



PLANNING BOARD MEETING

Tuesday, June 11, 2024 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 until March 31, 2025. 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 5/28/2024

2. Minutes of 5/14/2024

D. Public Speaks

E. Old/Unfinished Business

Country Way Lane - review for consideration of acceptance as a public way

F. Staff Report

***Active Subdivision Review**

->Dow/Mitchell Street

->Orchard Estates

***Active Project Review**

***Administrative Reviews**

->105 Mazzeo Drive (1440 sq ft addition)

->482 South Main (permanent tent over deck)

***Upcoming Projects**

->public hearing (6/25) rezoning 661 North Street

->300 Pond Street (7/25) 50,000 sq ft addition

***Other**

->Zoning Recodification project

->Chapter 3A (MBTA Zoning)

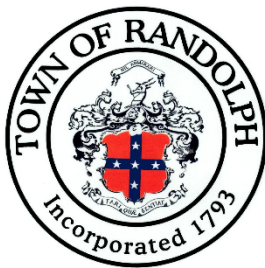
G. Board Comments

H. Adjournment

Notification of Upcoming Meeting Dates

File Attachments for Item:

2. Minutes of 5/14/2024



PLANNING BOARD MEETING

Tuesday, May 14, 2024 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 until March 31, 2025. The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

Called to order at 6:00pm

PRESENT

Alexandra Alexopoulos

Araba Adjei-Koranteng

Tony Plizga

Peter Taveira

Lou Sahl

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 4/9/2024

The Board approved the minutes of April 9, 2024 as presented.

Motion made by Adjei-Koranteng, Seconded by Sahl to approve the minutes from April 9, 2024.

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

Voting Abstaining: Alexopoulos

D. Public Speaks

None

E. New Business

1. Billings and High Street Discontinuance - Request for Planning Board Recommendation

The Billings and High Street Discontinuance is related to the project at 43 Scanlon Drive approved by the Board for Site Plan and Design Review on March 26, 2024.

Chairman Plizga asked Planner Tyler to provide a summary. Planner Tyler explained that the project is located on the former Lantana property that will become home to Maxim Crane. The Planning Board's decision is conditioned upon the discontinuance of Billings Street and High Street. The applicant has submitted their request for discontinuance and abandonment to the Town Council for approval. High Street must go before the Norfolk County Road Commissioners, as it is a county layout.

Town Council has requested that the Planning Board provide a recommendation regarding the discontinuance of Billings and High Street. Chairman Plizga feels the recommendation is a formality as the project was approved with the understanding it would require the discontinuance of these roads.

Member Taveira asked Planner Tyler about the calculation for paved roads and how the road discontinuances would affect Chapter 90. Planner Tyler replied that it would reduce the calculation for finished streets.

Member Taveira also inquired about the impact eliminating Billings would have on access to the hotel. Chairman Plizga responded that the issue was addressed at the Planning Board Public Hearing. The Board made it clear that steps would need to be taken to maintain access to the hotel. Chairman Plizga stated that the applicant made it very clear they were willing to work with the Fire Department to identify means to ensure that adequate access for fire apparatus would be maintained once the roads are discontinued. Chairman also stated that there is room behind the hotel for access. Planner Tyler reminded the Board that they are only making a recommendation to Town Council regarding the discontinuance, not taking a vote. Planner further noted that the same concerns were being considered and addressed at the Town Council's preliminary Public Hearing. Chairman Plizga feels the road would likely need to be discontinued regardless of what is developed on that property and only reduce the Town's credit toward finished streets for Chapter 90 just slightly.

Motion made by Plizga, Seconded by Alexopoulos recommend the discontinuance and abandonment of Billings Street and High Street consistent with the Board's decision to approve the site plan and design review package for 43 Scanlon Drive.
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Sahlu
Voting Nay: Taveira

2. Subdivision - Bartlett Estates

Planner Tyler stated that Bartlett Estates is a subdivision that created McEnelly Circle which predates all the current members of the Planning Board. The construction has been complete for sometime and the bond released to the developer but there was nothing in the file related to a certificate or letter of completion. The Board has the as-builts and the bounds have been set. Town Council has asked the Planning Board to provide their recommendation to accept McEnelly Circle as a public right of way.

Member Adjei-Koranteng asked if the road is currently considered a private? Planner Tyler replied yes. The road remains private until the subdivider petitions the town to

accept it as a public way. Once it becomes a public way, the Town is responsible for road maintenance.

Planner Tyler stated that the Board currently uses a form for completion, however, since that was not in use at the time, the Board will simply sign-off. A motion was made and passed to recommend that McEnelly Circle be accepted as a Town public right of way.

Motion made by Plizga, Seconded by Taveira we recommend that Bartlett Estates (McEnelly Circle) be accepted as a Town public right of way.

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

3. Subdivision - Country Way Lane

Planner Tyler stated that the developer provided the as-builts to the Town for Country Way Lane. Planner requested that the Town Engineer do a final inspection to ensure the final bounds were in place and they are. The Planning Board has the final as-builts, the bounds are in place, and they have a conveyance of utilities. Planner Tyler is requesting that the Board sign-off on Country Way Lane to release the bond.

