



PLANNING BOARD MEETING

Tuesday, May 13, 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. Public Hearings - to be opened administratively and continued to 5.27.25 at 6:30pm

1. 6:15pm - Special Permit Continuation - North Street Proposed Two-Family

C. Adjournment

Notification of Upcoming Meeting Dates

File Attachments for Item:

1. 6:15pm - Special Permit Continuation - North Street Proposed Two-Family

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		

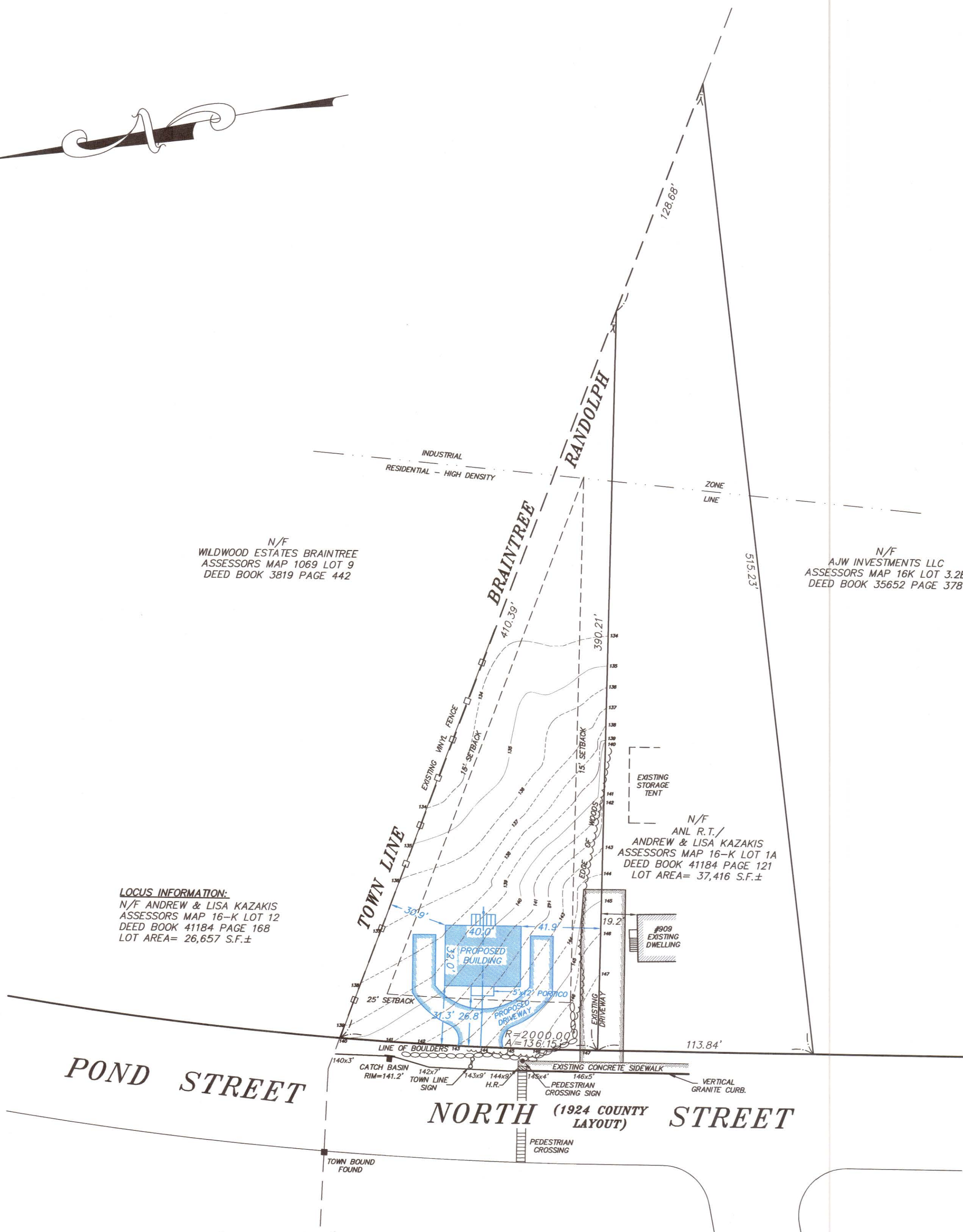
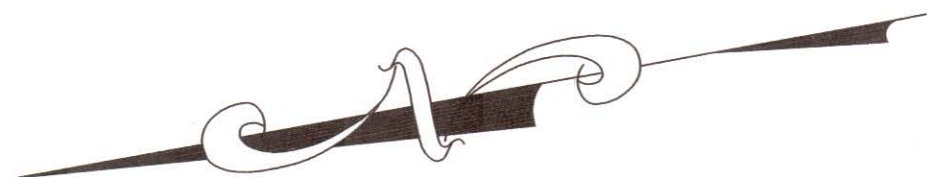
For any application for a **Special Permit**, the applicant shall submit additional documentation to support:

- 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.

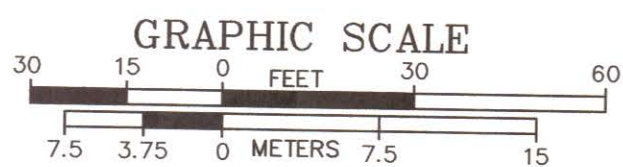
I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said rules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


Applicant Signature

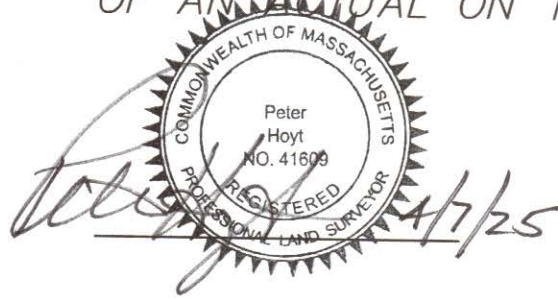
3/13/25
Date



NOTES:
-EXISTING ELEVATIONS 1988 NAVD DATUM.
-(140x3) DENOTES EXISTING SPOT ELEVATION.



I CERTIFY THAT THIS PLAN IS THE RESULT
OF AN ACTUAL ON THE GROUND SURVEY.



PETER G. HOYT PLS

DIMENSIONAL REQUIREMENTS RESIDENTIAL SINGLE FAMILY HIGH DENSITY			
SECTION VII, TABLE II	RB	EXISTING	PROPOSED
MIN LOT AREA SQ. FT.	12,000	26,657	26,657
MIN LOT FRONT LIN. FT.	100	136.15	136.15
MIN LOT WIDTH	75	136.15	136.15
MIN LOT DEPTH LIN. FT.	100	390.21	390.21
MIN SETBACKS			
FRONT	25		27.6
SIDE	15		32.2
REAR	15		332.5
MAX FRONT SETBACK	N/A		
MAX BUILDING HEIGHT FEET (LIN. FT.)	40		30.1
STORIES	2 1/2		
MAX BUILDING COVER.	20%		4.4%
MAX LOT COVER.	25%		7.6%
MIN OPEN SPACE	75%		92.4%
MAX FLOOR AREA RATIO			

NO	DATE	REVISIONS	MADE BY	CHECKED BY	PROJECT TITLE:	SHEET TITLE:	HOYT LAND SURVEYING, INC. 1287 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS 02189 TEL: 781-682-9192		1		
					909 NORTH STREET, RANDOLPH, MA.	PROPOSED BUILDING PLAN					
					FILE NO.	PROJECT NO.	SCALE 1"=30'	APPROVED BY		CHECKED BY	DRAWN BY

ANDREW KAZAKIS
NORTH ST.
RANDOLPH MA 02368

THESE DRAWINGS ARE FOR PERMIT AND GENERAL CONSTRUCTION USE ONLY.

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REQUIRED INSULATION:
CEILINGS R. 49

WALLS R. 21

FLOORS R. 30

SQUARE FEET PER UNIT:

