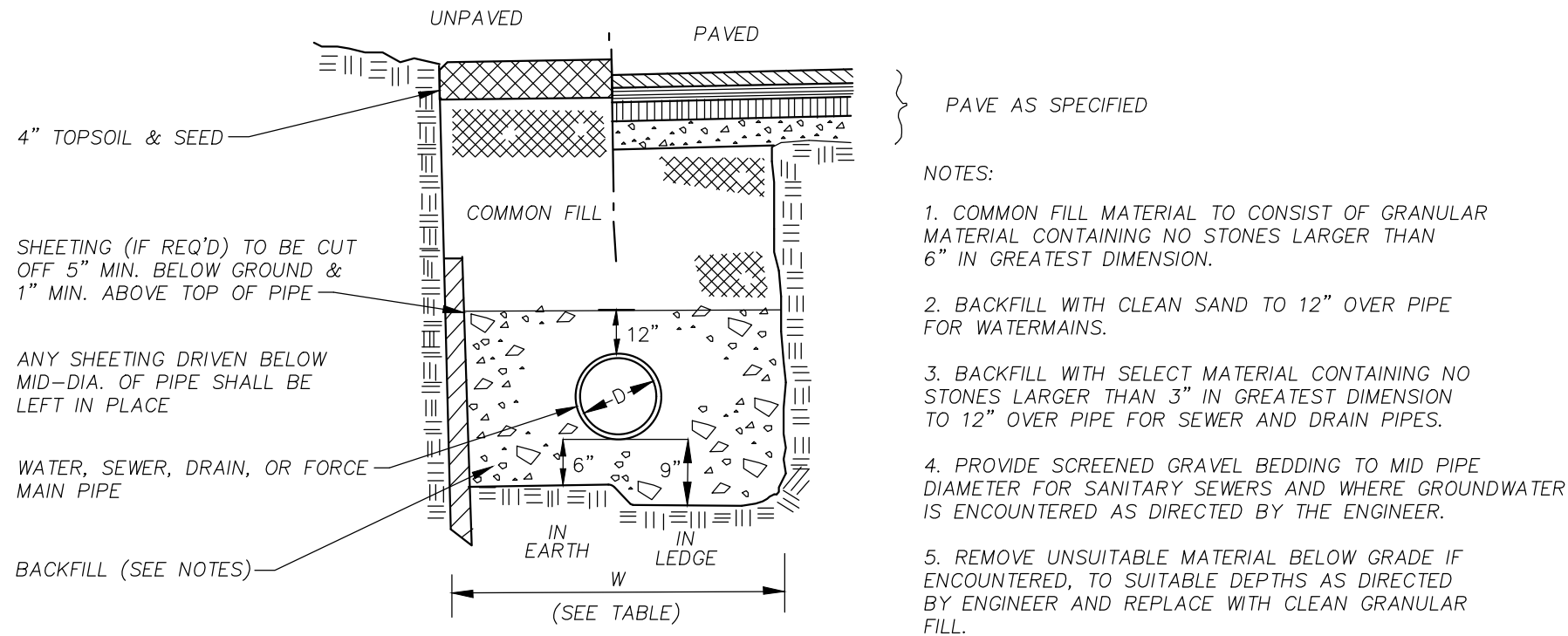
DETECTABLE WARNING PANEL
SEE MassDOT (E107.6.5R)
NOT TO SCALE



