



# PLANNING BOARD MEETING

Tuesday, June 28, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## AGENDA

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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**

**B. Chairperson Comments**

**C. Public Speaks**

**D. Old/Unfinished Business**

1. Preliminary subdivision review of 186 Canton Street

2. 647 North Main Street - Tier 2 Project Review

3. Project review checklist/reminder

**E. New Business**

1. Discussion of potential subdivision of land 358/360 North Street (aka Trim Way)

**F. Staff Report**

**G. Board Comments**

**H. Adjournment**

Notification of Upcoming Meeting Dates



## PLANNING DEPARTMENT

**FORM B****APPLICATION FOR A PRELIMINARY SUBDIVISION PLAN**

Project Name	Corporal Arredondo Way		
Parcel Location	186 Canton Street Randolph MA 02368	Zoning District	RSFHD
Assessor Parcel ID	1522	Norfolk County Registry of Deeds	40069/333 <small>Book/Page or Certificate #</small>
Size of Parcel	29963 sqft	Proposed # Lots	2
Wetlands	<input type="checkbox"/> Waterbody <input type="checkbox"/> FEMA Flood Plain <input type="checkbox"/> Resource Area <input type="checkbox"/> Other		

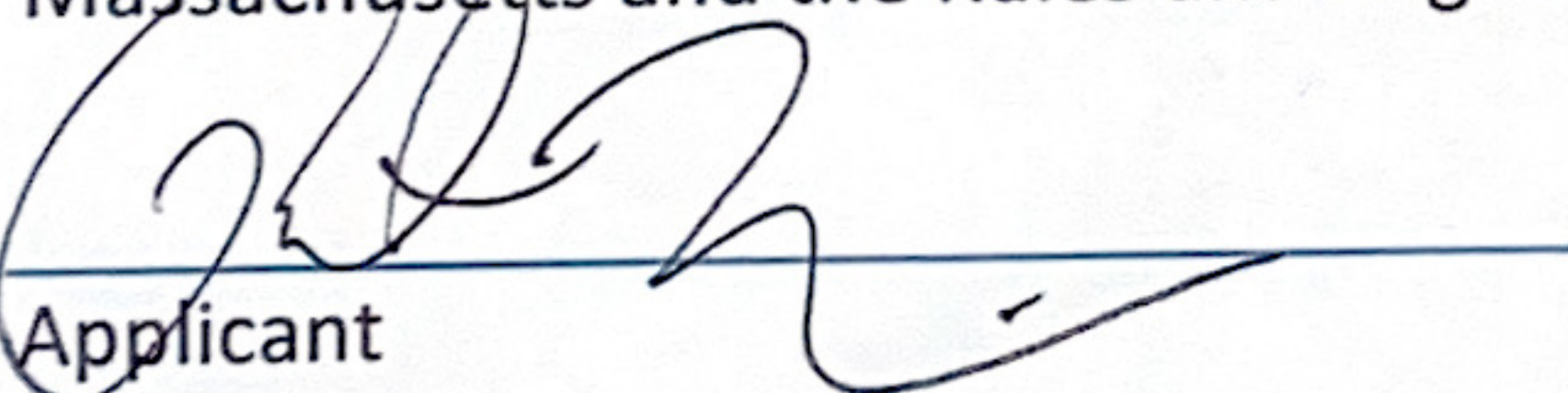
Applicant	Robert L. Nichols Jr. - New City Investors LLC		
Address	69 Nancy Rd		
Address2	Milton MA 02186		
Phone	617-448-5112	Email	robert@btrealtygroup.com

Surveyor/Engineer	Stephen Desroche Neponset Valley Survey Associates		
Address	95 White Street Quincy MA 02169		
Address2			
Phone	617-472-4867	Email	sdesroche@nepval.com

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

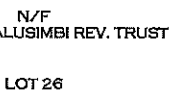
Property Owner	Same		
Address			
Address2			
Phone		Email	

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

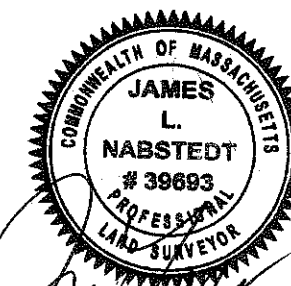
3/28/22  
Date



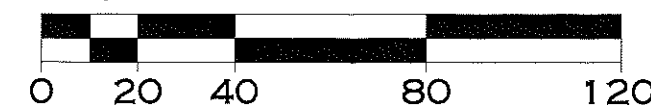


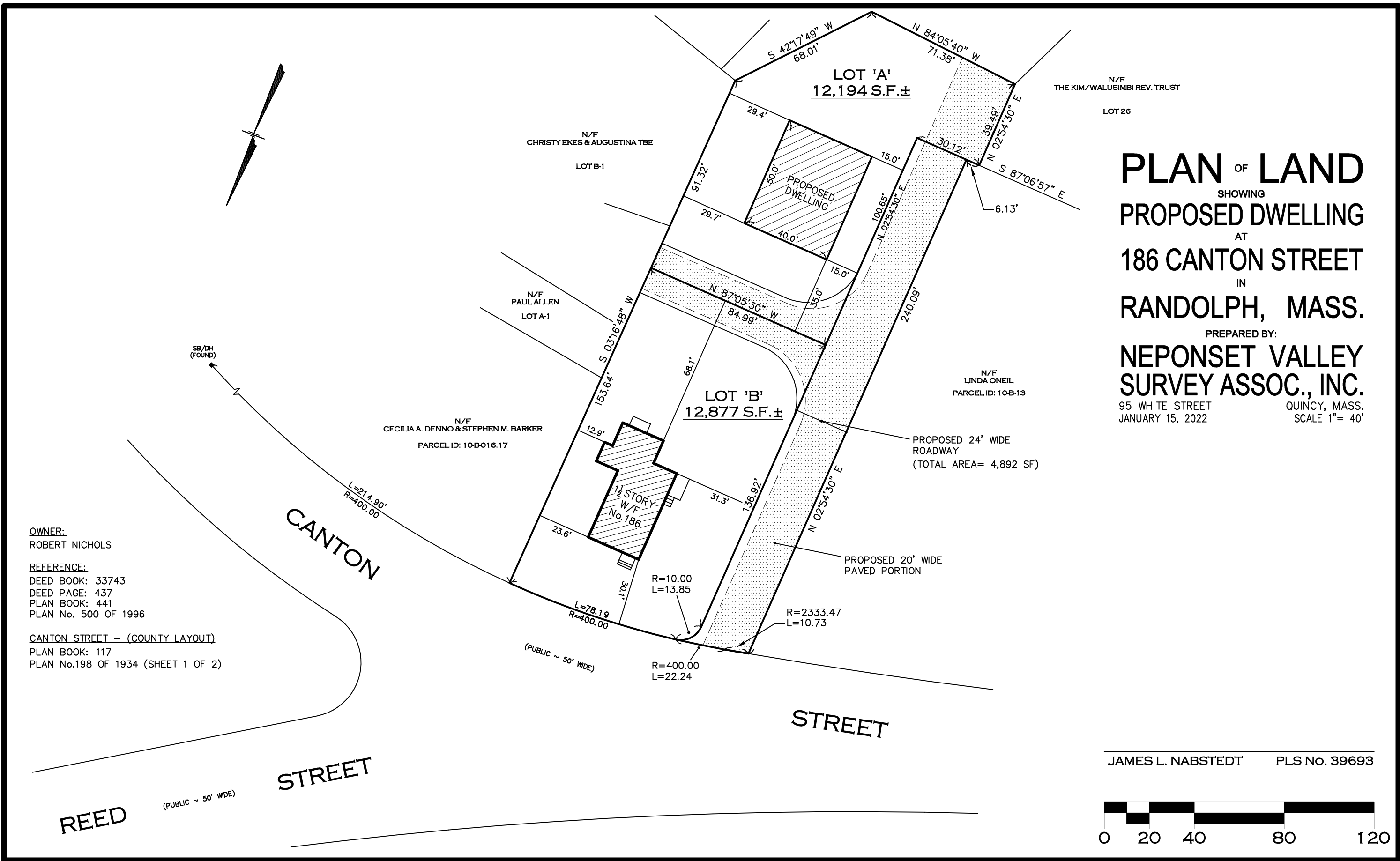
PREPARED BY:  
**NEPONSET VALLEY  
SURVEY ASSOC., INC.**  
95 WHITE STREET QUINCY, MASS.  
JANUARY 15, 2022 SCALE 1"= 40'

CANTON STREET - (COUNTY LAYOUT)  
PLAN BOOK: 117  
PLAN No.198 OF 1934 (SHEET 1 OF 2)



JAMES L. NABSTEDT PLS No. 39693







# Site Plan for Proposed Daycare Facility 647 North Main Street In Randolph, Massachusetts

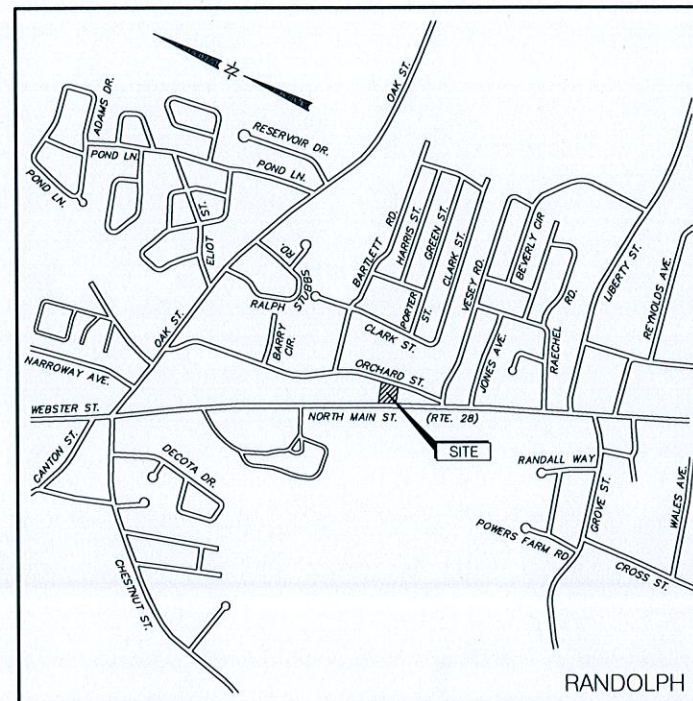
MARCH 9, 2022

REVISED: JUNE 22, 2022

Plan Index  
No.

