

PLAN REVIEW AUTHORITY SUBCOMMITTEE MEETING: 16 FENCOURT AVENUE, RANDOLPH, MA 02368

Monday, July 15, 2024 at 5:15 PM

Town Hall - Washington Room - 41 South Main Street
Randolph, MA 02368

AGENDA

This is an in-person meeting. The public is invited to attend this meeting in person at Randolph Town Hall, Washington Room, 41 South Main Street, Randolph, MA 02368. This meeting is being posted pursuant to the state statute authorizing temporary remote participation as described here: <https://www.randolphma.gov/DocumentCenter/View/1864/remotemeetings23>

A. Call to Order - Roll Call

B. Approval of Minutes

1. Meeting Minutes of Plan Review Authority Subcommittee for 16 Fencourt Avenue June 10, 2024

C. Project Update

D. Landscaping

1. Landscaping Plan(s)

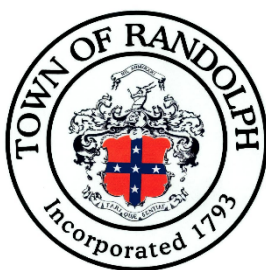
E. Building Finishes

1. Building Finishes Drawing(s)

F. Miscellaneous Items

1. Revised Landscaping Plans

G. Adjournment



16 FENCOURT AVENUE - PLAN REVIEW AUTHORITY SUBCOMMITTEE MEETING

Monday, June 10, 2024 at 5:00 PM

Town Hall - Washington Room - 41 South Main Street
Randolph, MA 02368

DRAFT- MINUTES

This is an in-person meeting. The public is invited to attend this meeting in person at Randolph Town Hall, Washington Room, 41 South Main Street, Randolph, MA 02368. This meeting is being posted pursuant to the state statute authorizing temporary remote participation as described here: <https://www.randolphma.gov/DocumentCenter/View/1864/remotemeetings23>

Call to Order: Mr. Tony Plizga called the meeting of the 16 Fencourt Avenue Plan Review Authority Subcommittee to order.

Roll Call – Plan Review Authority Subcommittee Members Present: Councilor Richard Brewer, and Mr. Tony Plizga

Approval of Minutes:

1. Meeting Minutes of Plan Review Authority Subcommittee for 16 Fencourt Avenue May 13, 2024

Motion to approve the meeting minutes made by Councilor Brewer, seconded by Mr. Plizga.

Roll Call Vote: 2-0-0 (Absent: O'Connell)

Motion passes.

Project Update

Present on behalf of Taj Estates of Randolph are Mr. Miraj, Mohiuddin Ahmed, and Smuayyah Ahmed.

Mohiuddin Ahmed: The demolition is done and the building that was on the parcel is down. There has been tree-cutting on the property to clean it up and we will be leaving a nice barrier on the backside. Mr. Plizga: Please make sure to put orange flagging up. Have you done anything for stormwater yet? Mr. Miraj: I believe Chi Man has. Mr. Plizga: Before doing anything else, that would be the next step for you.

Landscaping

1. Landscaping Plans

Mr. Plizga: I think we're all set with landscaping plans other than producing updated drawings to show the landscaping showing arbovitias from behind the daycare down to the road, some of the outline changes, and movement of the trash compactors.

Building Finishes

1. Building Finishes Drawings

Mr. Plizga: I like the way two of the three buildings have stone around the entrance area. Can you please add stone around the entrance of the daycare building as well? Secondly, field stone lines around all the buildings except buildings two and three where there are a couple of bays with no field stone. I would like to see the fieldstone in those areas. Mohiuddin Ahmed: Yes, we can make those changes. Mr. Miraj: We can't reproduce the photo renderings because those were done by an engineer no longer working on this project. Mr. Plizga: If those renderings will not be a part of the record they will be superseded by the new sets of plans you produce. You will also need to put this new information in the renderings on those drawings so we have it on the record.