HANDICAP RAMP A DETAIL
NOT TO SCALE



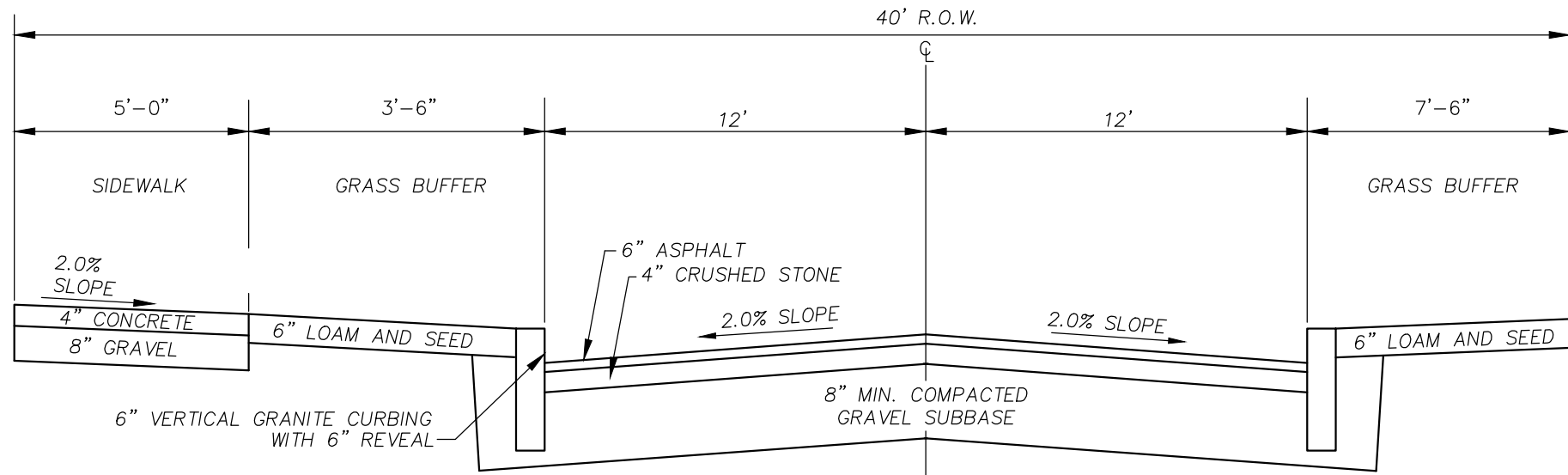
PAVEMENT SECTION
NOT TO SCALE



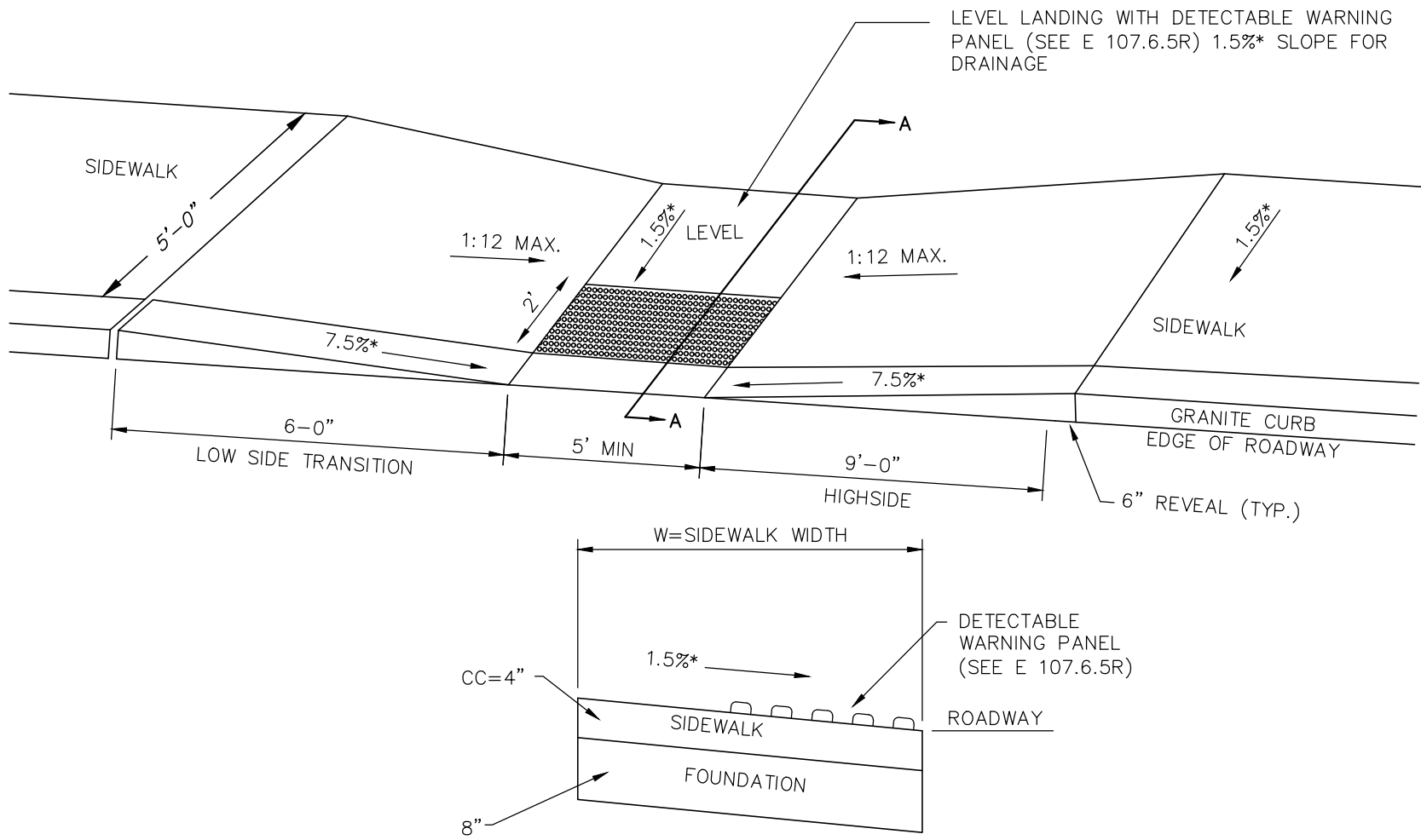
TRENCH WIDTH		
D DIAMETER OF PIPE	W UNSHEETED	W SHEETED
1" TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO .36"	5'	6'

- NOTES:
1. ALL TRENCH CONSTRUCTION TO CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
 2. COMPACT FILL AND TAMP PIPE TO 93% MAX. DENSITY UNLESS OTHERWISE SPECIFIED.