Drawing Title

1 of 6	Cover Sheet
2 of 6	Existing Conditions
3 of 6	Site Layout/Landscape/Lighting Plan
4 of 6	Grading and Utilities Plan
5 of 6	Stormwater Management Plan
6 of 6	Site Details



Vicinity Map

Scale 1"=800'

## Site Design Professionals, LLC

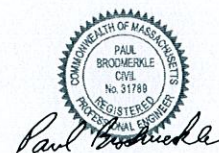
Civil Engineers  
One Merchant Street - Suite 110  
Sharon, MA 02067  
Tel. 781-784-4020 - Fax. 781-784-4022

## Land Surveyor:

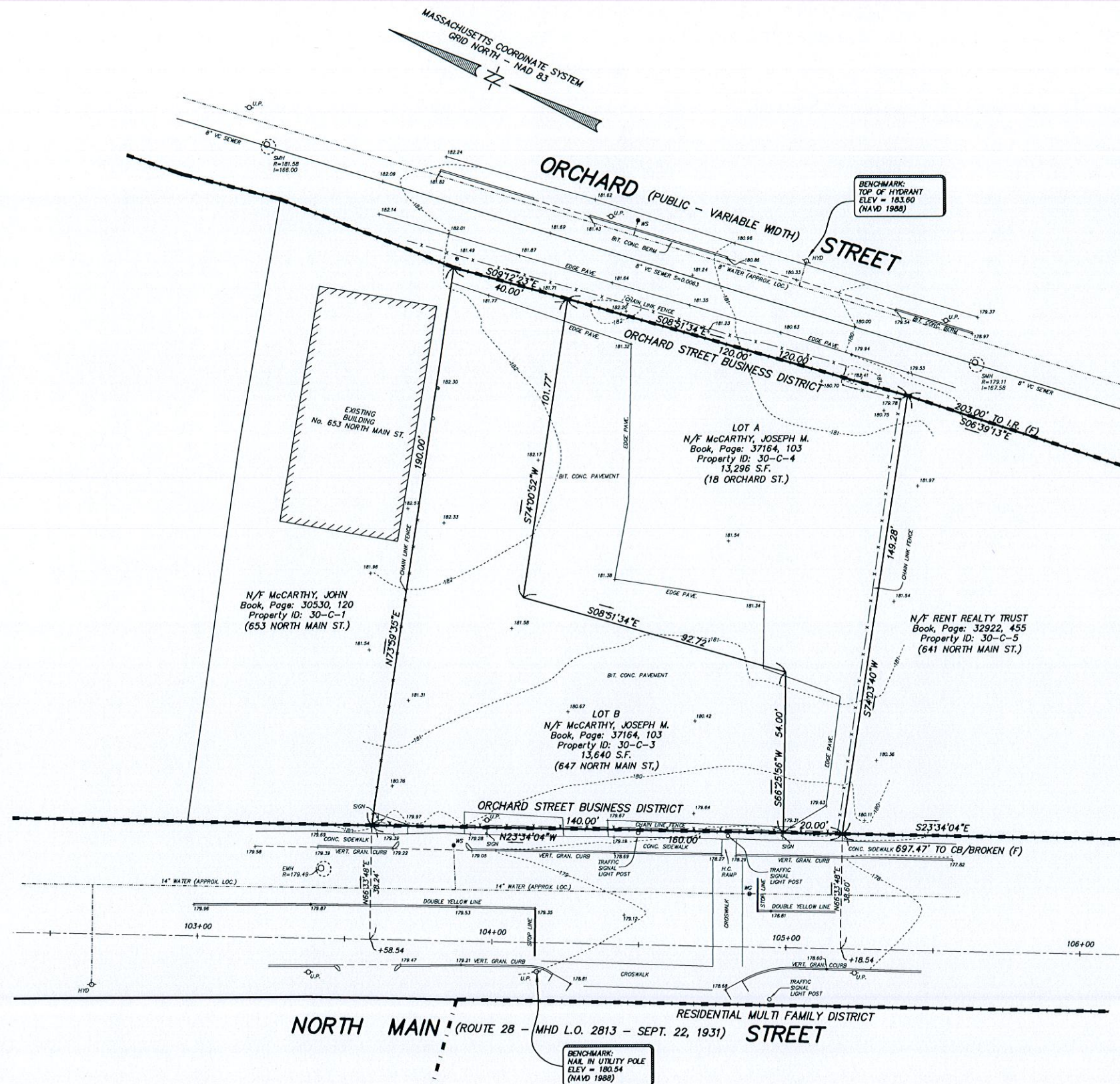
Borderland Engineering Co., Inc.  
61b Pleasant Street  
Randolph, MA 02368  
Tel. 781-963-9500 - Fax. 781-888-4131

## Owner/Applicant:

Joseph M. McCarthy  
14 Norton Street  
Quincy, MA 02169







## NOTES:

1. PROPERTY LINE AND EXISTING CONDITIONS SURVEY BY BORDERLAND ENGINEERING, INC. IN JANUARY, 2021.
2. UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASSACHUSETTS LAW) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO CALL DIG SAFE AT 1-888-DIG-SAFE.
3. THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
4. THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION.
5. THIS SITE DOES NOT FALL WITHIN A SPECIAL HAZARD FLOOD ZONE AS DESIGNATED BY FIRM COMMUNITY PANEL NUMBER 2502100216E, EFFECTIVE DATE JUNE 17, 2012.

ASSESSOR'S REFERENCE:  
MAP 30 / C / 3 & 4

OWNER/APPLICANT:  
JOSEPH M. MCCARTHY  
14 NORTON STREET  
QUINCY, MA 02169

PLAN REFERENCES:  
1. PLAN BOOK 468 PAGE 544  
2. PLAN BOOK 412 PAGE 124  
3. PLAN BOOK 467 PAGE 483  
4. PLAN BOOK 609 PAGE 10  
5. PLAN BOOK D5676 PAGE 591  
6. MHD LAYOUTS #2713 & #2813

DEED REFERENCE:  
BOOK 37164, PAGE 103

EXISTING CONDITIONS PLAN  
647 NORTH MAIN STREET

IN

RANDOLPH, MA

SCALE: 1"=20'

MARCH 9, 2022

Site Design Professionals, LLC

Civil Engineers

One Merchant Street - Suite 110

Sharon, MA 02067

Tel. 781-784-4020 - Fax 781-784-4022

## REVISIONS

JUNE 22, 2022 - PLANNING BOARD COMMENTS (ZONE LINES)

0 10 20 40 60

SHEET 2 OF 6

CLIENT: 0023-04

SITE: 00369



## NOTES:

1. PROPERTY LINE AND EXISTING CONDITIONS SURVEY BY BORDERLAND ENGINEERING, INC. IN JANUARY, 2021.

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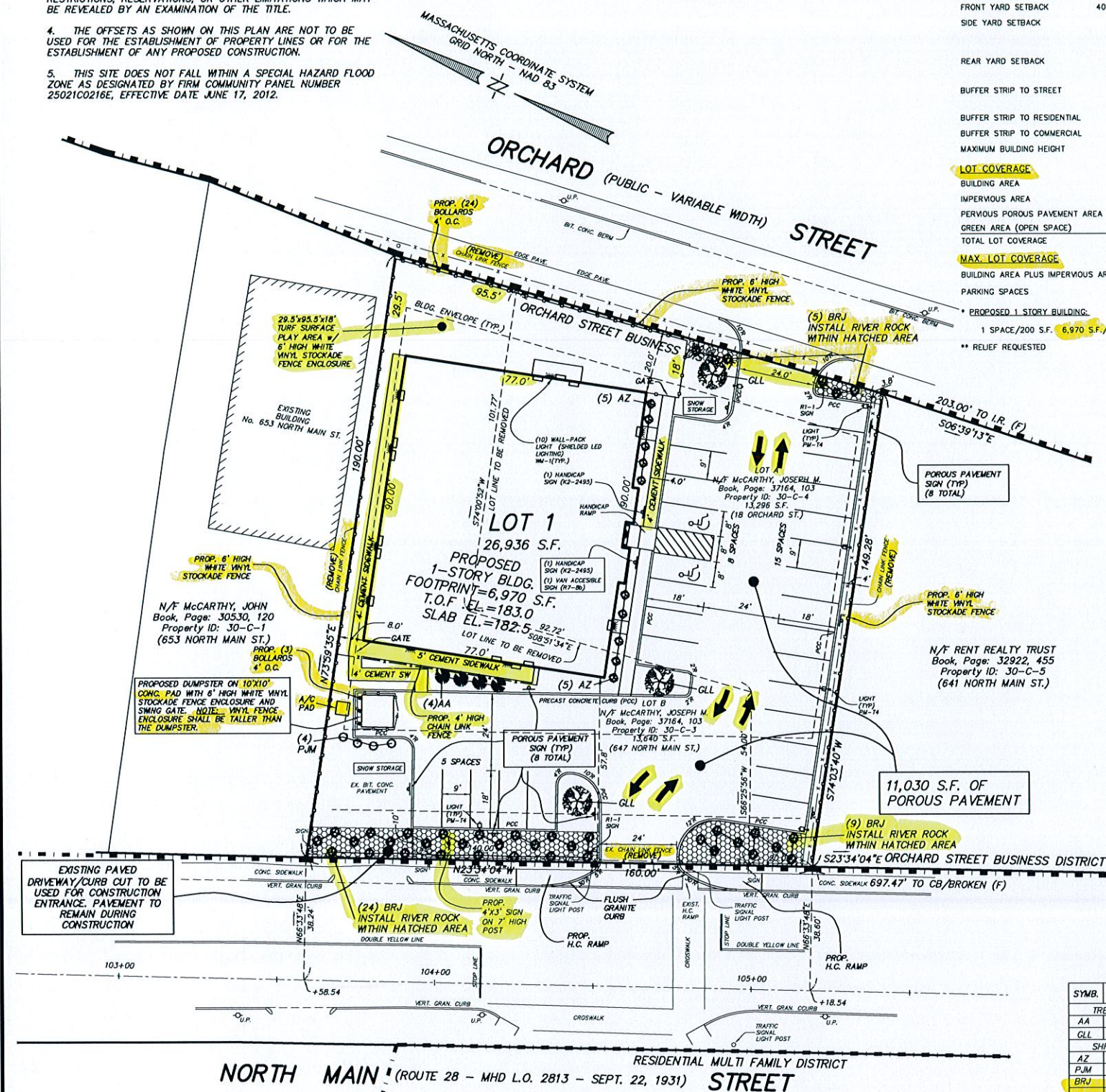
4. THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION.