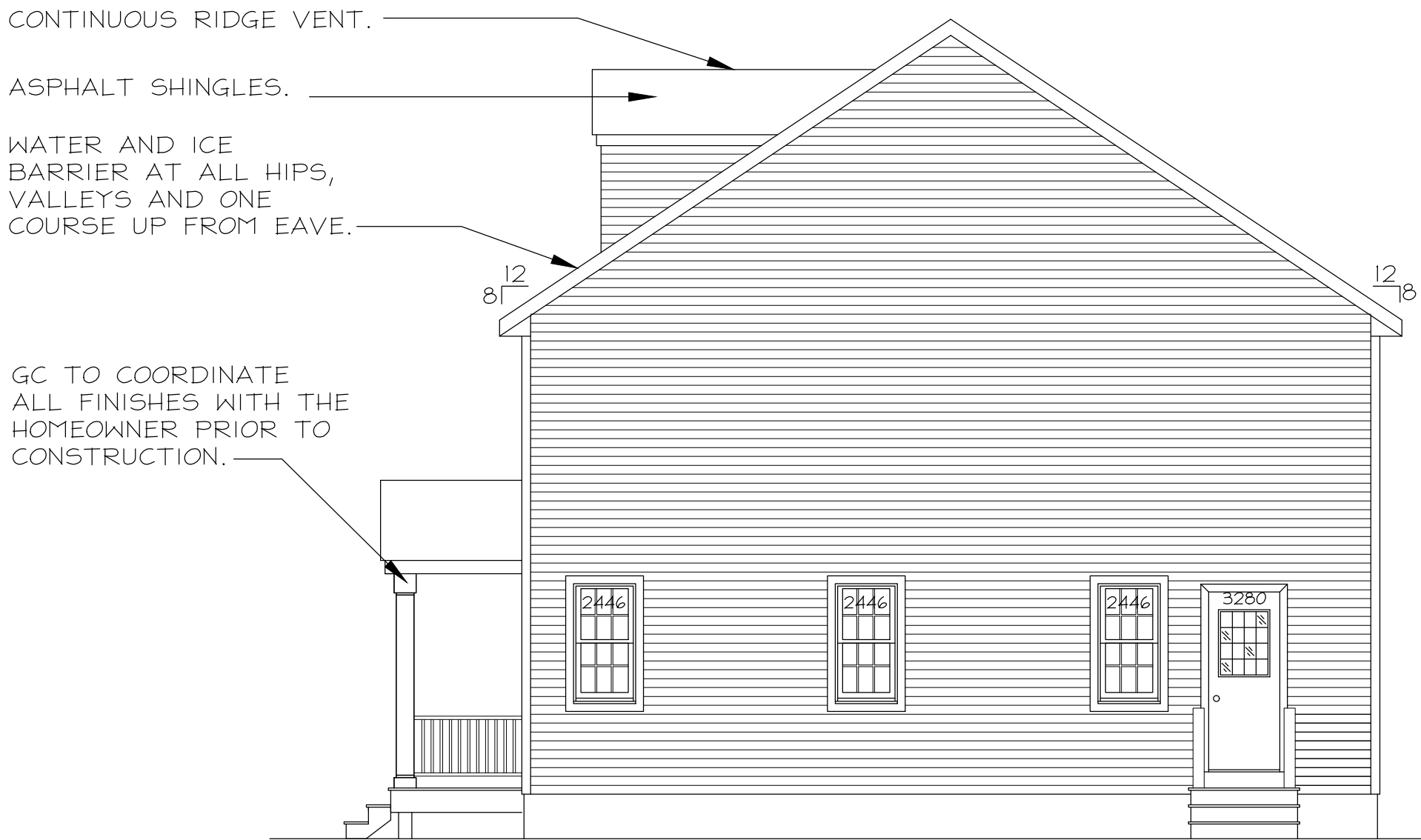
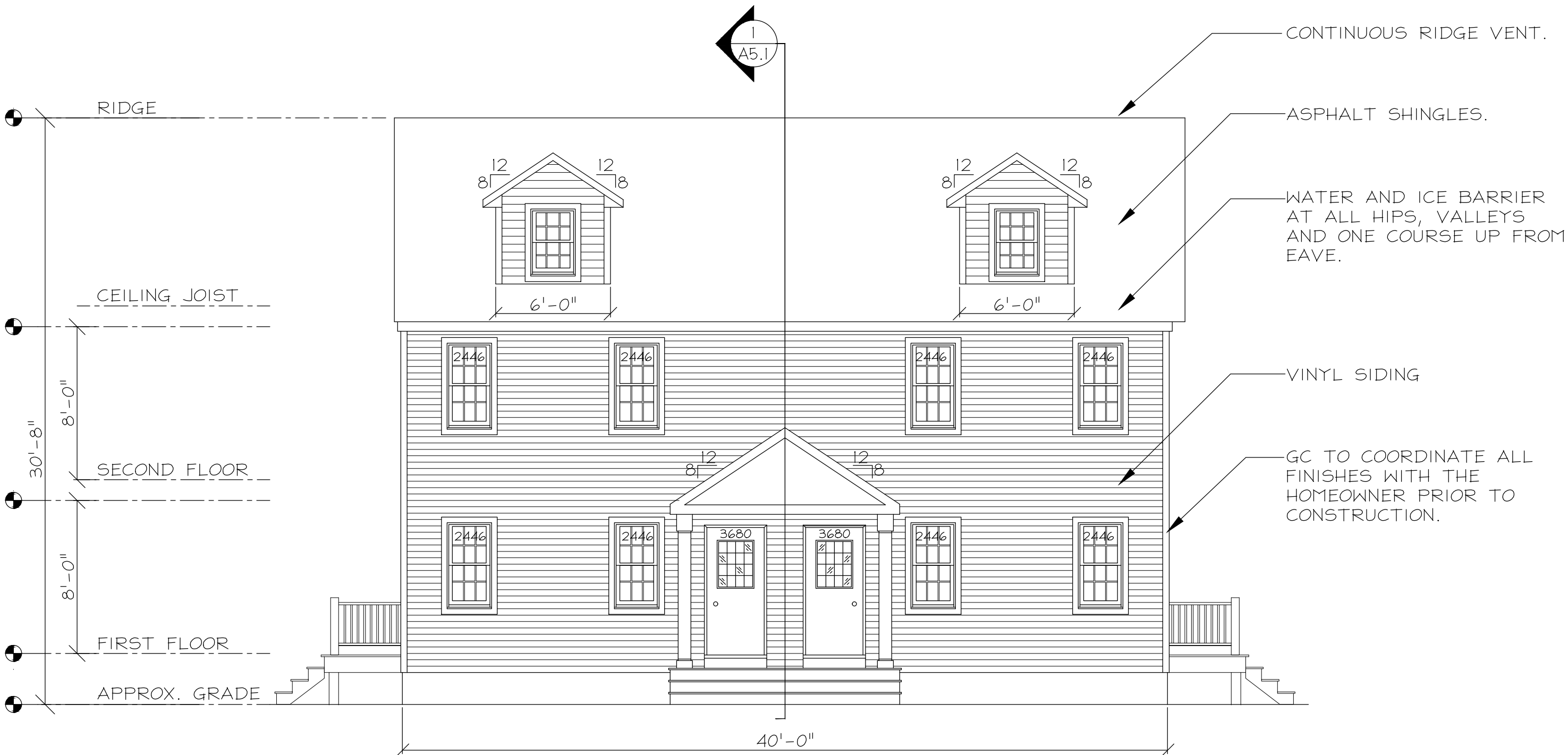
1ST FLOOR - 640 FT₂
2ND FLOOR - 640 FT₂
TOTAL - 1,280 FT₂

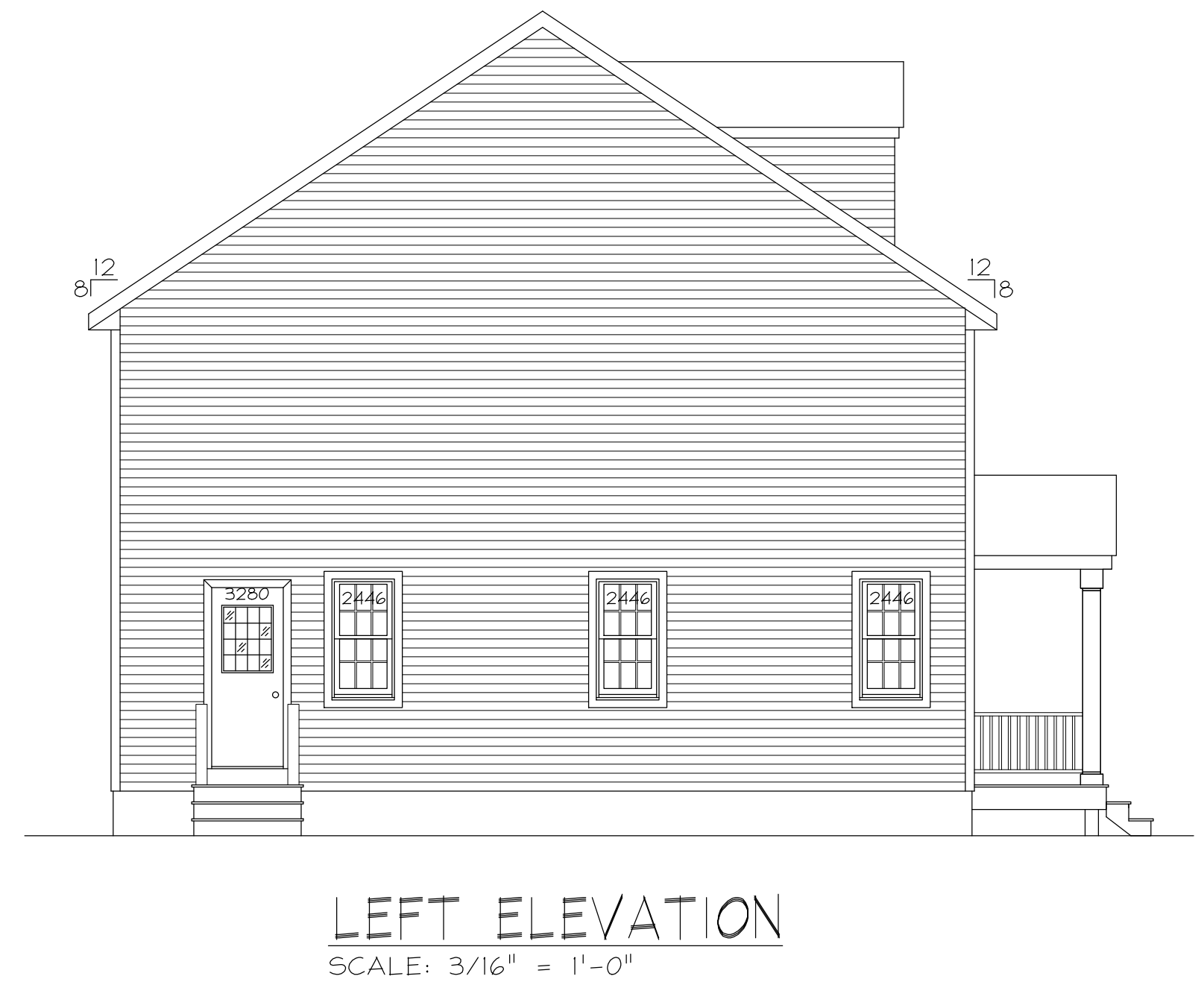
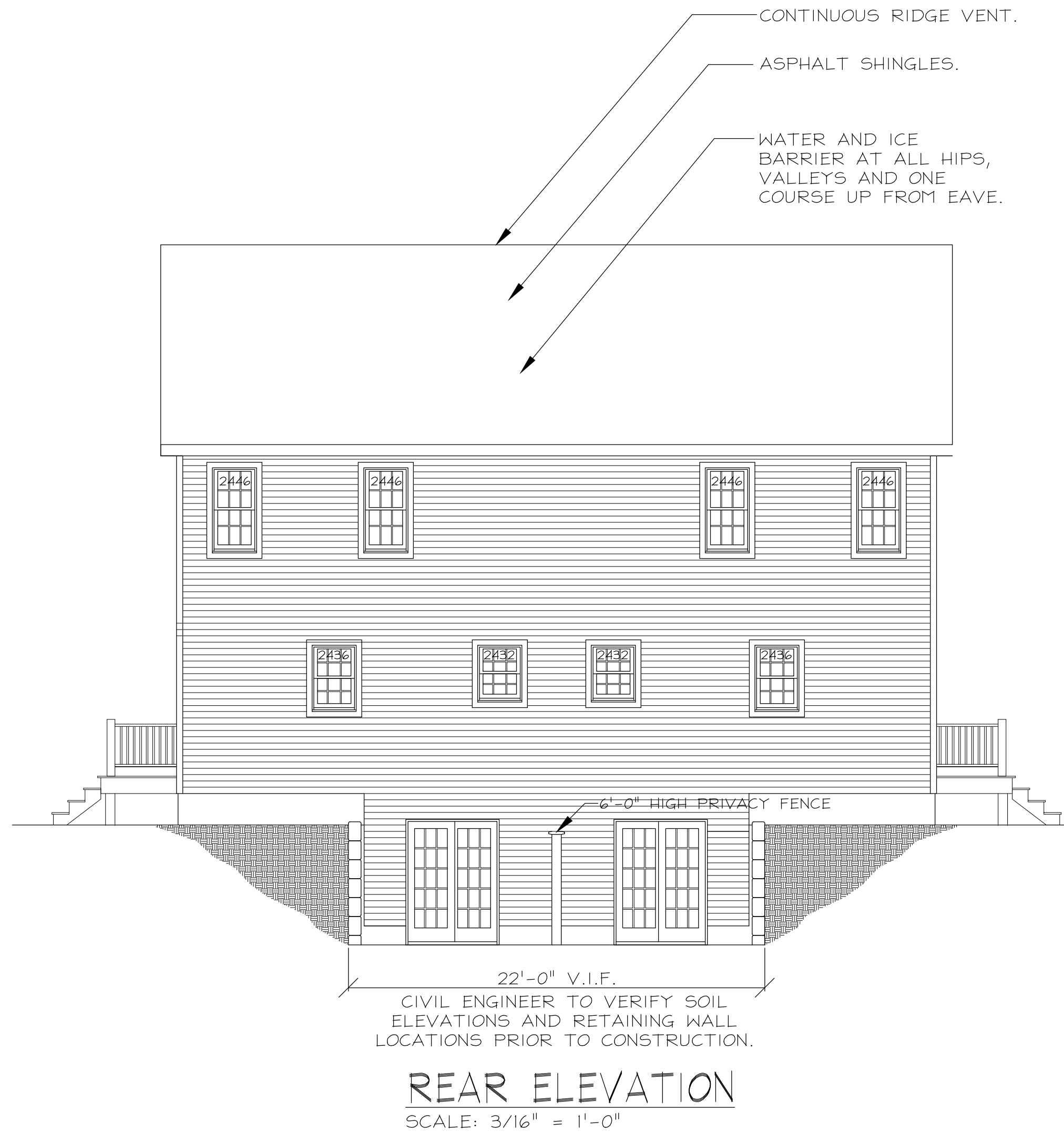
- LEGEND:
- A1.1 FRONT & RIGHT ELEVATIONS
 - A1.2 REAR & LEFT ELEVATIONS
 - A2.1 FOUNDATION PLAN
 - A3.1 BASEMENT PLAN
 - A3.2 1ST & 2ND FLOOR PLANS
 - A4.1 FRAMING PLANS
 - A4.2 FRAMING PLANS
 - A5.1 SECTIONS

