



# PLANNING BOARD MEETING

Tuesday, April 22, 2025 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## AGENDA

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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 3/25/2025

2. Minutes of 4/8/2025

**D. Public Speaks**

**E. Public Hearings**

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

**F. Old/Unfinished Business**

**G. Staff Report**

\*Active Subdivision Review

\*Active Project Review

\*Upcoming Projects

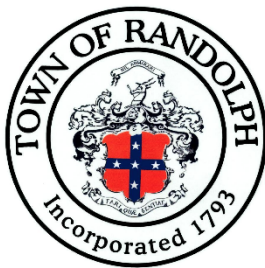
**H. Board Comments**

**I. Adjournment**

Notification of Upcoming Meeting Dates

**File Attachments for Item:**

1. Minutes of 3/25/2025



# PLANNING BOARD MEETING

Tuesday, March 25, 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 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

Chairman Plizga called the meeting to order at 6:00pm.

#### PRESENT

Alexandra Alexopoulos - arrived at 6:15 pm  
 Araba Adjei-Koranteng  
 Tony Plizga  
 Peter Taveira  
 Lou Sahlu

### B. Chairperson Comments

Chairman Plizga has learned that Town Council has been dissatisfied with some of the Planning Board decisions. Chairman Plizga pointed out that Council Members are able to participate in any of the Planning Board's meetings under the public comment process and encouraged them to do so to voice any concerns.

### C. Approval of Minutes

#### 1. Minutes of 2/25/2025

The Planning Board approved the meeting minutes of February 25, 2025, as presented.

Motion made by Plizga, Seconded by Sahlu to approve the meeting minutes of February 25, 2025, as presented.

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

### D. Public Speaks

Chairman Plizga opened the public speaks portion of the meeting and closed it after hearing no comments from the public.

### E. Public Hearings

1. 6:15 PM - Powers Drive Subdivision - continuation

Chairman Plizga opened the continuation of the Public Hearing for the Powers Drive Subdivision which was initially opened on October 8, 2024 then continued to January 28, 2025, February 11, 2025 and continued again until tonight.

Chairman Plizga asked Planning Director, Michelle Tyler, to provide the Board with an overview. Mrs. Tyler stated that the hearing came about after reviewing subdivision files for incomplete subdivisions. The Powers Drive subdivision was originally recorded in 1980 to divide the property known as 29 Collins Avenue into two lots. There was a restrictive covenant filed in December of 1980 requiring the construction of Powers Drive as the right of way to access the property. To date, the road has not been constructed.

Mrs. Tyler sent correspondence to the owner of record, Mr. Dean Guo, to see if they intend to complete the subdivision. After meeting with Mr. Guo, Mrs. Tyler learned that a lot was mortgaged off despite the restrictive covenant. Once this was discovered, and during the public hearing in October, 2024, the Daceys (former owners) and Mr. Guo (current owner) was advised to seek legal counsel to discuss the land ownership. The Daceys believed they retained ownership of the vacant lot after the sale to Mr. Guo. However, the Town's records have the property listed as one parcel and being taxed as such. Mr. Guo is being taxed on the entire portion of land despite his deed only showing ownership of only a portion of the land. Mrs. Tyler has since received a call from Attorney Kevin Reilly on behalf of the Daceys asking some questions. Mr. Guo has not presented any legal counsel.

Mrs. Tyler stated that where it stands; there was a subdivision of land in 1980 recorded at the registry of deeds with a restrictive covenant that secured the performance. Since then, no work has been conducted.

Chairman Plizga called on Mr. Guo to present any information he wished to share with the Board. Mr. Guo stated that he filed a claim with his title insurance company. They denied the claim citing that the covenant was placed in *Exhibit B*, which was an exclusion exhibit. The title company advised him that anything within the *exclusion exhibit* is excluded from coverage. Mr. Guo has been speaking with the title company's claims counsel asking them to reverse their decision. Mr. Guo stated that to file his claim he would need a letter from the Town that states the Town's position. Mr. Guo stated that Mrs. Tyler advised him that the Town would not provide a letter.

Chairman Plizga called on Maura Galvin (daughter of original owner). Ms. Galvin stated that they only sold one lot to Dean Guo. They did not mortgage the other lot but would like to sell it to a developer that would fulfill the covenant. Mr. Dacey, the son of the original owner, stated that there was only one buildable lot because the other had a house on it. Mr. Dacey said that he subdivided the land from his mother's property but never moved forward with it. When his mother passed he sold the house to Mr. Guo and retained the vacant buildable lot to sell to a developer.

Chairman Plizga asked if the plan recorded with the deed shows both parcels. Mrs. Tyler stated that it does not.

Ms. Galvin believed that there has been some paving done toward finishing the road. Mr. Guo stated that he coordinated with a neighbor last year to have work done to the driveway off of Collins Ave.

Chairman Plizga opened the public comment portion of the meeting and closed it after hearing no comments from the public.

Chairman Plizga pointed out that the access to the vacant lot is not via Collins Ave so that paving would not be associated in any way with the completion of a road for the vacant lot. The original subdivision plan shows the access coming from Bossi Avenue. Mr. Guo stated he hasn't touched anything on the Bossi Avenue side. Chairman Plizga stated that the proposed entrance from Bossi Avenue is only 10 feet wide which would not meet public safety requirements, current regulations call for 20 feet.

Member Alexopoulos feels there is a lot of clarification that needs to happen. Member Adjei-Koranteng agreed. Chairman Plizga feels it is a civil matter that needs to be sorted out. Member Adjei-Koranteng asked if the ownership will remain separate if the Board rescinds the subdivision. Mrs. Tyler stated that it is a civil matter for the parties to resolve. The Town's records show the land as one parcel with Mr. Guo being taxed on the entire parcel (both lots, not just one).

Mrs. Tyler stated that the Board's task this evening is whether or not to leave the subdivision in place and issue a time frame for completion, to rescind the subdivision, or to continue the hearing to a date and time certain to allow the parties to collect additional information.

Mr. Dacey stated he is looking for guidance on what to do. He had builders interested but backed off. There was a brief discussion regarding next steps. Mrs. Tyler stated if the Board rescinded the subdivision, it could be resubmitted starting from scratch once the parties resolve the civil matter as to the ownership of the land.

Member Alexopoulos feels the Board should allow the parties time to find clarity on the matter. Chairman Plizga disagrees and feels the land ownership issue is not a concern of the Planning Board.

The Board discussed the access from Bossi Avenue which is only 10 feet wide and not wide enough for public safety access. Current regulations call for a minimum of 20 feet which could be an issue in getting approval to build. The Board briefly discussed potential access to the second lot from Collins Avenue.

The Board is tasked this evening with deciding whether or not to rescind the subdivision, not about gaining clarity as to the ownership. Mrs. Tyler stated that, according to state law, the covenant prevents the vacant parcel from being sold separately until the road is complete. Mr. Guo is being taxed on the entire parcel and there is not a separate deed recorded for the vacant lot the Daceys believe they own. Mrs. Tyler stated that it is a matter to be taken up with legal counsel between the two parties but believes there are possible resolutions that would allow a subdivision plan to be resubmitted to the Planning Board.

The Board discussed the sewer easement on the right of way.

Chairman Plizga asked for member comments. Member Taveira stated he was inclined to give the parties additional time to resolve the land ownership matter.

Chairman Plizga made a motion to rescind the subdivision plan of land, Randolph, Mass, lots 25E and 25F Powers Drive, as presented on the drawing dated August 20, 1980 and filed with the Norfolk Registry on February 11, 1981.

Board discussion on the motion: Member Taveira wonders if there is any harm or burden to the Town in leaving it as is for now. Mrs. Tyler stated yes, there is no performance guarantee to secure the construction of ways, so that is a problem. Chairman Plizga feels that it would be cleaner for a contractor to come in with their own subdivision plan since it would have to come before Planning Board anyway and that it would be better to start fresh once the civil matter is resolved.

Motion made by Plizga, Seconded by Adjei-Koranteng

Chairman Plizga made a motion to rescind the subdivision plan of land, Randolph, Mass, lots 25E and 25F Powers Drive, as presented on the drawing dated August 20, 1980 and filed with the Norfolk Registry on February 11, 1981.

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

Chairman Plizga stated any person whether or not previously a party to the proceedings or any municipal officer or Board aggrieved by the decision of a Board of Appeals under MGL Chapter 41 section 81Y or by any decision of a Planning Board concerning a subdivision of land may appeal to the Superior Court for the County in which said land is recorded or to the land court provided that such appeal is entered within 20 days after such decision has been recorded in the office of the Town Clerk.

Mrs. Tyler must file the decision with the Town Clerk within 14 days. She will notify the parties once it has been filed.

Motion made by Plizga, Seconded by Adjei-Koranteng to close the public hearing for the Powers Drive Subdivision.

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

Mrs. Tyler explained next steps with Mr. Guo stating that she will file the decision within 14 days with the Town Clerk. Once the appeal period begins, anyone can file an appeal with Superior Court within 20 days. Mrs. Tyler gave Mr. Guo a print out of MGL Chapter 41, Section 81Y.

## **F. Old/Unfinished Business**

None

## **G. New Business**

### **1. RCMOD (MBTA DISTRICT) Site Plan Review and ANR- South St/Desmond Ave**

Chairman Plizga asked the Planning Director, Michelle Tyler, to provide an overview of what has transpired so far for the South Street/Desmond Avenue site plan review in the RCMOD zoning district. Mrs. Tyler stated that this would be the first project to be reviewed under the new MBTA zoning district. The preliminary concept for the project was reviewed at the last meeting, which will require an ANR. The Board had very little

feedback on the plans at the last meeting. This evening, the Board is in receipt of elevations and civil plans. The ANR was not ready for a vote tonight. Mrs. Tyler provided the Board with a checklist of items to aid in their review. Mrs. Tyler turned the meeting over to Dave Klinert of Collins Engineering to make his presentation.