5. THIS SITE DOES NOT FALL WITHIN A SPECIAL HAZARD FLOOD ZONE AS DESIGNATED BY FIRM COMMUNITY PANEL NUMBER 25021C02166, EFFECTIVE DATE JUNE 17, 2012.

## ZONING TABULATION

ZONING CLASSIFICATION: ORCHARD STREET BUSINESS DISTRICT (OSBD)		
PROPOSED USE: DAYCARE FACILITY		
ZONING ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA	12,000 S.F.	26,936 S.F.
MINIMUM LOT FRONTAGE	100 FT.	160.00 FT. (NO. MAIN ST.)
LOT WIDTH	75 FT.	160.03 FT.
LOT DEPTH	100 FT.	149.28 FT.
SETBACK FROM STREET	15 FT.	57.8 FT. (NO. MAIN ST.)
FRONT YARD SETBACK	40 FT. (SEC. 200-28.A)(b)	57.8 FT. (NO. MAIN ST.)
SIDE YARD SETBACK	6 FT.	8.0 FT. (BLDG.)
		0.5 FT. (OUTDOOR PLAY AREA) (SEC. 200-28.D) **
REAR YARD SETBACK	15 FT.	20.0 FT. (ORCHARD ST.) (SEC. 200-30.D)
BUFFER STRIP TO STREET	15 FT.	10 FT. (NO. MAIN ST.) **
BUFFER STRIP TO RESIDENTIAL	10 FT.	N/A
BUFFER STRIP TO COMMERCIAL	2.5 FT.	N/A
MAXIMUM BUILDING HEIGHT	30 FT/2 STORIES	28.25 FT. (PEAK)/1 STORY
LOT COVERAGE		
BUILDING AREA	40%	25.9%
IMPERVIOUS AREA	20%	6.0% (SIDEWALK, DUMPSTER PAD & CURBING)
PERVIOUS POROUS PAVEMENT AREA	---	41.3%
GREEN AREA (OPEN SPACE)	40%	26.8% **
TOTAL LOT COVERAGE		100%
MAX LOT COVERAGE		
BUILDING AREA PLUS IMPERVIOUS AREA	60%	31.9%
PARKING SPACES	35 SPACES*	28 SPACES PROVIDED**

\* PROPOSED 1 STORY BUILDING:  
1 SPACE/200 S.F. 6,970 S.F./200 = 35 SPACES REQUIRED  
\*\* RELIEF REQUESTED



## SIGN SUMMARY

IDENTIFICATION NUMBER	SIZE OF SIGN WIDTH HEIGHT	TEXT	BACKGROUND	LETTERING	NO. OF SIGNS REQUIRED
R1-1	30" 30"	STOP	RED	WHITE	2
K2-2495	12" 18"	HANDICAPPED PARKING SPECIAL PLATE REQUIRED UNAUTHORIZED VEHICLES MAY BE REMOVED AT OWNER'S EXPENSE	BLUE	WHITE	2
R7-Bb	12" 6"	VAN ACCESSIBLE	BLUE	WHITE	1
POROUS PAVEMENT SIGN	12" 18"	POROUS PAVEMENT AREA SEMI-ANNUAL VACUUMING REQUIRED PROHIBITED: SANDING, SEAL COATING, HAZARDOUS WASTE HANDLING, HEAVY LOAD VEHICLES	BLUE	WHITE	8

Section D, Item 2.

ASSESSOR'S REFERENCE:  
MAP 30 / C / 3 & 4

OWNER/APPLICANT:  
JOSEPH M. MCCARTHY  
14 NORTON STREET  
QUINCY, MA 02169

## PLAN REFERENCES:

1. PLAN BOOK 468 PAGE 544
2. PLAN BOOK 412 PAGE 124
3. PLAN BOOK 467 PAGE 483
4. PLAN BOOK 609 PAGE 10
5. PLAN BOOK D5676 PAGE 591
6. MHD LAYOUTS #2713 & #2813

