

# PLANNING BOARD MEETING

Tuesday, July 22, 2025 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

#### **AGENDA**

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location. The public is invited to participate in the meeting in person, via telephone or computer. Planning Board meetings are recorded and made available for public viewing.

- A. Call to Order Roll Call
- **B.** Chairperson Comments
- C. Approval of Minutes
  - 1. Minutes of 7/8/2025
- D. Public Speaks
- E. Public Hearings
  - 1. 2025-043 Amend the Zoning Map and related text for Multiple Parcels
- F. Old/Unfinished Business
- G. Staff Report
  - \*Active Subdivision Review
  - \*Active Project Review
  - \*Upcoming Projects
- **H. Board Comments**
- I. Adjournment

Upcoming Meeting Dates: 8/12, 9/9, 9/23

## File Attachments for Item:

1. Minutes of 7/8/2025



# PLANNING BOARD MEETING

Tuesday, July 08, 2025 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

#### **MINUTES**

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location. The public is invited to participate in the meeting in person, via telephone or computer.

#### A. Call to Order - Roll Call

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

PRESENT Araba Adjei-Koranteng Tony Plizga Peter Taveira Lou Sahlu

ABSENT Alexandra Alexopoulos

## **B.** Chairperson Comments

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

## C. Approval of Minutes

1. Minutes of 5/27/2025

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

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

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

#### 2. Minutes of 6/24/2025

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

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

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

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## D. Public Speaks

None

#### E. Public Hearings

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

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

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

#### F. Old/Unfinished Business

#### 1. Zoning Update Review

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

## Zoning Map Changes

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

#### G. New Business

## 1. ANR - Gold Street

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

#### H. Staff Report

#### 338 North Main Street - Crovo's Liquors

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

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

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

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

#### Shaw's Plaza parking lot

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

#### 647 North Main Street (Kids & Company Daycare)

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

#### High Street/Scanlon Drive

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

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

#### 259 Allen Street Convenience Store

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

## 30 North Main Street (old Parthenon Restaurant)

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

#### I. Board Comments

None

#### J. Adjournment

Upcoming Meeting Dates

July 22, August 12, September 9 and 23

The meeting adjourned at 6:32 pm.

Motion made by Adjei-Koranteng, Seconded by Taveira to adjourn the meeting. Voting Yea: Adjei-Koranteng, Plizga, Taveira, Sahlu

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## File Attachments for Item:

1. 2025-043 Amend the Zoning Map and related text for Multiple Parcels

## **Ad Preview**

Section E, Item1.

## Hearing 07/22/2025 LEGAL NOTICE

The Randolph **Planning** Board will hold a public hearing on Tuesday, July 22, 2025 at 6:15pm to consider a request to amend Chapter 200 of the General Code for section 200-5, Zoning Map, 200-4 Establishment, 200-6 Table of Allowable Activities and Table of Dimensional Requirements affecting the following parcels: Decelle Dr (assessor ID 52-A-007), 64 Sunshine Ave (assessor ID Elderly 22-D-018), - 1 (assessor ID 53-I-031), 721 North Street, known Meadow Lane (assessor ID 17-J-013). Also to delete the zoning district designation Two-family Residential District (R2FD).

Interested parties may participate in person at Randolph Town Hall, 41 S Main St, Randolph, MA 02368 in the Washington Room or virtually via ZOOM. The link to join the meeting is on the Town of Randolph calendar.

AD# 11433684 PL 07/05 & 07/12/2025 Council Order: 2025-043 Introduced By: Planning Board