Dave Klinert presented the project plans to the Board, which he stated is pretty much exactly what the Board saw at the last meeting. Mr. Klinert took some of the comments from the Board and brought them into the drawing. One of the concerns at the last meeting related to erosion control, which has been addressed on the plans. Mr. Klinert stated that although this project doesn't fall under the jurisdiction for conservation, he feels it is important to protect the abutters from runoff. There is a lot of sediment flowing in one direction on the parcel.

Mr. Klinert stated that the applicant is Ed Daly and the owner is Peter Daly who is present tonight.

The *Existing Conditions Plan* is marked with arrows which shows the direction of flows on site. An erosion control fence will be installed and in place until construction is completed. The light blue markings on the plan show the cuts in the road for the driveway and the water. There are enough sewer stubs on the property for them to tie in all the buildings without cutting into the road.

The existing garage will be developed into two units. There was an old house on 290 South Street. One of the parcels was in land court but has been taken out. They will be drawing plans for ANR to combine the two lots that will come before the Board soon.

Mr. Klinert stated that the project proposal is to maintain the single family home at 280 South Street and create two units out of the garage. They will also add three new duplexes (6 units) for a combined project total of 9 units on the site.

Mr. Klinert showed the Board the *Grading Plan* that shows the existing and proposed grading on one sheet. It includes the cut and fill calculation which proposed 598 cubic feet to be cut from the property and 581 cubic feet of fill so there will likely only be a truck load of fill hauled out.

The proposal for grading shows two small basins for run off and a swale coming down the property line. They have designed the plans to intercept all of the runoff which will flow into the first basin, then any overflow will flow to the swale and then into the little basin. The design will reduce the flow by more than half and will attenuate a 2 and a 10 year storm. Chairman Plizga asked if they are going before the Stormwater Authority? Mr. Klinert responded yes. They have written the stormwater report and drainage report for the 2, 10 and 100-year storms. Mrs. Tyler stated that the reports were turned in with the plans and submitted to DPW. Mr. Klinert stated that in the reports you have pre and post development data. Mr. Klinert stated that they have grade A soils on site which allows water to infiltrate at a rate of 8 inches per hour. He conservatively based his designs off of 4 inches per hour. There was a brief discussion about attenuating a 10-year storm.

Mr. Klinert presented plans that showed the placement of the buildings along and existing parking. The driveways were designed with a hammerhead to allow cars to turn around before pulling out to the street.

Member Adjei-Koranteng asked about the rear setback on the plan which was labeled as 5 feet. Mrs. Tyler confirmed that the set back at the rear is required to be 15 feet with a 5 foot buffer. Mr. Klinert will reflect the correction on the next set of plans.

Chairman Plizga asked Mr. Klinert if all the zoning requirements have been met on the plans. Mr. Klinert replied yes.

Mr. Klinert presented a plan that showed the proposed contours and which units will have a walk out basement. The plan shows the underground infiltration system which will capture the roof run off. There was a brief discussion about the recharge area.

Mr. Klinert showed the Board the details for the sewer tie-ins. The sewer will be tied into the existing manhole that will go into the six inch main then out to the street.

Mr. Klinert stated they provide dust control and street sweeping after every working day. Chairman Plizga asked if they will be putting down construction stone? Mr. Klinert said they will have tracking pads onsite.

Mr. Klinert presented the floor plans and building elevations for the duplex units.

Chairman Plizga ran down the checklist of items and stated the only thing missing is the ANR. Mrs. Tyler asked about color choices and advised the Board that they can require approval of color choices, if they wish.

Mrs. Tyler asked who would be preparing the condominium documents. She request to review them before they are recorded since this type of development is new.

Mrs. Tyler recommended to Chairman Plizga that the approval be subject to final review of architectural plans, the ANR and the receipt of as-builts. There was a discussion about the cutsheets and the color choices.

Chairman Plizga made a motion to approve the site plan review provided they meet certain requirements, as outlined in the motion.

Motion made by Plizga, Seconded by Alexopoulos that the drawings (list the drawings with package and date) provided meet the requirements of 200-14.5. Subject to the following: that as-builts be provided prior to occupancy, that an ANR be provided to Planning Board, stormwater process goes through, that the final architectural be submitted to the Planning Director for review, and that the work to be completed within 2-years of receiving all necessary permits and approvals.

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

Mr. Donovan, a representative for the Daly family, made a request to be added to the next agenda for the ANR approval. Mrs. Tyler accepted, provided that the plans are ready by Thursday, April 3.

## 2. ANR - Centre Street



Planning Director Michelle Tyler stated that the Board received an application ANR on Centre Street from Tim Wells. It is one lot, known as 131 Centre Street, that will be divided into two conforming lots. Chairman Plizga stated that according to the drawing and the table the lots meet the minimum size for lot area, frontage, depth and width with no exceptions to zoning. One lot will be on Centre Street and the other will be on Quarry Road.

The Planning Board voted to approve the ANR for 131 Centre Street.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the ANR entitled plan of land in Randolph, MA prepared for 536 South Main LLC and previously at 131 Centre Street spread into two lots per the drawing, dated and stamped February 6, 2025.

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

### 3. ZBA Decision on Memorial Parkway (Shaw's)

The Planning Director, Michelle Tyler, presented the Board with the updated ZBA Decision for Memorial Parkway (Shaw's Plaza) paving project. The original ZBA decision had some errors on it that were corrected. On March 19, the decision was filed with the Town Clerk initiating the 20 day appeal period. At the last Planning Board meeting, the Board discussed appealing the decision to Superior Court. After seeking advice from outside counsel, the Board declined to file an appeal.

## H. Staff Report

### 1. Subdivision Status

None this evening.

### 2. 34 Scanlon - Yankee Bus - Topping

The project team invited the Planning Director and Building Commissioner to attend a ceremony for the topping of the steel beam on the Yankee Bus Lines building. The Planning Director signed the beam on behalf of the Planning Board.

### 3. Zoning Recodification Workshops

Chairman Plizga explained the upcoming joint meeting with Town Council would be similar to the working meetings for MBTA zoning. The public may attend via zoom, but would not have an opportunity to comment. Chairman Plizga recommends breaking it up into 2-3 meetings. Mrs. Tyler reported that she is working on a spreadsheet that shows the existing zoning and then tracks if it has been moved to another section or deleted. Mrs. Tyler will follow up with Town Council to coordinate the meetings. She would like to wrap it up by the time the consultant's contract expires in August.

### Open Meeting Law - Remote Participation

The Planning Director, Michelle Tyler, reported that Open Meeting legislation related to remote participation is set to expire on March 31, 2025. Mrs. Tyler is confident they will extend it. If it expires, the Planning Board would be required to meet in person on April 8.

Mass DOT has started work related to the crosswalk signal on North Main Street. Once that work and any outstanding items are complete the applicant will receive final occupancy.

Core Invest/Blue Hills Trailhead

The Planning Director will remind Core Invest that they are expected to complete the work related to the trailhead this Spring.

**I. Board Comments**

Member Alexopoulos wished everyone a happy Greek Independence Day and pointed out that Haiti was the first country to formally recognize Greece's independence. The Greek Independence Parade will take place in Boston on April 27, 2025.

Mrs. Tyler announced that Randolph has a Division II basketball player, freshman Lenny Tangishaka, with Assumption University in the elite 8 playing out in Indiana tonight for the first time in 12 years.

**J. Adjournment**

Notification of Upcoming Meeting Dates

4/8/2025

4/22/2025

5/13/2025

5/27/2025

6/10/2025

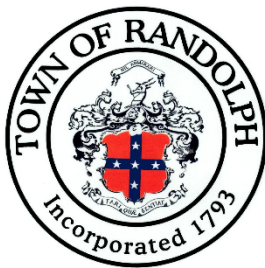
The meeting adjourned at 7:51pm.

Motion made by Adjei-Koranteng, Seconded by Alexopoulos to adjourn the meeting at 7:51pm.

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

**File Attachments for Item:**

2. Minutes of 4/8/2025



# PLANNING BOARD MEETING

Tuesday, April 08, 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 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

Chairman Plizga called the meeting to order at 6:01pm.

#### PRESENT

Araba Adjei-Koranteng  
Tony Plizga  
Peter Taveira  
Lou Sahlu

#### ABSENT

Alexandra Alexopoulos

### B. Chairperson Comments

None

### C. Approval of Minutes

None

### D. Public Speaks

Chairman Plizga opened the public speaks portion of meeting and closed it after hearing no public comments.

### E. Public Hearings

1. 6:15pm - Town Council Order 2025-006 Amendment to Watershed and Wetland Protection Overlay Ordinance

Chairman Plizga opened the Public Hearing for Town Council Order 2025-006 (Amendment to Watershed and Wetland Protection Overlay Ordinance). Member Adjei-Koranteng read the public meeting notice into the record, which was published in the Patriot Ledger on March 18 and March 25, 2025.

The Planning Director, Michelle Tyler, provided the Board with a brief overview. In February, the Board discussed the zoning amendment before it was referred to the Town Council. Amendments to the overlay and watershed districts are required under section 13.61 of the National Flood Insurance Act (NFIA), as amended. The new flood insurance rates and maps will become effective on July 8, 2025, as a result of the final flood hazard determination from Norfolk County. Mrs. Tyler stated it requires the Town to update their ordinance with very specific language, including but not limited to, the effective date of the flood insurance rate maps, last updated in 2012. Mrs. Tyler stated that the Board is viewing a copy of the existing ordinance with the recommended amendments highlighted in yellow. The amendments on the first few pages are recommendations by the Conservation Commission. The other amendments are language required to be incorporated in the Ordinance before July 8, 2025. Mrs. Tyler pointed out some scrivener's errors in the numbering of subsections that need to be adjusted.