## DEED REFERENCE:

BOOK 37164, PAGE 103

SITE LAYOUT/  
LANDSCAPE/LIGHTING PLAN  
647 NORTH MAIN STREET

IN  
RANDOLPH, MA

SCALE: 1"=20' MARCH 9, 2022

Site Design Professionals, LLC

Civil Engineers

One Merchant Street - Suite 110

Sharon, MA 02067

Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS

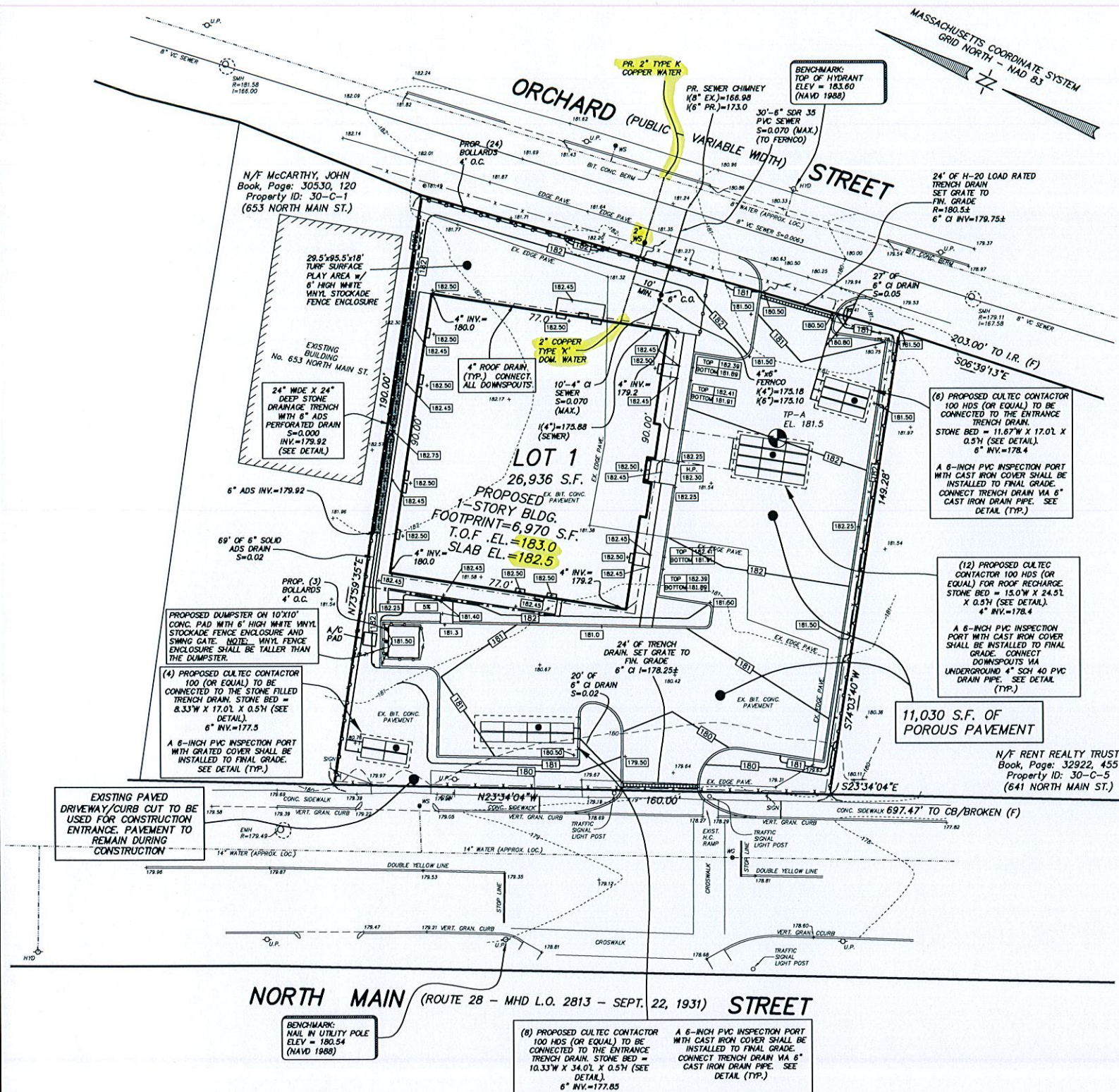
JUNE 22, 2022 - PLANNING BOARD COMMENTS

0 10 20 40 60

CLIENT: 0023-04 SITE: 00369

SHEET 3 OF 6



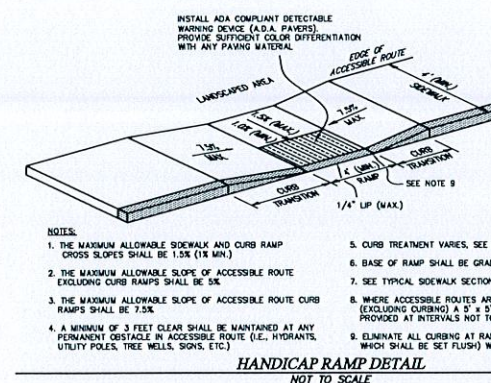
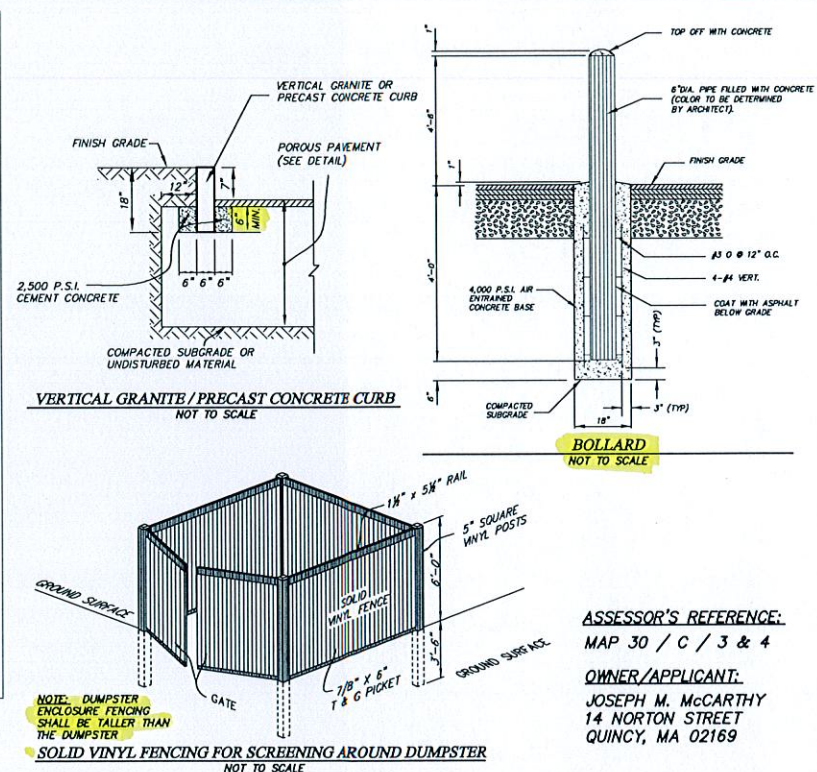
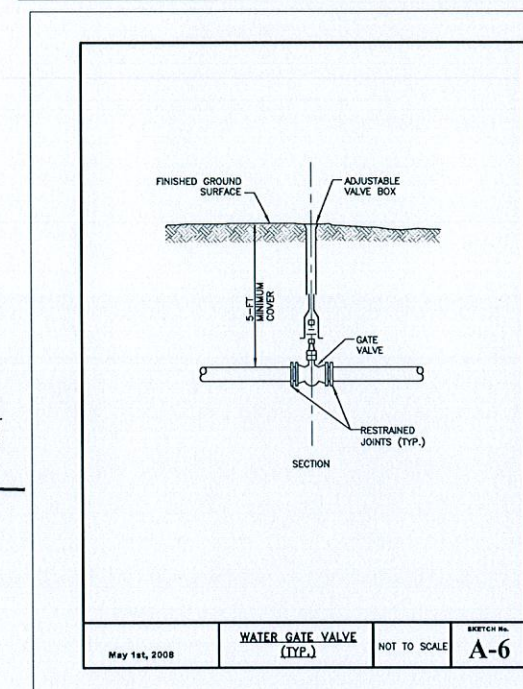
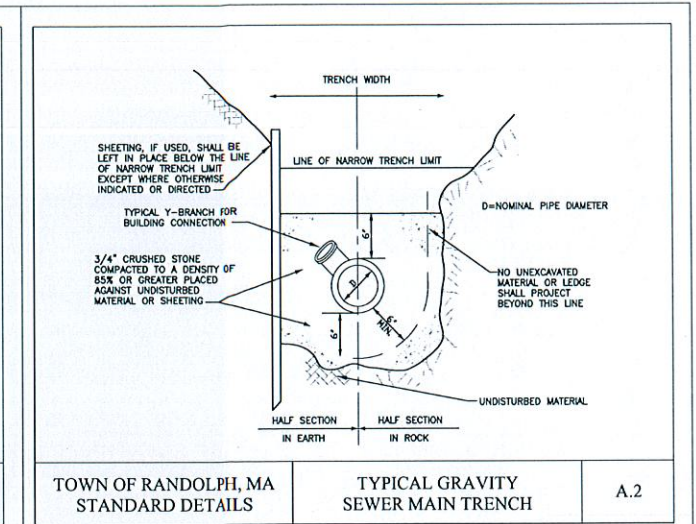
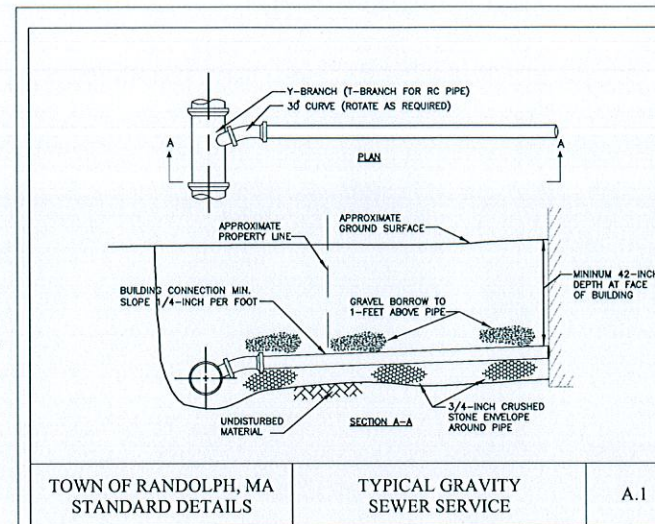


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## NOTES:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (18 IN. MIN.)
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE ALL CURBING AT RAMP OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH WHERE IT ADJUTS ROADWAY.

GRADING AND UTILITIES PLAN  
647 NORTH MAIN STREET

IN

RANDOLPH, MA

SCALE: 1"=20'

MARCH 9, 2022

Site Design Professionals, LLC

Civil Engineers

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Tel. 781-784-4020 - Fax 781-784-4022

## REVISIONS

JUNE 22, 2022 - PLANNING BOARD COMMENTS

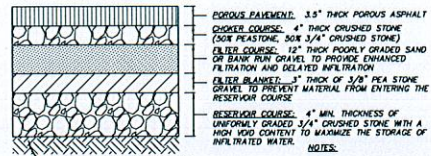
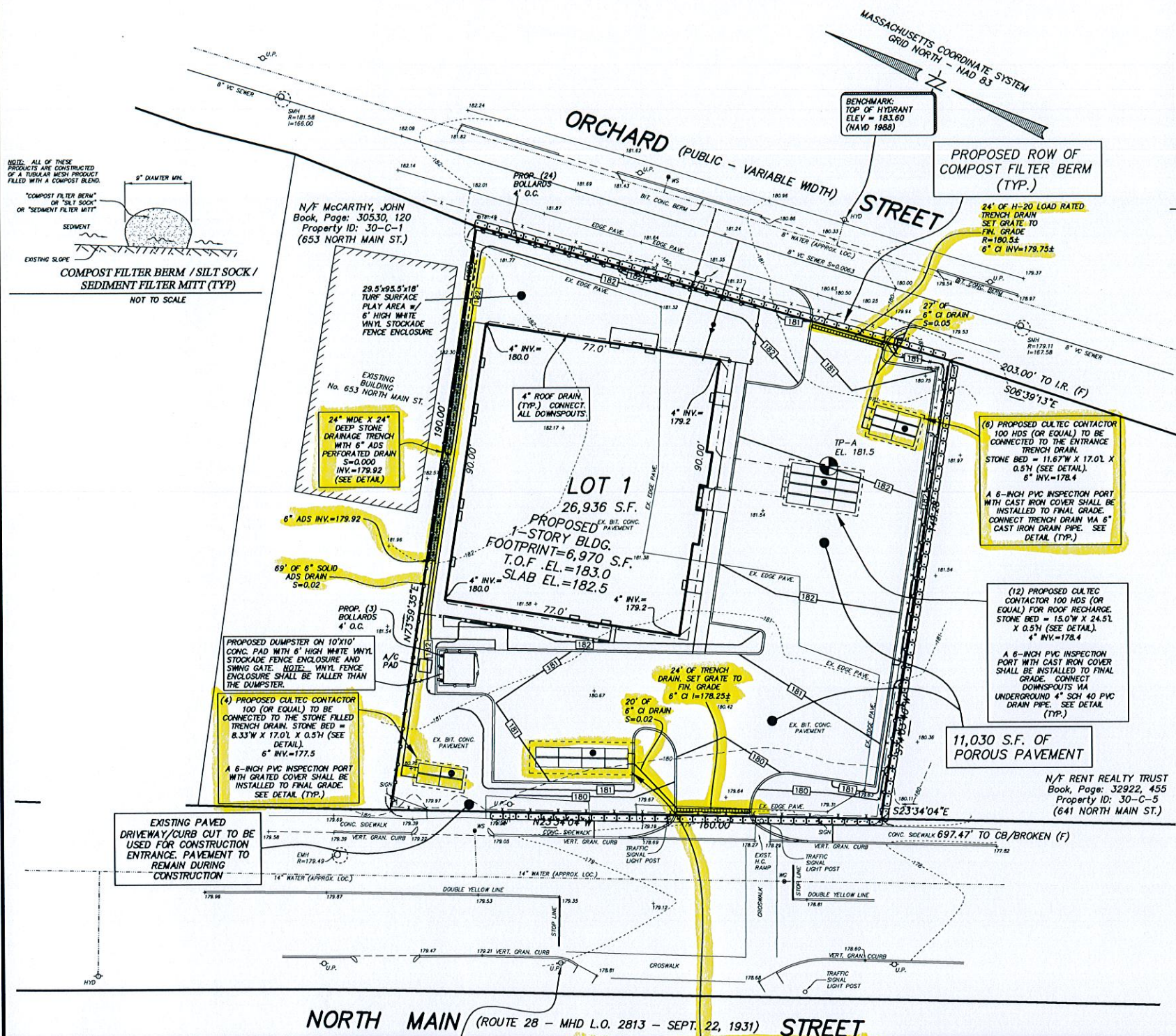
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SHEET 4 OF 6

