



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

Monday, June 10, 2024 at 5:00 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 May 13, 2024

C. Project Update

D. Landscaping

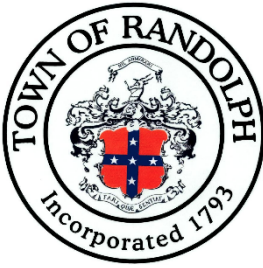
1. Landscaping Plan(s)

E. Building Finishes

1. Building Finishes Drawing(s)

F. Miscellaneous Items

G. Adjournment



PLAN REVIEW AUTHORITY MEETING

Wednesday, May 13, 2024 at 5:00 PM

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

DRAFT- MINUTES

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

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

Project Update

Present on behalf of the applicant Taj Estates of Randolph II, LLC, are Attorney Kevin Reilly, Design and Civil Engineer Chi Man, and Principal of the Company Miraj Ahmed and son.

Mr. Miraj: The construction fence is up and we have started the asbestos abatement to prepare for demolition. Mr. Plizga: Has a stormwater permit been applied for? Mr. Chi Man: Not yet. Have you put an orange ribbon on the rear 20-foot buffer -Mr. Miraj: A survey has been ordered so we can track the regular trees.

Landscaping

1. Landscaping Plans

Mr. Plizga: I asked that landscape and building finish drawings be updated in the plans and submitted to Natalie. Original drawings were used for discussion. When updating the drawing, update the outline of things that have been changed such as the road, trash compactor, dumpster, and outdoor play area. Make it consistent with the rest of the drawings. I'd like to see arborvitaes to enclose the whole playground. If you're concerned about the property boundary. I wanted to note that I also solicited the opinion of the town planner and she didn't have additional comments on the landscaping. What about taking arborvitaes down the whole property line instead of wrapping around the playground since this is still your property? Right along the boundary. There's a six-foot-high fence so we can line it right along the fence. They grow to a full height of 12 feet.

Councilor O'Connell entered the meeting at 5:18 pm.

Mr. Plizga made a motion to amend drawing L-100 to be revised with updates outlining the elimination of the road, compactor area and what needs to be done for vegetation, and the sidewalk, and show the arborvitae going full length along the entire east side of the property and to submit revised plans within 90 days to the Town Council Clerk, seconded by Councilor Brewer.

Roll call vote: 3-0-0

Motion passes.

Mr. Plizga: With the permission of the subcommittee members, I can okay the revised plans if I see no problems. All the Subcommittee members agreed.

Building Finishes

1. Building Finishes Drawings

Mr. Plizga: I had requested new façade samples to reflect more of a colonial finish. The facades are very linear. There are no bump outs and I'm wondering if you can bump out any of the levels to give it an offset and change of colors. It's hard to bump these buildings at grade so I'm suggesting bump outs at the upper levels.

Mr. Chi Man: The porches can be an overhang. Attorney Reilly: Keep that stone that was shown in the original plans in the updated plans. Each building would have the same set of colors organized differently.

Councilor O'Connell: I don't mind it being the same color but the colors that were presented in the original plans look inviting and the ones we see here today are different. Mr. Plizga: I think we all agree that the bump outs can be in the second and third floors. Mr. Maraj: The balcony breaks up the solidness. I like the way the balconies sit. I can't change it right now considering weight-bearing issues. Bump outs in the second or third floor even a foot to a foot and a half could be very expensive to make those changes now. I'm also worried about the extra bending stress this could create. Mr. Plizga: Building finishes and facade is all-encompassing including the facade.