Chairman Plizga opened the meeting up to public comments. Hearing none, the public comments portion of the meeting was closed.

Chairman Plizga transitioned to Board member comments. Chairman Plizga pointed out a scrivener's error on page 4 where the subsection should have a lowercase "a." Mrs. Tyler noted that those errors will all be corrected when it goes to General Code. The Board discussed some minor errors and corrections to the ordinance. Member Taveira, asked if the change made to section (4) (a) where it says " Upon written application, the Building Commissioner shall, *within the consultation of a certified scientist*...etc, was mandated? Mrs. Tyler stated that this update was part of the changes on the first two pages of the document made by the Conservation Commission. The change is so that a wetland scientist helps determine whether a parcel lies within within area 1 or area 2, and not solely the Building Commissioner. Member Taveira wonders if that requirement is a hindrance if a scientist is hard to find. Mrs. Tyler responded that applicants coming before the Conservation Commission are required to have a wetland scientist validate their submission. Chairman Plizga added that due to the difficulty in determining wetlands, it would be helpful for a certified wetland scientist to assist the Building Commissioner.

Chairman Plizga asked if these changes impact anything else that the Conservation Commission does outside of the Watershed and Wetland Protection Overlay districts. Mrs. Tyler felt it was difficult to answer, but felt it certainly could.

Chairman Plizga asked if the ordinance definitions would be relocated with the zoning recodification process. Mrs. Tyler recommends that it stay intact. Once the ordinance is adopted by Town Council it will be sent to DCR who acts as our FEMA representative as confirmation of the vote. If we pull the definitions out of that document, it could present a challenge the next time the rate maps need to be updated. Chairman Plizga concurred.

Mrs. Tyler stated a property located within a floodplain on a map can be requested to be excluded by submitting a letter or map amendment or correction to FEMA indicating why their parcel should be excluded. This may require engineered documents as back-up. There is no deadline to appeal. FEMA has added an online quote system for the National Flood Insurance Plan that provides generic quotes for flood insurance. Mrs.

Tyler recently advised the Town Council and the Town Manager about the Floodplain Administrators (the Building Commissioner) and also about flood insurance rate maps, if they were interested in participating.

The Board discussed next steps. Mrs. Tyler stated that once the Town Council votes, the ordinance will become immediately effective. Once the Town Clerk certifies the vote, it will be sent to General Code to be incorporated into our E-code. Mrs. Tyler will send the certified vote to the FEMA Coordinator to indicate we comply.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve Town Council Order 2025-006, as presented with the two sets of scrivener's-type corrections, previously discussed.

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

Motion made by Plizga, Seconded by Taveira to close the Public Hearing on Town Council Order 2025-006.

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

## **F. Old/Unfinished Business**

### ANR - 280 South Street

Chairman Plizga stated that the ANR for South Street was discussed in detail at the last Planning Board meeting on March 25, 2025. Planning Director, Michelle Tyler, stated that they were waiting for the plan to be finalized with some changes. Chairman Plizga asked the Board if they had any questions related to the ANR or any objections to its approval. Hearing no objections from the Board, Chairman Plizga signed the mylars approving the ANR for 280 South Street owned by Peter Daly.

## **G. New Business**

### 1. Mill Street Subdivision - Release of Peer Review Account Balance

The Board very briefly discussed releasing the Peer Review account balance to the applicant for the Mill Street Subdivision project. The project came before the Planning Board in 2023 and was denied due to challenges with looping the water line.

Motion made by Plizga, Seconded by Sahl to release the funds for the Mill Street Subdivision account, as presented.

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

## **H. Staff Report**

### EV Charging Station - Mazzeo Drive

The Planning Director advised the Board to anticipate a request for a site plan review for a Level III EV Charging Station on Mazzeo Drive located in the Great Bear Swamp Highway District. The charging stations will be located in the Popeye's (84 Mazzeo Drive) parking lot along the strip of land off of Thomas Patten Drive. Chairman Plizga recommended that it go to the Fire Department for review and comments before the Board's review.

Work to the crosswalk, signal and sidewalks by Mass DOT is moving along nicely. The Planning Director will do a site visit to identify any outstanding work that needs to be completed such as landscaping, parking lot striping, trash enclosure, etc.

Lantana/Lombardos

Chairman Plizga asked if there was any update on the Lantana/Lombardos property. Mrs. Tyler stated not at this time, possibly by the end of summer.

Residential Properties on the market

Mrs. Tyler advised the Board that there are few residential properties currently on the market that may lead to new subdivisions.

Powers Drive Subdivision - 29 Collins Avenue Decision

The Decision for Powers Drive (29 Collins Avenue) is on file at the Town Clerk's Office which initiated the appeal period which expires May 5, 2025.

North Street 2 Family

There will be a public hearing on April 22, 2025, for a special permit to construct a 2-family residence. Mrs. Tyler anticipates heavy participation, particularly from the condominium complex in Braintree that abuts the property.

**I. Board Comments**

Member Taveira announced that Town Clean-up Day will be held on April 26 from 8:00am to 12:00pm. Chairman Plizga noted that the DPW yard waste drop off area opens this Saturday, April 12.

**J. Adjournment**

Upcoming Meeting Dates

April 22

May 13 and 27

June 10 and 24

The meeting adjourned at 6:35pm.

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

**File Attachments for Item:**

1. 6:15pm - Special Permit - 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

<b>Project Type</b>	<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		
<b>Assessor Parcel ID</b> <i>map-block-parcel</i>	16-K Lot 12	Norfolk County Registry of Deeds	Book & Page or Land Court Cert #			
<b>Parcel Address</b>	North St					
<b>Current Use</b>	Vacant Lot					
<b>Zoning District</b>	Res High density	<b>Size of Parcel</b>	26,657			
<b>Project Description</b>	Construct new two family dwelling (Duplex).					
<b>Other permits or approvals may be required</b>	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>					

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

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

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


<b>Engineer</b>					
<b>Contact person</b>					
<b>Address</b>					
	<b>CITY</b>		<b>STATE</b>		<b>ZIP</b>
<b>Phone</b>		<b>Email</b>			

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

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

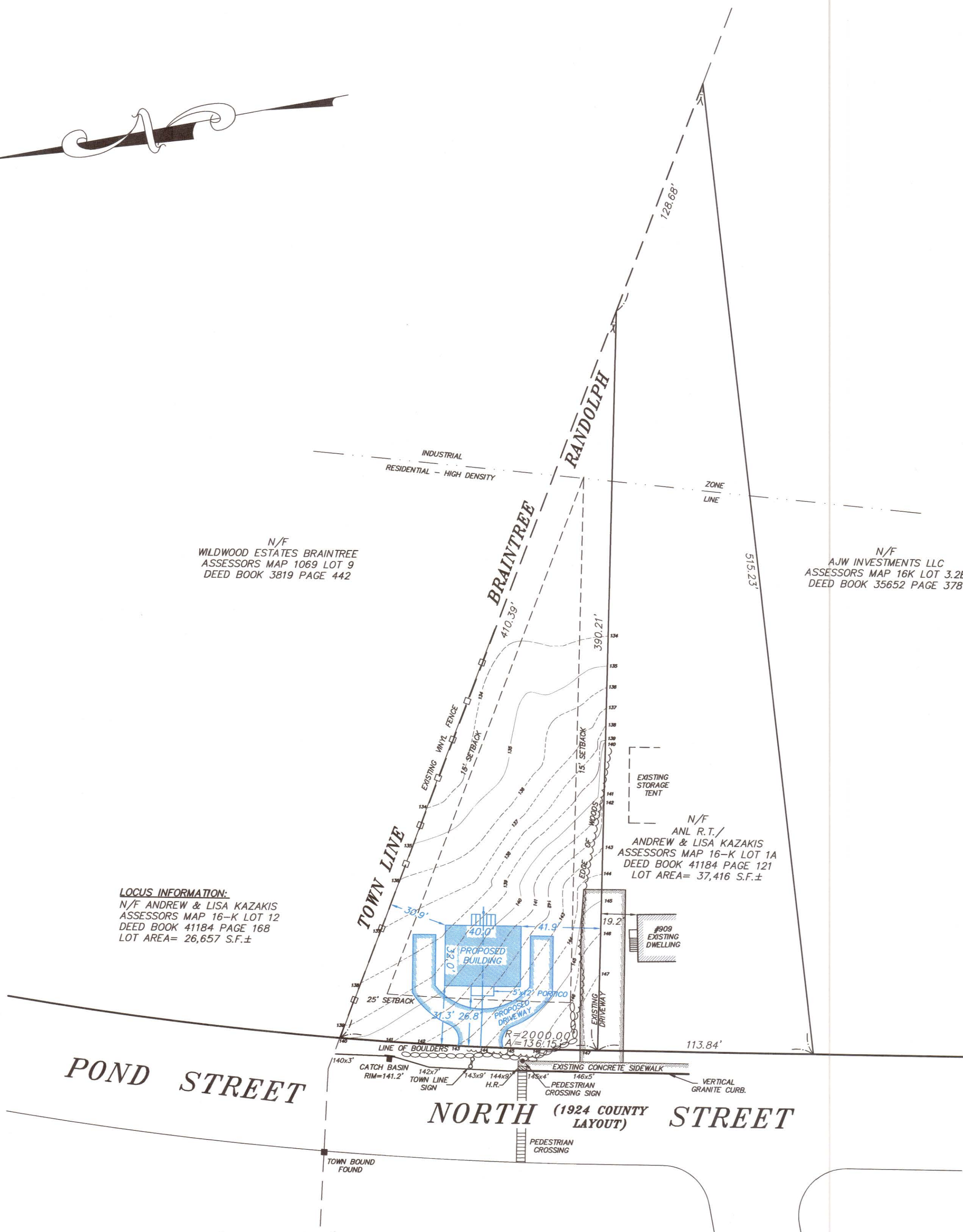
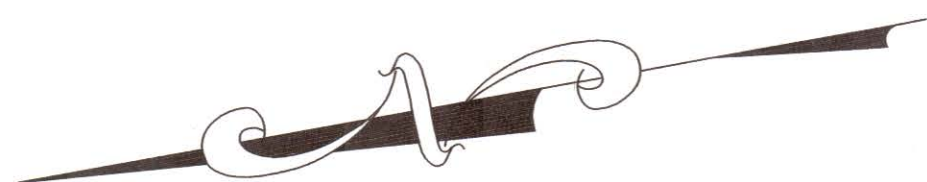
- That the proposed use is in harmony with the general purpose and intent of the Town's ordinances;
- That the proposed use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district;
- Adequate and appropriate facilities 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.

