

PLANNING BOARD MEETING

Tuesday, September 09, 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.

A. Call to Order - Roll Call

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 7/22/2025

2. Minutes of 8/12/2025

D. Public Speaks

E. Public Hearings

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

F. Old/Unfinished Business

G. New Business

1. Zoning Ordinance Update - Request for referral to Town Council

H. Staff Report

*Active Subdivision Review

*Active Project Review

*Upcoming Projects

I. Board Comments

J. Adjournment

Upcoming Meeting Dates

September 23

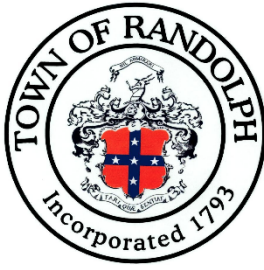
October 14 and 28

November 18

December 2 and 16

File Attachments for Item:

1. Minutes of 7/22/2025



PLANNING BOARD MEETING

Tuesday, July 22, 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. Planning Board meetings are recorded and made available for public viewing.

A. Call to Order - Roll Call

Chairman Plizga called the meeting to order at 6:05 pm.

PRESENT

Araba Adjei-Koranteng
Tony Plizga
Peter Taveira
Lou Sahl

Alexandra Alexopoulos - joined at 6:10 pm

B. Chairperson Comments

Chairman Plizga advised the Board that the next meeting is intended to be a working meeting between Planning Board and Town Council. He views it as a last chance to make changes to the proposed new zoning ordinance before it goes through the formal amendment process.

C. Approval of Minutes

1. Minutes of 7/8/2025

The Planning Board approved the meeting minutes of July 8, 2025, as presented.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the meeting minutes of July 8, 2025, as presented.

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

D. Public Speaks

None

E. Public Hearings

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

Chairman Plizga opened the public hearing and provided an overview of the hearing format and procedure. Member Adjei-Koranteng read the public notice into the record, which was published in the Patriot Ledger on July 5, 2025, and July 12, 2025.

Planning Director Michelle Tyler provided the Board with a brief background on the matter. For the past 18 months, there has been a committee working on modernizing the Town's zoning ordinance from start to finish. The zoning bylaws were originally adopted in 1939 and digitized in 2014. Then, in 2023, a study was done by the Barrett Planning Group to make recommendations. In 2024, the Town hired consultants Fisher Associates to look closely at everything that goes into land use. Presently, workshops and public hearings are being held to review and make edits to the zoning. The goal of the zoning recodification project is to create a user-friendly document with clear and easy-to-understand language in consistent terms. Additional objectives include eliminating conflicts and outdated statutory references, reorganization and renumbering, and updating policy. Mrs. Tyler noted that the amendments tonight will bring our zoning map and text into compliance with federal, state and case law.

Mrs. Tyler reported that during the re-codification project, they looked at the zoning map and discovered that some of the zoning districts had no land assigned to them. Two of the amendments on the council order seek to delete designations with no land associated with them, which include items e and g:

Item e. Business Housing Authority District (BHAD), created in 2006 during Fall town meeting, also has no land assigned to it - recommend deletion.

Item g. Residential Two-Family District (R2FD) has no land assigned to it - recommend deletion.

Mrs. Tyler reported that the other items will be changed to bring our zoning into statutory compliance:

Item a. Decelle Drive, parcel ID number 52-A-007, is currently located in the Business Professional District (BP) and instead will now be included in the Residential Single-Family High-Density District (RSHDD).

Item b. 64 Sunshine Avenue, parcel ID number 22-D018, is currently located in the Business District (BD) and instead will now be included in the Residential Single-Family High-Density District (RSHDD).

Item c. 1 Elderly Drive, parcel ID number 53-I-031 is currently located in the Business Professional District (BP) and instead will now be included in the Residential Single-Family High-Density District.

Item d. 721 North Street (aka Meadow Lane), parcel ID number 17-J-013 is currently located in Residential Multifamily 55+ (RMF55+) which will go away, and the land associated will now be included in the Residential Multifamily District (RMFD). This will bring the Town into compliance with statutory law about land ownership or unit ownership. In the zoning recodification committee's research, they found that the zoning regulations for RMF55+ were identical to RMFD. The switch would eliminate the age restriction which, complies with a Superior Court ruling. Any existing condo association

or HOA would remain the same, and any new developments could consider w not to have an age restriction for residency, but the actual ownership of land or a unit may not be age-restricted within the law.

Item f. Delete the designation Residential Multifamily 55+ (RMF55+), as the parcel associated with it will now be included in the Residential Multifamily District RMFD.

Chairman Plizga noted as a point of clarification that the properties in items a, b, and c would be moving from business housing districts to residential districts, although nothing physically is changing in those areas, pointing out that if someone wanted to rebuild them in-kind, it would be grandfathered in. Mrs. Tyler agreed with his summary.

Chairman Plizga opened the meeting to public comments.

Genevieve Pickering of 27 Jacobs Road in Randolph joined the meeting via Zoom and asked how these changes would affect their property. Mrs. Tyler stated that it does not impact her property, but the Town was required by law to notify anyone within 300 feet of the subject property. Mrs. Tyler further explained that there are no developments or construction plans in place.

Andy Milhaich of 1702 Meadow Lane was present and asked if the zoning change would prevent them from creating a 55-plus owner-occupied community. Mrs. Tyler stated that you cannot restrict land ownership by age, only residency.

Judy Watson of 605 Meadow Lane was present and asked if this change is related to the MBTA Community Law. Chairman Plizga stated it has no effect on MBTA zoning, which was already approved and on the zoning maps. Mrs. Tyler added that the Town has been fully compliant with the State since December. Mrs. Watson asked if other communities are making similar changes to their zoning. Chairman Plizga believes it is an administrative cleanup. Mrs. Tyler stated that she has not looked into what other towns have been doing. The proposed changes are a result of working with the Town's legal team and consultant to ensure we comply with the law. Mrs. Watson spoke with board members from other 55+ communities, and they knew nothing about this. Member Alexopoulos stated that other communities might already comply, but we do not.

Corine McCovery of 105 Meadow Lane was present. She stated that she believed her questions had been answered.