TYPICAL TRENCH SECTIONS
NOT TO SCALE

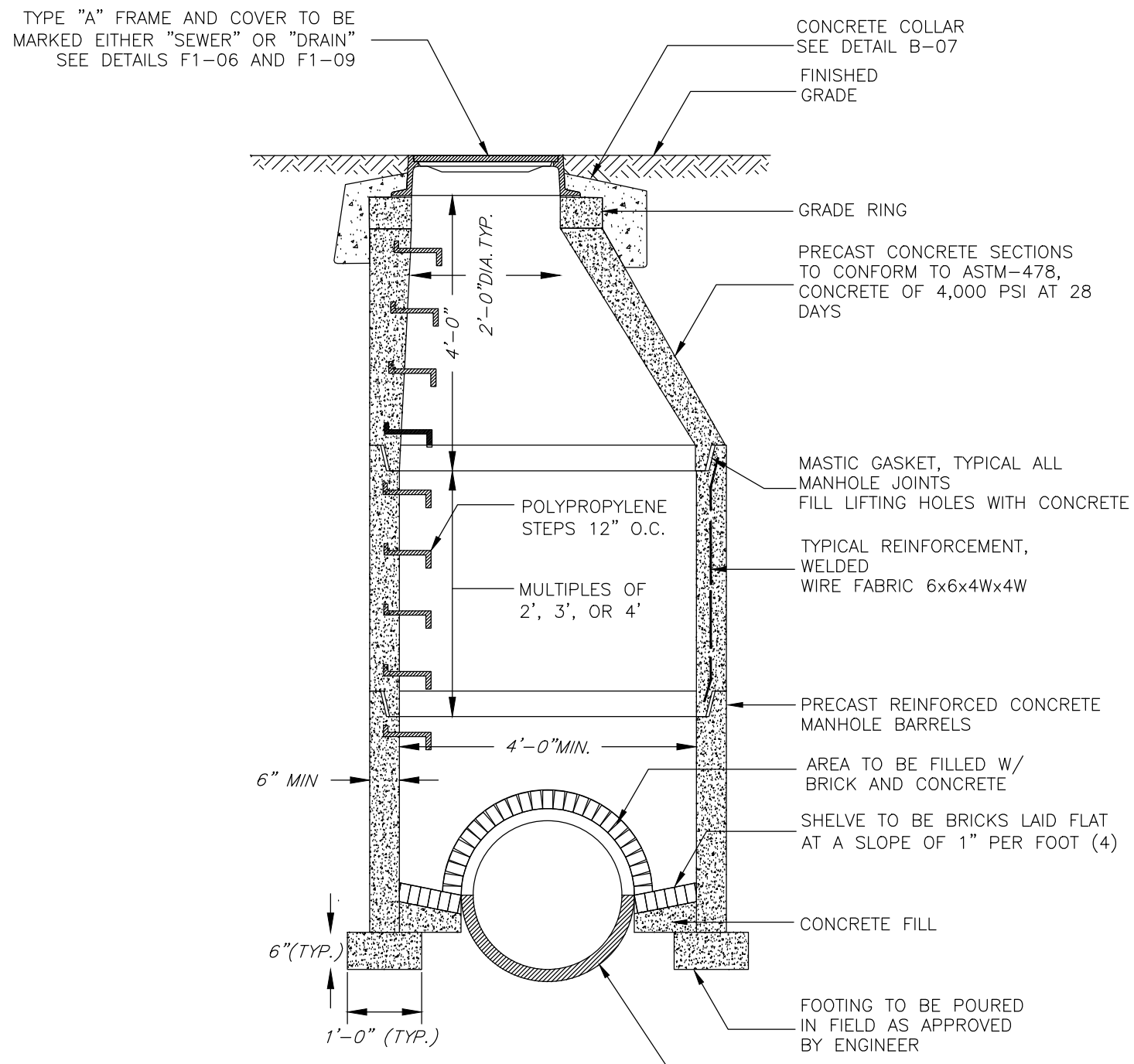


TYPICAL ROAD CROSS-SECTION
NOT TO SCALE

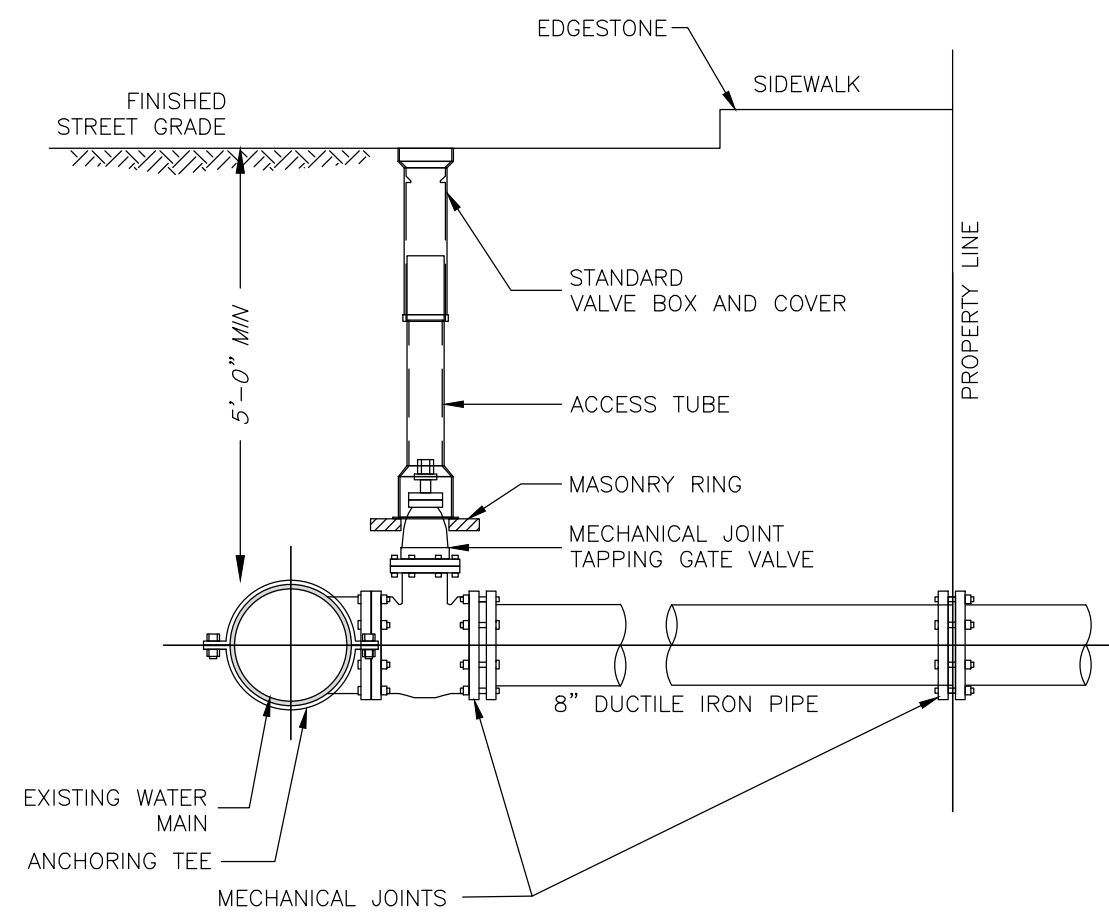


- NOTE:
- ROADWAY, GUTTER, AND FIRST 6" OF SIDEWALK TO BE ADJUSTED FOR FIELD CONDITIONS.

HANDICAP RAMP B DETAIL
NOT TO SCALE

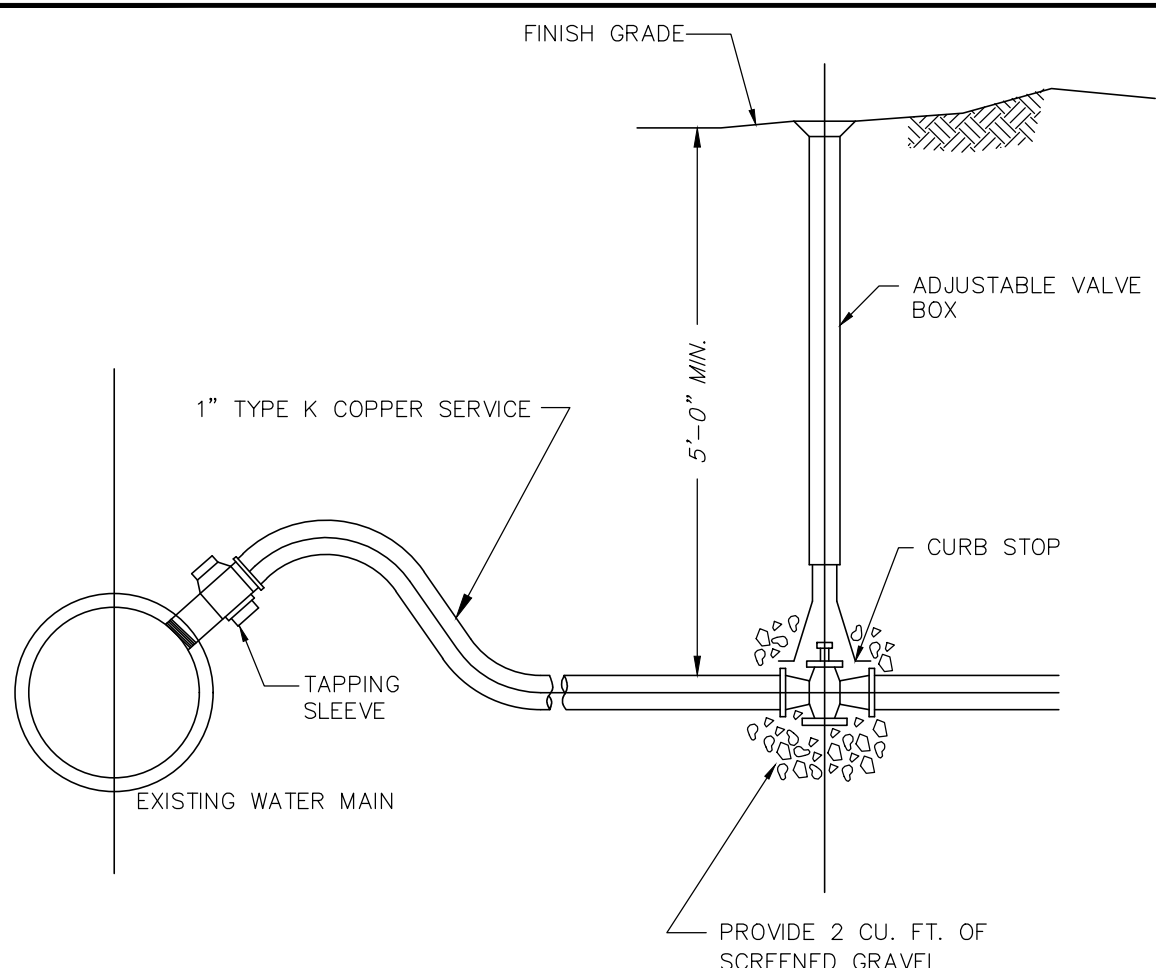


TYPICAL DOGHOUSE SEWER MANHOLE
NOT TO SCALE



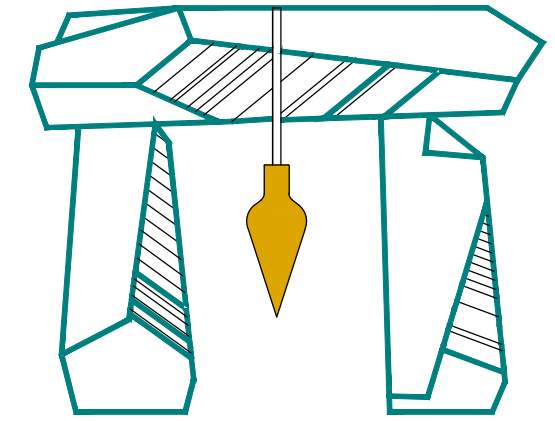
- NOTES:
- CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
 - USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
 - SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.