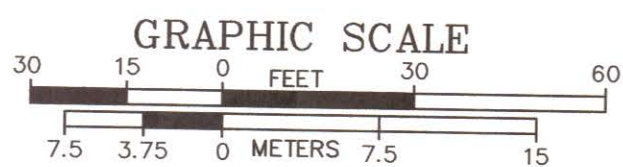
  
 Applicant Signature

3/13/25  
 Date

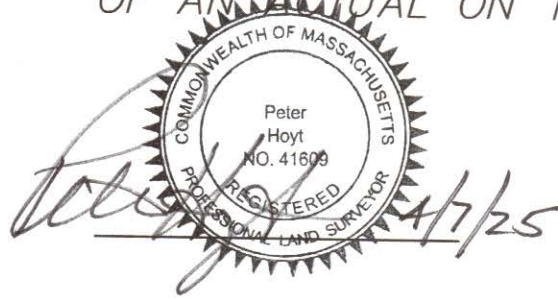




NOTES:  
-EXISTING ELEVATIONS 1988 NAVD DATUM.  
-(140x3) DENOTES EXISTING SPOT ELEVATION.



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

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FERRONE, CSL 087743,  
774-254-6034

REQUIRED INSULATION:  
CEILINGS R. 49

WALLS R. 21

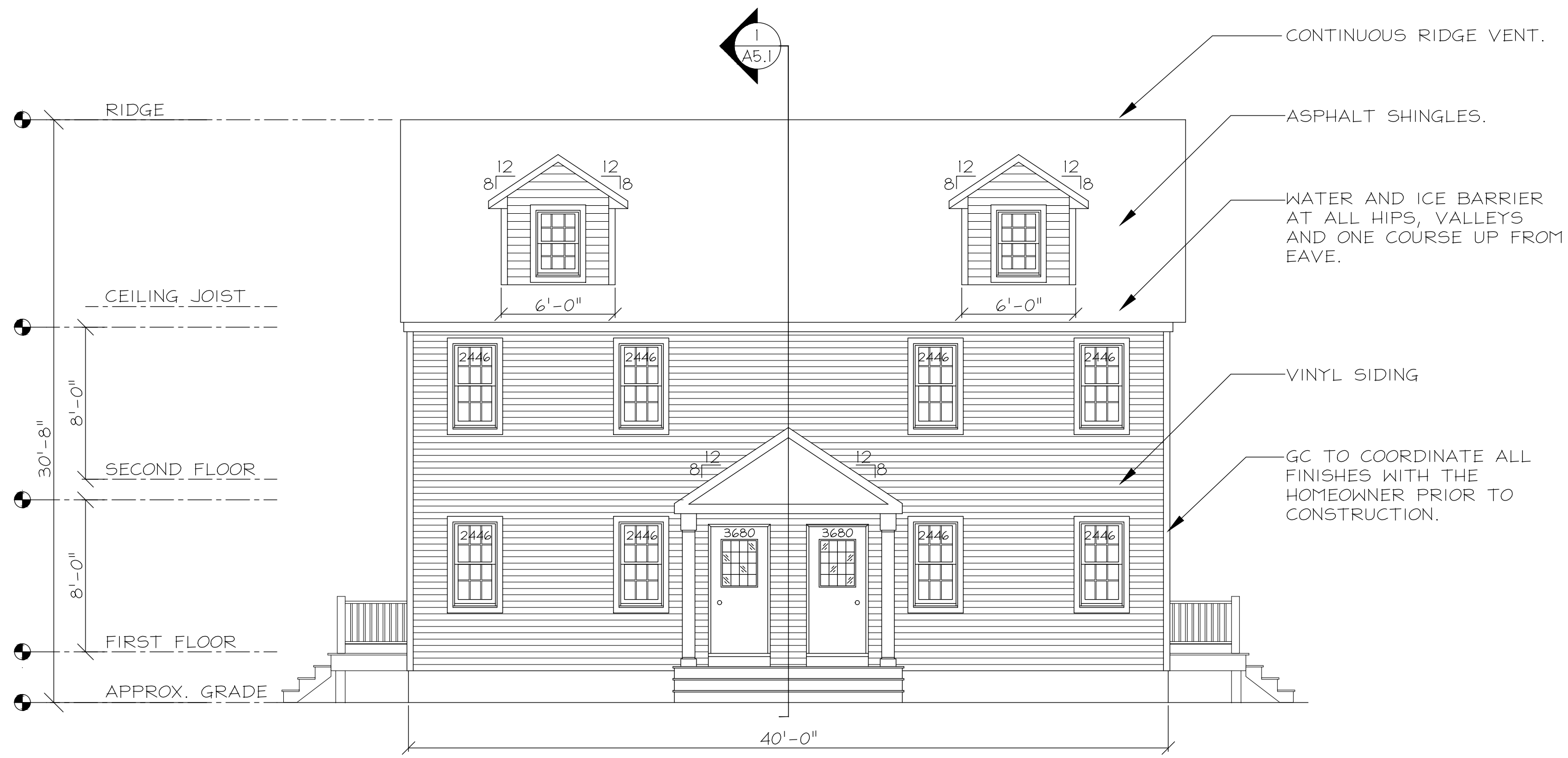
FLOORS R. 30

SQUARE FEET PER UNIT:  
1ST FLOOR - 640 FT<sub>2</sub>  
2ND FLOOR - 640 FT<sub>2</sub>  
TOTAL - 1,280 FT<sub>2</sub>

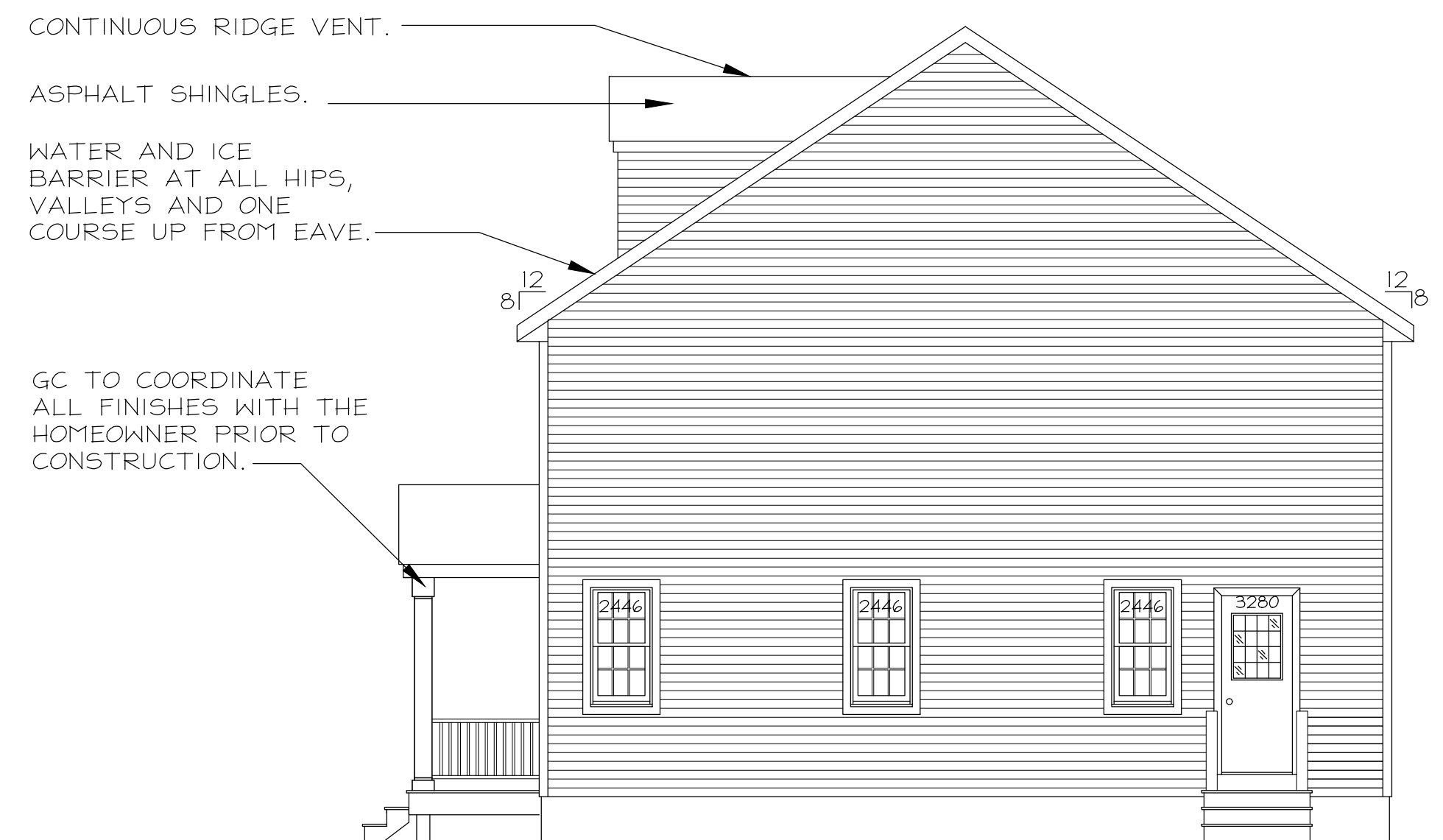
LEGEND:	
A1.1	FRONT & RIGHT ELEVATIONS
A1.2	REAR & LEFT ELEVATIONS
A2.1	FOUNDATION PLAN
A3.1	BASEMENT PLAN
A3.2	1ST & 2ND FLOOR PLANS
A4.1	FRAMING PLANS
A4.2	FRAMING PLANS
A5.1	SECTIONS