Liliana Perez of 87 North Street joined the meeting late via Zoom. She stated that she received a letter about what she believed was construction near her property and wished to see how this would affect their property. Mrs. Tyler stated that the letter was not related to any construction and does not impact her property, but the Town was required by law to notify anyone within 300 feet of the subject property.

Chairman Plizga closed the public comments portion of the meeting.

Chairman Plizga provided a summary and asked the Board if they had any questions before taking a vote. Member Adjei-Koranteng asked Mrs. Tyler to go over section g once more. Mrs. Tyler stated that once she gets the go-ahead to eliminate the zoning district, it will also allow her to eliminate any text related to it in the zoning.

Motion made by Plizga, Seconded by Alexopoulos to recommend approval of Order 2025-043 request for the Town Council to initiate an amendment to the Randolph Zoning Ordinance Chapter 200 of the General Code, Town of Randolph, to amend section 200-5 zoning map for various parcels identified pursuant to Mass General Law, Chapter 40A, Section 5, as so outlined in the order.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahl

The public hearing was closed.

Motion made by Plizga, Seconded by Alexopoulos to close the public hearing.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahl

F. Old/Unfinished Business

None

G. Staff Report

EV Station Infrastructure

Planning Director Michelle Tyler advised the Board that the Town received notification from MASS DOT that they are looking to increase the number of EV charging stations, specifically along Route 139 (Mazzeo Drive). They have identified a parcel at 45 Mazzeo Drive. Mrs. Tyler reported that the locust map does not match the address listed and has reached out for clarification.

35 Wilmarth Road ANR

The Planning Board previously approved an ANR for 35 Wilmarth Road that resulted in a substandard-sized lot. The applicant went before the Zoning Board of Appeals for a waiver of frontage that was denied. Mrs. Tyler reviewed a proposal for street layout that would create a one-lot subdivision with a hammerhead that the applicant is considering. They will likely bring definitive plans to the Board this fall.

PermitEyes - online permitting system

Mrs. Tyler reported that they are working on some minor tweaks to the online permitting system for Planning, Conservation Commission and Zoning Board of Appeals. The Building Department is already online. A future goal is to have all of the departmental permits linked by parcel.

478 South Main Street

The applicant has submitted plans with a proposal to switch it to two units, remove the garage door, add a storefront and update the facade. Mrs. Tyler has requested updates to the plans prior to approval.

Zoning Recodification

Mrs. Tyler reported that the changes to the zoning will be identified on a cross-referenced document for the joint meeting with the Town Council on August 12. Chairman Plizga feels

the meeting will be a beneficial way to discuss and hammer out any possible change it goes to the Town Council for formal approval.

Section C, Item 1.

H. Board Comments

None

I. Adjournment

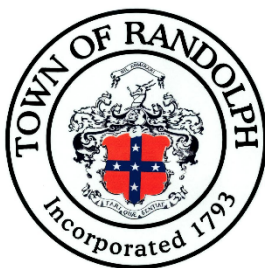
Upcoming Meeting Dates: 8/12, 9/9, 9/23

Meeting adjourned at 6:52 pm.

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

File Attachments for Item:

2. Minutes of 8/12/2025



PLANNING BOARD MEETING

Tuesday, August 12, 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 order at 6:01pm.

PRESENT

Planning Board Members

Alexandra Alexopoulos

Araba Adjei-Koranteng

Tony Plizga

Peter Taveira - joined the meeting via Zoom at 6:28pm

Lou Sahlou

Town Council Members

Jesse Gordon

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 7/22/2025

The vote to approve the minutes was held until the next meeting.

D. Town Council Participation

1. A simultaneous meeting of the Randolph Town Council may take place during this meeting if a quorum of that board chooses to attend.

Councilor Jesse Gordon was the lone member of the Town Council to participate in the meeting, which did not constitute a quorum.

E. Old/Unfinished Business

1. Zoning update review

The Planning Director, Michelle Tyler, provided the Planning Board and Town Council members with an overview of the work that has been done to date in coordination with the consultants. Mrs. Tyler provided the members with a copy of the draft zoning update, which included notable recommendations and a spreadsheet that tracked any changes made to the current zoning and then went on to review each of the eleven (11) zoning articles.

Article 1 - Purposes & Authority

Article 1 remained unchanged from its original format.

Article 2 - Definitions

Recommended updates:

1. Eliminate definitions for terms not used in the ordinance
2. Expand definitions that have not previously been clear (e.g. vehicle uses)
3. Categorize definitions that are specific to a use/sub-section/special permit
4. Add definitions and criteria for Townhouses

Article 3 - Establishment of Districts

The Planning Director Michelle Tyler notified GIS of the recent zoning map changes and deletions to districts and requested an update. Mrs. Tyler has been working with the Assessor Janet Teal as well, to ensure that the Zoning districts mirror the Town's GIS; however, updates in the Assessor's Database won't be recognized until January, after the real estate billing cycle is complete. Mrs. Tyler also requested that a layer/theme be added in GIS to identify the Historic District properties on the map.

Councilor Gordon would also like to see a layer/theme added to identify the Crawford Square Redevelopment project properties on the map. Mrs. Tyler will look into adding this update. Councilor Gordon thanked the Planning Board for their work on this project before leaving the meeting.

Further recommended updates:

1. Eliminate Residential 2 Family District (R2FD) as no parcels are assigned this designation. The dimensional requirements were retained for Two-Family dwellings.
2. Eliminate Business Housing Authority District (BHAD) as no parcels are assigned this designation.
3. Change Residential Multi-family (RM55+) to Residential Multi-Family District (RMFD) in compliance with case law. Existing zoning language restricted ownership by age, a discriminatory practice. A condo association or HOA for a multifamily development can implement residency restrictions if applicable.