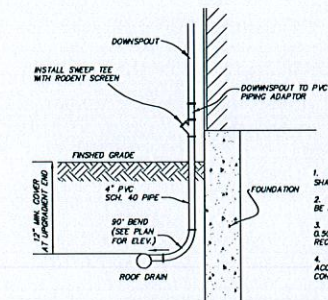
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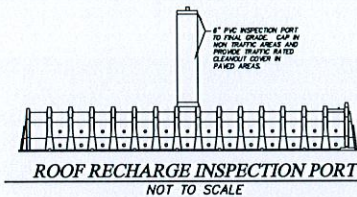




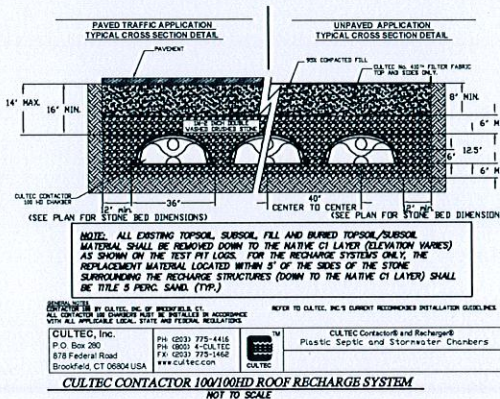
POROUS PAVEMENT  
NOT TO SCALE



TYPICAL DOWNSPOUT DETAIL  
NOT TO SCALE



ROOF RECHARGE INSPECTION PORT  
NOT TO SCALE



CULTEC CONTACTOR 100/1000HD ROOF RECHARGE SYSTEM  
NOT TO SCALE

#### PRE-DEVELOPMENT IMPERVIOUS SURFACES:

EXISTING PAVEMENT: 18,067 S.F.

#### POST-DEVELOPMENT IMPERVIOUS SURFACES:

PROPOSED ROOF: 6,970 S.F.  
PROPOSED SIDEWALK/DUMPSTER PAD/CURB: 1,620 S.F.  
TOTAL: 8,590 S.F.

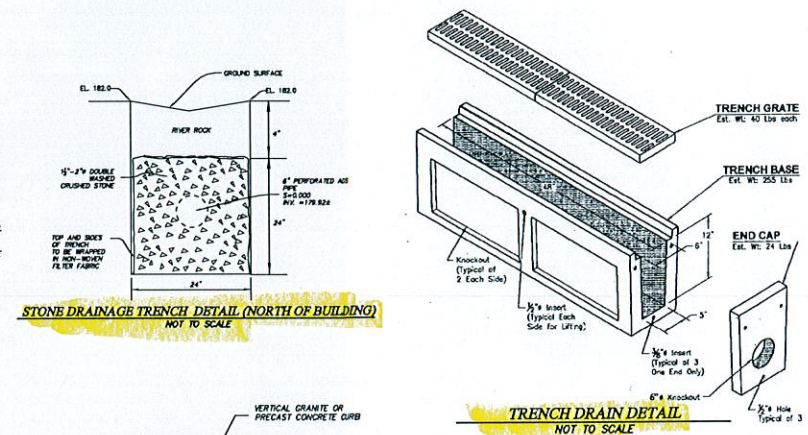
DECREASE OF 9,477 S.F. OF IMPERVIOUS SURFACE  
(REDEVELOPMENT PROJECT)

#### GROUNDWATER RECHARGE PROVIDED:

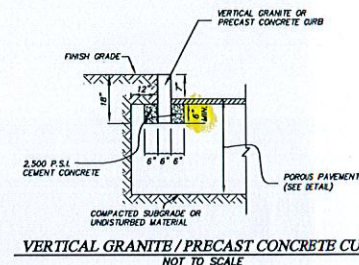
PROPOSED ROOF: 6,970 S.F. ROOF X 0.35-INCH  
("GROUP B" SOIL OBSERVED IN TEST PIT) = 244 C.F.  
RECHARGE REQUIRED: 400 C.F. RECHARGE PROVIDED VIA  
12 CULTEC CONTACTOR 100 HD CHAMBERS AND  
SURROUNDING STONE.

#### GROUNDWATER TREATMENT/RECHARGE PROVIDED:

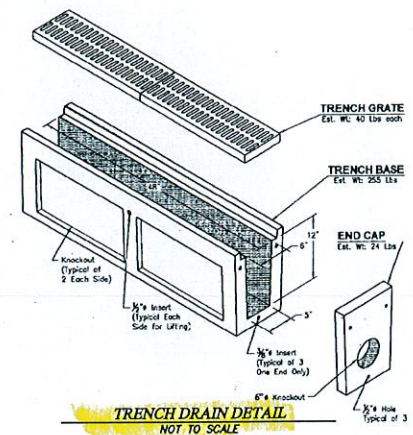
11,030 S.F. POROUS PAVEMENT X 0.5-INCH TREATMENT =  
450 C.F. MIN. GROUNDWATER TREATMENT REQUIRED. 1,442  
C.F. TREATMENT/RECHARGE PROVIDED (SEE POROUS  
PAVEMENT DETAIL)



STONE DRAINAGE TRENCH DETAIL (NORTH OF BUILDING)  
NOT TO SCALE



VERTICAL GRANITE / PRECAST CONCRETE CURB  
NOT TO SCALE



TRENCH DRAIN DETAIL  
NOT TO SCALE

#### ASSESSOR'S REFERENCE:

MAP 30 / C / 3 & 4

#### OWNER/APPLICANT:

JOSEPH M. MCCARTHY  
14 NORTON STREET  
QUINCY, MA 02169

#### PLAN REFERENCES:

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#### DEED REFERENCE:

BOOK 37164, PAGE 103

## STORMWATER MANAGEMENT PLAN 647 NORTH MAIN STREET

IN  
**RANDOLPH, MA**

SCALE: 1"=20' MARCH 9, 2022  
Site Design Professionals, LLC

Civil Engineers  
One Merchant Street - Suite 110  
Sharon, MA 02067  
Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS	
JUNE 22, 2022 - PLANNING BOARD COMMENTS	

0 10 20 40 60

CLIENT: 0023-04 SITE: 00369

#### NOTES:

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TP-A 12/30/2020	181.5±
A SANDY LOAM TOPSOIL	181.0
B SANDY LOAM SUBSOIL	179.8
C1 V. LOAMY SAND SUBSTRATUM	173.7
C2 M SAND SUBSTRATUM	171.3
TRACE NOTICES 006" (EL. 174.3)	NO REFUSAL

#### POROUS PAVEMENT OPERATION AND MAINTENANCE:

FREQUENT CLEANING AND MAINTENANCE OF THE PAVEMENT SURFACE IS CRITICAL TO PREVENT CLOGGING.



#### FOR PROPER MAINTENANCE:

- POST SIGNS IDENTIFYING POROUS PAVEMENT AREA (4 SIGNS SHOWN ON SITE PLAN).
- NO WINTER SANDING IS ALLOWED.
- MINIMIZE SALT USE DURING WINTER MONTHS.
- KEEP ADJACENT LANDSCAPED AREAS WELL MAINTAINED TO PREVENT SOIL FROM BEING TRANSPORTED ONTO THE PAVEMENT.
- CLEAN THE SURFACE SEMI ANNUALLY (APRIL/OCTOBER) USING A HIGH VELOCITY VACUUM SWEEPER.
- MONITOR THE PAVED SURFACE TO MAKE SURE IT DRAINS PROPERLY AFTER STORM EVENTS.
- NEVER SEALCOAT OR REPAVE WITH IMPERMEABLE MATERIALS.
- INSPECT THE SURFACE ANNUALLY FOR DETERIORATION OR SPALLING.
- HANDLING OF HAZARDOUS MATERIALS IS PROHIBITED WITHIN THE POROUS PAVEMENT AREA.
- HEAVY LOAD VEHICLES ARE PROHIBITED FROM THE POROUS PAVEMENT AREA.