A1.1

Date: 02/05/25
Revisions:
Scale: AS NOTED

ELEVATIONS





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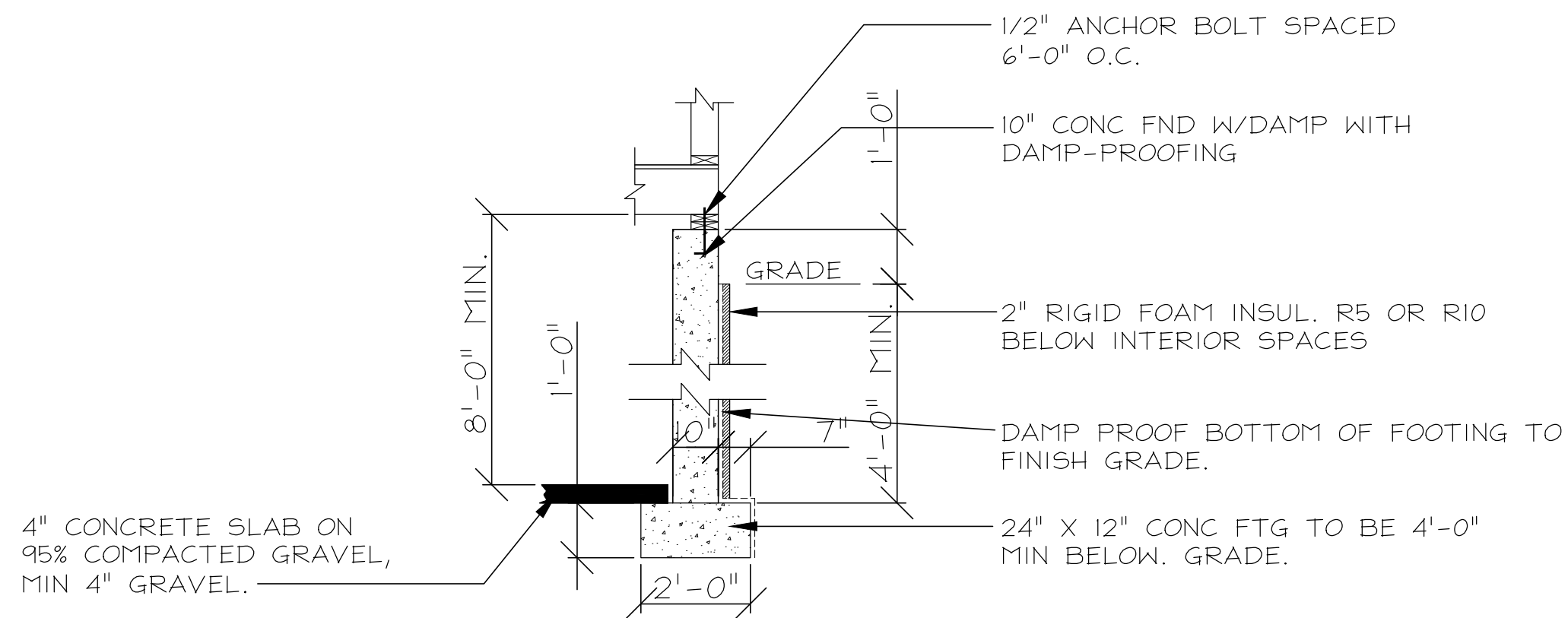
A1.2

ELEVATIONS

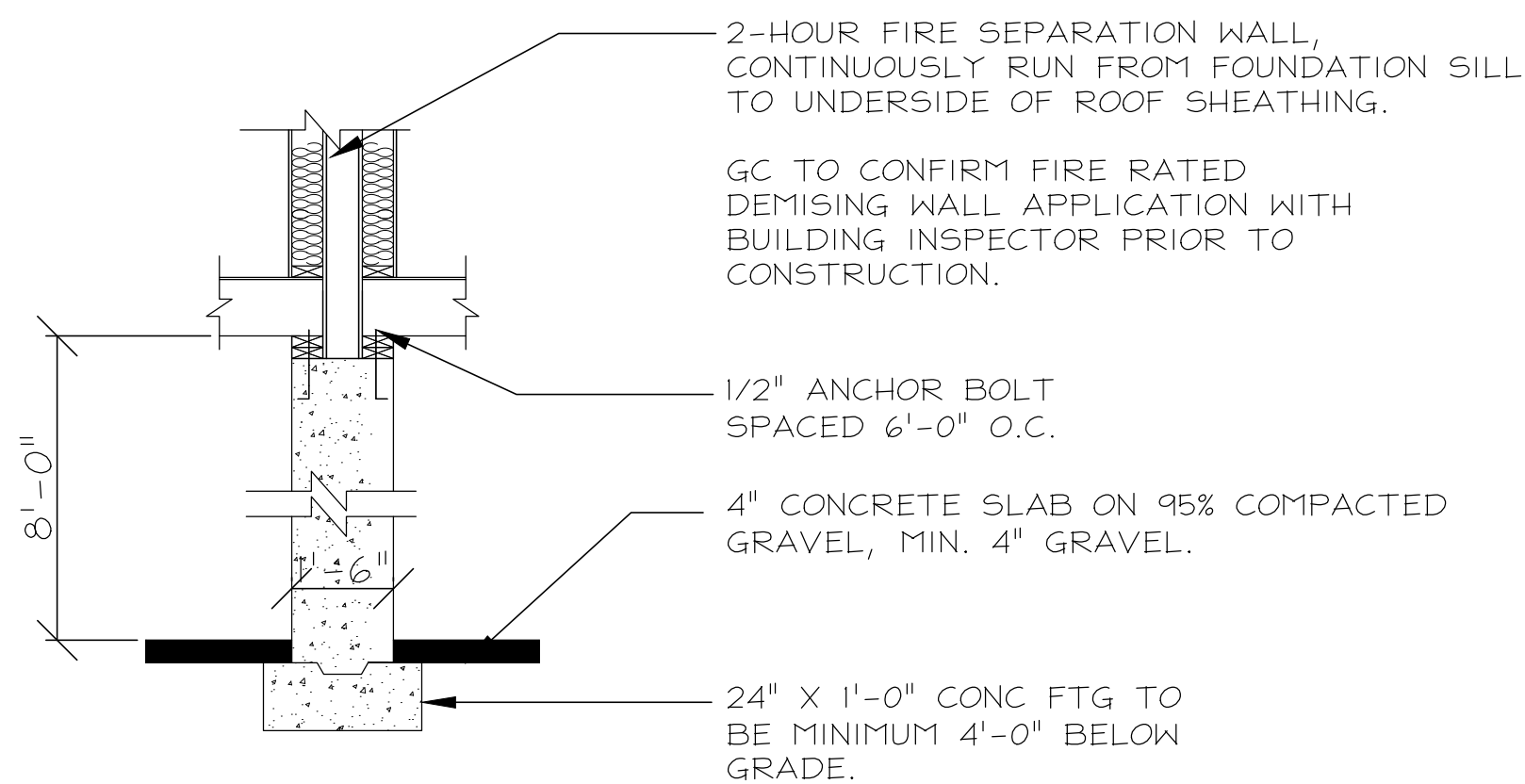
Date: 02/05/25

Revisions:

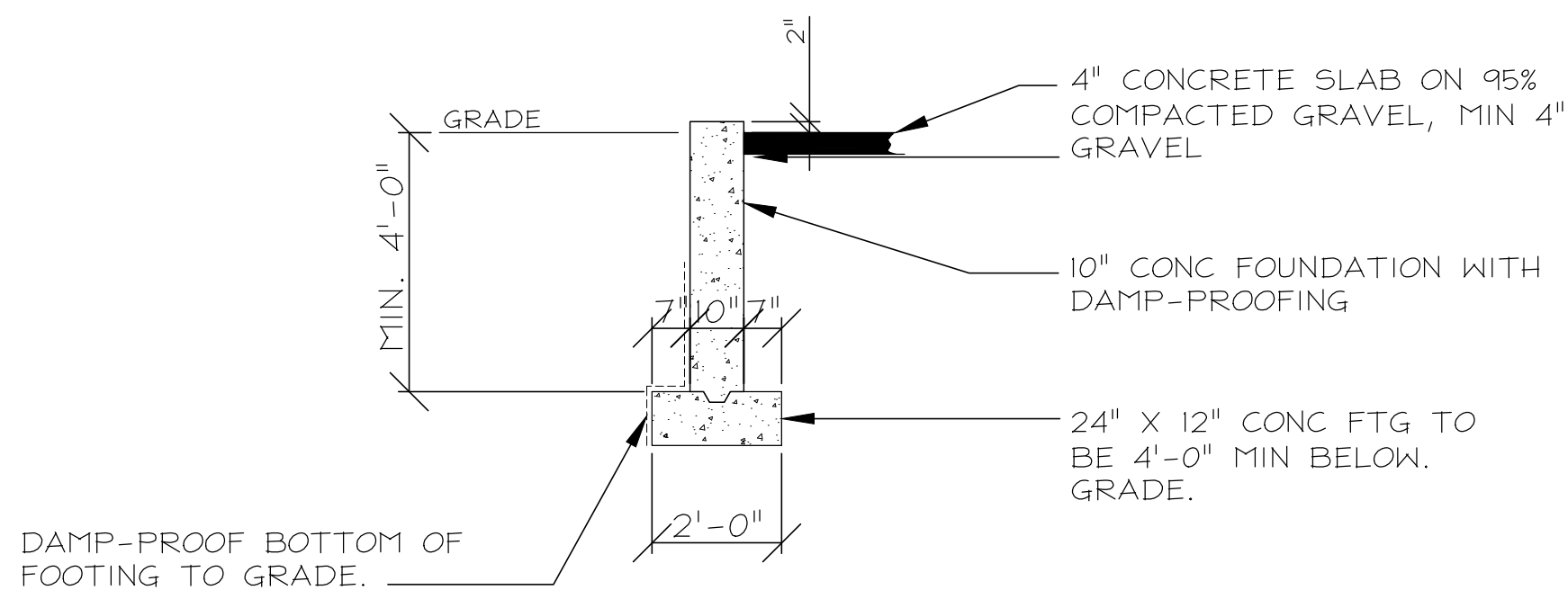
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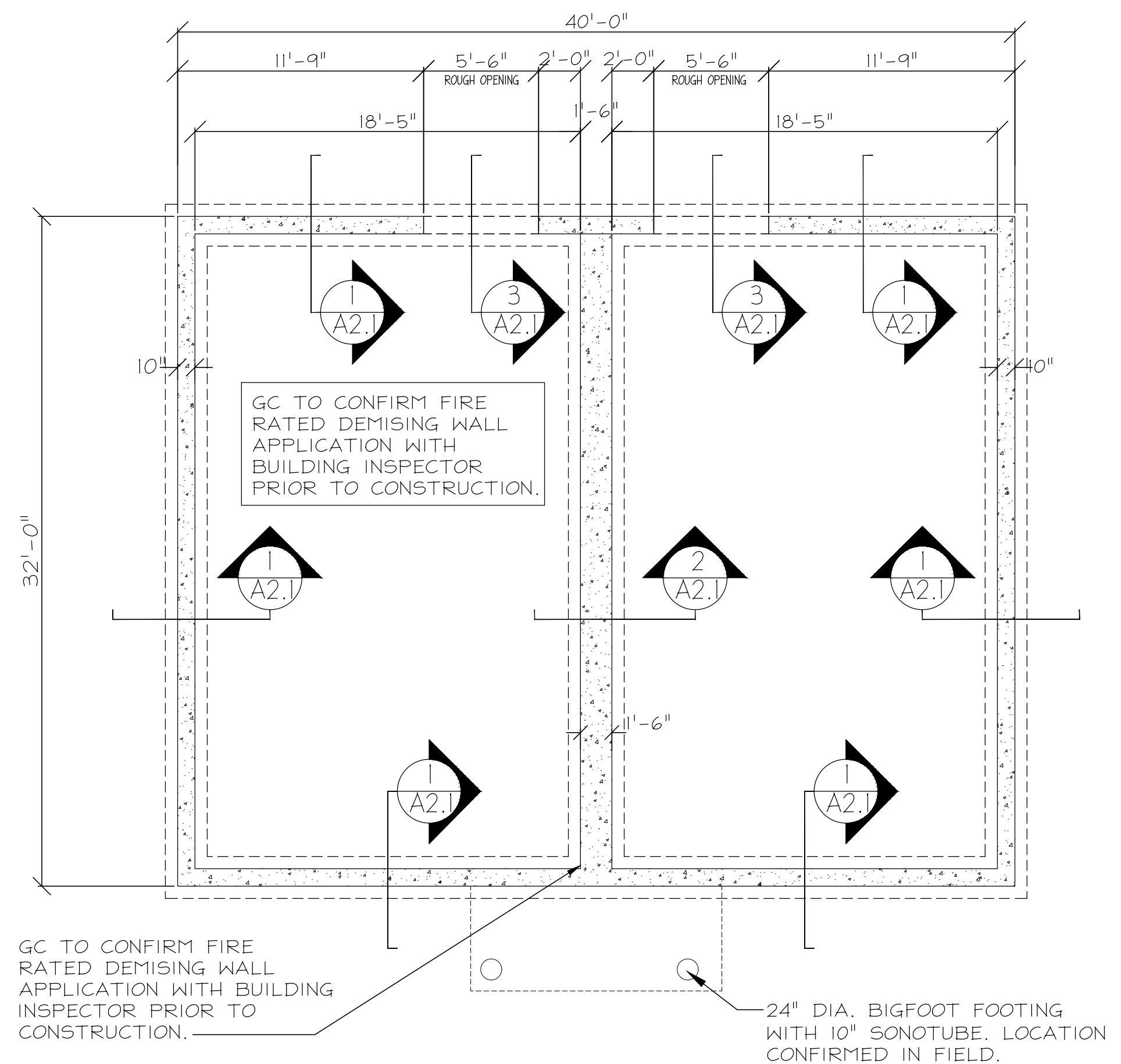
1 CONDITION
SCALE: 1/8" = 1'-0"



2 CONDITION
SCALE: 1/8" = 1'-0"



3 CONDITION
SCALE: 1/8" = 1'-0"



FOUNDATION PLAN

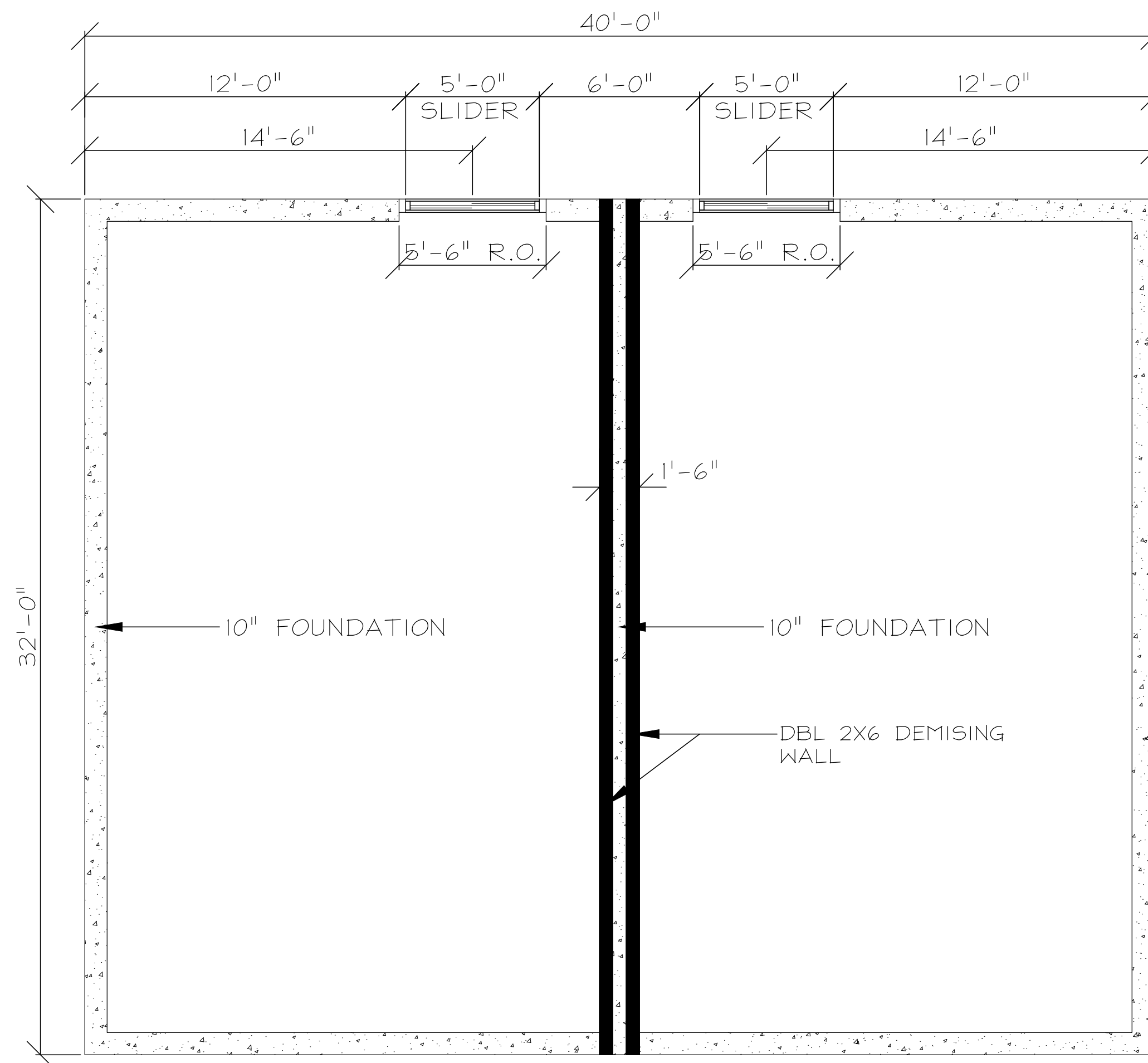
SCALE: 3/16" = 1'-0"