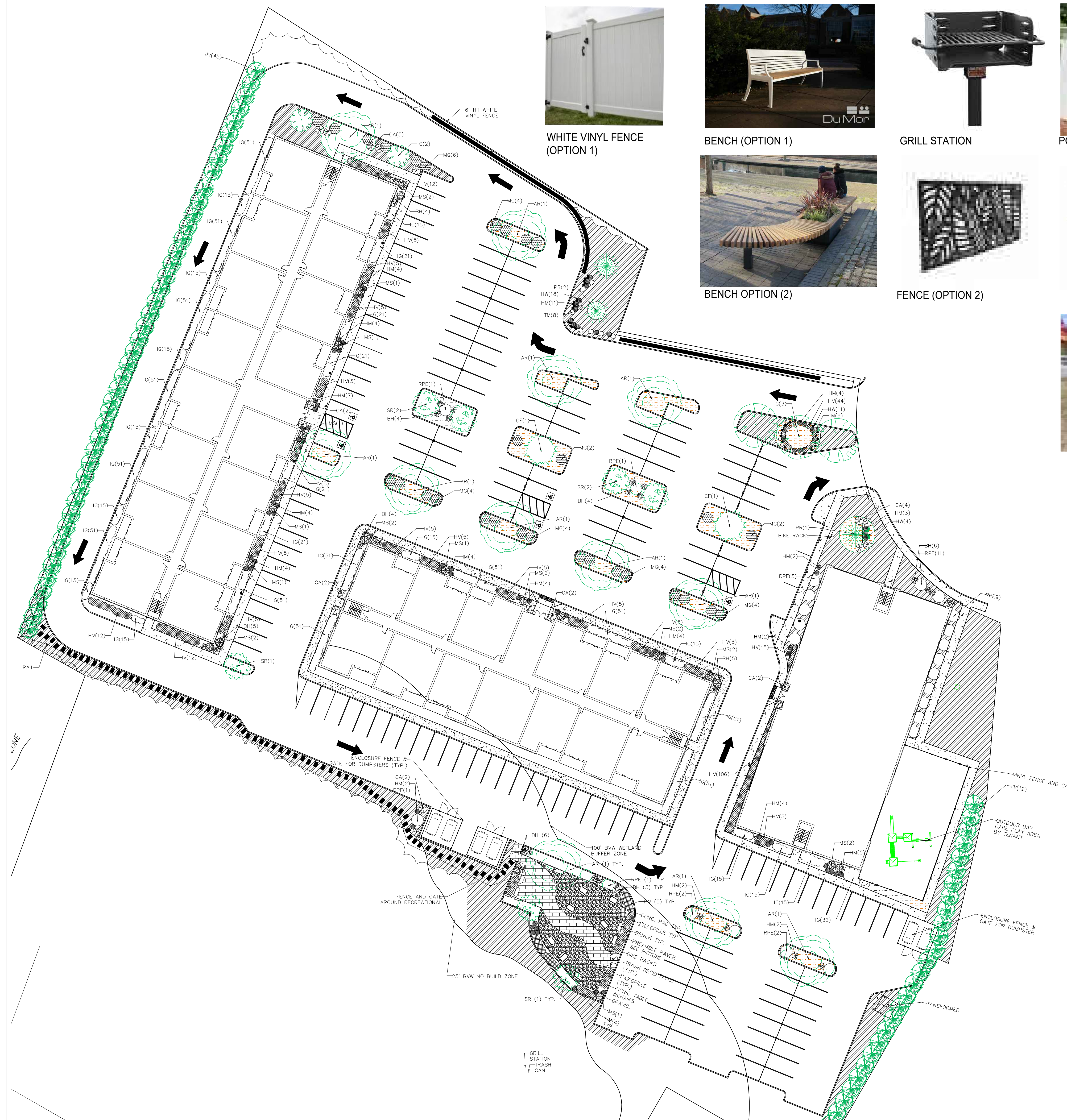
Mr. Plizga: What other means would you consider or suggest to break up the straight line in each building? Mr. Chi Man: what about bumping out windows by a foot? Mr. Miraj: I will look into that and get back to you. Mr. Plizga: Instead of doing light blue and pearl up top, getting a few color options would be great.

Councilor Brewer: Are the banisters where the sliding doors are made out of glass? Mr. Miraj: Yes. Councilor O'Connell: I like that. I don't want to hurt their ability of being able to sell but I like the lighter blue. Mr. Plizga: Whatever the color is, it should look like a clapboard. I don't know if this rendering reflects what is being indicated until I see a sample of the stone.