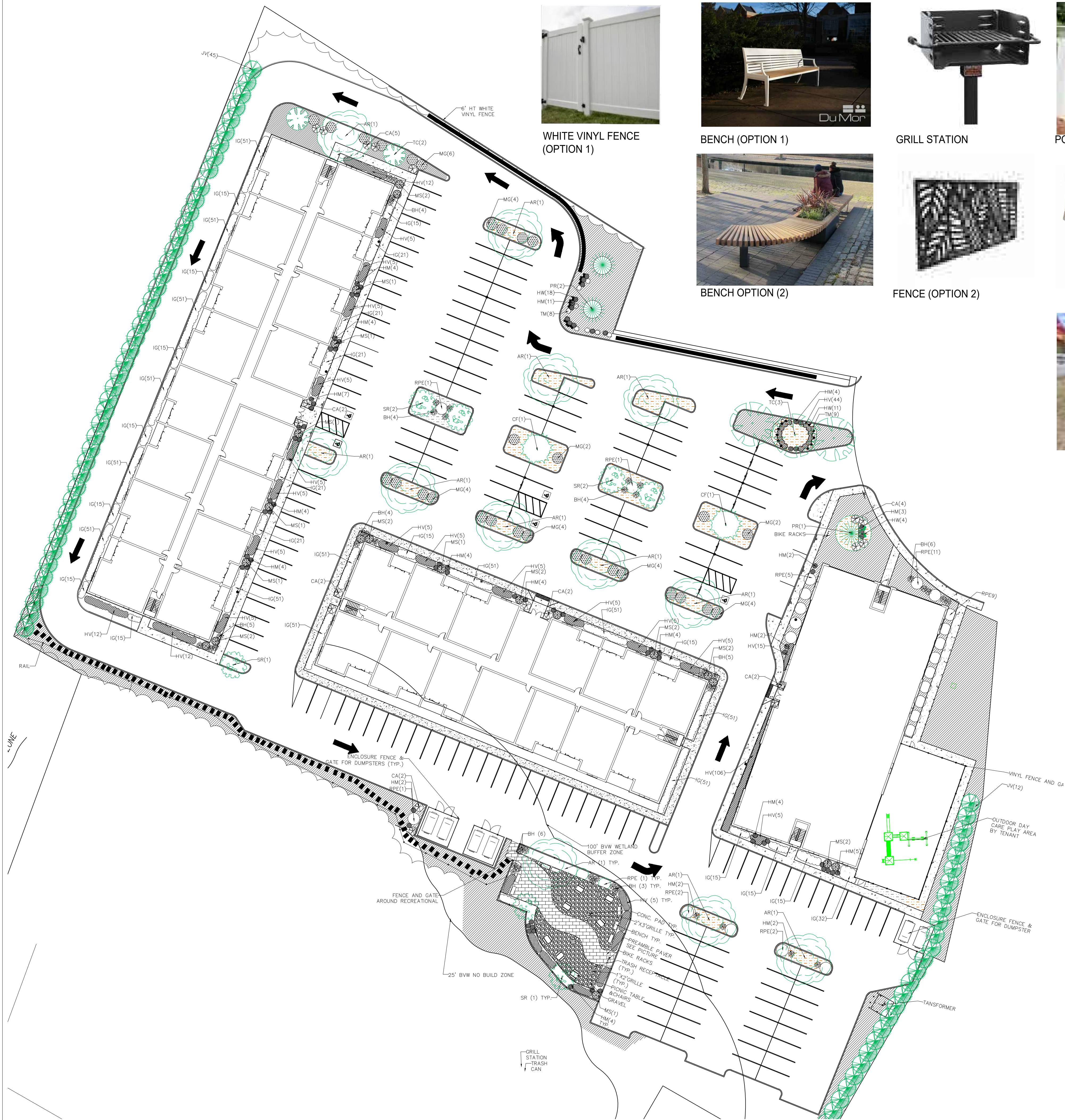
A discussion was held amongst the Plan Review Authority Subcommittee members and the applicants' representatives regarding the samples of building finishes that were brought today. Clarification was provided regarding what textures, colors, and sizes the samples should be.

Councilor O'Connell joined the meeting at 5:18 PM.

Mr. Plizga: Let me know when you have all requested materials and I will confirm to make sure it's what is needed. We will tentatively have a meeting on June 24, 2024, at 5:00 PM subject to reviewing samples ahead of time.

Adjournment

The meeting was adjourned at 5:38 PM by a unanimous vote of the members present.



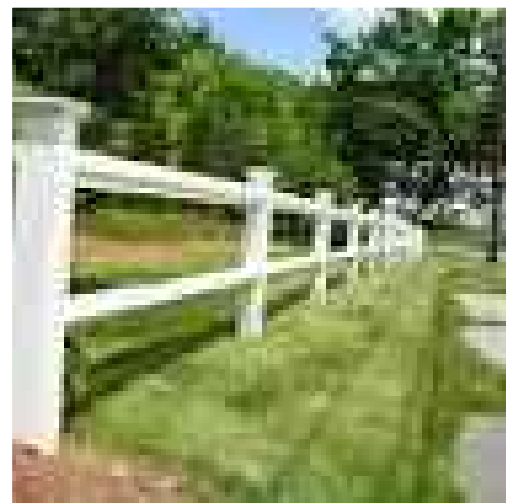
WHITE VINYL FENCE (OPTION 1)



BENCH (OPTION 1)



GRILL STATION



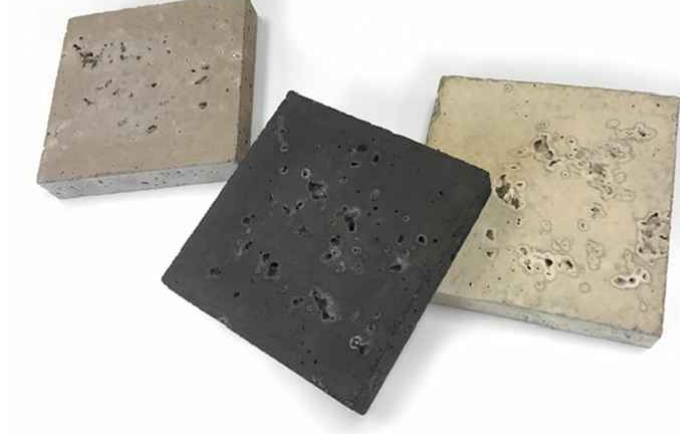
POST RAILING



BENCH OPTION (2)



FENCE (OPTION 2)