Planner Tyler went down the following list of items:

- The project was constructed with approved waivers
- The project was constructed with an approved field change (minor 2-foot adjustment to the road width)
- Not constructed with any unapproved field changes
- Inspection sign-off complete
- As-builts received
- Conveyance of utilities received
- Pavement binder course down for more than one winter
- Drainage and utilities have been exposed to more than one winter

Chairman Plizga confirmed with the Planner Tyler that the approval is two parts: (1) completion of the project and (2) acceptance as a public way. Planner stated that is correct. Chairman Plizga remembered that the roadway dimensions for Country Way Lane do not meet the Town's requirement for public roads. Planner Tyler stated the road is undersized. Chairman Plizga recommended that Planner Tyler check with the Town Engineer and the DPW Superintendent to see if they support a recommendation to make it a public way. Member Adjei-Koranteng asked how significantly is the road undersized. Planner Tyler noted that it is a very narrow layout and only 20' wide paved with a one foot Cape Cod berm. Further explaining that the rear portion has a 12' private right of way that is not part of the subdivision. Member Taveira commented that the roadway appears very narrow on Google Maps. Planner Tyler said according to the as-builts the road calls out for a 24' layout with 20' of it paved. Country Way Lane serves three homes.

The Board agreed to hold off on a vote until they get feedback from Engineering and DPW.

Active Project Review34 Scanlon Drive

Actively working on infrastructure. Still finalizing stormwater approval. Planner has been advised through the Town Engineer that there was an error regarding the water line. The applicant thought there was an 8 inch water line running down Scanlon Drive but there is a 6 inch. This was an oversight in the review process that should not impact the site design, but may result in adjustments to the as-builts. Chairman Plizga asked Planner Tyler to recommend that the Engineer closely review the plans for 43 Scanlon to avoid any additional problems.

19 Highland Avenue

Planner Tyler will follow up on some outstanding punch list items. Once some stormwater requirements are reviewed and finalized, the performance guarantee may be returned. Chairman Plizga noted that according to the developer, the building is at 30% occupancy.

Randolph Road/North Street

They are grubbing and clearing the site. Planner has been in communication with the Homeowner Association at Broadmeadow regarding the blasting schedule. A mailing went out to residents within 300' with blasting information. A notice regarding blasting has been posted to the Town's website as well.

Upcoming Projects20 Scanlon

This site is located next to 34 Scanlon Drive and will serve as the corporate headquarters for Yankee Bus Lines. Planner Tyler has discussed some modifications to the exterior of the existing building on site with Mr. Galante which will be to match the facade on Yankee Bus Lines. The modifications will likely only require an administrative review.

661 North Street

Planner Tyler explained that the Board's request for rezoning has been reviewed by Town Council and referred back to the Board. There will likely be a Public Hearing sometime in June.

92 Union Street

The owner may come before the Board for a potential subdivision of land. They have gone before the Historical Commission for a determination of historical applicability in order to demolish the structures which include a home and barn. They are seeking to construct a cottage cluster style development under the Town's zoning regulation: 200-14.4 for tiny houses. This would include one and a half story homes clustered around open green space. Planner referred to the Riverwalk in Concord as a reference for the Board. Planner anticipates it will be a heavily attended Public Hearing.

PermitEyes Online applications

Planner Tyler has secured funding for an online application for permitting for the Planning Board, Zoning Board of Appeals and Conservation. Planner is meeting with the Falmouth Town Planner to understand the challenges they have faced in switching to an online platform. Member Alexopoulos has used the online platforms for Building and Board of Health and feels the Board of Health platform needed improvement.

Zoning Recodification

The next meeting will be in June. The consultants will be providing recommendations for eliminated unnecessary language and redundant material within current zoning.

Chapter 3A (MBTA) Zoning

The Board and Town Council will be meeting Thursday, May 16 for MBTA Zoning. The group will meet to review and identify the various districts.

MiscellaneousMill Street Subdivision

The parties met to discuss the possibility of a solution to the water line issue. Planner Tyler recalls that the applicant's engineer was going to make some changes to the plan to be discussed with DPW in an effort to reach a resolution. This would still need to go before the court and be remanded back to the Planning Board if a resolution is reached.

1. Administrative Review - Seasons (86 Mazzeo Drive) EV Charging Stations

Seasons requested an Administrative Review for the installation of EV chargers at the gas station located at 86 Mazzeo Drive. Planner Tyler explained the changes to the site were such that did not warrant review by the Planning Board. Planner Tyler provided the Board with a copy of the Administrative Review report. Changes to the site plan included the installation of additional bollards and signage. In order to install the EV chargers they had to modify their dumpster enclosure in order to accommodate the transformer and moved two of the light poles to landscaping areas. They also needed to make adjustments to the handicap accessible sidewalks.

G. Board CommentsFire at Bridle Path Circle Apartment

Member Taveira asked Planner Tyler if there were any lessons the Planning Board can learn from the fire moving forward. Planner Tyler noted that the structure did not have a sprinkler system which was not a requirement at the time it was built. Under current building code, a sprinkler system would be required. Water pressure may have been an issue, which is something the Planner will follow up on with the Fire Department. Chairman Plizga noted that the building might not have had fire walls between the units, which is also now a building code requirement. Regarding the water pressure, Chairman Plizga noted

that on all new projects the Fire Department requests a separate water tap that can be pressure tested before they accept the system called a flow test.

Members Adjei-Koranteng asked if the Planning Board had any responsibility for the clean-up of the site? Planner Tyler explained that clean-up is outside the Planning Board's regulatory authority. Planner suspects DEP may be involved due to hazardous materials which may be contributing to the delay. Planner stated if they choose to rebuild the project will be reviewed by Town Council, not the Planning Board, as it is over 25 units. It is possible the Board may be asked to review or comment on the plans.

H. Adjournment

Notification of Upcoming Meeting Dates

5/16 Joint meeting with Town Council

5/28

6/11

6/25

Meeting adjourned at 7:00pm.

Motion made by Taveira, Seconded by Adjei-Koranteng to adjourn the meeting.

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