4. Update all zoning language associated with the above uses

Article 4 - Use Regulations/Table of Uses

Recommended updates:

1. Add color to the table for categories
2. Specify governmental/regulatory uses permitted in each district, but clarify that a site plan review is required. Mrs. Tyler pointed out that this will likely be administrative but, in some cases could involve the full Planning Board, which hasn't happened in the past.
3. Eliminate districts per recommendation (BHAD, R2FD and RMF55+)
4. Delete Great Pond Commerce Center Overlay District (GPCCOD) which is an overlay district- all criteria are outlined in special districts
5. Consolidate various retail and office uses based on size and where it is permitted or by special permit
6. Under residential, added criteria for Townhouses and make adjustments regarding lodging and temporary housing
7. Add language to make note that if a use isn't specified, it's not permitted
8. Sand/gravel/earth moving change the Special Permit granting authority from Town Council to Planning Board with added parameters
9. Residential greater than 25 units change the Special Permit granting authority from Town Council to Planning Board.
10. Two Family dwelling change from requiring a Special Permit from Planning Board to as-of-right based on dimensional requirements
11. Tattoo studio - change from the Special Permit granting authority to as-of-right in certain districts
12. Wedding/Reception Center - delete this as a USE to a more generalized description such as a convention center or exhibition hall.

Article 5 - Dimensional Regulations

Mrs. Tyler stated that they retained the table but made some modifications.

Recommended updates:

1. Add requirements for two-family dwellings for continuity
2. Add criteria for Townhouses
3. Delete lot width (frontage, area and depth have remained)

4. Increase % of impervious lot coverage (with a maximum square foot) to accommodate parking needs. This was based on a discussion in a Zoning Recodification workshop related to the need to increase parking for growing households.
5. Increase building height to 6 stories/75 feet in the Blue Hill River Highway District (BRHD), west of Route 28, and Great Bear Swamp Highway District (GBHD), which was reviewed by the Randolph Fire Department. The higher the building height, the greater the buffer strip to abutting residential properties, with a proposed increase based upon building height of ten (10) feet per building per story. New construction will have sprinkler systems.
6. Added graphics for building height based on roof type.

Discussion:

Chairman Plizga feels that the Townhouse maximum building height dimensions of 2 stories/ 32 feet in Residential Single Family High Density (RSHDD) and Residential Single Family Medium Density (RSMDD) should match Single Family and Two-Family maximum building height dimensions of 2 1/2 stories/ 40 feet. Mrs. Tyler pointed out that the reduced height for Townhouses was to make the building feel less bulky next to a single-family home. The Board discussed changing it so that Townhouse, Single Family and Two-Family maximum building heights are consistent within the table, but ultimately decided to keep the Townhouse height at 2 stories/ 32 feet in RSHDD and RSMDD.

Chairman Plizga wanted to discuss *Section 5.2 - Frontage* in reference to a lot that was recently denied as buildable by the ZBA due to the frontage restrictions. Chairman Plizga read the following excerpt from *Section 5.2*: "in no event to reduce the frontage to less than eighty-five (85) feet or reduce the minimum lot area to seven thousand five hundred (7,500) square feet." Currently, ZBA could approve lots within this threshold. It is his understanding that the lot could potentially be buildable by creating a subdivision with a private road with a hammerhead as a way to create the required frontage. Chairman Plizga feels that by adding the road, you are actually taking away more pervious material than if you just allowed them to build there.

Chairman Plizga proposes a reduction to the ZBA variance threshold from eight-five (85) feet to sixty (60) feet for minimum frontage for a single family dwelling, but keep the current minimum frontage of eighty-five (85) feet for multifamily dwellings to avoid the need for a road. The required minimum square footage of seventy-five hundred (7,500) square feet would remain the same. Mrs. Tyler stated that set-back requirements would also remain the same.

Chairman Plizga feels it would be helpful to property owners and developers. Member Alexopoulos has concerns about loosening regulations and properties becoming too dense. Mrs. Tyler reminded the Board that even with the reduced minimum frontage, the applicant would still need to appear before the ZBA to demonstrate a hardship for a variance.

The majority of the Planning Board was in favor of the Planning Director bringing the proposal to the Zoning Recodification Committee for discussion. Member Alexopoulos was not in favor, but would like feedback from the Committee.

No substantive changes were made to Article 6.

Article 7 - Off-Street Parking

Recommended updates:

Commercial/Retail Parking - decreased the commercial parking threshold to prevent vast amounts of under-utilized parking lots. It will also decrease the impervious surface.

Residential - added a line for Townhouses that requires two (2) spaces for each dwelling unit

Warehouse/Industrial - still discussing language with the Building Commissioner being mindful of how parking needs may change depending on the building use

Section 7.5 Construction Requirements - text was added to clarify what constitutes a parking lot renovation

Article 8 - Signs

Mrs. Tyler noted that Article 8 is still a work in progress, with some changes based on case law. The Sign Application for Permit will need to be updated to capture any approved changes.

1. Move non-accessory signs to this section
2. Create a table of signs permitted by district (ie. whether or not a sign can be electronic or illuminated). Add sections for free-standing signs or those on buildings, as well as temporary signs (banners, yard signs, realtor signs).
3. Provided graphics for clarity on sign measurement and sign types
4. Change language to create an ordinance that controls the time, place, and manner of speech without discriminating based on the content of the message (2015 Supreme Court Reed vs Town of Gilbert, Arizona)
5. Outline special provisions that apply neither to districts or sign amenities.

Discussion:

Member Adjei-Koranteng asked why electronic signs are excluded in Business Districts 1 and 2. Mrs. Tyler explained that some businesses are nestled into residential areas where electronic signs may be problematic to the neighbors.

Article 9 - Special Regulations

Mrs. Tyler explained that the current zoning didn't evolve with changes in technology for wireless communications. The following recommendations bring zoning up-to-date:

1. Move Wireless Communication Facilities to this section

2. Create new sections for Wireless Communications to encapsulate those that are mounted on utility poles and rooftops
3. Retain the requirement for a Special Permit from Town Council for towers, and make others by-right with site plan review
4. Add Municipal Cannabis Equity, as required by statute.

Article 10 - Overlay and Special Districts

The Planning Director, Michelle Tyler, stated that the Zoning Recodification Committee recommended eliminating the Plan Review Authority (PRA), which was a requirement in some of the overlay districts. Mrs. Tyler explained that the PRA does not have any regulatory authority to oversee the work. Chairman Plizga feels the PRA has been somewhat disorganized and believes the Planning Board is better qualified to review applications and make recommendations to the Special Permit Granting Authority (SPGA). Mrs. Tyler noted that where the decision of the SPGA differs from the recommendations of the Planning Board or Conservation Commission, the reasons shall be stated in writing.