- ALL FND CONCRETE TO BE MIN. 3,000 PSI IN 28 DAYS.
- ALL FTGS TO REST ON UNDISTURBED SOIL.
- CONCRETE SHALL CONFORM TO BUILDING CODE REQUIREMENTS.
- 1/2" DIA ANCHOR BOLTS MAX 6'-0" O.C. NO MORE THAN 12" FROM CORNER.

A2.1

FOUNDATION

Date: 02/05/25
Revisions:
Scale: AS NOTED



UNFINISHED BASEMENT PLAN

SCALE: 1/4" = 1'-0"

GC TO CONFIRM FIRE
RATED DEMISING WALL
APPLICATION WITH
BUILDING INSPECTOR
PRIOR TO CONSTRUCTION.

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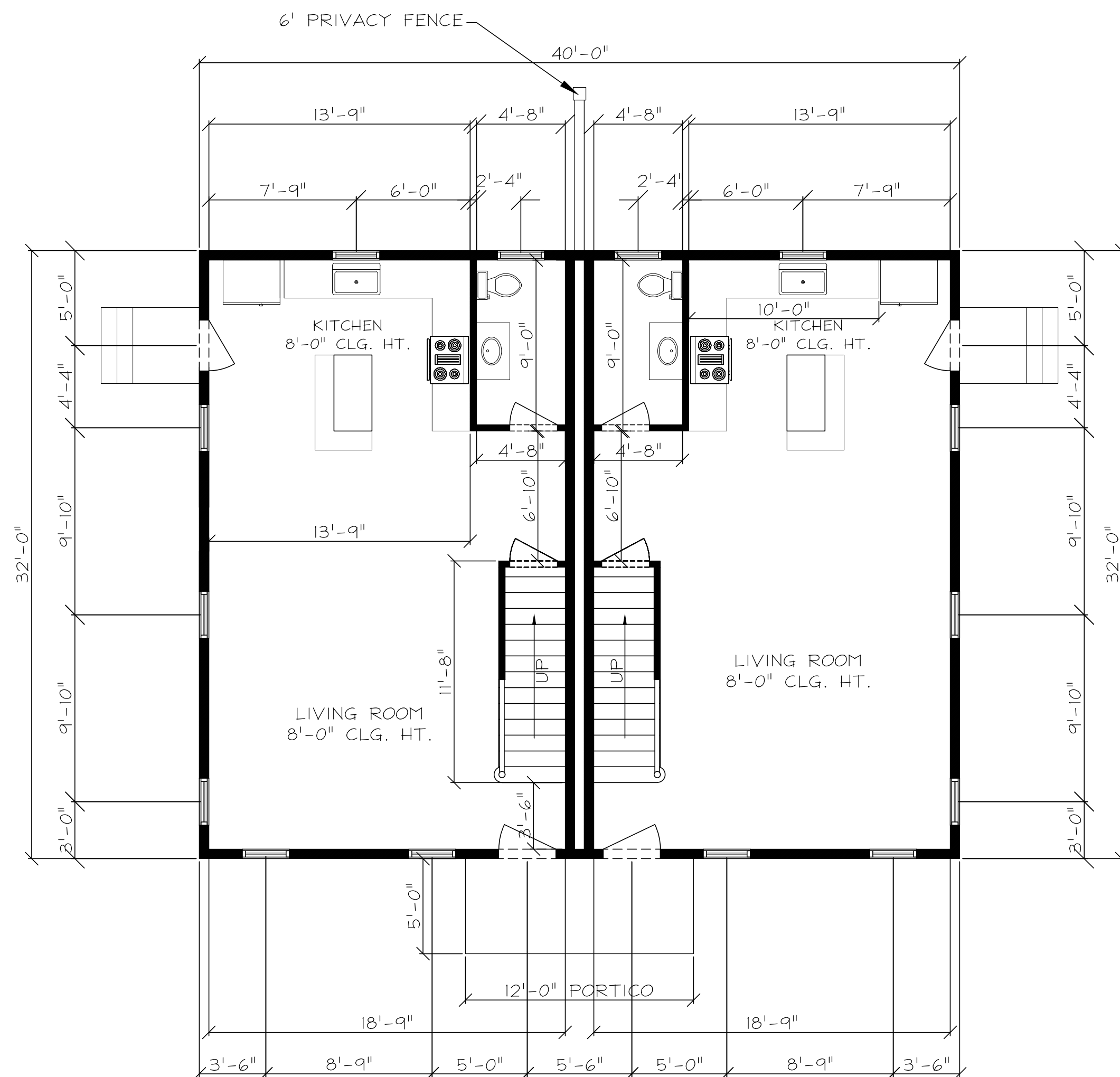
A3.1

Date: 02/05/25

Revisions:

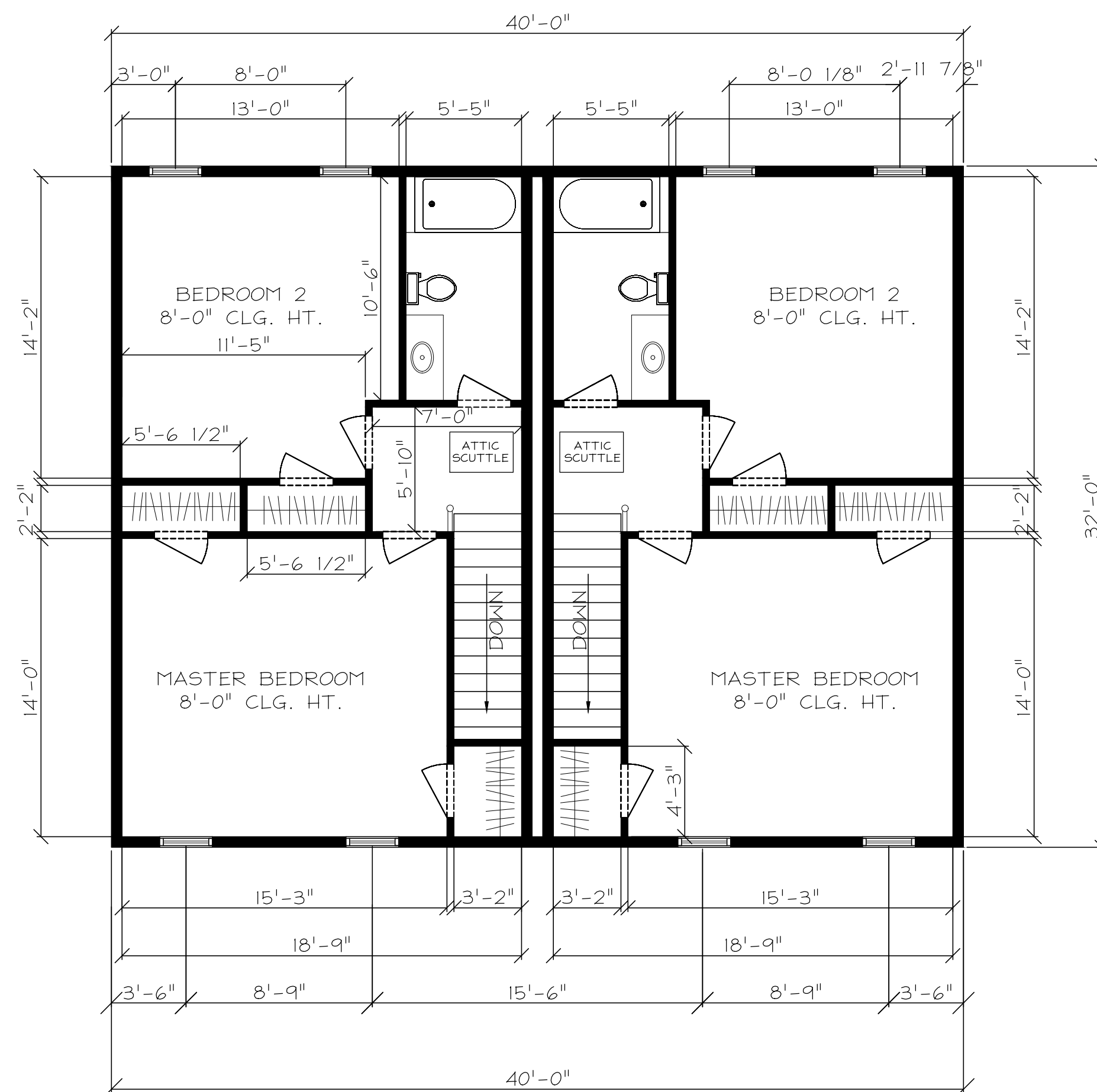
Scale: AS NOTED

BASEMENT PLAN



PROPOSED 1ST FLOOR

SCALE: 3/16" = 1'-0"