A1.1	Date: 02/05/25
	Revisions:
	Scale: AS NOTED

# ELEVATIONS

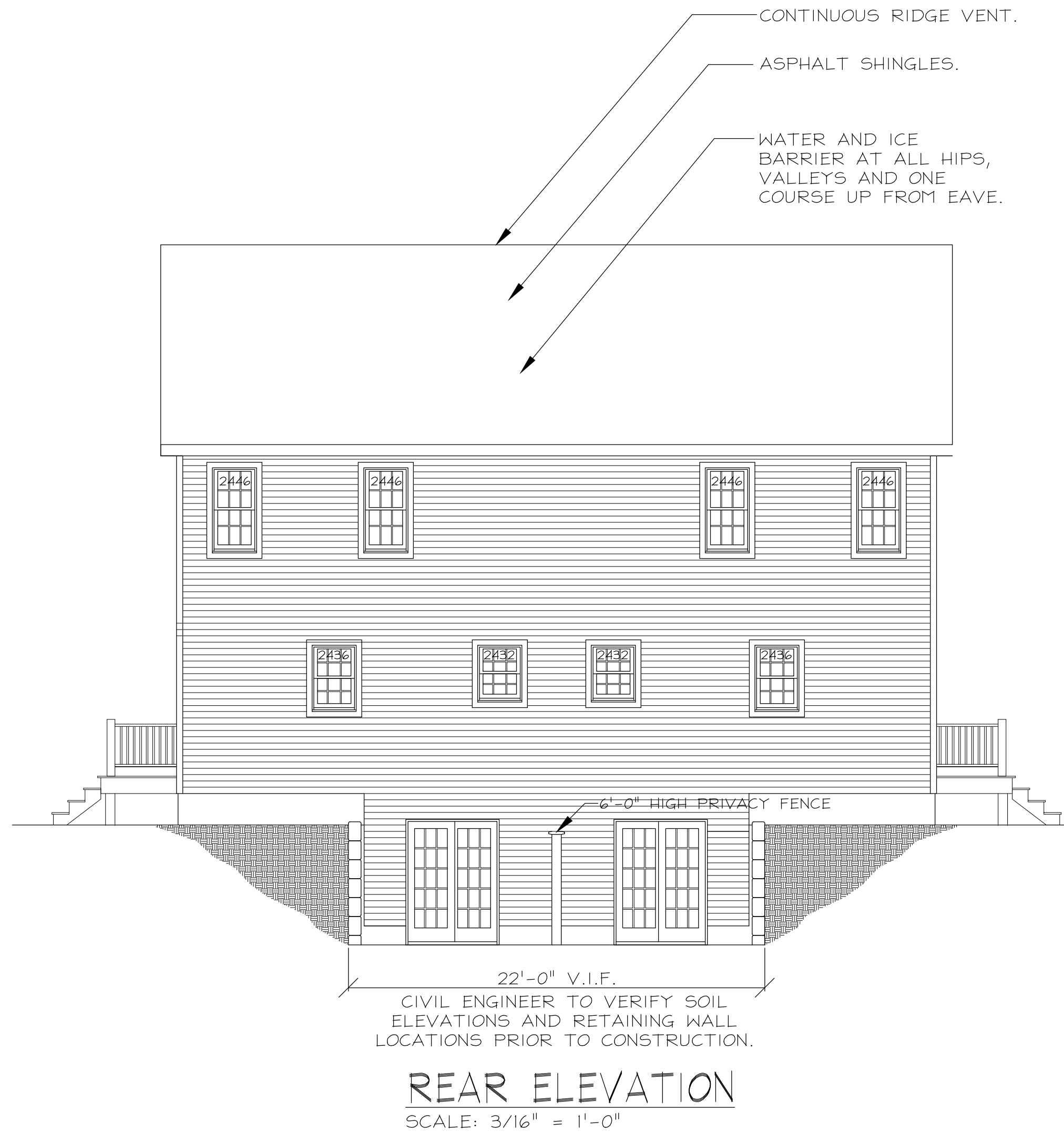


FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



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





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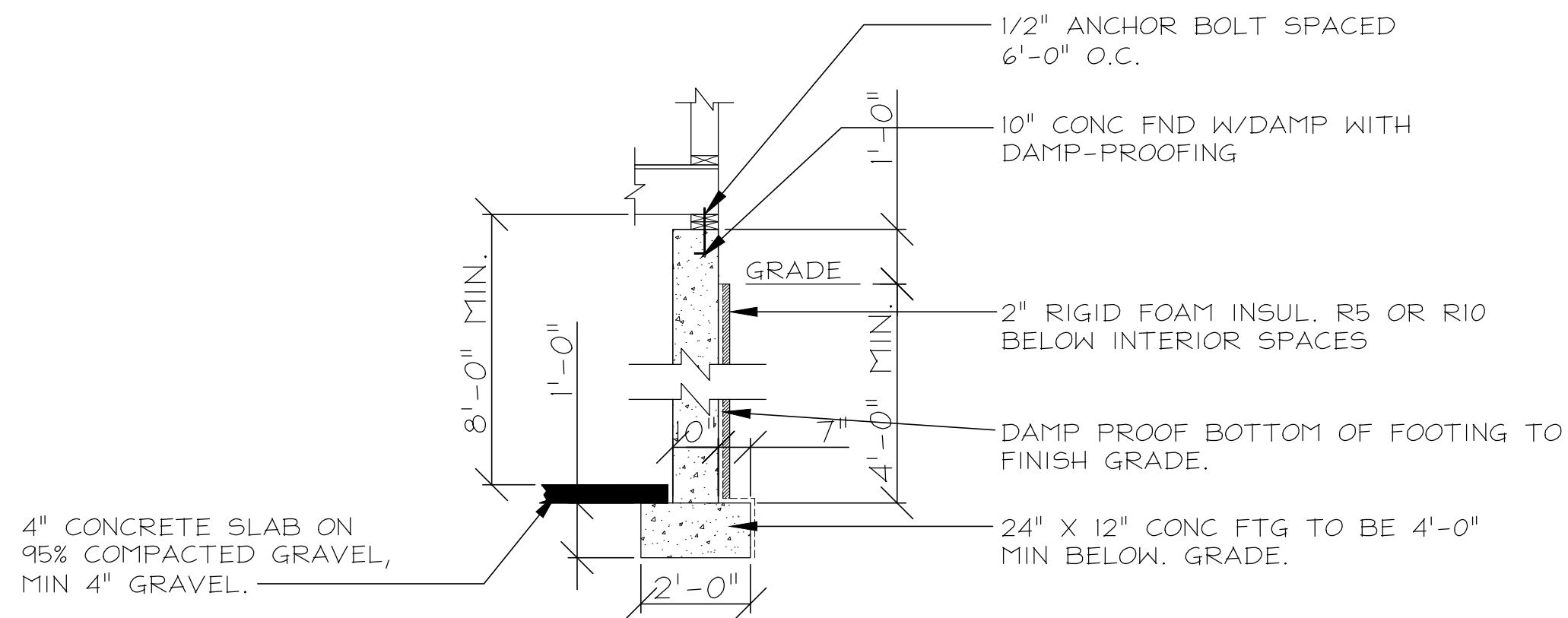
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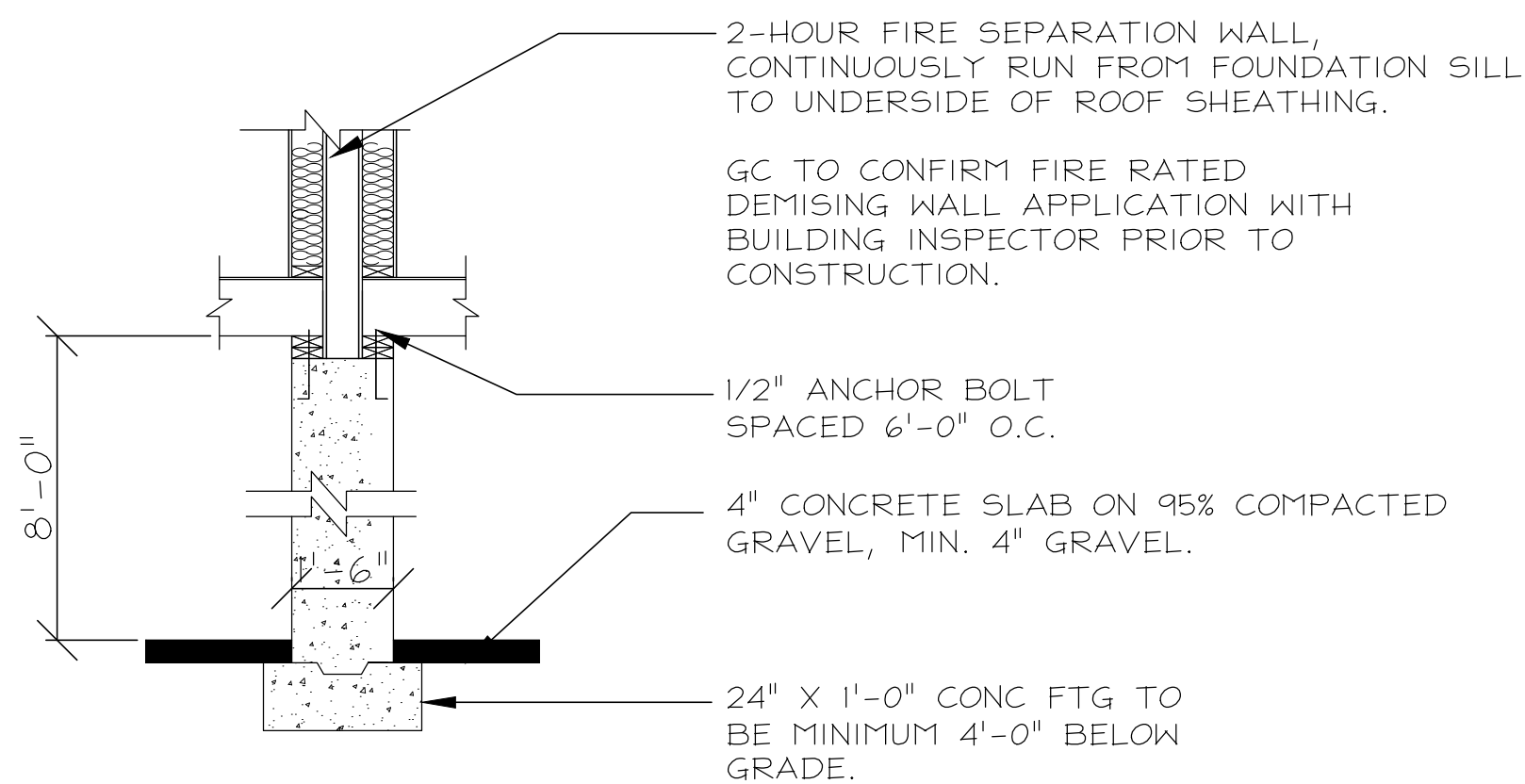
A1.2