Recommendations:

1. Recommend eliminating all instances of "Plan Review Authority" and including a requirement that Planning Board and Conservation Commission review the plans. The change does not eliminate any other statutory requirements that may be outside of the Zoning Ordinance such as Stormwater Permits and review of Historic Structures or within a Historic District. Specific text will be added in the Zoning for the *Planning Board and Conservation Commission Reports and Recommendations* requirements.

Article 11 - Administration and Enforcement

Updates to Article 11 were provided by the Town's attorney to comply with regulatory requirements and to ensure there was continuity in the language used throughout the document.

Site Plan Peer Review did not change except for the recommendation for the Planning Board to serve as the site plan administrator for residential projects with greater than 25 units. Chairman Plizga stated that if the Town Council chooses to remain the SPGA, the Planning Board's recommendation would be for them to forward the project to the Planning Board for site plan and design review to provide a report.

Zoning Updates for the Future:

1. Inclusionary Zoning - to address affordability and subsidized housing inventory
2. Short-term Rentals - to address AirBnB and similar
3. Canteen trucks/vendor carts - to identify areas (e.g., Industrial Parks) for as-of-right use with license Board review

Next steps in the Zoning Recodification process:

The recommended changes will go back to the Zoning Recodification Committee for review, then to the consultant for an update, then back to the Planning Board before it is sent to the Town Council. Once it is adopted, it will go to General Code, where the zoning will be completely updated. Chairman Plizga asked the Board members to get any additional questions or concerns to the Planning director, Michelle Tyler, by the end of August.

Upcoming meetings:

Mrs. Tyler reminded the Board that they have a continued public hearing on September 9, 2025, for the North Street two-family special permit. Also, a continued public hearing for Ledgeview / E.G. Schaner Circle on September 23 at 6:15 pm, which was opened on October 8, 2024, to consider recinding the undeveloped subdivision.

F. Board Member Comments

None

G. Adjournment

Upcoming Meeting Dates:

September 9 & 23

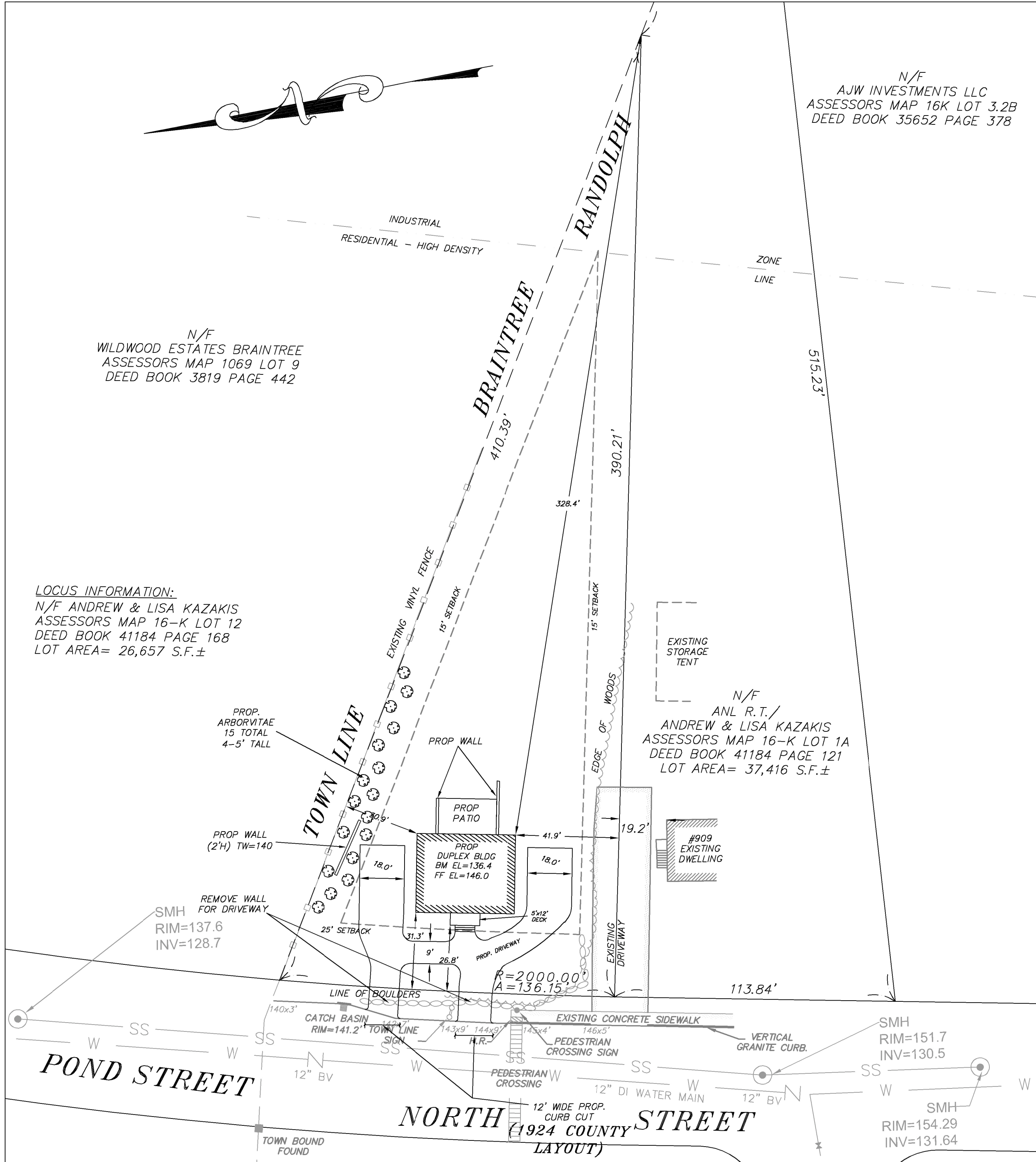
October 14 & 28

The meeting adjourned at 7:23pm.