PERMEABLE PAVERS



ENTRY SIGN

NOTE:
1. ALL LAWN AREAS WITHIN LAWN LIMIT LINES TO RECEIVE 6" OF TOPSOIL PRIOR TO SODDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA. CONTRACTOR SHALL FULLY EXCAVATE ANY PLANTING AREA THAT IS DISTURBED AND REPLACE WITH TOPSOIL. SCARIFY SOIL TO DEPTH OF 3 +/- INCHES PRIOR TO APPLICATION

2. HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES. SUPPLY A CATALOGUE CUT FOR SPECIES MIX

PLANT LIST			
SYMBOL	QUANTITY	COMMON NAME BOTANICAL NAME	SIZE & SPECIFICATIONS
CANOPY TREE			
	CF 2	WHITE DOGWOOD CORNUS FLORIDA	6-12' HT
	TC 5	GREEN SPIRE LITTLELEAF LINDEN TILIA CORDATA 'GREENSPIRE'	5-6' HT
	SR 7	IVORY SILK JAPANESE TREE LILAC SYRINGA RETICULATA 'IVORY SILK'	6'-12' HT
	PR 3	BLUE SPRUCE PICEA RUGENS 'COLORADO GREEN'	5-6' HT
	AR 12	RED MAPLE ACER RUBRUM	12' HT
	JV 57	EASTERN REDCEDAR JUNIPERUS VIRGINIANA	12' HT
SHRUBS			
	BH 47	NIKKO BLUE HYDRANGEA HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	2 GAL
	RPE 35	P.J.M. ELITE RHODODENDRON RHODODENDRON 'P.J.M. ELITE'	2 GAL
	CA 21	RED TWIG DOGWOOD CORNUS ALBA 'SIBERICA'	5 GAL
	MS 19	ALL GOLD JAPANESE FOREST GRASS MISCANTHUS SINENSIS 'EMPMISSO'	2.5" POT
	HM 106	SWEET GALE MYRICA GALE	1 GAL
	MG 28	EVERYDAY LILY HEMEROCALLIS X 'VERO1112' PP	2 GAL
	HV 311	TAUNTON'S YEW TAXUS X MEDIA 'TAUNTONI'	1 GAL
	TM 18	CORAL BELLS HEUCHERA 'WILD ROSE'	2 GAL
	HW 33	COMPACT INKBERRY ILEX GLABRA 'COMPACTA'	1 QUART
	IG 801		18" HT
GROUND COVER			
	16658 SF	MEADOW MIX RESTORATION 25% SLOPE MIX 25% WILD FLOWER MIX	HYDROSEED
	2234 SF	MULCH	HEMLOCK/PINE BARK

© 2022 NativeTec

ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF NATIVETEC. RIGHTS OF USE ARE CONDITIONAL AND ARE LIMITED TO A ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE SITE AS INDICATED. USE OF THE WORK AND ANY DERIVATIVE WORK COVERED UNDER THIS COPYRIGHT FOR OTHER PROJECTS IS PROHIBITED. THE USE OR REPRODUCTION OF THESE PLANS FOR ANY OTHER CONSTRUCTION OR PERMIT APPLICATION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION OF NATIVETEC. AND THE DESIGN PROFESSIONAL WHOSE SIGNATURE AND SEAL MAY BE AFFIXED TO THESE DRAWINGS.

TAJ ESTATES OF RANDOLPH

16 FENCOURT AVENUE
RANDOLPH
02368
MA

ARCHITECTURE & CIVIL

NATIVEtec

ARCHITECTURE
CIVIL
ENVIRONMENTAL
LANDSCAPE ARCHITECTURE
LAND SURVEYING

51 Munroe Street
Lynn, Massachusetts 01901
TEL: 617.437.6461

CONSULTANT:

SEAL:

This item has been electronically signed and sealed by _____ on the date adjacent to the seal using a SHA authentication code.

Printed copies of this document are not considered signed and sealed until the SHA authentication code must be verified on any electronic copies.

REVISION:

NO: DATE: DESCRIPTION:

DRAWING TITLE:
PROPOSED LANDSCAPE PLAN

DRAWN BY:
YLZ

CHECKED BY:
REM

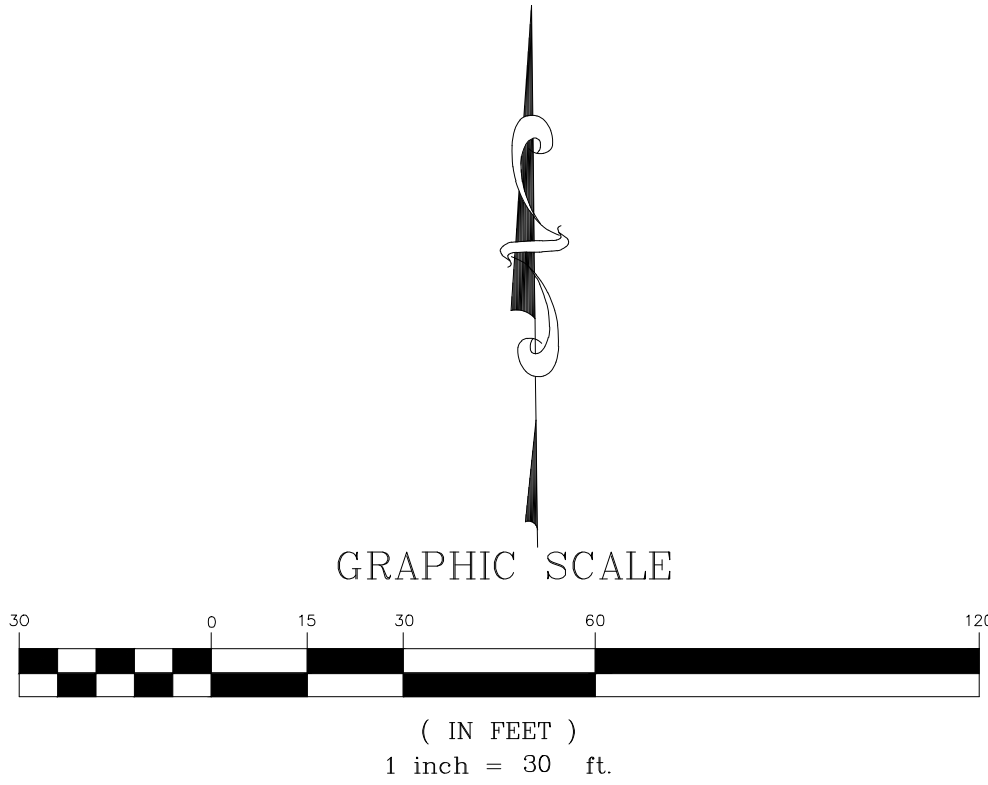
SCALE:
1"=30'-0"