Mr. Plizga: I'd like to see updated clapboard samples and the drawings including light b pearl gray clapboard samples and then think about the bump outs. I'd like to see some contrast in the buildings. I like the natural stone look instead of brick and I suggest bringing different shades of gray, not white. We would like samples of the proposed clapboard and stone facades for the project files.

Adjournment

The meeting was adjourned at 5:50 PM by a unanimous vote of the members present. The meeting was continued to June 10, 2024, at 5 PM.



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	2	WHITE DOGWOOD CORNUS FLORIDA	6-12' HT
TC 5	5	GREEN SPIRE LITTLELEAF LINDEN TILIA CORDATA 'GREENSPIRE'	5-6' HT
SR 7	7	IVORY SILK JAPANESE TREE LILAC SYRINGA RETICULATA 'IVORY SILK'	6'-12' HT
PR 3	3	BLUE SPRUCE PICEA RUGENS 'COLORADO GREEN'	5-6' HT
AR 12	12	RED MAPLE ACER RUBRUM	12' HT
JV 57	57	EASTERN REDCEDAR JUNIPERUS VIRGINIANA	12' HT
SHRUBS			
BH 47	47	NIKKO BLUE HYDRANGEA HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	2 GAL
RPE 35	35	P.J.M. ELITE RHODODENDRON RHODODENDRON 'P.J.M. ELITE'	2 GAL
CA 21	21	RED TWIG DOGWOOD CORNUS ALBA 'SIBIRICA'	5 GAL
MS 19	19	RED CLOUDS MAIDEN GRASS MISCANTHUS SINENSIS 'EMPMISSO'	2.5" POT
HM 106	106	ALL GOLD JAPANESE FOREST GRASS HAKONECHLOA MACRA 'ALL GOLD'	1 GAL
MG 28	28	SWEET GALE MYRICA GALE	2 GAL
HV 311	311	EVERYDAY LILY CREAM DAYLILY HEMEROCALLIS X 'VER00112' PP	1 GAL
TM 18	18	TAUNTON'S YEW TAXUS X MEDIA 'TAUNTON'	2 GAL
HW 33	33	CORAL BELLS HEUCHERA 'WILD ROSE'	1 QUART
IG 801	801	COMPACT INK BERRY ILEX GLABRA 'COMPACTA'	18" HT
GROUND COVER			
16658 SF	16658 SF	MEADOW MIX RESTORATION 25% SLOPE MIX 25% WILD FLOWER MIX	HYDROSEED
2234 SF	2234 SF	MULCH	HEMLOCK/PINE BARK

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TAJ ESTATES OF RANDOLPH

16 FENCOURT AVENUE
RANDOLPH
02368
MA

ARCHITECTURE & CIVIL

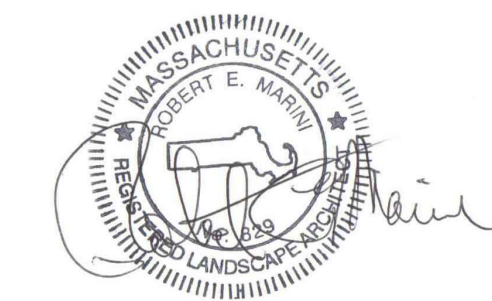
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CONSULTANT:

SEAL:



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REVISION:

NO.	DATE:	DESCRIPTION:

DRAWING TITLE:
PROPOSED LANDSCAPE PLAN

DRAWN BY:
YLZ

CHECKED BY:
REM

SCALE:
1"=30'-0"