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

File Attachments for Item:

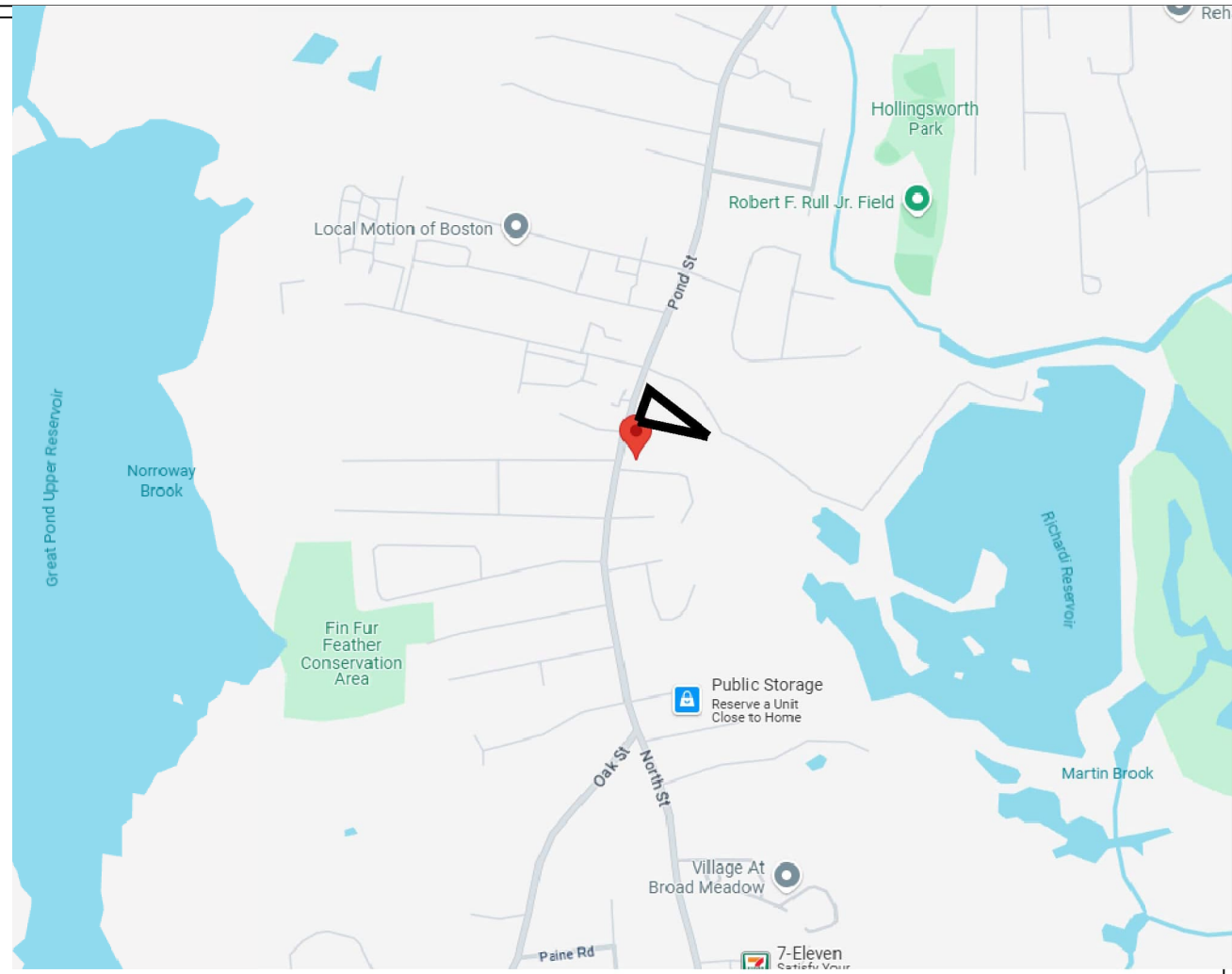
1. 6:30 pm - Special Permit Continuation - North Street Proposed Two-Family



LOCUS INFORMATION:
N/F ANDREW & LISA KAZAKIS
ASSESSORS MAP 16-K LOT 12
DEED BOOK 41184 PAGE 168
LOT AREA= 26,657 S.F.±

DRAINAGE AREA:
EXISTING CONDITIONS:
EXISTING DRIVEWAY – 843 SF
EXISTING BOULDER LINE – 57 SF
OPEN GREEN SPACE – 25,757 SF
TOTAL IMPERVIOUS AREA – 900 SF
PROPOSED CONDITIONS:
BUILDINGS – 1,280 SF
BIT. CONC. DRIVEWAY – 2,333 SF
RETAINING WALL – 60 SF
PATIO – 339 SF
EXISTING DRIVEWAY – 843 SF
OPEN GREEN SPACE – 21,802 SF
TOTAL IMPERVIOUS AREA – 4,855 SF
NET IMPERVIOUS AREA CHANGE: +3,955 SF