8" WATER MAIN CONNECTION
NOT TO SCALE

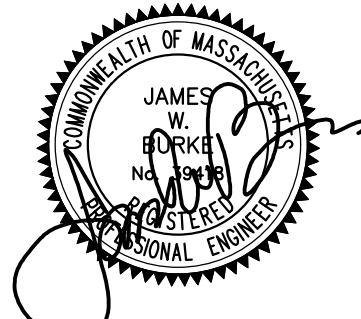


WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

DeCelle-Burke-Sala



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Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
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JAMES W. BURKE, P.E. DATE

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PROJECT TITLE & LOCATION:

PROPOSED PRELIMINARY
SUBDIVISION
217 MILL STREET
RANDOLPH, MA

PLAN TITLE:

CONSTRUCTION DETAILS

PREPARED FOR:

217 MILL ST, LLC
228 PARK AVENUE S
PMB 35567
NEW YORK, NY 89135

DATE: OCTOBER 28, 2022

REVISED:

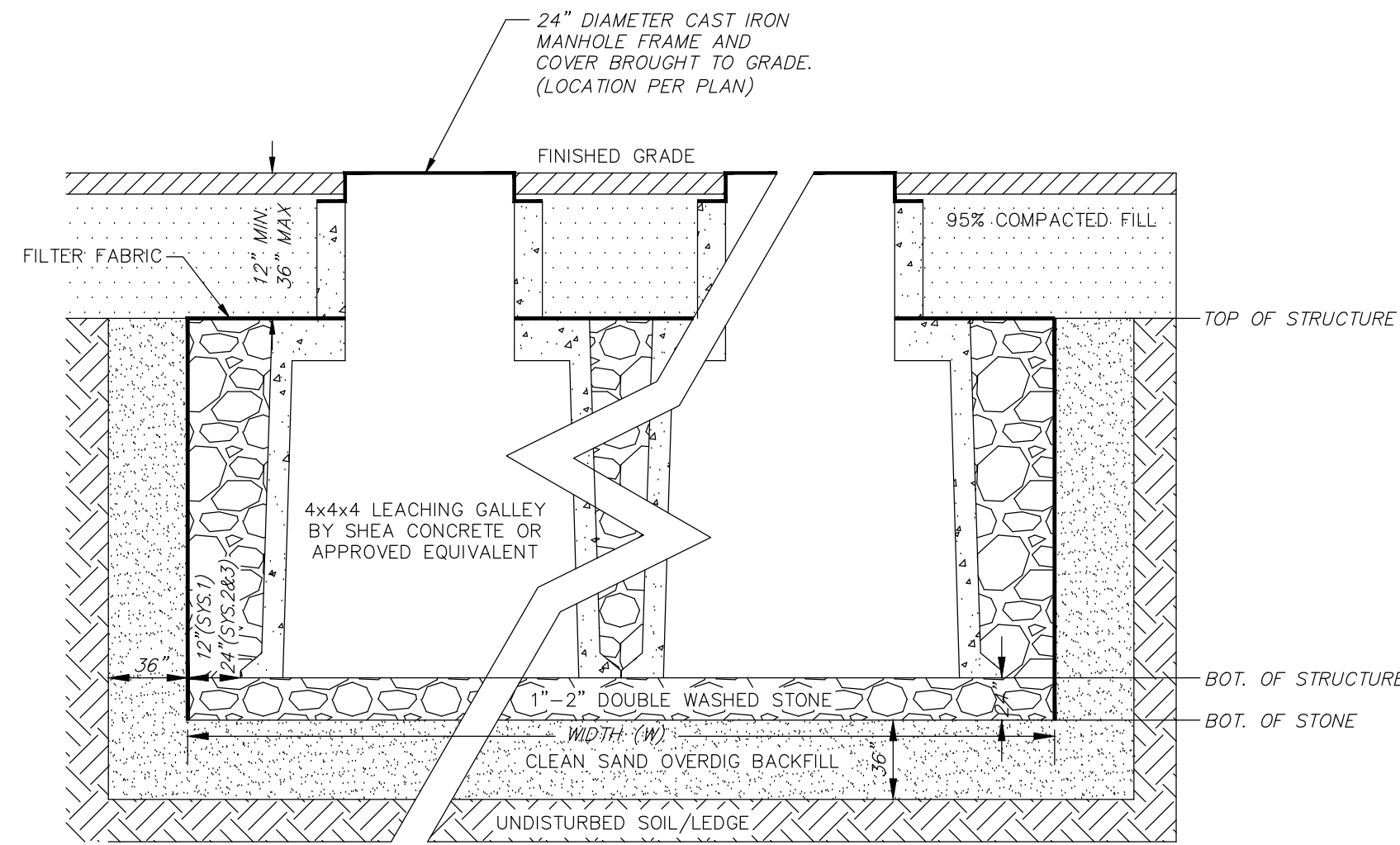
REVISED:

REVISED:

REVISED:

JOB NUMBER: 2022.030

SHEET 10 OF 11

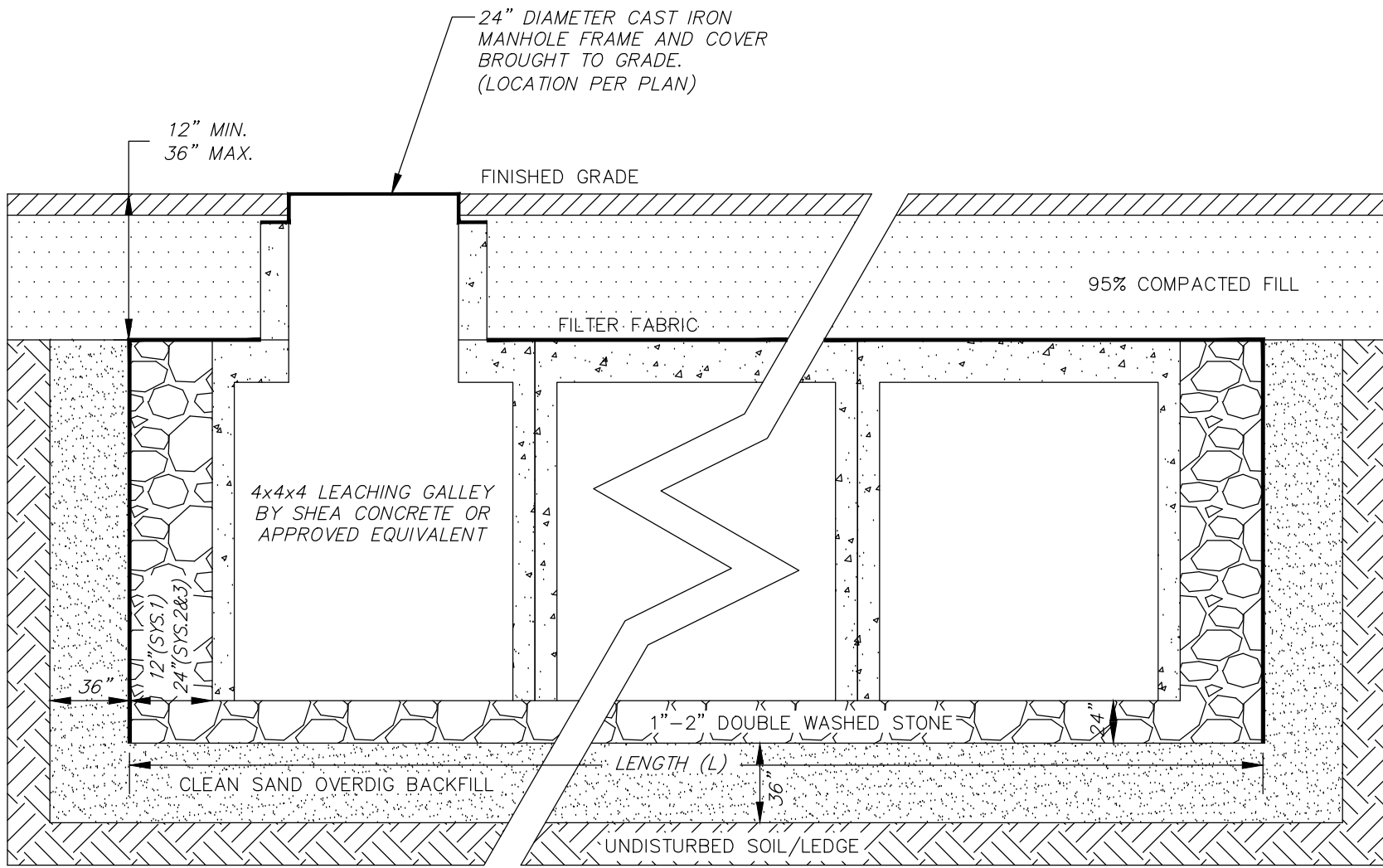


INFILTRATION NOTES:

1. ALL LEDGE AND DELETERIOUS MATERIAL TO BE REMOVED WITHIN A MINIMUM OF 36 INCHES OF THE LIMIT OF STONE FOR THE INFILTRATION SYSTEMS. 36" MINIMUM BETWEEN LEDGE AND DELETERIOUS MATERIAL SHALL BE BACKFILLED WITH CLEAN SAND.
2. STRUCTURES TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
3. CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER FOR AN INSPECTION OF THE EXCAVATION FOR THE INFILTRATION SYSTEMS PRIOR TO INSTALLATION.
4. STONE SURROUNDING INFILTRATION STRUCTURES TO BE 1 TO 2 INCH DOUBLE WASHED STONE.

INFILTRATION SYSTEM 1 & 2 SECTION

NOT TO SCALE

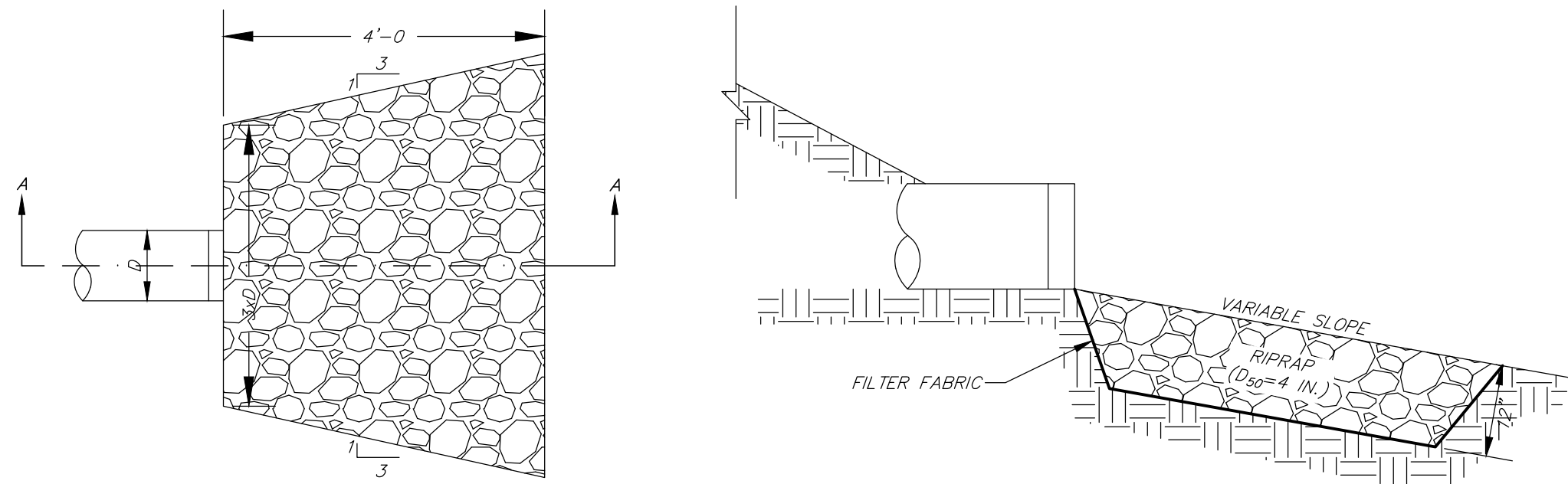


INFILTRATION SYSTEM 1 & 2 PROFILE

NOT TO SCALE

	SYSTEM 1	SYSTEM 2
# OF GALLIES	26	54
WIDTH OF FIELD (W) (FT.)	11.00'	17.50'
LENGTH OF FIELD (L) (FT.)	54.00'	76.00'
TOP OF STRUCTURE (ELEVATION)	127.25	48.00
INVERT IN (ELEVATION)	122.82	128.03
INVERT OUT (ELEVATION)	N/A	129.60
BOTTOM OF STRUCTURE (ELEVATION)	123.00	126.75
BOTTOM OF STONE (ELEVATION)	121.00	124.75