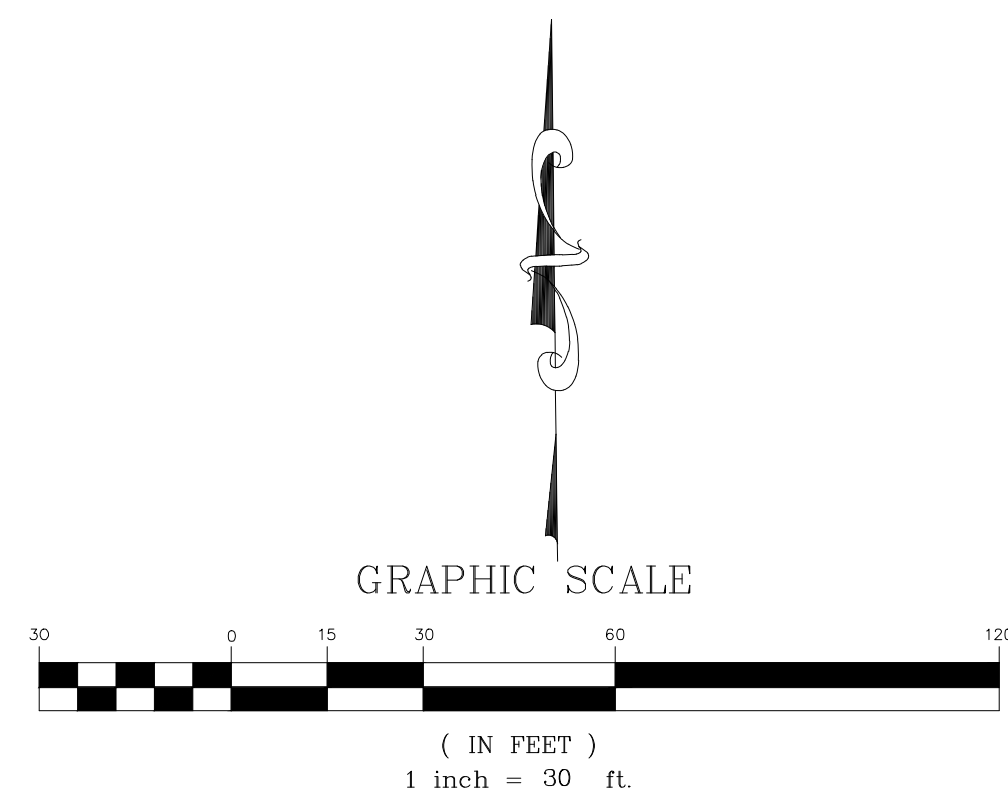
DATE:
09/27/2022

PROJECT NO.:

DRAWING NO.:

L-100

PROJECT LOCATION:
Date: 9/15/2022 - C:\Users\NATIVEtec\Desktop\randolph\New England\24_Pennant - Randolph\landscape\2022.09.27 - 16 Fencourt Avenue_Landscape Plan.dwg



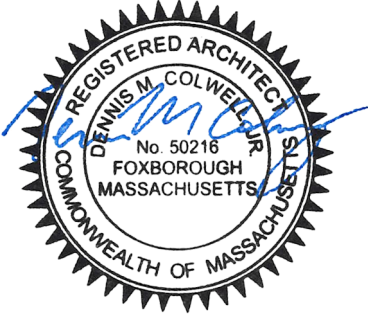


PROJECT:
16 FENCOURT AVE. APARTMENTS
TAJ ESTATES
16 FENCOURT AVE.
RANDOLPH, MA. 02368

PROJECT NUMBER: 21269

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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