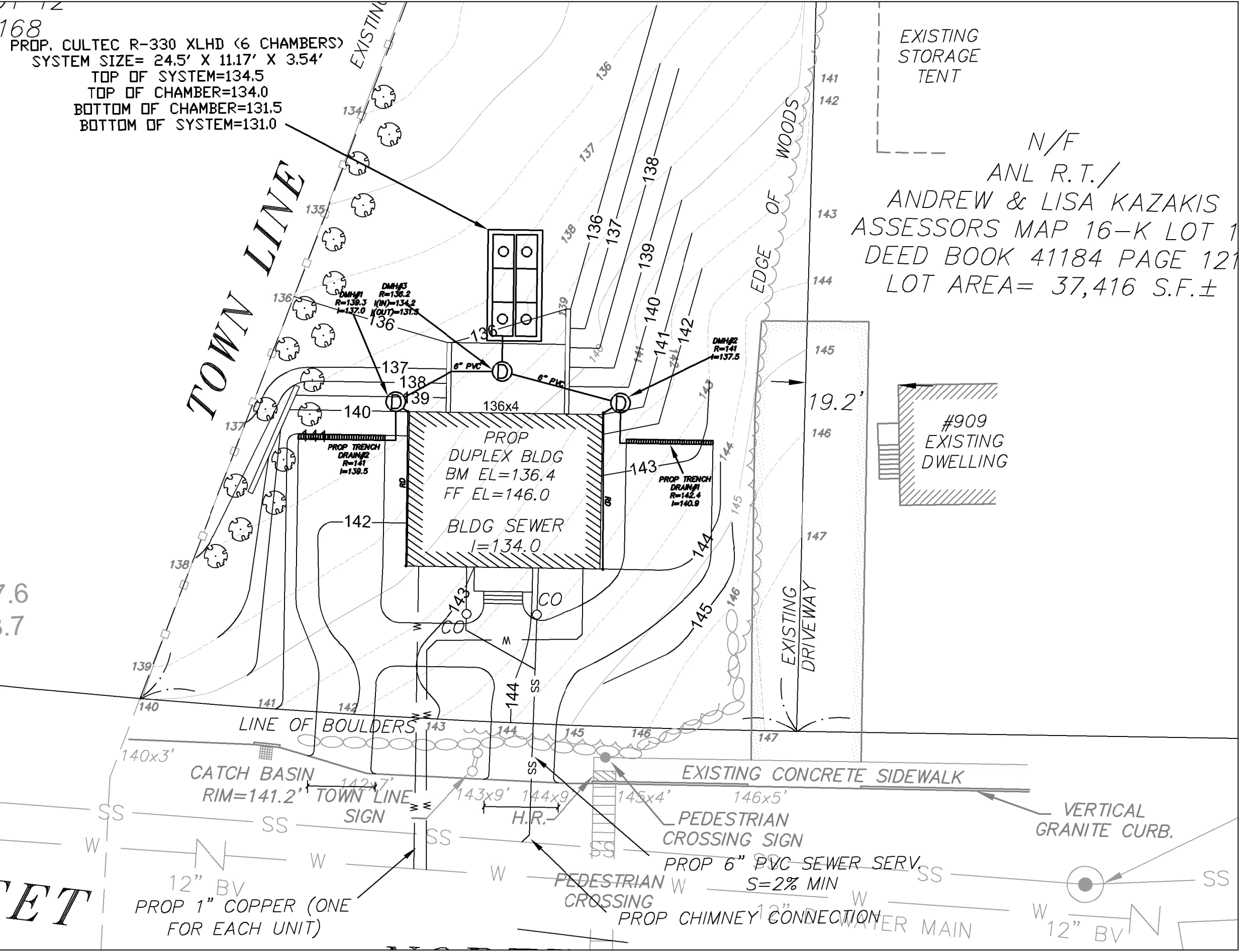
DIMENSIONAL REQUIREMENTS ZONING DISTRICT: RESIDENTIAL TWO FAMILY DISTRICT (RTFD)			
TOWN OF RANDOLPH	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 S.F.	26,657 SF	26,657 SF
GREEN OPEN SPACE	80%	96.84%	85.07%
MAX. LOT COVERAGE	20%	3.16%	14.93%
MAX. BLDG. HEIGHT	40 FEET/2.5 STORIES	N/A	31.5 FT/2.5 STORIES
MIN. LOT FRONTAGE	130 FEET	136.15 FEET	136.15 FEET
MIN. LOT DEPTH (AVG.)	100 FEET	395.0 FEET	395.0 FEET
MIN. LOT WIDTH	100 FEET	125 FEET	125 FEET
MIN. FRONT SETBACK	25 FEET	N/A	26.8 FEET
MIN. SIDE SETBACK	20 FEET	N/A	30.9 FEET
MIN. REAR SETBACK	15 FEET	N/A	328.4 FEET



LOCUS MAP NTS

GENERAL NOTES:

- 1) THE LOT LIES ENTIRELY WITHIN ZONE X UNSHADED (AREA OF MINIMAL FLOODING) AS SHOWN ON THE NATIONAL FLOOD HAZARD LAYER FIRMETE, EFFECTIVE DATE JUNE 9, 2014.
- 2) ELEVATIONS SHOWN ON THIS PLAN REFER TO TOWN OF RANDOLPH DATUM.
- 3) TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY THE PROJECT LAND SURVEY "HOYT LANDSURVEY CO.", WEYMOUTH, MA.
- 4) THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS, CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE.
- 5) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
- 6) THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRESENCE AND LOCATIONS OF ALL UTILITIES WITHIN THE LIMIT OF WORK MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CONTRACTING THE CONTROLLING AUTHORITIES AND/OR UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND HARDY + MAN DESIGN GROUP, P.C. ANY DAMAGE RESULTING FROM THE FAILURE OF THE CONTRACTOR TO MAKE THESE DETERMINATIONS AND CONTACTS SHALL BE BORNE BY THE CONTRACTOR.
- 7) THE CONTRACTOR SHALL, THROUGHOUT CONSTRUCTION, TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMIT OF WORK AS DEFINED ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED.
- 8) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- 9) IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PROJECT SITE AND TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATION IMMEDIATELY.
- 10) THE CONTRACTOR SHALL CONDUCT ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS.
- 11) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ESTABLISHMENT AND USE OF ALL VERTICAL AND HORIZONTAL CONSTRUCTION CONTROLS.



GRADING AND UTILITY PLAN 1"=20'