DATE:
09/27/2022

PROJECT NO.:

DRAWING NO.:
L-100

PROJECT LOCATION:
Date: 8/18/2022 - C:\Users\rlb\NativeTec\Drawings\randolph\New England\24 Fencourt - Randolph\Landscapes\2022\09-27-24 Fencourt Avenue_Landscape Plan.dwg





PROJECT:
16 FENCOURT AVE. APARTMENTS
TAJ ESTATES
16 FENCOURT AVE.
RANDOLPH, MA. 02368

PROJECT NUMBER: 21269

DENNIS COLWELL
ARCHITECTS
132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P. 508.241.2122 F. 508.455.4466 WWW.DC-ARCHITECT.COM

STAMP:



ISSUE:	DATE:
PRELIMINARY	07.19.2022

DRAWING SCALE:

DRAWN BY: SW CHECKED BY: DMC

DRAWING TITLE:
ENTRANCE VIEW

DRAWING NUMBER:

A1.4



BLACK - ARCHITECTURAL ROOFING SHINGLES

WHITE - PVC TRIM

LIGHT BLUE (RAL 5012) - HORIZONTAL CLAPBOARD
FIBER CEMENT SMOOTH SIDING

PEARL GRAY - HORIZONTAL CLAPBOARD
FIBER CEMENT SMOOTH SIDING

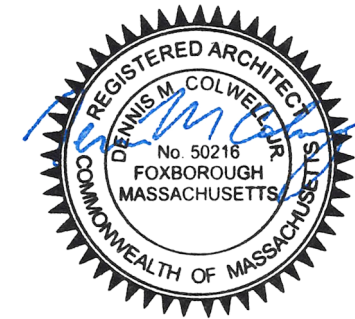
KHAKI BROWN - FIBER CEMENT PANELS WITH A STONE
MASONRY TEXTURED

PROJECT:
16 FENCOURT AVE. APARTMENTS
TAJ ESTATES
16 FENCOURT AVE.
RANDOLPH, MA. 02368

PROJECT NUMBER: 21269

DENNIS COLWELL
ARCHITECTS
132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P. 508.241.2122 F. 508.455.4466 WWW.DC-ARCHITECT.COM

STAMP:



ISSUE:	DATE:
PRELIMINARY	07.19.2022

DRAWING SCALE:
DRAWN BY: SW CHECKED BY: DMC

DRAWING TITLE:
ENTRANCE ARIEL VIEW

DRAWING NUMBER:
A1.5



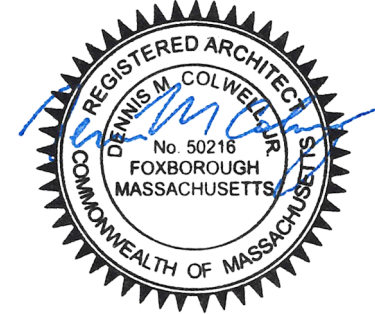
PROJECT:
16 FENCOURT AVE. APARTMENTS
TAJ ESTATES
16 FENCOURT AVE.
RANDOLPH, MA. 02368

PROJECT NUMBER: 21269

DENNIS COLWELL
ARCHITECTS
132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P. 508.241.2122 F. 508.455.4466 WWW.DC-ARCHITECT.COM



STAMP:



ISSUE:	DATE:
PRELIMINARY	07.19.2022

DRAWING SCALE:

DRAWN BY: SW	CHECKED BY: DMC
--------------	-----------------

DRAWING TITLE:
ARIEL VIEW

DRAWING NUMBER:
A1.6



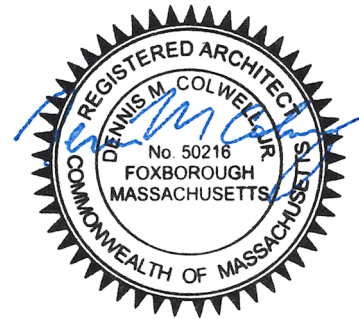
PROJECT:
16 FENCOURT AVE. APARTMENTS
TAJ ESTATES
16 FENCOURT AVE.
RANDOLPH, MA. 02368