INFILTRATION SYSTEM 1 & 2 DIMENSION SCHEDULE

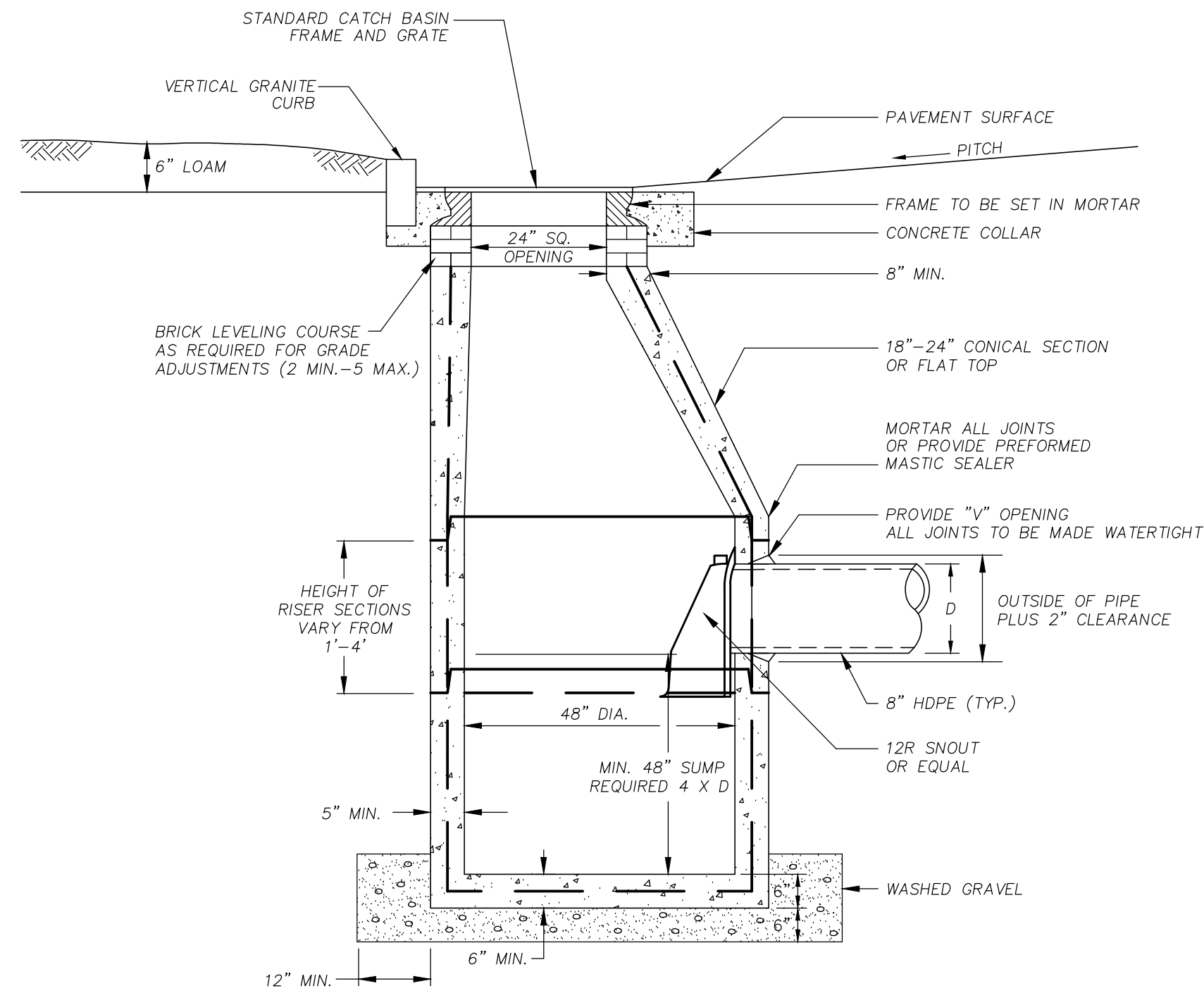


PLAN VIEW

SECTION A-A

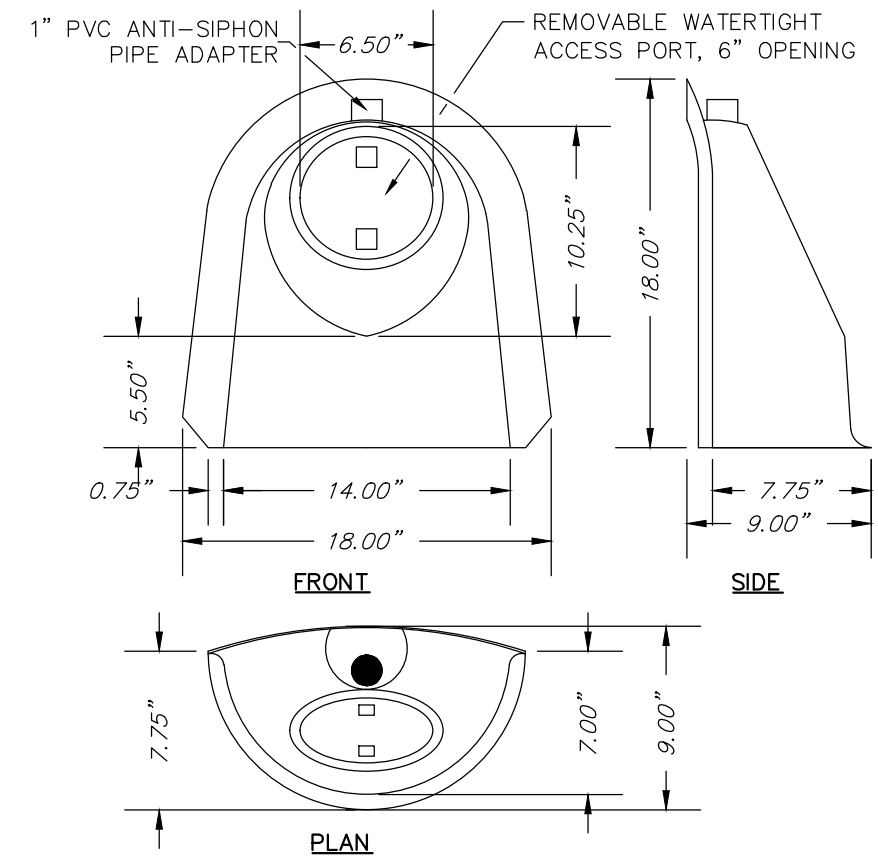
RIP-RAP AT OUTLET

NOT TO SCALE



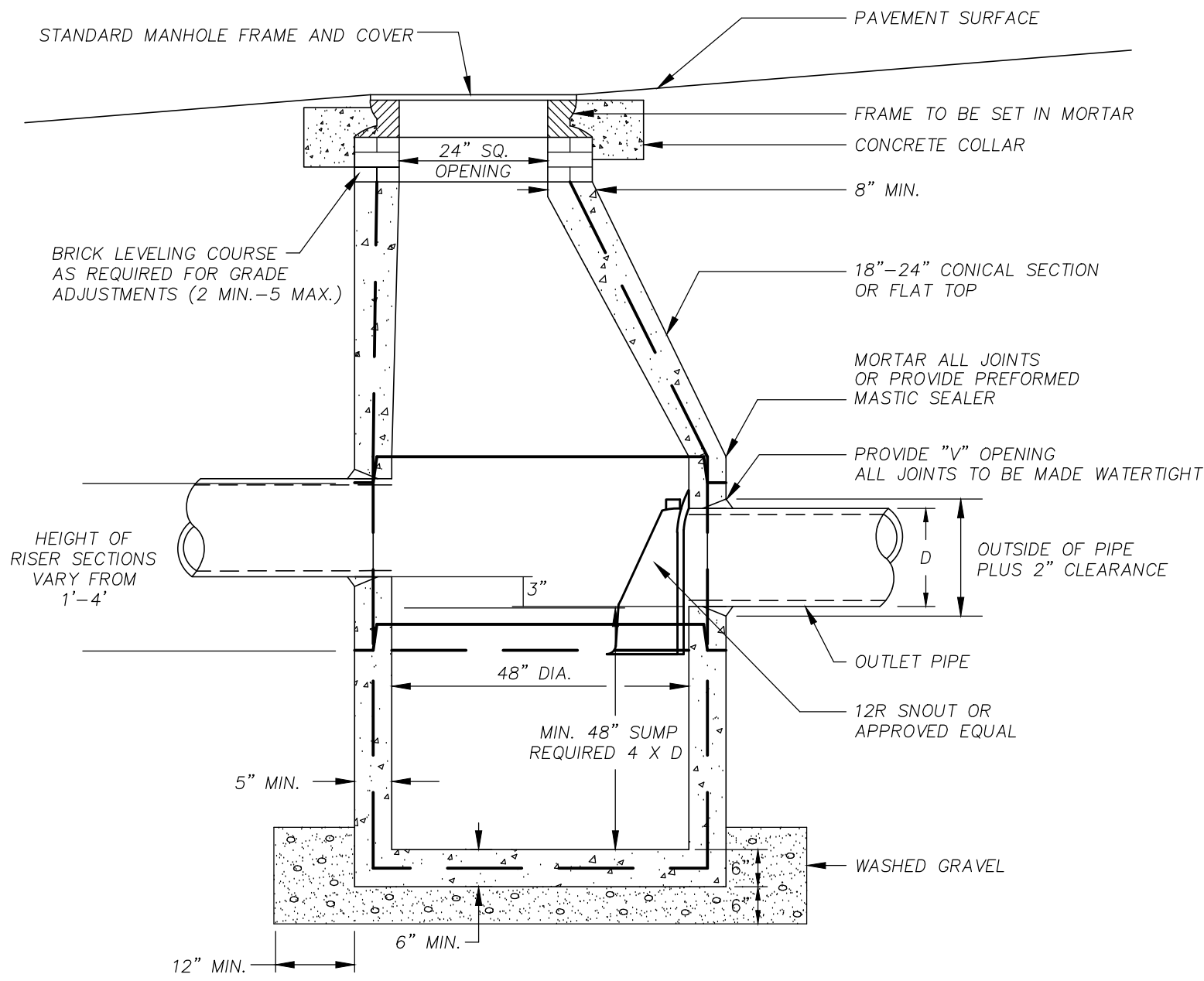
PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



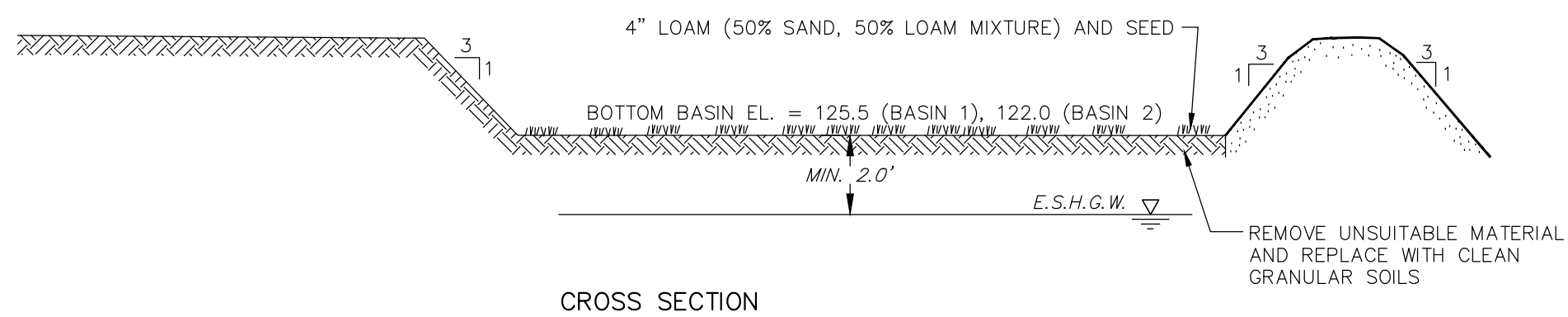
12R SNOOT OUTLET HOOD

NOT TO SCALE



DEEP SUMP DRAIN MANHOLE

NOT TO SCALE



CROSS SECTION

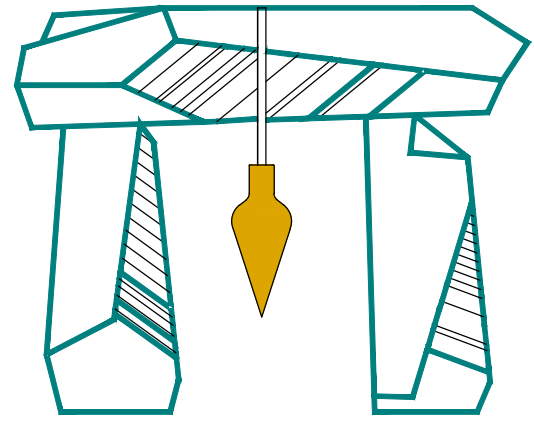
NOTES:

1. DETENTION BASIN IS DESIGNED TO INFILTRATE
2. 12" OF 1 1/2" DOUBLE WASHED STONE IS TO BE USED IN THE INFILTRATION AREA OF DETENTION BASIN.
3. LIGHT EARTH MOVING EQUIPMENT IS TO BE USED DURING CONSTRUCTION TO REDUCE COMPACTION OF BASIN BOTTOM.
4. BASIN FLOOR IS TO BE DEEPLY TILLED AFTER FINAL GRADING.
5. PROPER EROSION SEDIMENT CONTROLS SHOULD BE UTILIZED DURING CONSTRUCTION TO PREVENT SEDIMENT AND/OR DEBRIS FROM ENTERING THE BASIN.