IDENTIFICATION NUMBER	SIZE OF SIGN WIDTH HEIGHT	TEXT	BACKGROUND	LETTERING	No. OF SIGNS
POROUS PAVEMENT SIGN	12" 18"	POROUS PAVEMENT AREA SEMI-ANNUAL VACUUMING REQUIRED PROHIBITED: WINTER SALT COATING HAZARDOUS WASTE HANDLING, HEAVY LOAD VEHICLES	BLUE	WHITE	8

SHEET 5 OF 6

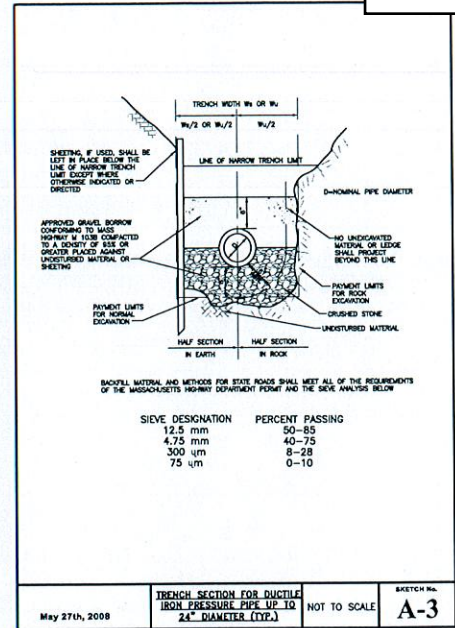
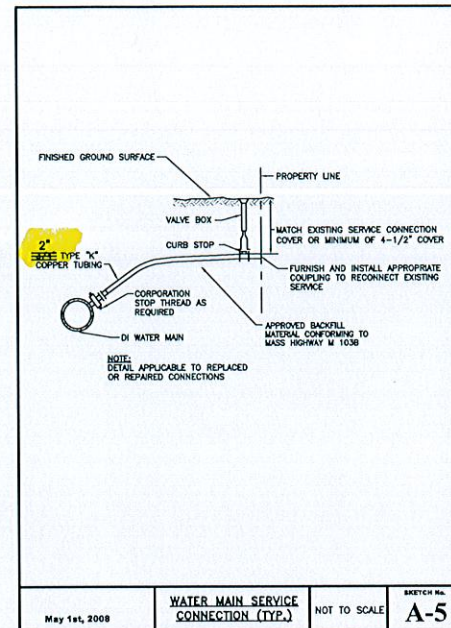
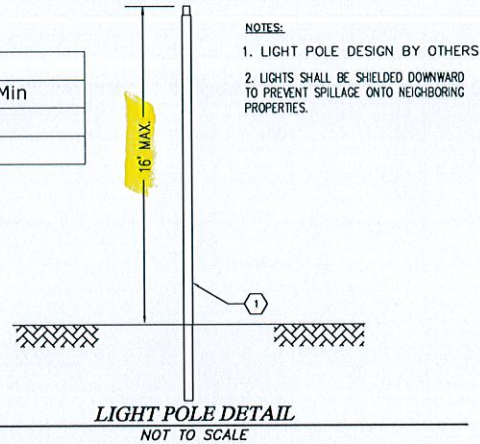


Luminaire Schedule						
Symbol	Label	Qty	Part Number	LLF	Fixture Wattage	Fixture Lumens
	WM1	7	Utopia Lighting # DWP2-2G-45LED-40K-UNV	0.900	44.78	6082
	PM-T4	6	Utopia Lighting # LSL-3G-100LED-40K-T4-UNV	0.900	99.99	13201

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Property Line	Illuminance	Fc	0.05	2.7	0.0	N.A.
Site Points	Illuminance	Fc	0.72	8.6	0.0	N.A.

## NOTES:

- A. A LIGHT LOSS FACTOR OF 0.900 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
- B. SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
- C. CALCULATION POINTS ARE TAKEN AT GRADE.
- D. CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.



**LED AREA / PARKING / STREET LIGHT**

**LSL-3G**

Project Name: \_\_\_\_\_  
Type: \_\_\_\_\_

**FEATURES:**

- Rugged, one-piece die cast aluminum housing.
- Die-cast integral heat sink to provide thermal management.
- Low profile, 3G vibration rated compact design minimizes wind load requirements.
- Housing is completely sealed against moisture and environmental contaminants.
- Operating temperature: -40°C to 40°C (40°F to 113°F).
- Suitable for mounting heights up to 50ft.

**ELECTRICAL:**

- 1-10V dimming standard.
- 120-277V, 50/60Hz, 347-480V.
- THD: <20%.
- PF: >95%.

**OPTIC:**

- PC optic.
- Distribution: Type3, Type4, Type5.

**LISTING:**

- UL listed.
- DLC listed.
- Suitable for wet location.
- 5 years limited warranty.

**MOUNTING:**

- Slip Fitter (for 2-3/8" pole).
- Square / Round pole arm.
- Wall mount.
- Rotatable wall mount.

**LED:**

- Lumileds LED.
- Color Temperature: 4000 / 5000K.
- Lumen efficiency: Color rendering index: >70.
- Life span: 100,000 hours.

**APPLICATION:**

The LSL-3G Area Light series can be used in parking lot, urban roads, industrial areas, residential areas, sidewalks, schools, and gardens. Wide detection area, range up to 50FT in diameter.

**CONFIGURATIONS**

Series	Model#	AC Input	Lumen Output (8000K)	Lumen Efficiency (lm/W)	Lumen Output (5000K)	Lumen Efficiency (lm/W)	B.U.D.
LSL	70LED	70W	9500 lm	136 lm/W	13300 lm	133 lm/W	B2-U5-G2
	100LED	100W	13000 lm	130 lm/W	13300 lm	133 lm/W	B2-U5-G2
	150LED	150W	20000 lm	133 lm/W	138 lm/W	B3-U5-G3	
	200LED	200W	25000 lm	125 lm/W	26000 lm	130 lm/W	B3-U5-G3
	250LED	250W	34000 lm	136 lm/W	34500 lm	138 lm/W	B4-U5-G4
	300LED	300W	40000 lm	133 lm/W	41000 lm	137 lm/W	B4-U5-G4

**ORDERING INFORMATION**

EXAMPLE: LSL-3G-100LED-40K-T3-4IN-BZ-PM54

MODEL	LED	COLOR TEMP.	DISTRIBUTION	VOLTAGE	DIMMING
LSL-3G	70LED 100LED 150LED 200LED 250LED 300LED	40K 50K	T3 T4 T5 T6	UNV 8V	(Blank) 1-10V dimming (8V)

**FINISH**

FINISH	MOUNTING	OPTIONS
BZ Dark Bronze RAL8019 (Std)	BF Slip Fitter	TLPC3 3-Pin Removable and Twist Lock Photocell Initiated 120V-277V
CC Custom Color	PM54 4" Square Pole Mount Arm	TLPC4 4-Pin Removable and Twist Lock Photocell Initiated 480V
WH White	PM54 4" Round Pole Mount Arm	RC7 MEMA 7-wire photocell only (no controls)
GR Gray	PM55 5" Square Pole Mount Arm	RC8 Blue photocell sensor with daylight, 0-10V, adjustable via DIP switch*
BK Black	PM55 5" Round Pole Mount Arm	RC-101 Remote control for the BZ sensor
	NM Wall Mount	Assembled in USA for Buy American Act
	RWM Rotatable Wall Mount	

**NOTES:**

- Not available on 10/50/60 model.
- BZ sensor option is not available on 70/100LED model.

1 www.designlighting.com UTOPIA LIGHTING reserves the right to change specifications, drawings, dimensions without prior notice. Visit our website for the latest product information.

**LED FULL CUT-OFF WALL PACK**

**DWP2-2G**

Project Name: \_\_\_\_\_  
Type: \_\_\_\_\_

**FEATURES:**

- Tempered UV coated flat lens provides outstanding performance, uniformity and glare control.
- Sealed die casting profile for indoor and outdoor.
- Housing with 3 pieces of 1/2" threaded hole for easier wire connections.
- Dark bronze finish is standard.

**MOUNTING:**

- Wall mounting only.
- Suitable for junction box mounting and surface mounting.

**LED:**

- Lumileds 3030 LED chips.
- Color temperature: 4000/5000 (K).
- Lumen efficiency: > 140 lm/W.
- Color rendering index: >70.
- Life span: 50,000 hrs.

**ELECTRICAL:**

- 0-10V dimmable.
- Input voltage: 120-277VAC, 50/60Hz.
- Operating temperature: -40°C to 40°C (40°F to 113°F).
- Surge protection: Line-Line 1kV, Line-Earth 2kV.
- Optional photocell, B-level occupancy sensor.
- UL 1510 listed.
- Power Factor: >0.9.

**LISTING:**

- DLC premium listed.
- UL listed.
- Listed to UL 1598 and UL 8750.
- Suitable for wet location.
- 5 years limited warranty.

**CONFIGURATIONS**

Series	LED	Lumen Output (8000K)	Lumen Efficiency (lm/W)	Lumen Output (5000K)	Lumen Efficiency (lm/W)
DWP2-2G	27LED	3700 lm	137 lm/W	3750 lm	138 lm/W
	45LED	6000 lm	142 lm/W	6450 lm	143 lm/W
	70LED	9900 lm	140 lm/W	9900 lm	141 lm/W
	90LED	12000 lm	133 lm/W	12000 lm	136 lm/W
	135LED	18000 lm	133 lm/W	18000 lm	133 lm/W

**Medium Size (27W, 45W, 70W)**

Weight: 27W: 0.77lb (0.35kg), 45W: 0.90lb (0.41kg), 70W: 1.10lb (0.50kg)

**Large Size (90W, 135W)**

Weight: 90W: 1.37lb (0.62kg), 135W: 1.70lb (0.77kg)

**ORDERING INFORMATION**

EXAMPLE: DWP2-2G-45LED-40K-UNV-BZ

MODEL	LED	COLOR TEMP.	VOLTAGE	FINISH
DWP2-2G	27LED 45LED 70LED 90LED 135LED	27W LED 45W LED 70W LED 90W LED 135W LED	40K 50K	UNV 120-277V