PROPOSED 2ND FLOOR

SCALE: 3/16" = 1'-0"

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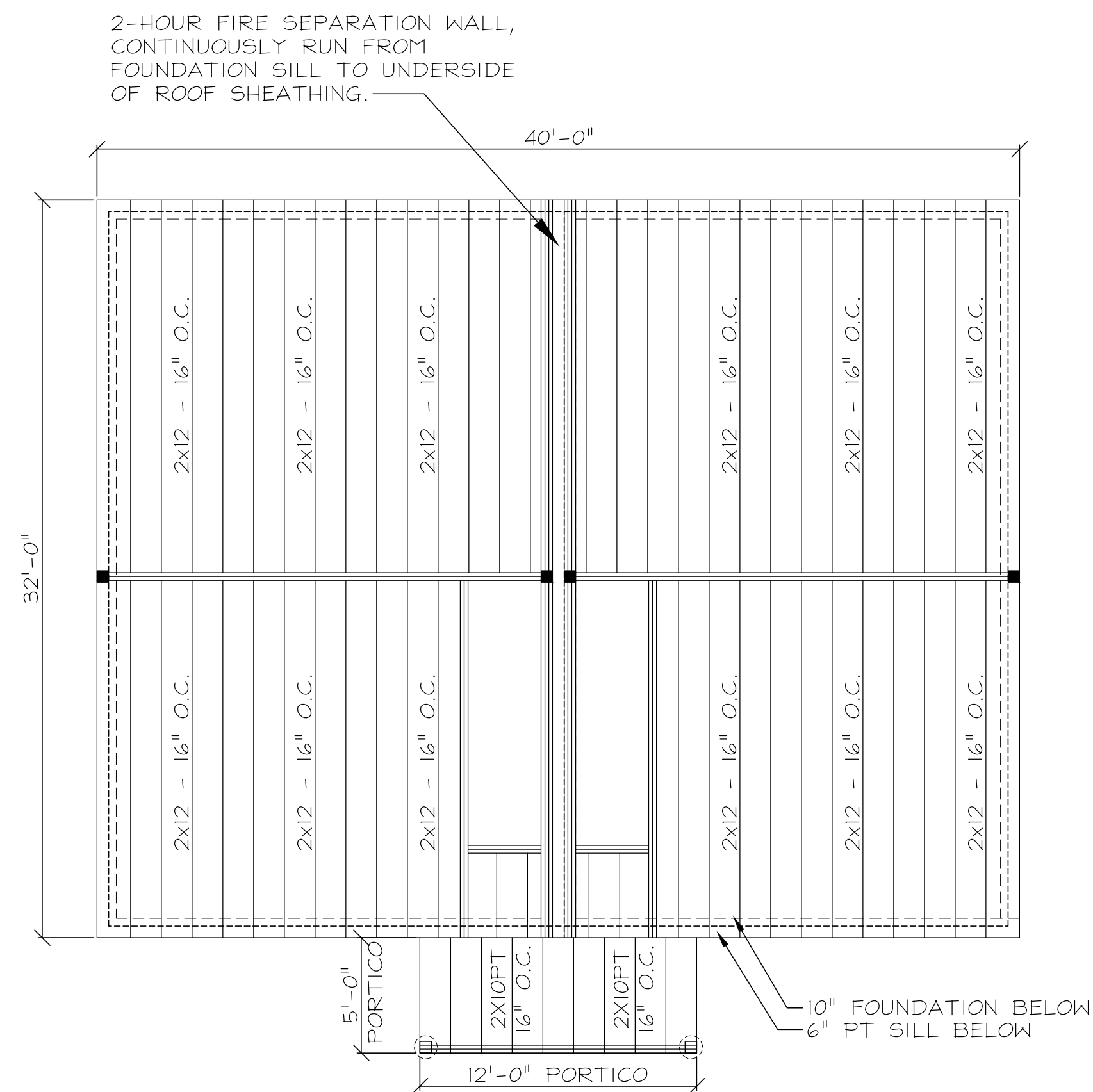
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A3.2

FLOOR PLANS

Date: 02/05/25
Revisions:
Scale: AS NOTED

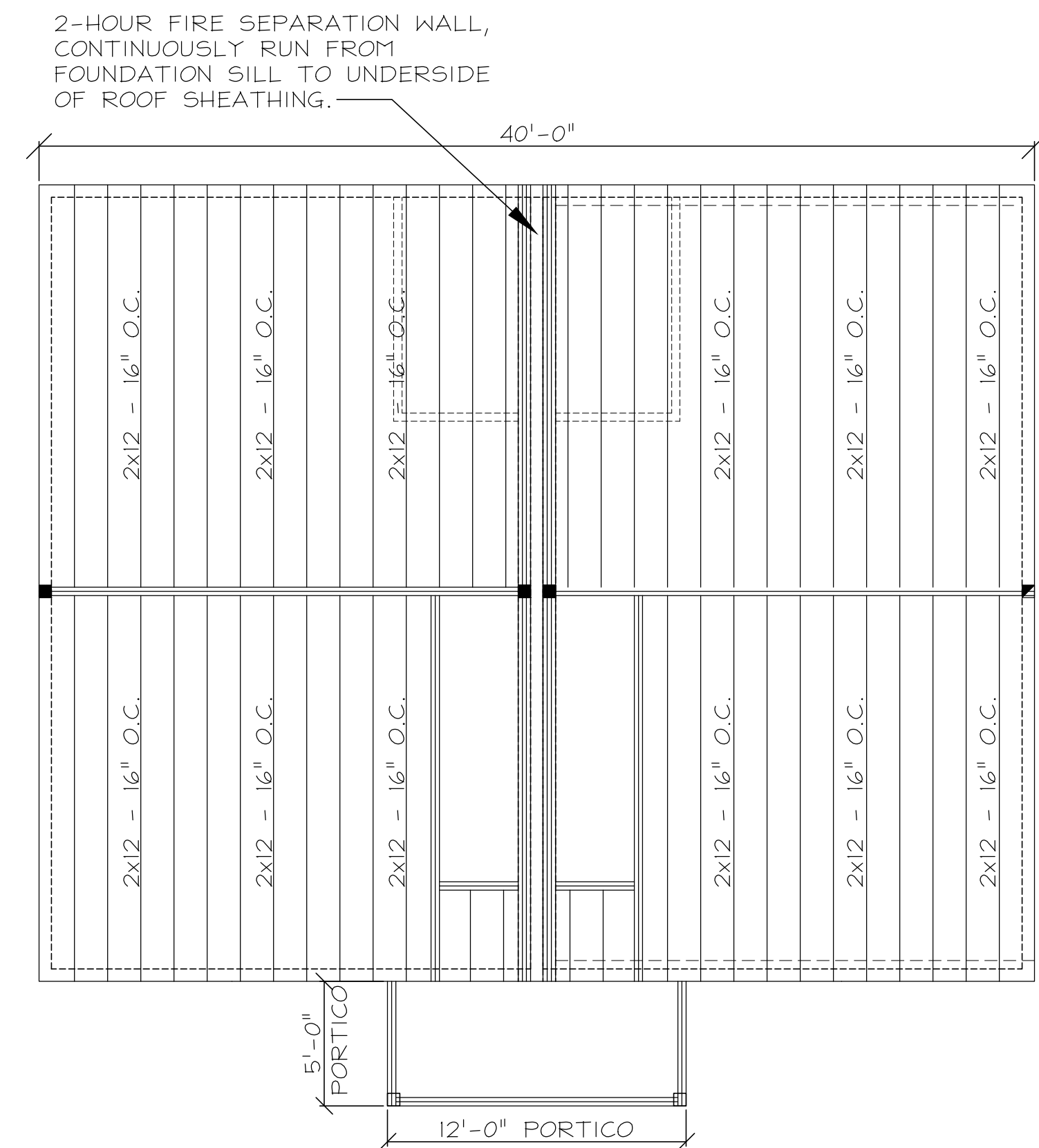


1ST FLOOR - FLOOR JOISTS

SCALE: $3/16'' = 1'-0''$

NOTE:

GENERAL CONTRACTOR HAS DISCRETION TO
USE A DIFFERENT FRAMING APPLICATION.
PROVIDED IF IT IS IN ACCORDANCE TO THE
MASSACHUSETTS STATE BUILDING CODE.



1ST FLOOR - CEILING JOISTS

SCALE: 3/16" = 1'-0"

FIRE BLOCKING REQUIRED. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES.