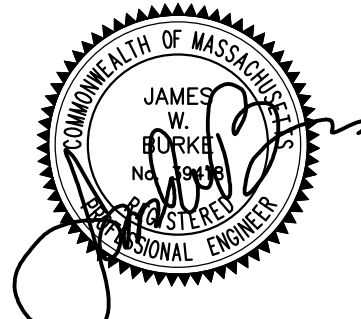
INFILTRATION / DETENTION BASIN

NOT TO SCALE

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SUBDIVISION
217 MILL STREET
RANDOLPH, MA**

PLAN TITLE:

CONSTRUCTION DETAILS

PREPARED FOR:

**217 MILL ST, LLC
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NEW YORK, NY 89135**

DATE: OCTOBER 28, 2022

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JOB NUMBER: 2022.030

SHEET 11 OF 11

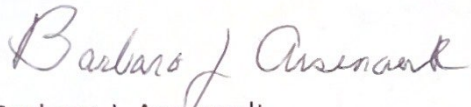
October 17, 2022

RE: 217 Mill Street, Randolph, MA

I Barbara J. Arsenault trustee of the Arsenault Family Trust do give permission to Ben Lin, future buyer of the property, to act on my behalf to file for a subdivision with the town of Randolph.

Should you have any questions, or need anything else, please contact my agent, Kristin Buker at 781-603-7869.

Thank you.

A handwritten signature in cursive script that reads "Barbara J. Arsenault".