PROJECT NUMBER: 21269

DENNIS COLWELL
ARCHITECTS
132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P. 508.241.2122 F. 508.455.4466 WWW.DC-ARCHITECT.COM



STAMP:



ISSUE:	DATE:
PRELIMINARY	07.19.2022

DRAWING SCALE:

DRAWN BY: SW CHECKED BY: DMC

DRAWING TITLE:
AERIAL VIEW

DRAWING NUMBER:

A1.7



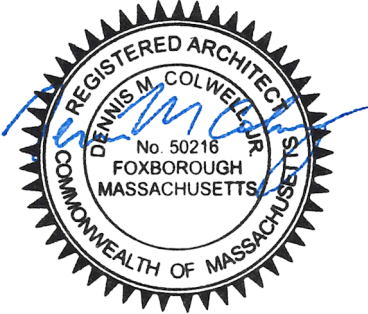
PROJECT:
16 FENCOURT AVE. APARTMENTS
TAJ ESTATES
16 FENCOURT AVE.
RANDOLPH, MA. 02368

PROJECT NUMBER: 21269



DENNIS COLWELL
ARCHITECTS
132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P. 508.241.2122 F. 508.455.4466 WWW.DC-ARCHITECT.COM

STAMP:



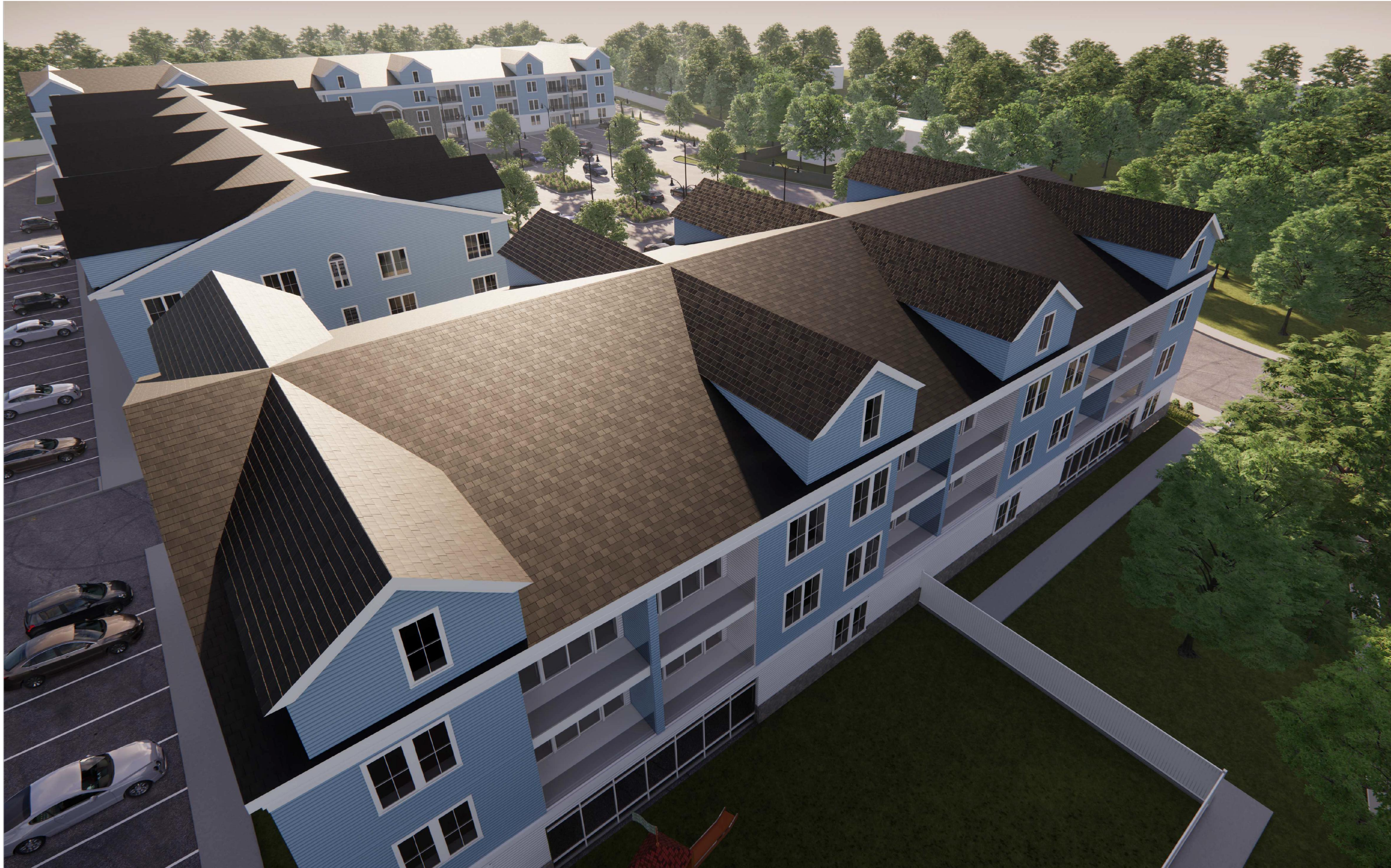
ISSUE:	DATE:
PRELIMINARY	07.19.2022

DRAWING SCALE:

DRAWN BY: SW	CHECKED BY: DMC
--------------	-----------------

DRAWING TITLE:
GROUND LEVEL VIEW

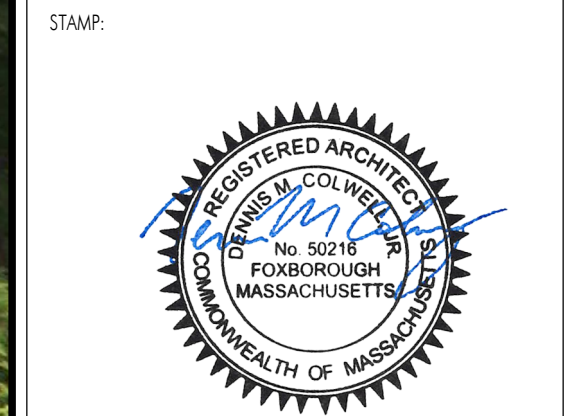
DRAWING NUMBER:
A1.8



PROJECT:
16 FENCOURT AVE. APARTMENTS
TAJ ESTATES
16 FENCOURT AVE.
RANDOLPH, MA. 02368

PROJECT NUMBER: 21269

DENNIS COLWELL
ARCHITECTS
132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P. 508-241-2122 F. 508-455-4466 WWW.DC-ARCHITECT.COM