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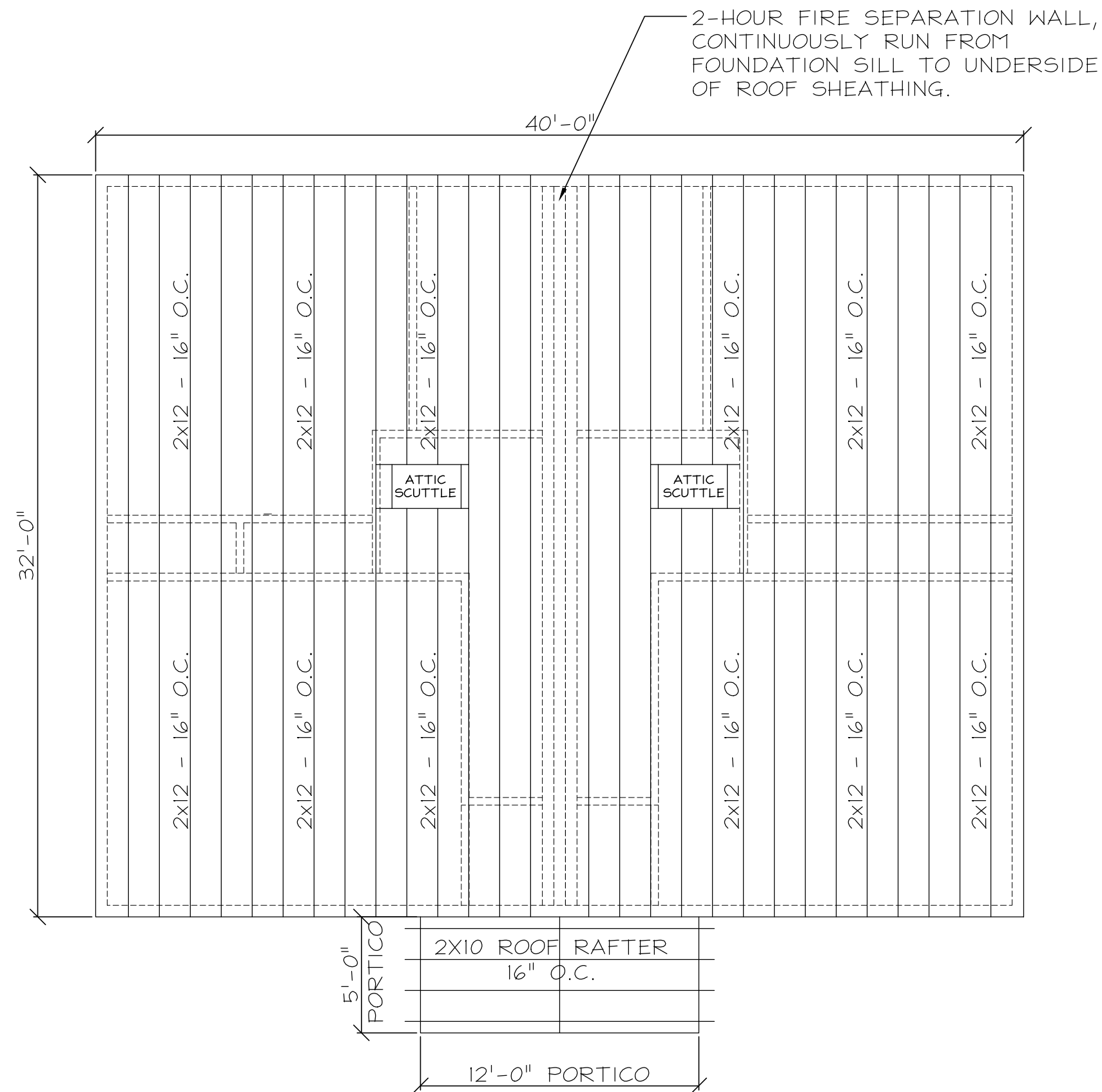
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Date: 02/05/25

Revisions:

Scale: AS NOTED

FRAMING

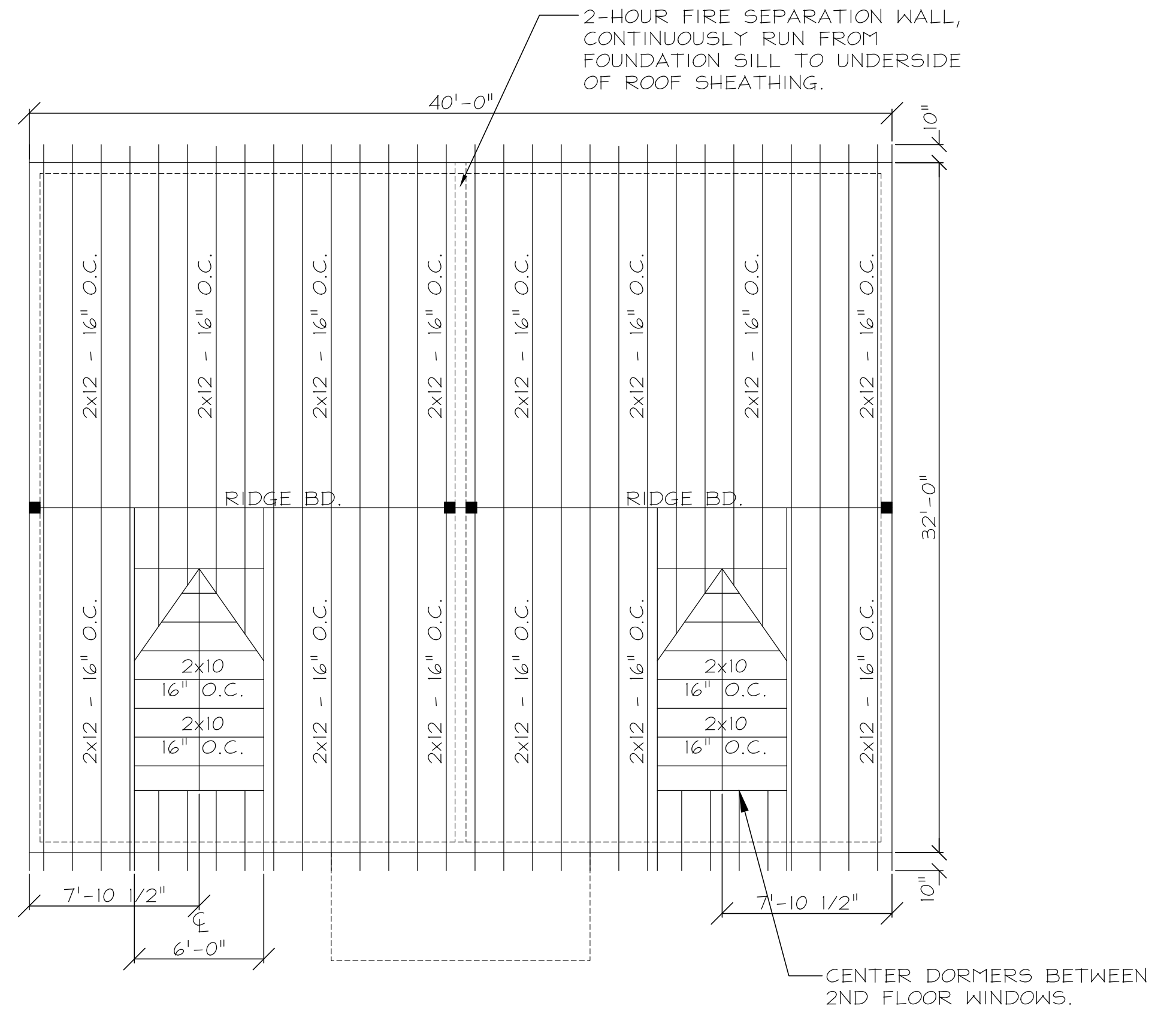


2ND FLOOR - CEILING JOISTS

SCALE: 3/16" = 1'-0"

NOTE:

GENERAL CONTRACTOR HAS DISCRETION TO USE A DIFFERENT FRAMING APPLICATION. PROVIDED IT IS IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE.



ROOF RAFTERS

SCALE: 3/16" = 1'-0"

FIRE BLOCKING REQUIRED. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES.