Barbara J. Arsenault

Trustee of the Arsenault Family Trust

FORM B

APPLICATION FOR A PRELIMINARY SUBDIVISION PLAN



Project Name	Proposed Preliminary Subdivision-217 Mill Street Subdivision		
Parcel Location	217 Mill St	Zoning District	RSFHD
Assessor Parcel ID	51-H-8.01	Norfolk County Registry of Deeds	14059/498 <small>Book/Page or Certificate #</small>
Size of Parcel	77,512 s.f.	Proposed # Lots	4 Buildable
Wetlands	<input type="checkbox"/> Waterbody <input type="checkbox"/> FEMA Flood Plain <input type="checkbox"/> Resource Area <input type="checkbox"/> Other		

Applicant	217 Mill St LLC		
Address	228 Park Ave. S-PMB3557		
Address2	New York, NY 10003		
Phone		Email	francis.sun@owncoral.com

Surveyor/Engineer	DeCelle-Burke-Sala & Associates		
Address	1266 Furnace Brook Parkway Suite 401		
Address2	Quincy, MA 02169		
Phone	617-405-5100 X1	Email	jdecelle@decelle-burke.com

If property owner is not the Applicant, separate authorization from the owner is required

Property Owner	Arsenault Family Trust		
Address	217 Mill Street		
Address2	Randolph, MA 02368		
Phone		Email	

The undersigned submits the accompanying Preliminary Plan of property located in the Town of Randolph for tentative approval as a subdivision as permitted under the Subdivision Control Law of the Commonwealth of Massachusetts and the Rules and Regulations Governing the Subdivision of Land by the Planning Board.



 Applicant

10/14/2022

 Date

PROPOSED SIGN

Section F, Item2.

Triangle, Inc. people with ability

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60 SHARON ST. ▲ MALDEN, MA 02148 ▲ 781-322-3785

www.signartboston.com

SALESMAN
Andy Layman

CUSTOMER
Triangle Inc.

SCALE
AS SHOWN

APPROVED BY

DRAWN BY
11-9-22

EXISTING SIGN

Section F, Item2.



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SALESMAN
Andy Layman

CUSTOMER
Triangle Inc.

SCALE
AS SHOWN

APPROVED BY

DRAWN BY
11-9-22

21'10"

2'0"

Triangle, Inc. people with ability

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SCALE
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DRAWN BY
11-9-22

Proposed 2023 Planning Board Meeting Schedule

2nd and 4th Tuesdays

1/10/23

1/24/23

2/14/23

2/28/23

3/14/23

3/28/23

4/11/23

4/25/23

5/9/23

5/23/23

6/13/23

6/21/23

7/11/23

7/25/23

8/8/23

~~8/22~~

9/12/23

9/26/23

10/10/23

10/24/23

11/14/23

11/28/23

12/12/23

~~12/26~~



COPY

Town of Randolph
Planning Department
41 South Main Street
Randolph, MA 02368
Phone: 781-961-0936

April 29, 2020

July 15, 2022
Resent (M&T)

Donna Road Realty Trust
P.O. Box 652
535 South Main Street
Randolph, MA 02368-5231

RE: Grove Avenue Subdivision (Cygnet Lane)

Mr. Wells~

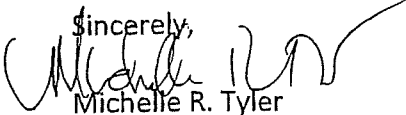
The Planning Board has received a request for a Release of Covenant from your attorney Kevin M. Reilly for the above referenced subdivision; a set of as-built drawings was provided to this office under separate cover. On review of the original endorsed plans, the Decision and Conditions established by the Planning Board in their approval of the subdivision on December 3, 2018 and the Subdivision Rules and Regulations effective at the time of approval, it has been determined that the development has not been completed in accordance with those documents. To wit:

- 1) Per the Subdivision Rules and Regulations and the details of the December 3, 2018 decision, any changes to an approved subdivision plan with any conditions approved by the Planning Board, must be submitted to the Planning Board for review and approval prior to implementation.
- 2) Correspondence between you and the Planning Office dating to June 2019 detail the fact that the driveway curb cut was relocated and requested that you submit a proposed modification to the Planning Board. No such request for modification has been received as of the date of this correspondence.
- 3) An inspection by the Town's Engineer indicates that vertical granite curbing has not been installed at the intersection of Cygnet Lane with Grove Avenue as required in the Decision and Conditions.

- 4) An inspection by the Town's Engineer indicates that granite was not used at the catch basins (section 3.11.10). A waiver for this item was neither requested nor granted.
- 5) A review of the as-built plans indicates that the placement of one catch basin has been relocated from the road layout onto the residential lot. No request for modification was submitted to the Planning Board.
- 6) A conveyance of easement utilities is required before release a covenant as specified in Section 3.3.13 of the Subdivision Rules and Regulations.

When the referenced issues have been properly addressed to the Planning Board, applicable modifications and/or waivers have been granted and endorsed forms have been received, the Board will release the Town's interest thorough release of covenant. Please contact my office for scheduling a meeting with the Planning Board.

Sincerely,



Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineering
Kevin Reilly, Attorney
Anthony Plizga, Randolph Planning Board Chairperson

LAW OFFICE



KEVIN M. REILLY

19 South Main Street
Randolph, Massachusetts 02368
Tel. (781) 961-7313
Fax. (781) 961-7343
kreilly@reillyberch.com

September 8, 2022

Planning Department
Town of Randolph
Town Hall
41 South Main Street
Randolph, MA 02368

Att: Michelle R. Tyler, Town Planner

Re: Grove Avenue Subdivision (Cygnet Lane)

Dear Mrs. Tyler:

I am writing to follow up on your response to my request on behalf of Karl Wells, Trustee of the Donna Road Realty Trust for a Release of Covenant for the above-referenced subdivision.

Your letter notes both that modifications to the original subdivision plans were made without formal approval by the Planning Board and that certain work called for in the Decision issued by the Board has not been completed by my client. I can respond as follows:

1. The relocation of the curb cut for the driveway was made as a result of unanticipated field conditions at the time of construction. This modification was made with the knowledge and approval of both the then DPW Superintendent and the Town Engineer. A final lot grading plan illustrating the revised location has previously been submitted to the Planning Department;
2. Field modifications were made with respect to the matter of the installation of vertical granite curbing at the intersection of Grove Avenue and Cygnet Lane and as part of the construction of the catch basins along the roadway. To the extent now necessary and appropriate, my client would ask that the Planning Board formally waive the requirement that granite be installed in those locations in favor of the cape cod berm now in place;

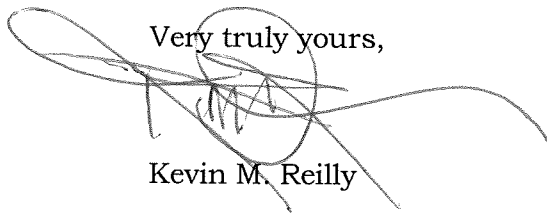
Planning Department
Att: Michelle R. Tyler, Town Planner
September 8, 2022
Page Two

3. As with the driveway curb cut, field conditions dictated an adjustment in the location of one catch basin as indicated. Again, this modification was made with the knowledge and approval of Town officials. My client would likewise request that the Planning Board now formally approve this modification.

Mr. Wells and I will be happy to meet with the Board to further discuss these matters at a convenient time so as to permit the release of the Covenant with the Town as originally requested and thus bring closure to the matter.

Please advise.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Kevin M. Reilly', is written over the typed name. The signature is stylized with a large loop at the beginning and a long horizontal stroke extending to the right.

Kevin M. Reilly

KMR:rk