Date: June 23, 2025

Request for the Town Council to Initiate

An Amendment to the Randolph Zoning Ordinance –

Chapter 200 of the General Code of the Town of Randolph –

To Amend Section 200-5, Zoning Map, For Various Parcels as Identified

Pursuant to M.G.L. ch. 40A, sec. 5

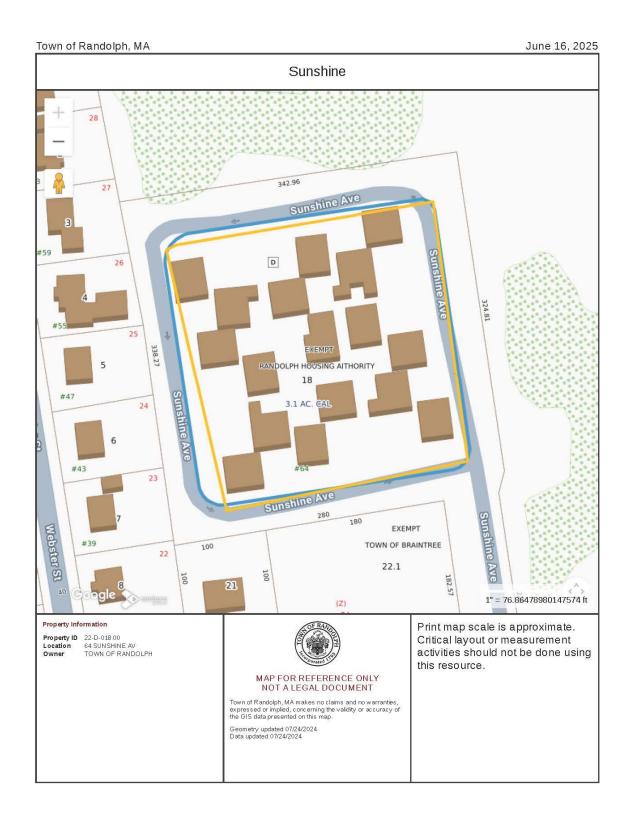
- That the Town Council of the Town of Randolph hereby approves the request from the Randolph Planning Board to initiate an Amendment to the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows:
  - a. To Amend Section 200-5, Zoning Map, pursuant to M.G.L. ch. 40A, section 5, to change the Zoning designation for the property known and numbered as Decelle Drive, Randolph, MA, parcel ID number 52-A-007, so that said parcel is rezoned and shall no longer be included in the Business Professional District (BP) and shall henceforth be included in the Residential Single-Family High-Density District (RSHDD).
  - b. To Amend Section 200-5, Zoning Map, pursuant to M.G.L. ch. 40A, section 5, to change the Zoning designation for the property known and numbered as 64 Sunshine Avenue, Randolph, MA, parcel ID number 22-D-018, so that said parcel is rezoned and shall no longer be included in the Business District (BD) and shall henceforth be included in the Residential Single-Family High-Density District (RSHDD).
  - c. To Amend Section 200-5, Zoning Map, pursuant to M.G.L. ch. 40A, section 5, to change the Zoning designation for the property known and numbered as 1 Elderly Drive, Randolph, MA, parcel ID number 53-I-031, so that said parcel is rezoned and shall no longer be included in the Business Professional District (BP) and shall henceforth be included in the Residential Single-Family High-Density District (RSHDD).
  - d. To Amend Section 200-5, Zoning Map, pursuant to M.G.L. ch. 40A, section 5, to change the Zoning designation for the property known and numbered as 721 North Street, Randolph, MA (also called Meadow Lane), parcel ID number 17-J-013, so that said parcel is rezoned and shall no longer be included in the Residential Multifamily 55+ District (RMF55+) and shall henceforth be included in the Residential Multifamily District (RMFD).
  - e. To Amend Section 200-4 Establishment, 200-5, Zoning Map, 200-6 Designation, Table of Allowable Activities and Table of Dimensional Requirements pursuant to M.G.L. ch. 40A, section 5, to delete the designation Business Housing Authority District (BHAD).
  - f. To Amend Section 200-4 Establishment, 200-5, Zoning Map, 200-6 Designation Table of

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- Allowable Activities and Table of Dimensional Requirements pursuant to M.G.L. ch. 40A, section 5, to delete the designation Residential Multifamily 55+ District (RMF55+)
- g. To Amend Section 200-4 Establishment, 200-5, Zoning Map, 200-6 Designation Table of Allowable Activities and Table of Dimensional Requirements pursuant to M.G.L. ch. 40A, section 5, to delete the designation Residential Two-Family District (R2FD).