A4.2

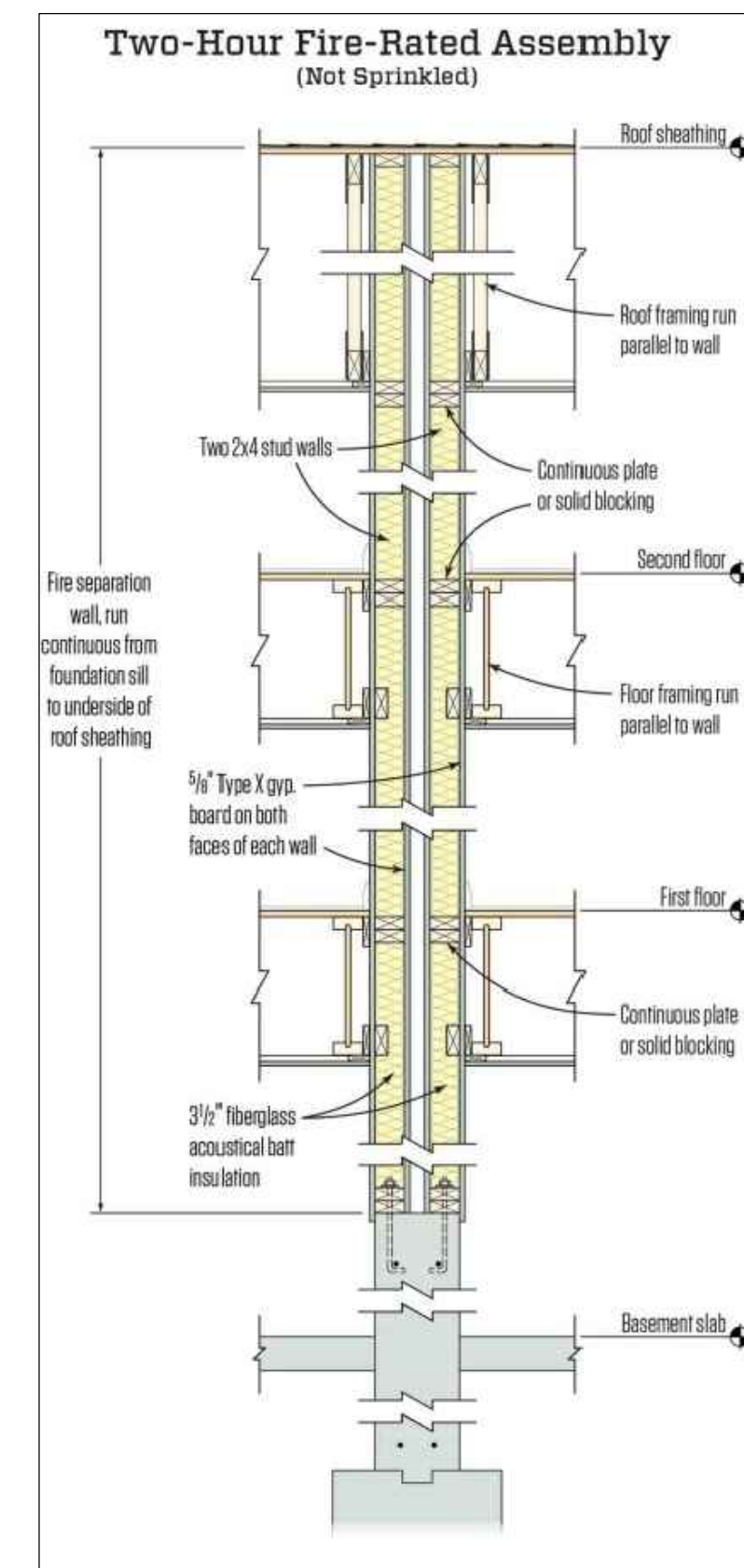
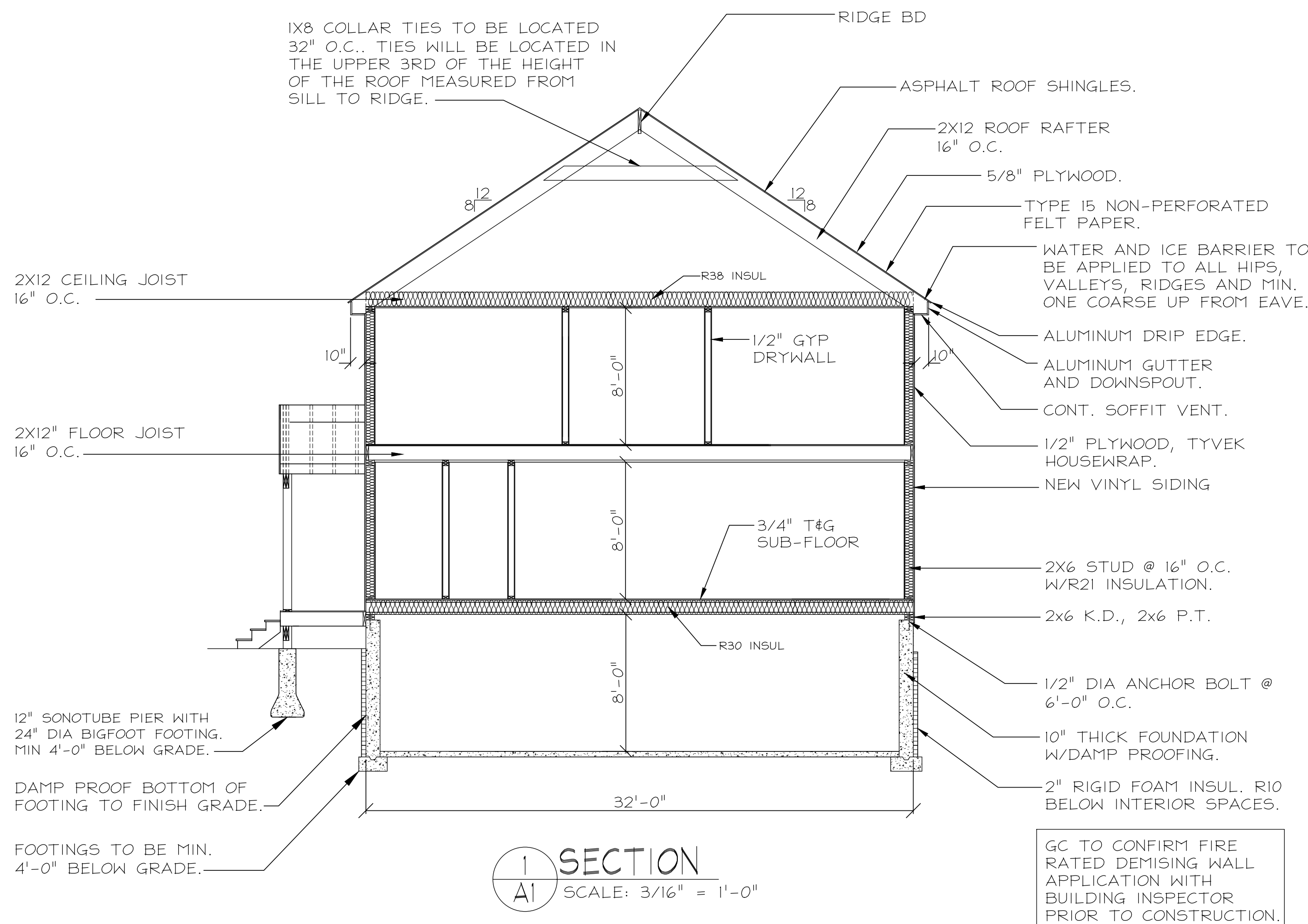
Date: 02/05/25
Revisions:
Scale: AS NOTED

FRAMING

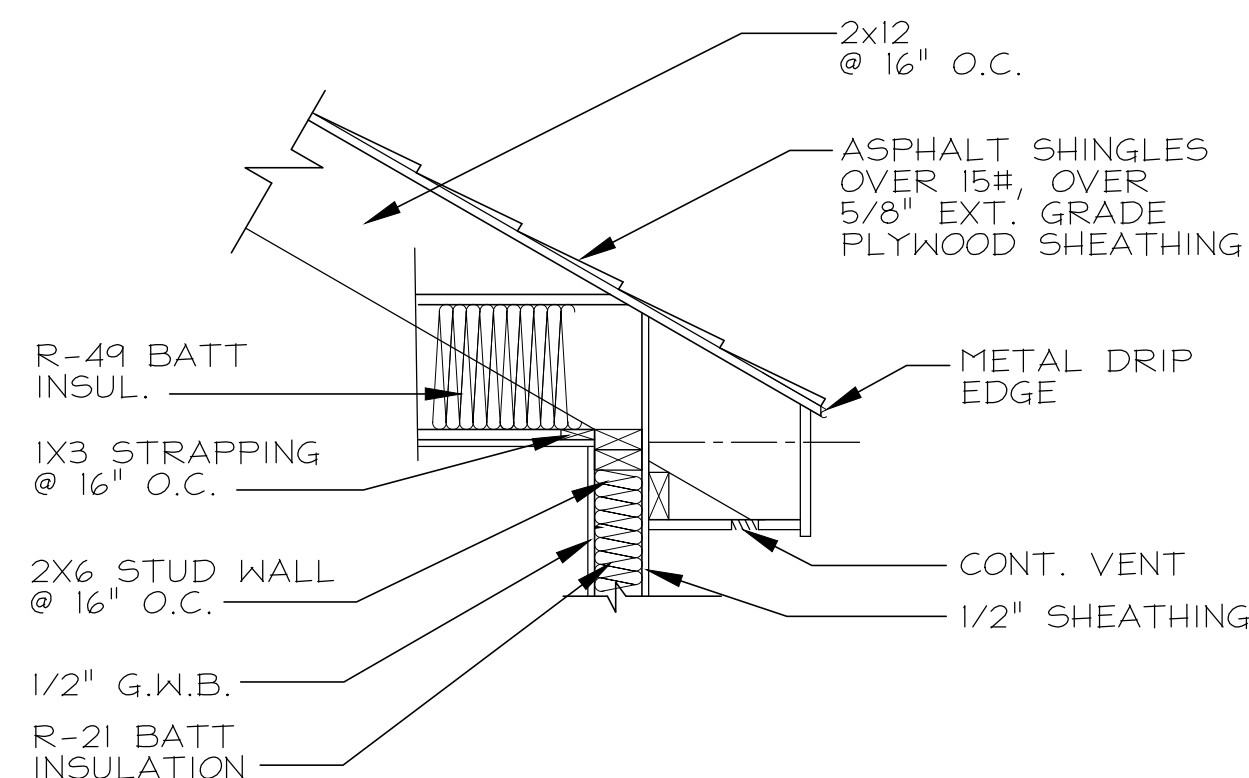
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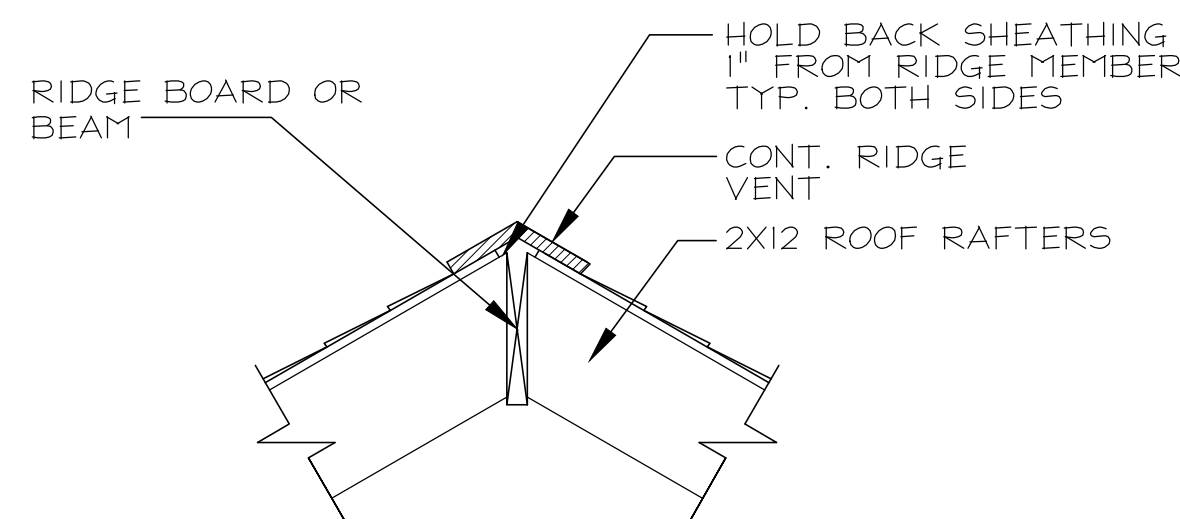
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FIRE WALL
SCALE: NOT TO SCALE



TYPICAL EAVE CONDITION
SCALE: NOT TO SCALE



RIDGE CONDITION
SCALE: NOT TO SCALE

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A5.1

Date: 02/05/25
Revisions:
Scale: AS NOTED

SECTIONS