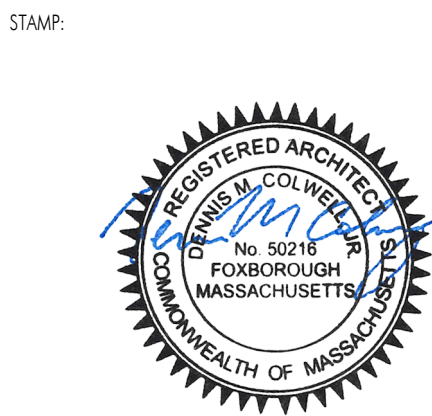
PEARL GRAY - HORIZONTAL CLAPBOARD
FIBER CEMENT SMOOTH SIDING

KHAKI BROWN - FIBER CEMENT PANELS WITH A STONE
MASONRY TEXTURED

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ENTRANCE ARIEL VIEW

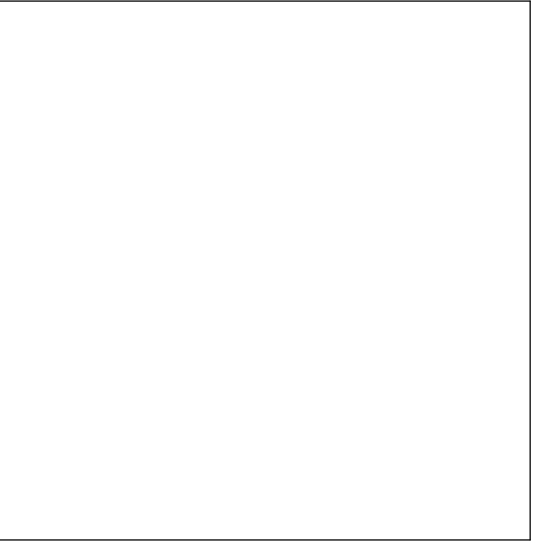
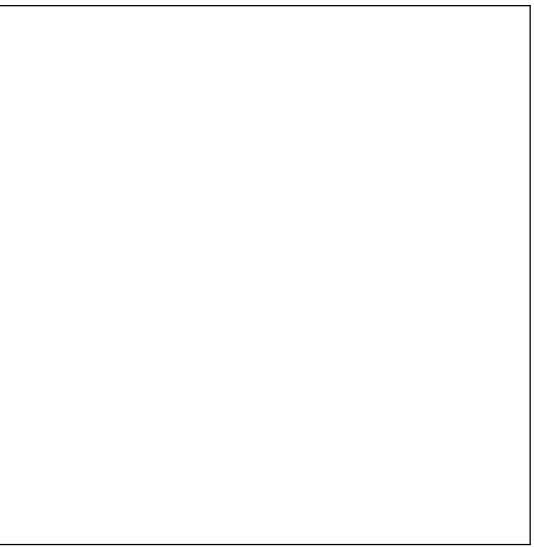
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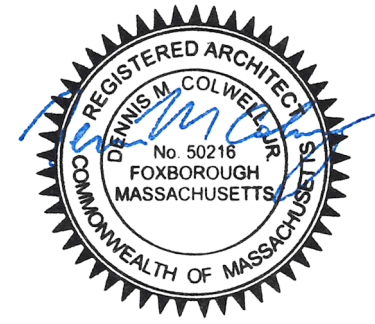
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DRAWING TITLE:
ARIEL VIEW

DRAWING NUMBER:
A1.6



PROJECT:
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DRAWING TITLE:

AERIAL VIEW

DRAWING NUMBER:

A1.7



PROJECT:
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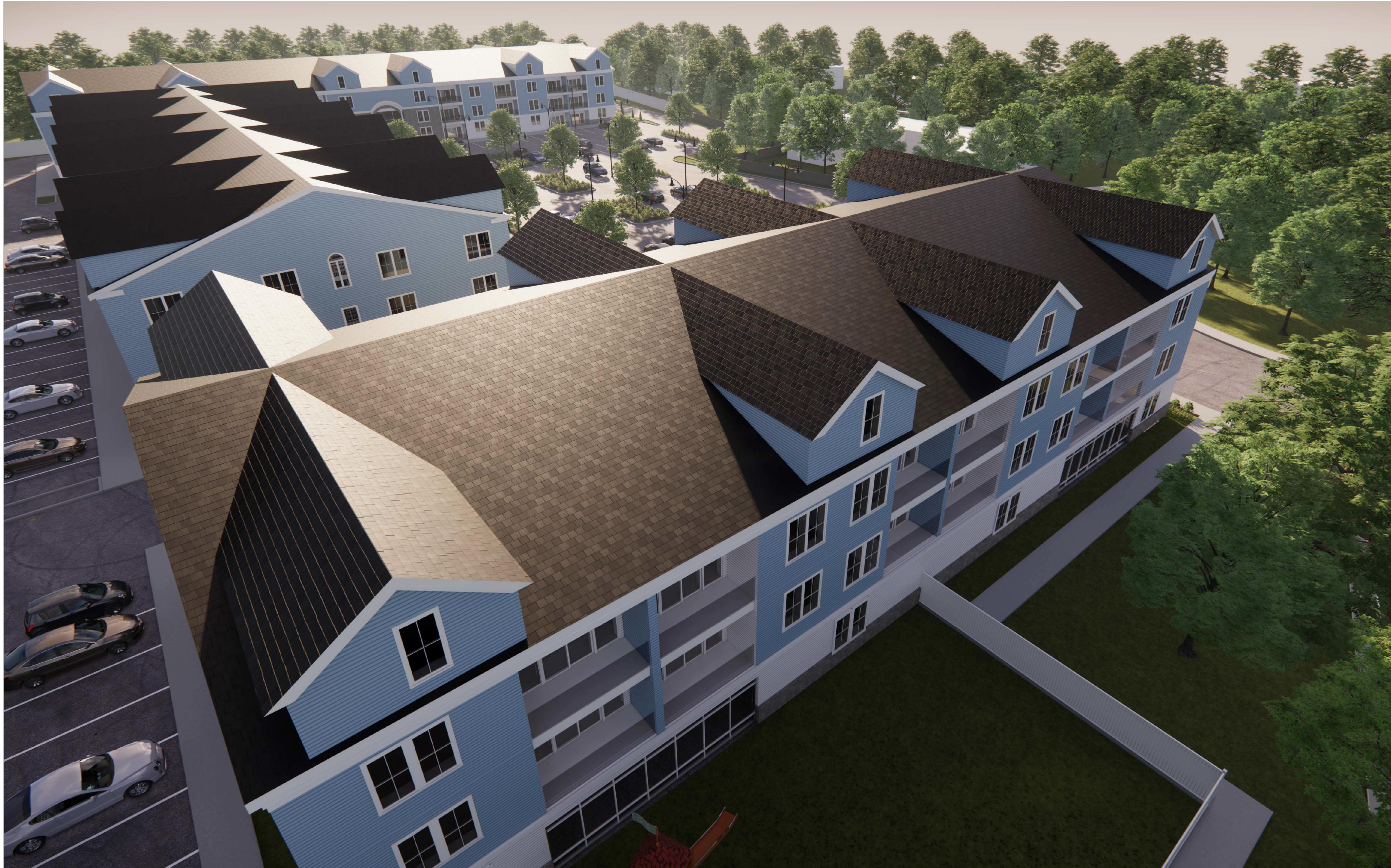
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DRAWING TITLE:
GROUND LEVEL VIEW

DRAWING NUMBER:

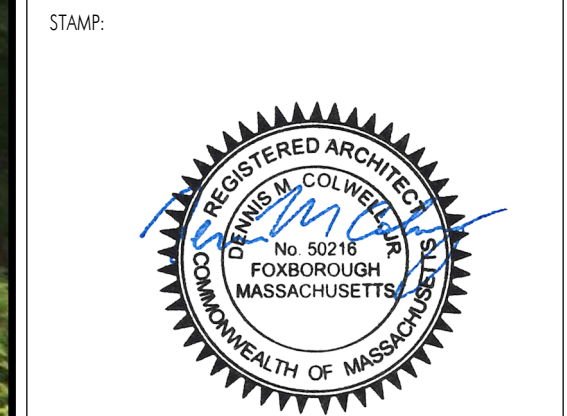
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ISSUE:	DATE:
PRELIMINARY	07.19.2022

DRAWING SCALE: AS NOTED

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DRAWING TITLE:
ARIEL VIEW

DRAWING NUMBER:
A1.9