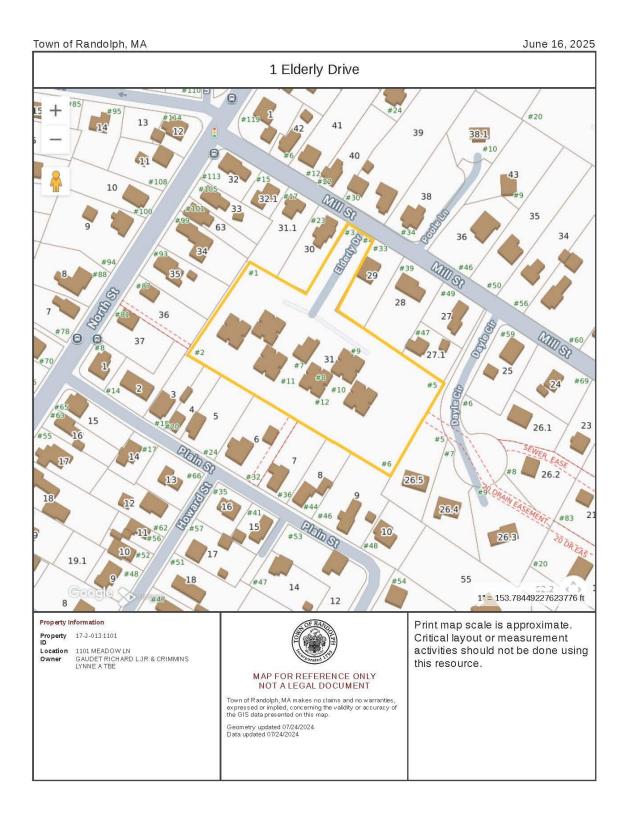
2. Maps showing the designated parcels are attached hereto.

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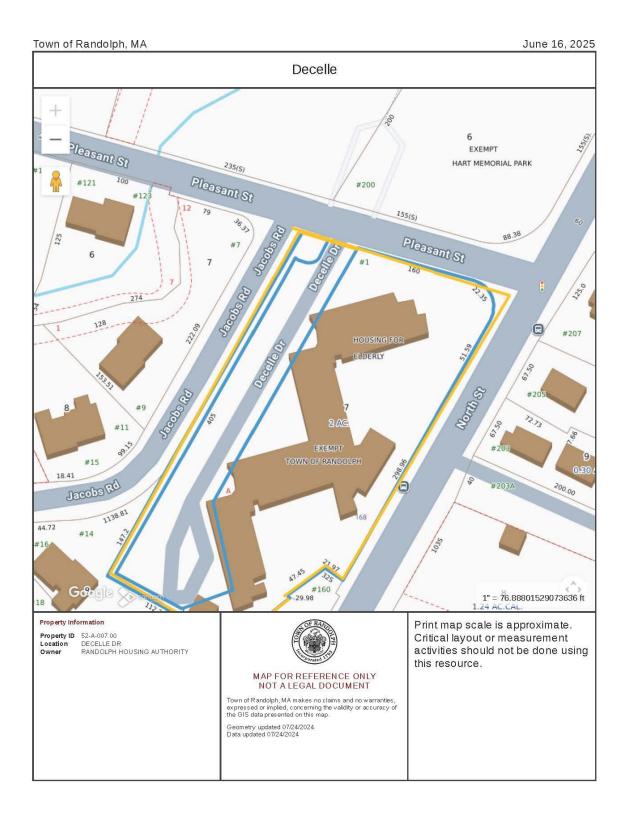