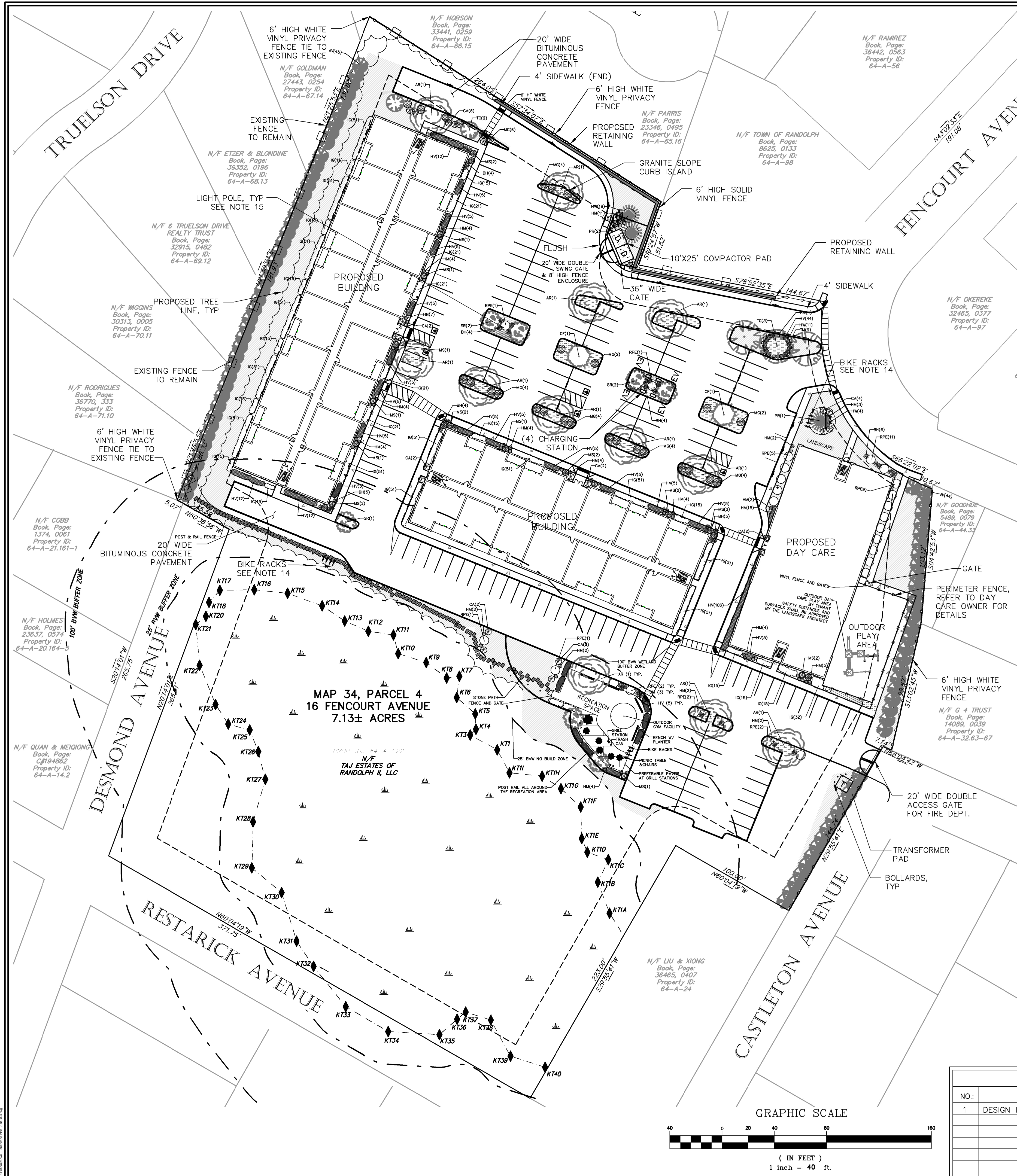
ISSUE:	DATE:
PRELIMINARY	07.19.2022

DRAWING SCALE: AS NOTED

DRAWN BY: SW CHECKED BY: DMC

DRAWING TITLE:
ARIEL VIEW

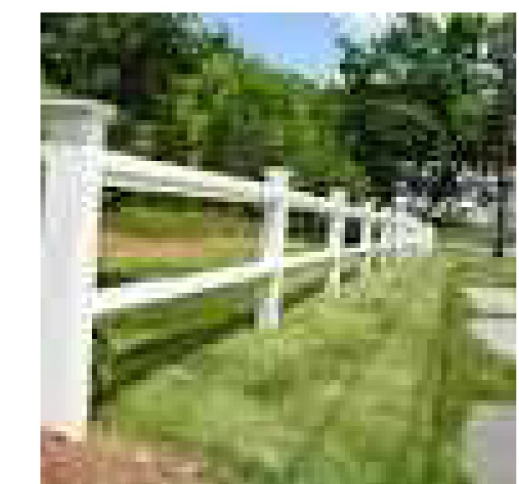
DRAWING NUMBER:
A1.9



FENCE OPTION II



POST & RAIL FENCE



POST & RAIL FENCE



BENCH OPTION I

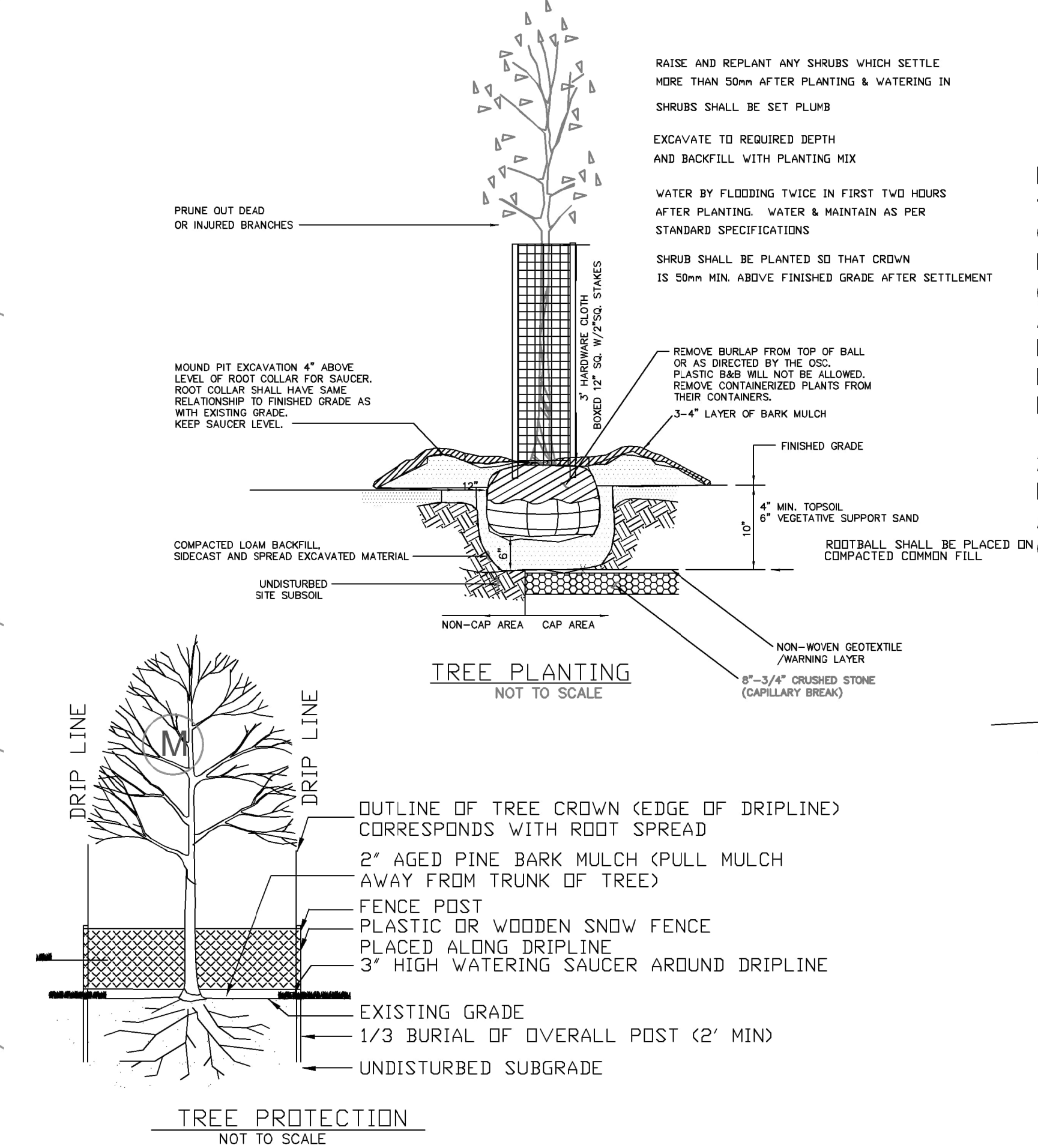


GRILL STATION



PERVIOUS PAVERS

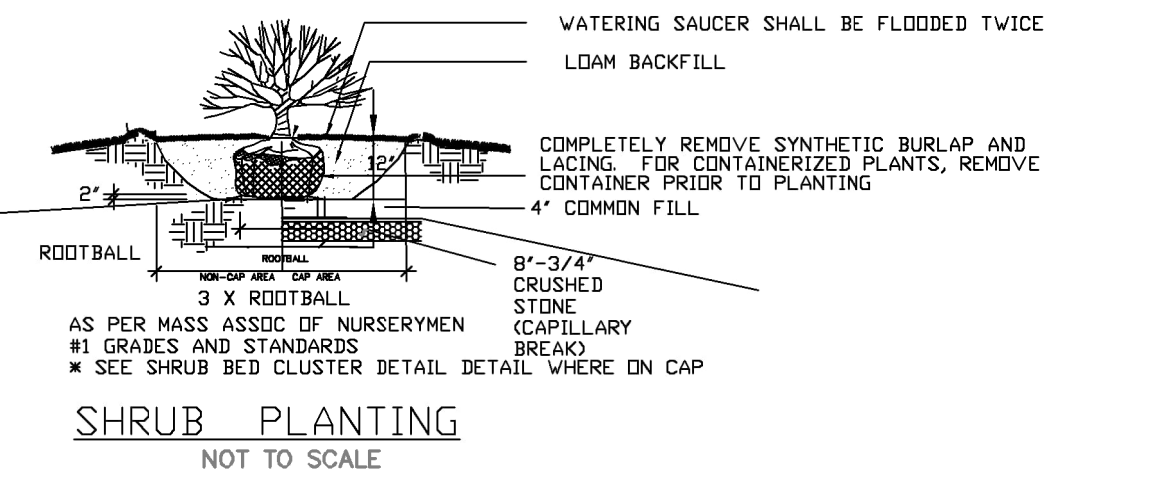
ENTRY SIGN



PLANT LIST			
SYMBOL	QUANTITY	COMMON NAME BOTANICAL NAME	SIZE & SPECIFICATIONS
CANOPY TREE			
CF	2	WHITE DOGWOOD CORNUS FLORIDA	6-12 HT
TC	5	GREEN SPIRE LITTLELEAF LINDEN TILIA CORDATA 'GREENSPIRE'	5-6 HT
SR	5	IVORY SILK JAPANESE TREE LILAC SYRINGA RETICULATA 'IVORY SILK'	6-12 HT
PR	3	BLUE SPRUCE PICEA PARVIFLORA 'COLORADO GREEN'	5-6 HT
AR	11	RED MAPLE ACER RUBRUM	12 HT
JV	88	EASTERN REDCEDAR JUNIPERUS VIRGINIANA	12 HT
SHRUBS			
BH	35	NIKKO BLUE HYDRANGEA HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	2 GAL
RPE	33	P.J.M. ELITE RHODODENDRON RHODODENDRON 'P.J.M. ELITE'	2 GAL
CA	21	RED TWIG DOGWOOD CORNUS ALBA 'SIBERICA'	5 GAL
MS	18	RED CLOUDS MAIDEN GRASS MISCANTHUS SINENSIS 'RUPIDULUS'	2.5" POT
HM	74	ALL GOLD JAPANESE FOREST GRASS HAKONECHLOA MACRA 'ALL GOLD'	1 GAL