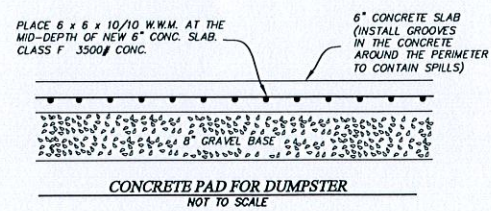
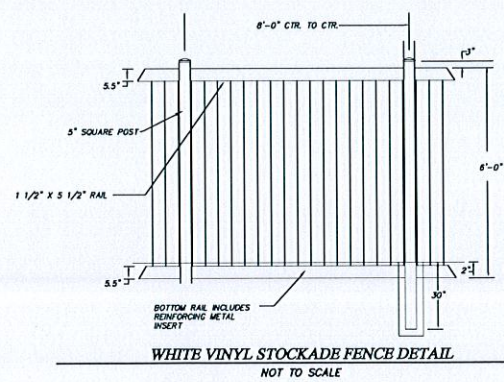
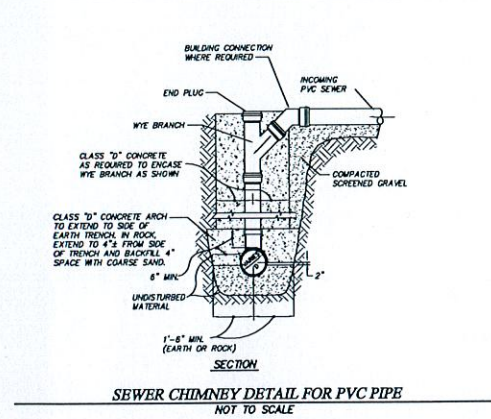
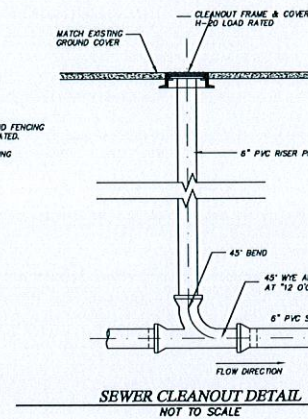
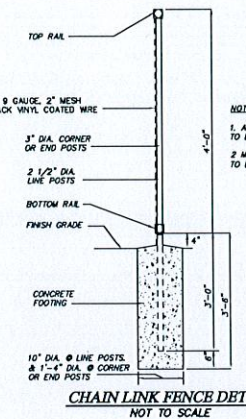
**OPTIONS**

PC3 Photocell	MS B-level Motion Sensor	EM50W 5W EM Battery Backup (ULC Compliant EM5)	OTW Optional 7 Year Limited Warranty*	BO Bird Guard, Stainless Steel Style

**NOTES:**

- DesignLight Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlighting.com/DLC to confirm which versions are qualified.
- This limited warranty covers electronic parts only and does not apply to labor, equipment or loss, or defect from improper installation or operation.
- Only available in 4000K.
- Not available with 135LED.
- Only available in 5000K.

1 www.designlighting.com UTOPIA LIGHTING reserves the right to change specifications, drawings, dimensions without prior notice. Visit our website for the latest product information.



ASSESSOR'S REFERENCE:  
MAP 30 / C / 3 & 4

OWNER/APPLICANT:  
JOSEPH M. MCCARTHY  
14 NORTON STREET  
QUINCY, MA 02169

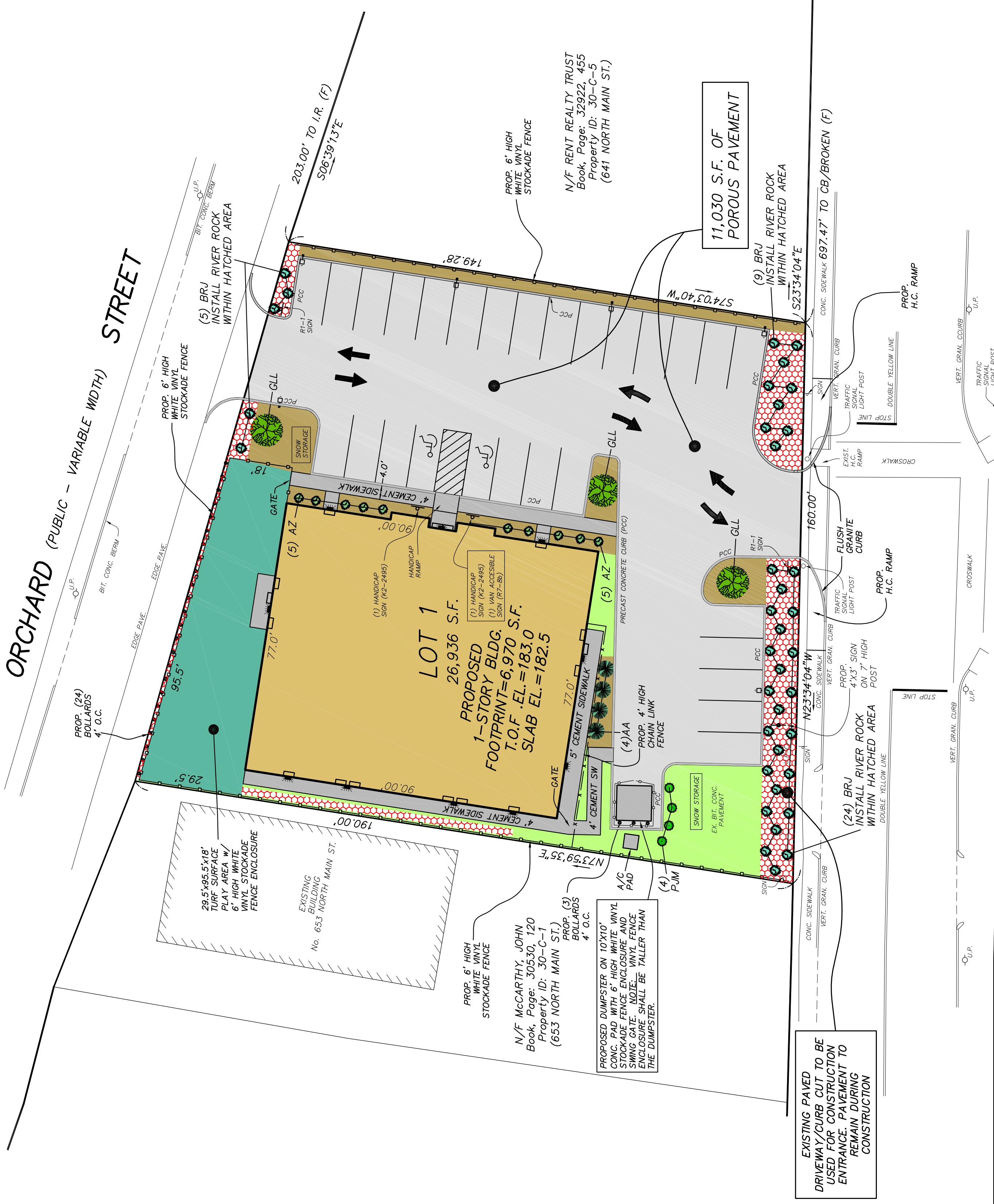
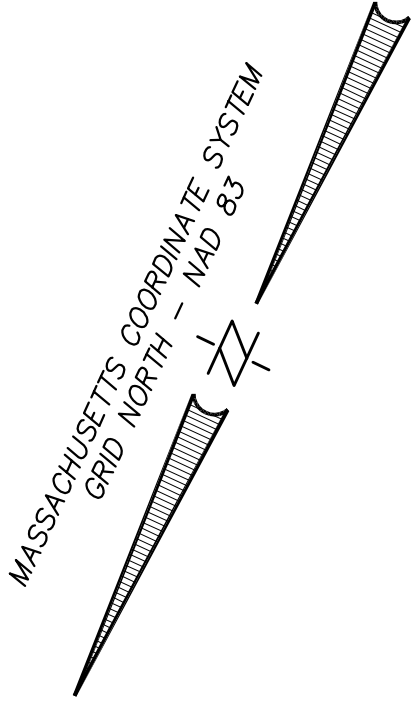
SITE DETAILS  
647 NORTH MAIN STREET  
IN  
**RANDOLPH, MA**  
SCALE AS SHOWN MARCH 9, 2022  
Site Design Professionals, LLC

Civil Engineers  
One Merchant Street - Suite 110  
Sharon, MA 02067  
Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS	
JUNE 22, 2022	PLANNING BOARD COMMENTS



- NOTES:
- PROPERTY LINE AND EXISTING CONDITIONS SURVEY BY BORDERLAND ENGINEERING, INC. IN JANUARY, 2021.
  - UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASSACHUSETTS LAW) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO CALL DIG SAFE AT 1-888-DIG-SAFE.
  - THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
  - THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION.
  - THIS SITE DOES NOT FALL WITHIN A SPECIAL HAZARD FLOOD ZONE AS DESIGNATED BY FIRM COMMUNITY PANEL NUMBER 250210216E, EFFECTIVE DATE JUNE 17, 2012.



## LEGEND

- PROPOSED BUILDING
- PROPOSED POROUS PAVEMENT
- PROPOSED MULCH
- PROPOSED TURF SURFACE PLAY AREA
- PROPOSED CEMENT CONCRETE
- PROPOSED GRASS
- PROPOSED RIVER ROCK
- PROPOSED CURBING

PLANTING SCHEDULE

SYMB.	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE/INSTALLED HEIGHT
TREES				
AA	4	AMERICAN ARBORVITAE	THUJA OCCIDENTALIS	6' HIGH
GLL	3	GREENSPIRE LITTLE LEAF LINDEN	TILIA CORDATA	2 1/2" CAL./8'-10'
SHRUBS/GROUNDCOVER				
AZ	10	AZALEA	AZALEA VARS.	18"-24"
PJM	4	PJM RHODODENDRON	RHODODENDRON PJM	18"-24"
BRJ	38	BLUE RUG JUNIPER	UNIFERUS HORIZONTALIS WILTONI	1 GAL. CAN

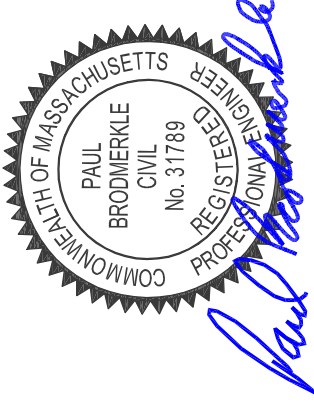
- NOTES:
- UNLESS OTHERWISE NOTED ALL PLANTED AREAS SHALL CONTAIN 4-INCHES OF LOAM OVERLAIN WITH FABRIC WEED BARRIER AND 4-INCHES OF MULCH.
  - ALL DISTURBED AREAS NOT OTHERWISE PLANTED, PAVED OR CONSTRUCTED ARE TO BE LOAMED AND SEEDED. THE MINIMUM LOAM THICKNESS/DEPTH SHALL BE 4-INCHES.