GRAPHIC SCALE

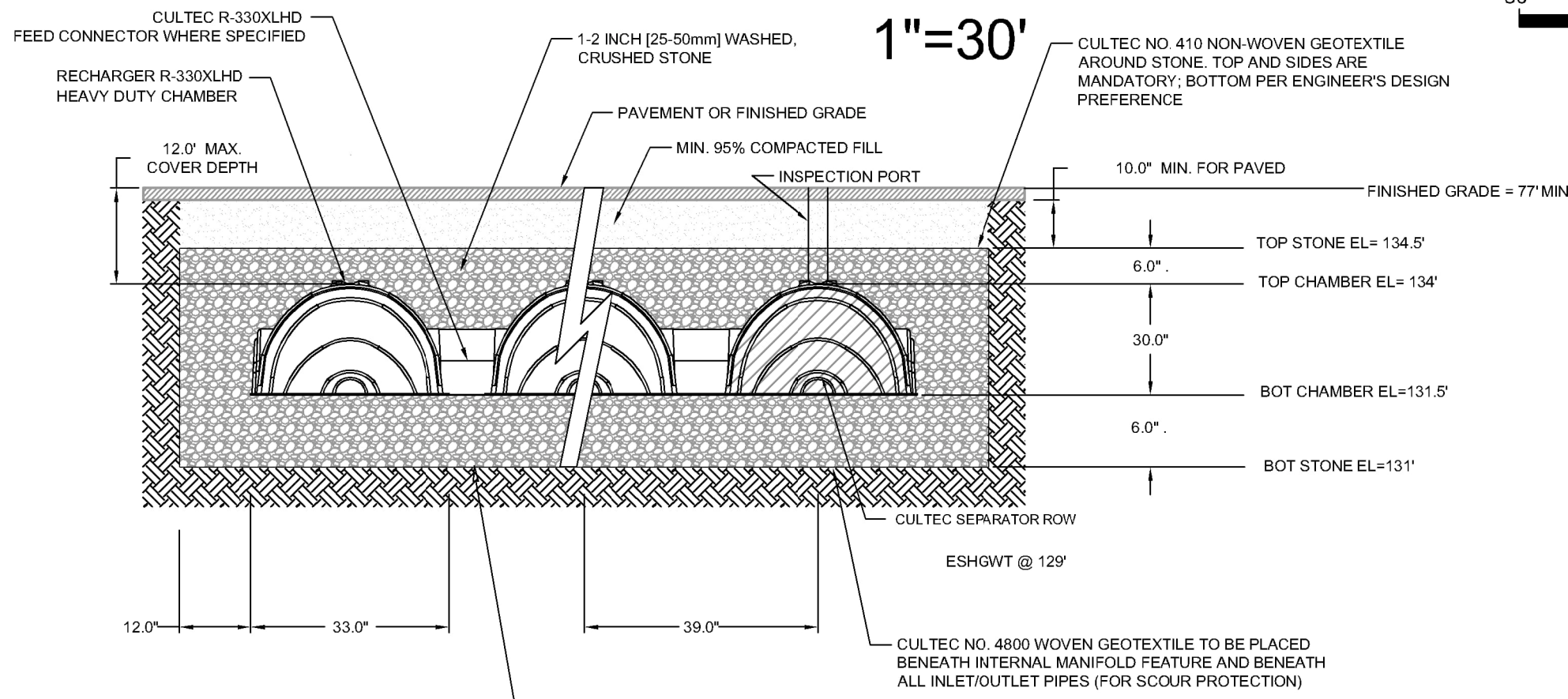


UTILITY NOTES:

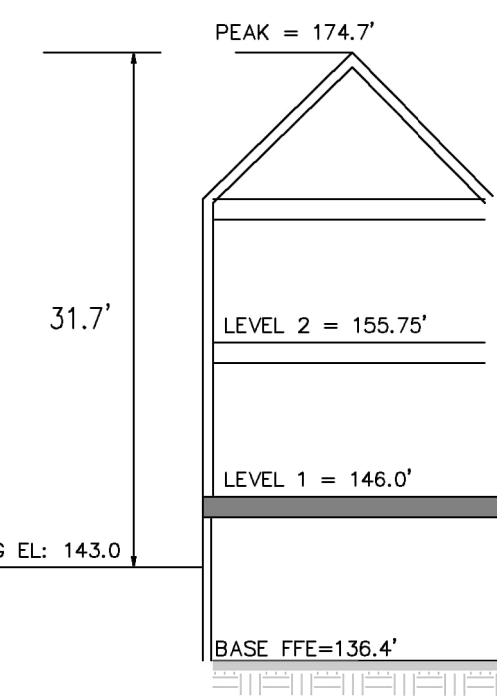
- 1) ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE LOCAL MUNICIPALITY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS RELATED TO UTILITY WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2) THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES OF NEW UTILITIES WITH GAS, TELECOMMUNICATION AND ELECTRICAL SERVICES.
- 3) ALL EXISTING AND PROPOSED MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, CASTINGS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL GRADING AND PAVING CONSTRUCTION.
- 4) THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRESENCE AND LOCATIONS OF ALL UTILITIES WITHIN THE LIMIT OF WORK MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CONTACTING THE CONTROLLING AUTHORITIES AND/OR UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND HARDY + MAN DESIGN GROUP, P.C. ANY DAMAGE RESULTING FROM THE FAILURE OF THE CONTRACTOR TO MAKE THESE DETERMINATIONS AND CONTACTS SHALL BE BORNE BY THE CONTRACTOR.
- 5) THE CONTRACTOR SHALL, THROUGHOUT CONSTRUCTION, TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMIT OF WORK AS DEFINED ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED.
- 6) UNDERGROUND UTILITIES ARE SHOWN BASED ON A VISUAL INSPECTION OF SURFACE OBSERVABLE FEATURES ONLY, AND HAVE BEEN FIELD INSPECTED FOR CONNECTIONS WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
- 7) CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL UTILITY LOCATIONS ON FIELD PRIOR START WORK.
- 8) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY DEPARTMENT OF PUBLIC WORKS AND THE DESIGN ENGINEER IN ORDER TO CONDUCT THE FOLLOWING INSPECTIONS: SEWER CONNECTION; WATER CONNECTION.
- 9) ALL COMPONENTS MUST BE MARKED WITH MAGNETIC TAPE OR COMPARABLE MEANS PER 310 CMR 15.221 (12).

LAYOUT PLAN 1"=30'

GRAPHIC SCALE



CULTEC RECHARGER 330 CHAMBER N.T.S.



08/07/2025



REVISIONS:

NO.: COMMENTS: DATE:

LAYOUT PLAN 913 NORTH STREET RANDOLPH, MASSACHUSETTS

DRAWN BY: DTM
DESIGNED BY: CYM
CHECKED BY: CYM

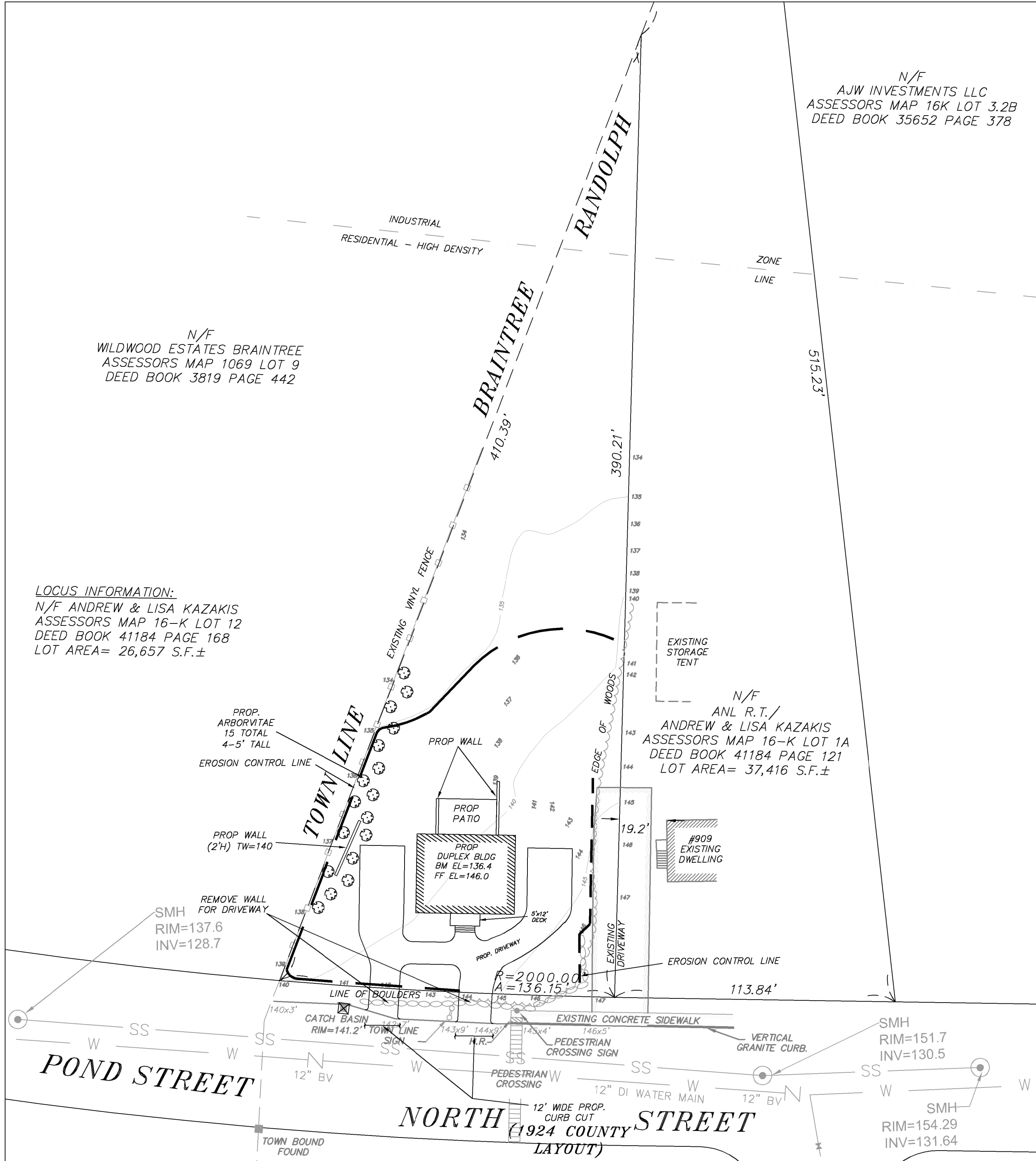
DATE: 8-7-2025



PREPARED FOR:
PERMITTING

1285 WASHINGTON STREET
WEYMOUTH, MA
(781) 335-1464

SHEET
C-1



NORTH ST LEGAL NOTICE

The Randolph Planning Board will hold a public hearing on Tuesday, April 22 at 6:15pm to consider a request for a special permit from Andrew and Lisa Kazakis to construct a two family dwelling at Randolph Assessor's parcel 16-K-012 located on North St. The proposed plans may be viewed at the office of the Town Clerk during regular business hours. 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.

#11142508
PL 4/1, 4/8/25

APPLICATION FOR SPECIAL PERMIT ~ AND/OR ~ SITE PLAN & DESIGN REVIEW

Project Type	<input type="radio"/> Tier 1 Review (administrative) <input type="radio"/> Tier 2 Review <input type="radio"/> Tier 3 Site Plan/Design Review			<input type="radio"/> In-Law Apartment <input checked="" type="radio"/> Two-Family Dwelling <input type="radio"/> Special Permit		
Assessor Parcel ID <i>map-block-parcel</i>	16-K Lot 12	Norfolk County Registry of Deeds	Book & Page or Land Court Cert #			
Parcel Address	North St					
Current Use	Vacant Lot					
Zoning District	Res High density	Size of Parcel	26,657			
Project Description	Construct new two family dwelling (Duplex).					
Other permits or approvals may be required	Are there wetlands on the parcel or within 200 feet of the construction? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>If yes – the project may require review by the Conservation Commission</i>					
	Is land disturbance > 5,000 square feet? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>If yes – file a stormwater permit with DPW</i>					
	Does the proposed use increase pollutant loads? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>If yes – file a stormwater permit with DPW</i>					
	Is structure > 100 years old? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>If yes – file with the Historic Commission</i>					

Applicant Name	Andrew Kazakis					
Contact person	Andrew Kazakis					
Applicant Status	<input checked="" type="radio"/> Owner <input type="radio"/> Tenant <input type="radio"/> Licensee <input type="radio"/> Buyer <input type="radio"/> Other _____					
Address	105 Saint Claire st					
	CITY	Braintree	STATE	Ma	ZIP	02184
Phone	6172013407	Email	Andrewkaz84@yahoo.com			

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

Surveyor	Hoyt Land Surveying					
Contact person	Peter Hoyt					
Address	1287 Washington st					
	CITY	Weymouth	STATE	MA	ZIP	02189
Phone	7816829192	Email	hoytlls@comcast.net			


Engineer					
Contact person					
Address					
	CITY		STATE		ZIP
Phone		Email			

Property Owner	Andrew & Lisa Kazakis				
Address	105 Saint claire st				
	CITY	Braintree	STATE	Ma	ZIP 02184
Phone	6172013407	Email	andrewkaz84@yahoo.com		

For any application for a **Special Permit**, the applicant shall submit additional documentation to support:

- That the proposed use is in harmony with the general purpose and intent of the Town's ordinances;
- That the proposed use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district;
- Adequate and appropriate facilities will be provided for the proper operation of the proposed use;
- That the proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials or other visual nuisances;
- That the proposed use would not cause undue traffic congestion in the immediate area.

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said rules and any conditions of the Planning Board.


Applicant Signature

3/13/25
Date