MG	28	SWEET GALE MYRTICA GALE	2 GAL
HV	271	EVERYDAY LILY CREAM DAYLILY HEMEROCALLIS 'X VERBONN 112' PP	1 GAL
TM	18	TAUNTONS YEW TAXUS X MEDIA 'TAUNTON'	2 GAL
HW	33	CORAL BELLS HEUCHERA 'WILD ROSE'	1 QUART
IG	801	COMPACT INKBERY ILEX GLABRA 'COMPACTA'	18" HT
GROUND COVER			
16555 SF		MEADOW MIX RESTORATION 75% SLOPE MIX 25% WILD FLOWER MIX	HYDROSEED
2234 SF		MULCH	HEMLOCK/PINE BARK

NOTE:
1. ALL LAWN AREAS WITHIN LAWN LIMIT LINES TO RECEIVE 6" OF TOPSOIL PRIOR TO SODDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA. CONTRACTOR SHALL FULLY EXCAVATE ANY PLANTING AREA THAT IS DISTURBED AND REPLACE WITH TOPSOIL. SCARIFY SOIL TO DEPTH OF 3 +/- INCHES PRIOR TO APPLICATION

2. HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES. SUPPLY A CATALOGUE CUT FOR SPECIES MIX



ARCHITECTURE 31 Munroe Street
LYNN, MASSACHUSETTS 01901
TEL. 617.437.6461

CIVIL
ENVIRONMENTAL
LANDSCAPE ARCHITECTURE
LAND SURVEYING

CIVIL ENGINEERING &
LAND DEVELOPMENT CONSULTING

REVISIONS:			LANDSCAPE PLAN	
NO.	COMMENTS:	DATE:	16 Fencourt Ave	
1	DESIGN REVIEW BOARD COMMENTS	6/14/2024	RANDOLPH, MASSACHUSETTS	
			DRAWN BY: JKY	ORIGINAL PLAN DATE: 9/27/2022
			DESIGNED BY: CYM	
			CHECKED BY: CYM	SCALE: 1" = 40'
			PREPARED FOR:	SHEET
			PERMITTING	L-100