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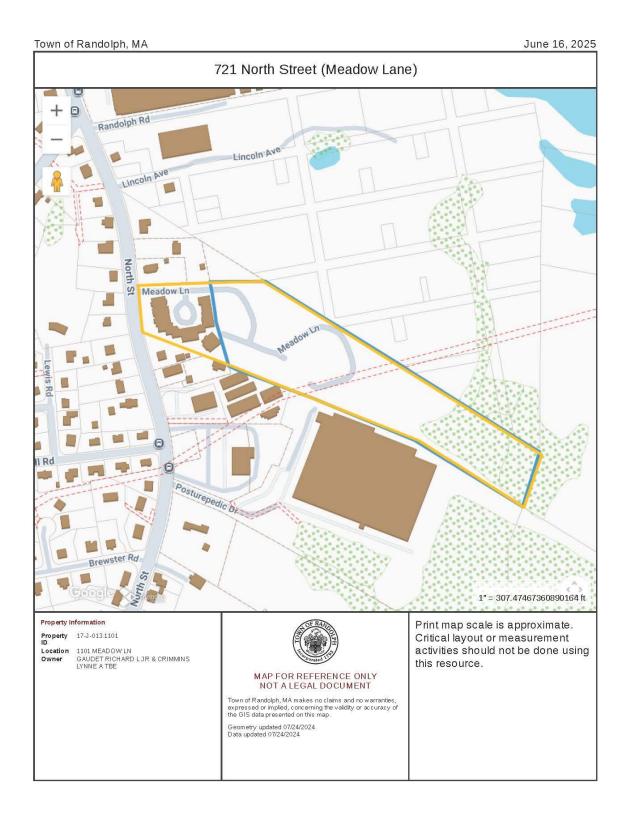
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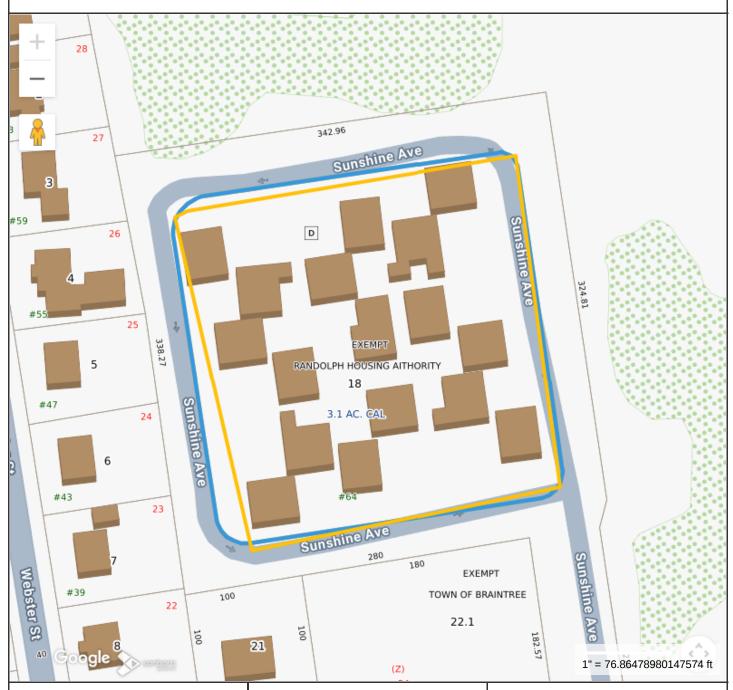


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# Sunshine



#### **Property Information**

 Property ID
 22-D-018.00

 Location
 64 SUNSHINE AV

 Owner
 TOWN OF RANDOLPH

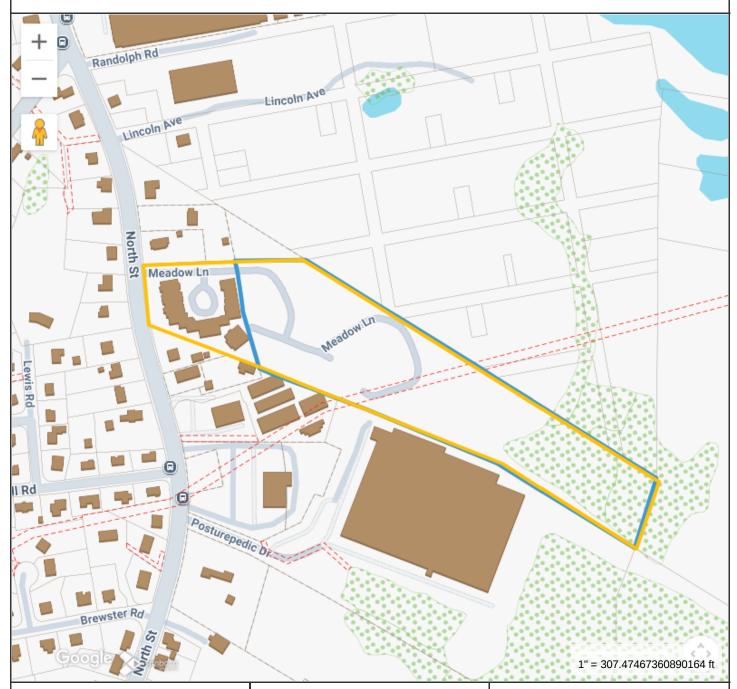


# MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town of Randolph, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/24/2024 Data updated 07/24/2024 Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

# 721 North Street (Meadow Lane)



#### Property Information

Property 17-J-013.1101 1101 MEADOW LN Location

GAUDET RICHARD L JR & CRIMMINS LYNNE A TBE



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