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

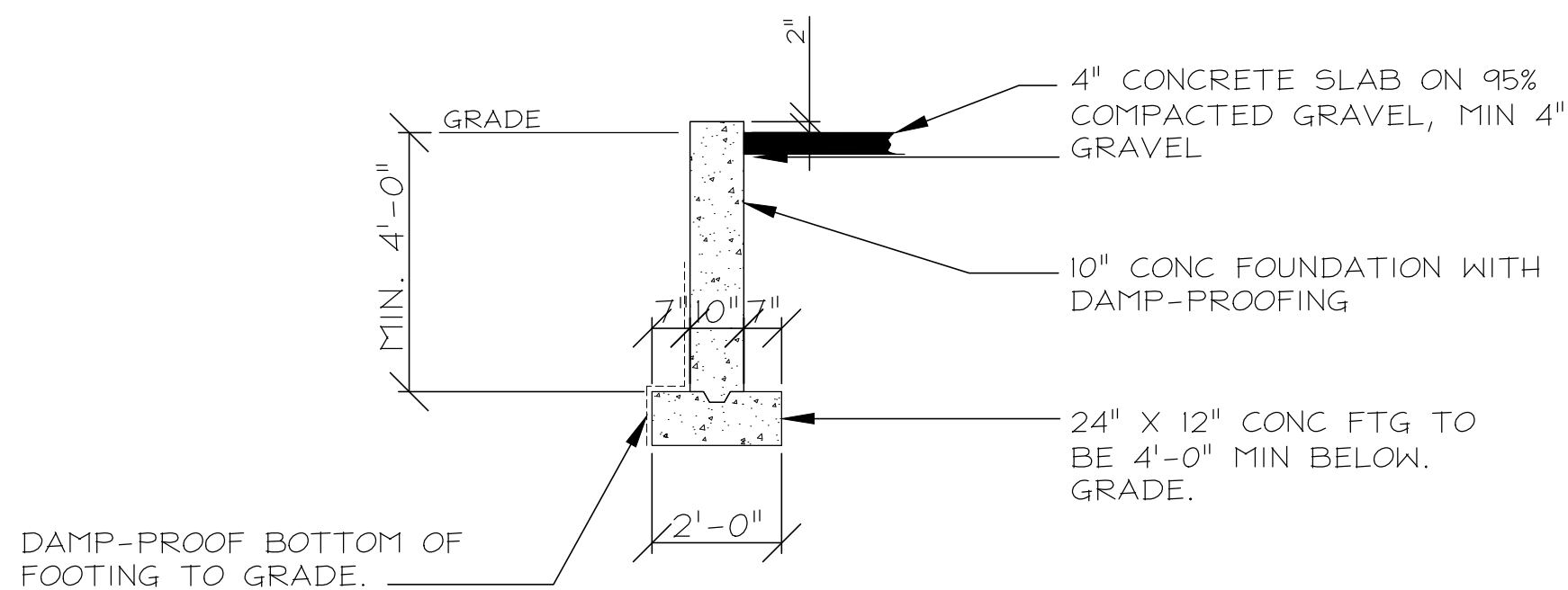
ELEVATIONS



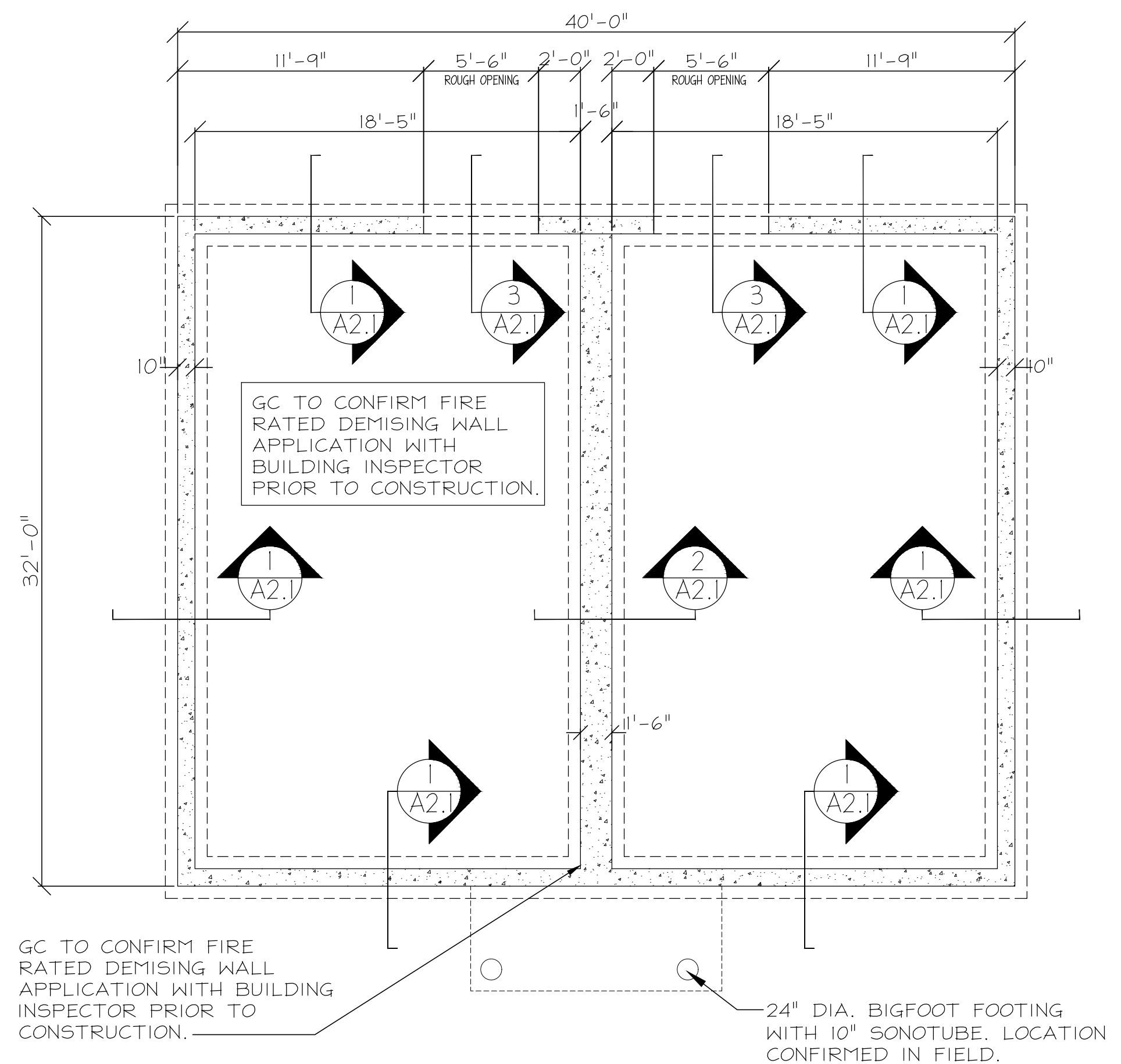
1 CONDITION  
SCALE: 1/8" = 1'-0"