ASSESSOR'S REFERENCE:  
MAP 30 / C / 3 & 4

OWNER/APPLICANT:  
JOSEPH M. MCCARTHY  
14 NORTON STREET  
QUINCY, MA 02169

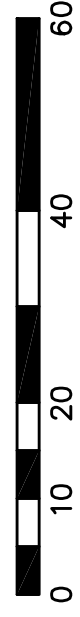
## SITE PLAN ILLUSTRATION PROPOSED DAYCARE FACILITY 647 NORTH MAIN STREET IN

**RANDOLPH, MA**  
SCALE: 1"=20'  
JUNE 22, 2022  
Site Design Professionals, LLC



Civil Engineers  
One Merchant Street - Suite 110  
Sharon, MA 02067  
Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS



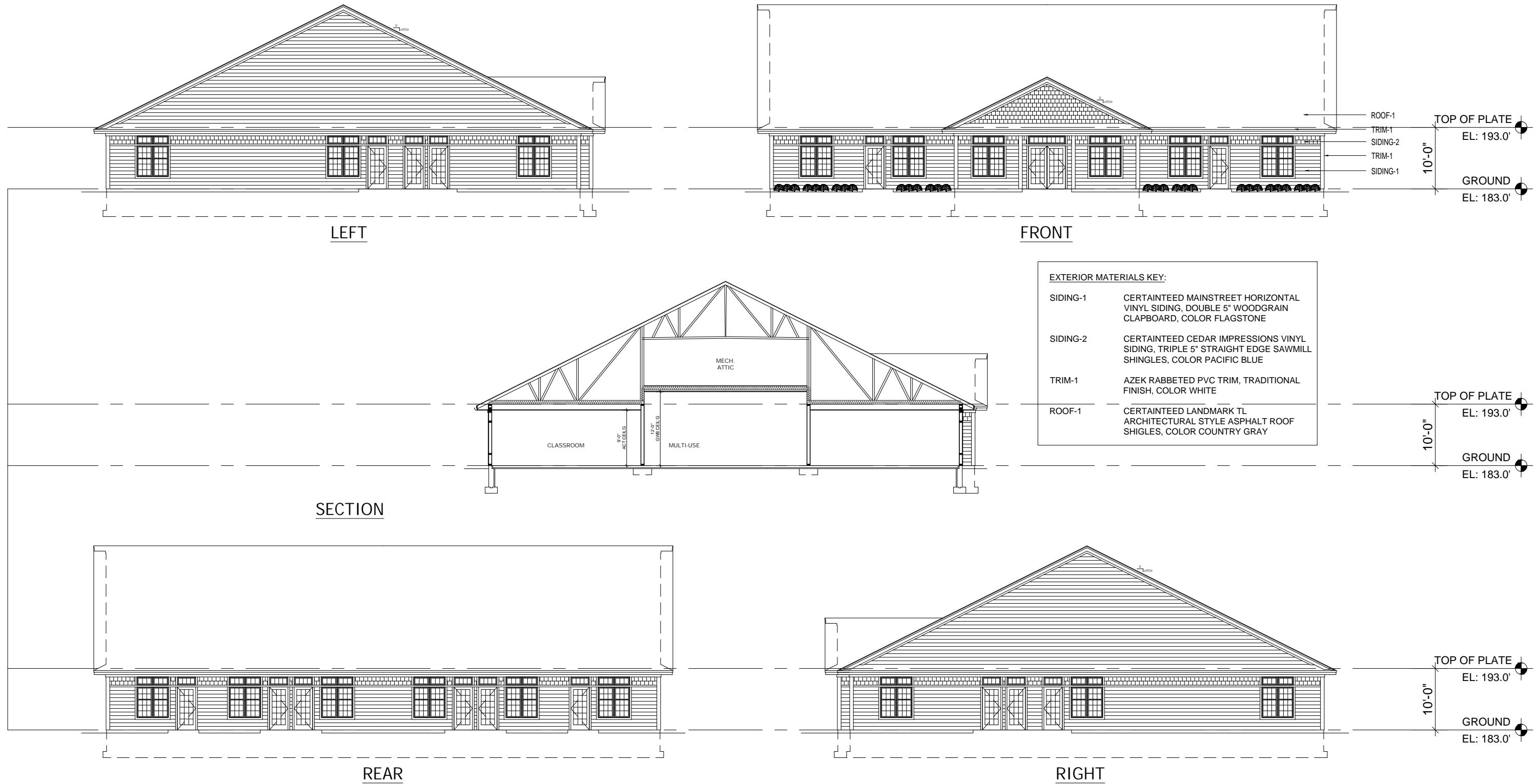




BUILDING LEGEND:

- CLASSROOMS
- CIRCULATION
- ADMIN/SUPPORT







## PROJECT REVIEW CHECKLIST

### PLAN PAGES and SUPPLEMENTAL MATERIALS

#### ☐ Existing Conditions

- > Photographs of the site and/or existing structures
- > Plan set include contours, utilities, wetlands and adjacent parcels
- > Is any existing structure greater than 100 years old?
- > Is any abutting structure greater than 100 years old?
- > Location of hydrants and catch basins

#### ☐ Demolition Plan

- > SWPPP
- > Construction entrance/maintenance
- > Pest control

#### ☐ Project Proposal

- > Renderings & elevations for any proposed building modifications
- > Building scale & relation to surrounding structures/lots including orientation to the street
- > HVAC location and screening
- > Specific materials and color choices called out and/or samples or cut sheets of materials for façade, enclosures, amenities

#### ☐ Site Layout Plan

- > Placement and configuration of parking areas relative to the site
- > Use of landscaping within parking areas
- > Pedestrian circulation, accessibility and safety (sidewalks, grassy strips, crosswalks, etc.)
- > Site amenities (e.g. benches, trash cans, bike racks, outdoor structures, etc.)
- > Are service areas (loading bays) required?
- > Snow storage & removal plans
- > Style of curbing (vertical, CCB, etc. including heights)
- > Dumpster size, location and screening

#### ☐ Fire Apparatus Access Plan

#### ☐ Grading and Drainage Plan

- > Letter from Stormwater Authority (or hearing date)

#### ☐ Utility Plan

- > Existing easements
- > Proposed easements

#### ☐ Landscaping Plan

- > Existing trees/significant vegetation or site features noted on the plan set
- > Preservation plan for mature trees
- > Lot coverage (pervious vs. impervious)
- > Effective use of greenscape on the parcel with all proposed species documented
- > Year round screening for abutters (if applicable)



PLAN PAGES and SUPPLEMENTAL MATERIALS

- ☐ **Lighting Plan**
  - > Quantity and types of fixtures (detail sheet or cut sheet provided)
  - > Photometric plan
- ☐ **Sign Plan**
  - > Sign concepts (location, types, etc.)
  - > Directional signage and striping (if applicable)
- ☐ **Zoning Compliance Matrix**
- ☐ **Development Impact Statement**
- ☐ **Traffic Analysis (when applicable)**
- ☐ **Order of Conditions from ConCom (or hearing date if applicable)**

PLANNING BOARD ITEMS

- ☐ Peer review requirements
- ☐ Review by Public Safety?
- ☐ Estimated start of construction?
- ☐ Estimated length of construction?
- ☐ Expiration for the Board’s decision?
- ☐ Performance Guarantee requirements
- ☐ Mitigation
- ☐ As-builts requirements



**SPECIAL PERMIT CRITERIA**

1. The proposal is suitably located in the neighborhood in which it is proposed and/or the total Town, as deemed appropriate by the Special Permit Granting Authority;
2. The proposal is compatible with existing uses and other uses permitted by right in the same district;
3. The proposal would not constitute a nuisance due to air and water pollution, flood, noise, dust, vibrations, lights, or visually offensive structures and accessories;
4. The proposal would not be a substantial inconvenience or hazard to abutters, vehicles, or pedestrians;
5. Adequate and appropriate facilities would be provided for the proper operation of the proposed use;
6. The proposal reasonably protects the adjoining premises against any possible detrimental or offensive uses on the site, including unsightly or obnoxious appearance;
7. The proposal provides convenient and safe vehicular and pedestrian movement within the site, and in relation to adjacent streets, property or improvements;
8. The proposal ensures adequate space for the off-street loading and unloading of vehicles, goods, products, materials, and equipment incidental to the normal operation of the establishment or use;
9. The proposal provides adequate methods of disposal and/or storage for sewage, refuse, and other wastes resulting from the uses permitted or permissible on the site, and methods of drainage for surface water;
10. The proposal ensures protection from flood hazards, considering such factors as the following: elevation of buildings; drainage, adequacy of sewage disposal; erosion and sedimentation control; equipment location; refuse disposal; storage of buoyant materials; extent of paving; effect of fill, roadways or other encroachments on flood runoff and flow;
11. The proposal is in general harmony with the general purpose and intent of this bylaw; and
12. The proposed use complies with any and all additional Special Permit Criteria or special use regulations imposed on individual uses as established in the ordinances.