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



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



## FOUNDATION PLAN

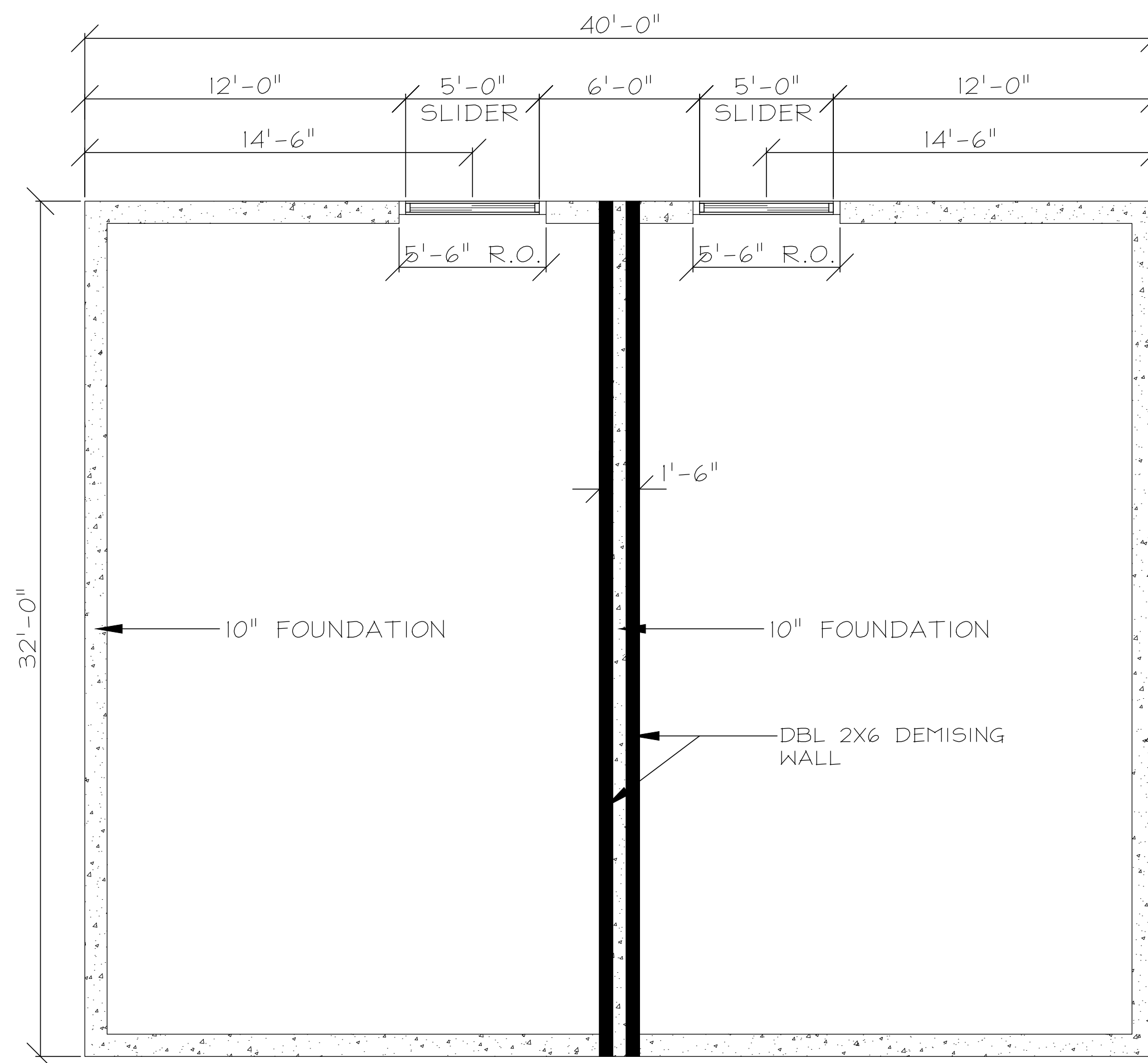
SCALE: 3/16" = 1'-0"

- 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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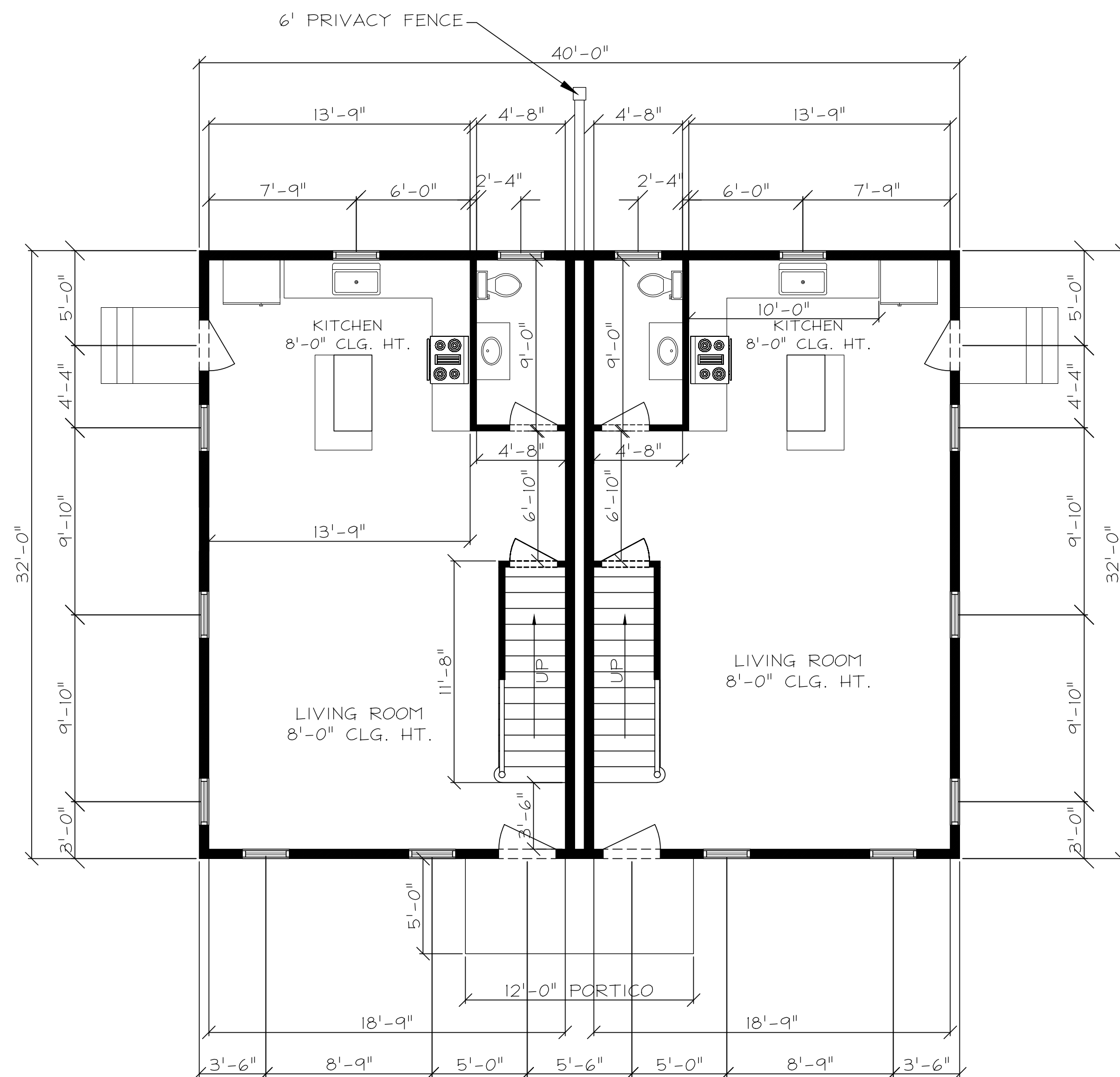
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A3.1

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

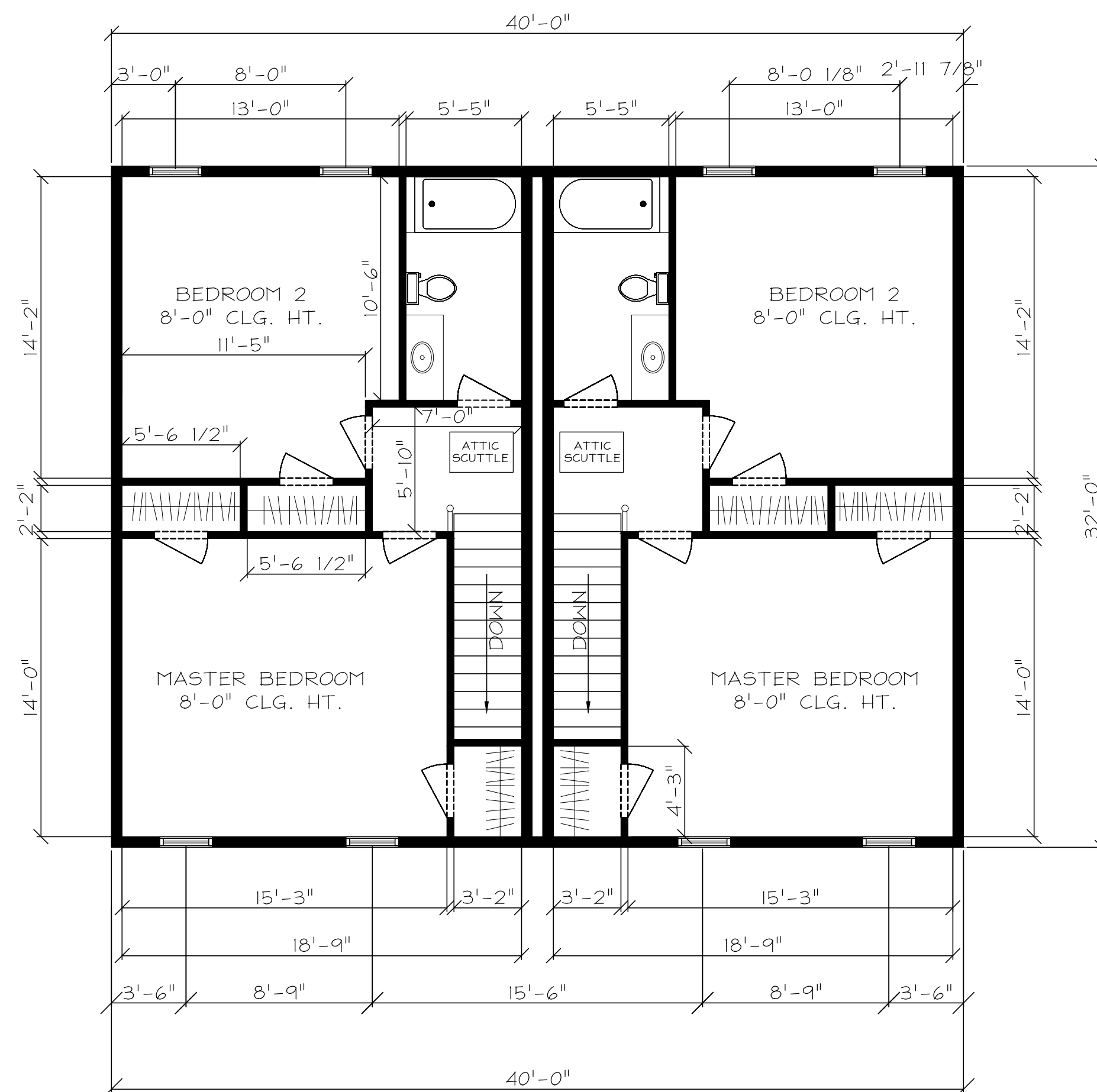
**BASEMENT PLAN**





**PROPOSED 1ST FLOOR**

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



**PROPOSED 2ND FLOOR**

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

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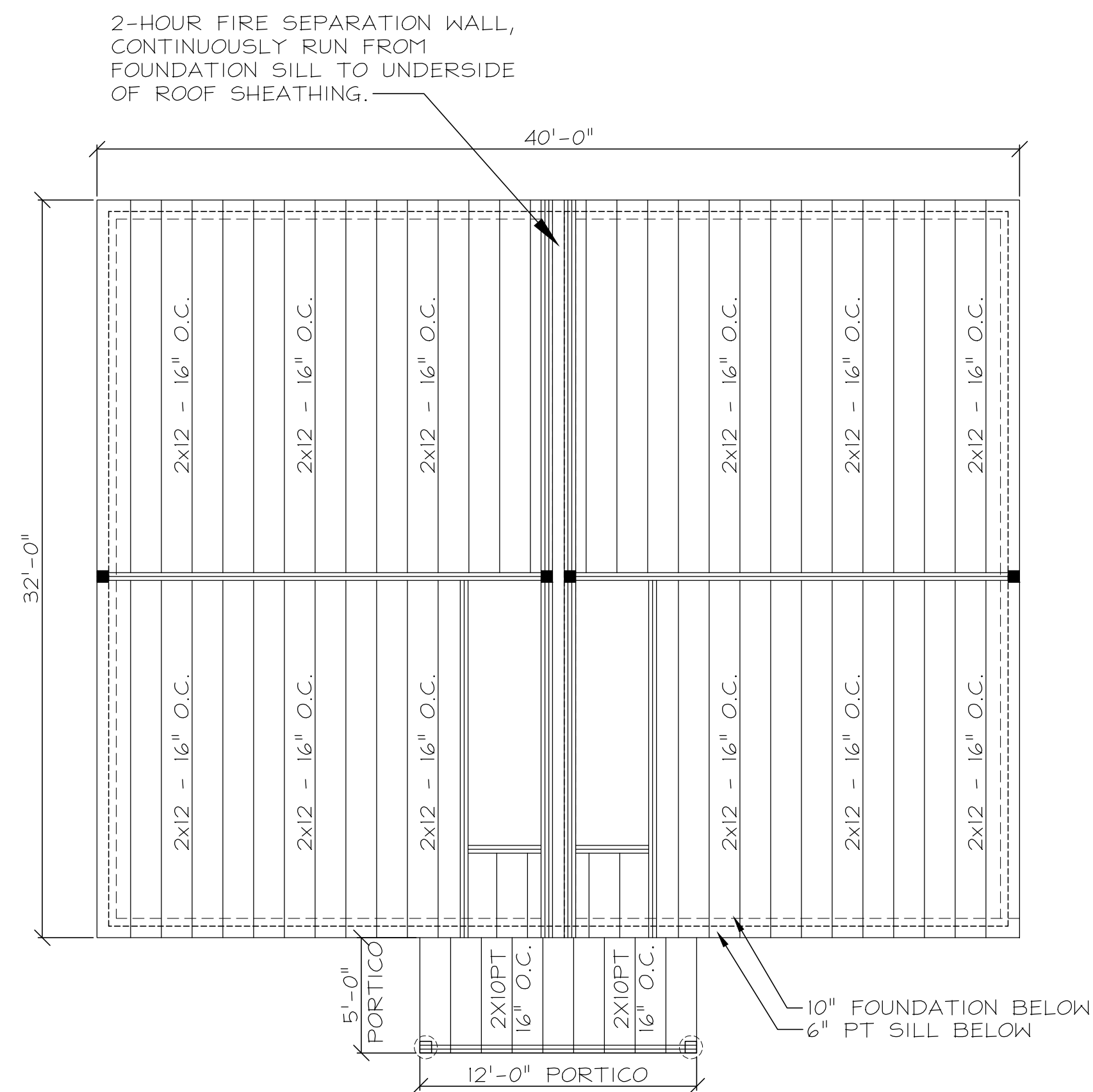
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A3.2

FLOOR PLANS

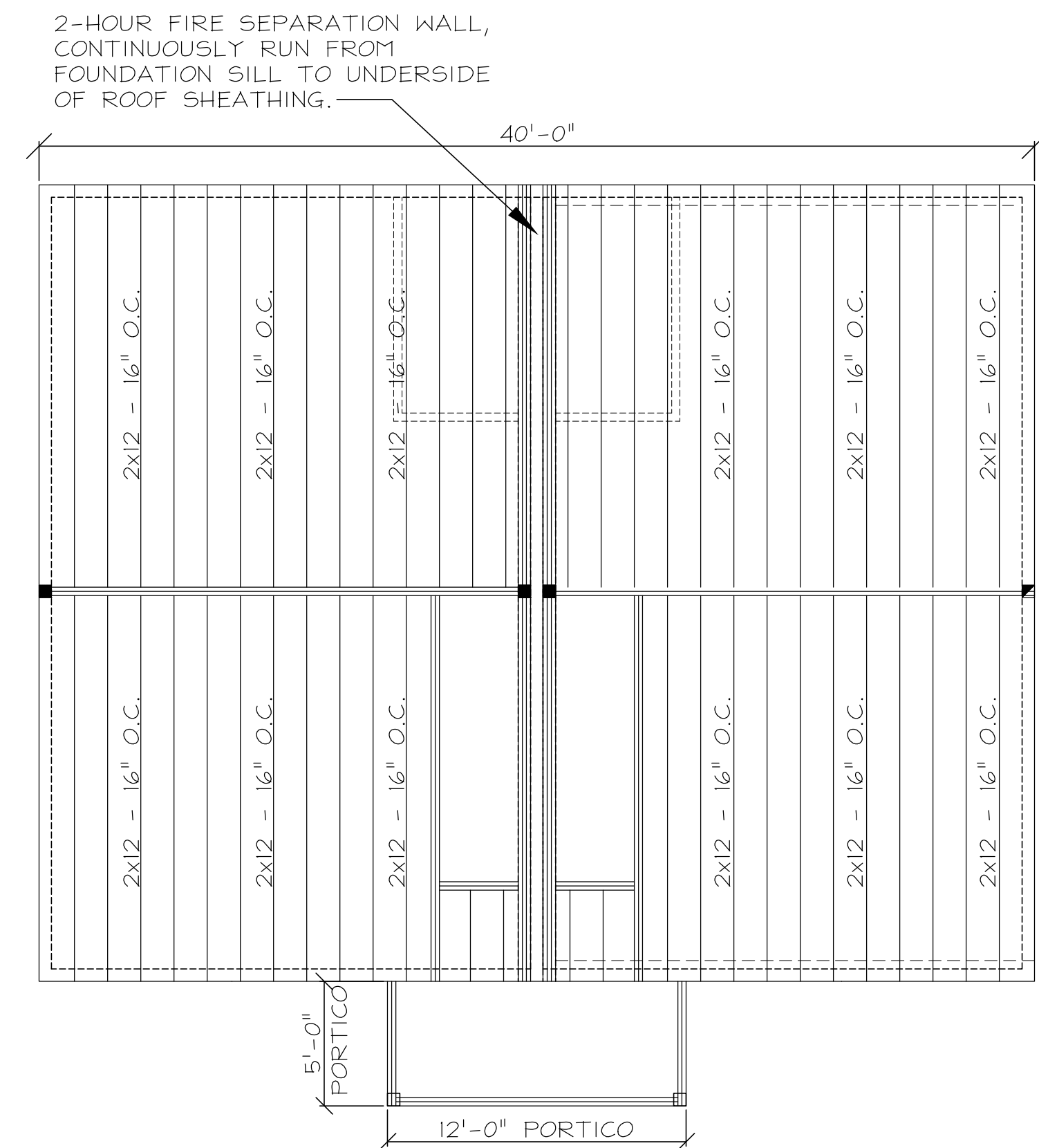
Date: 02/05/25  
Revisions:  
Scale: AS NOTED



## 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.

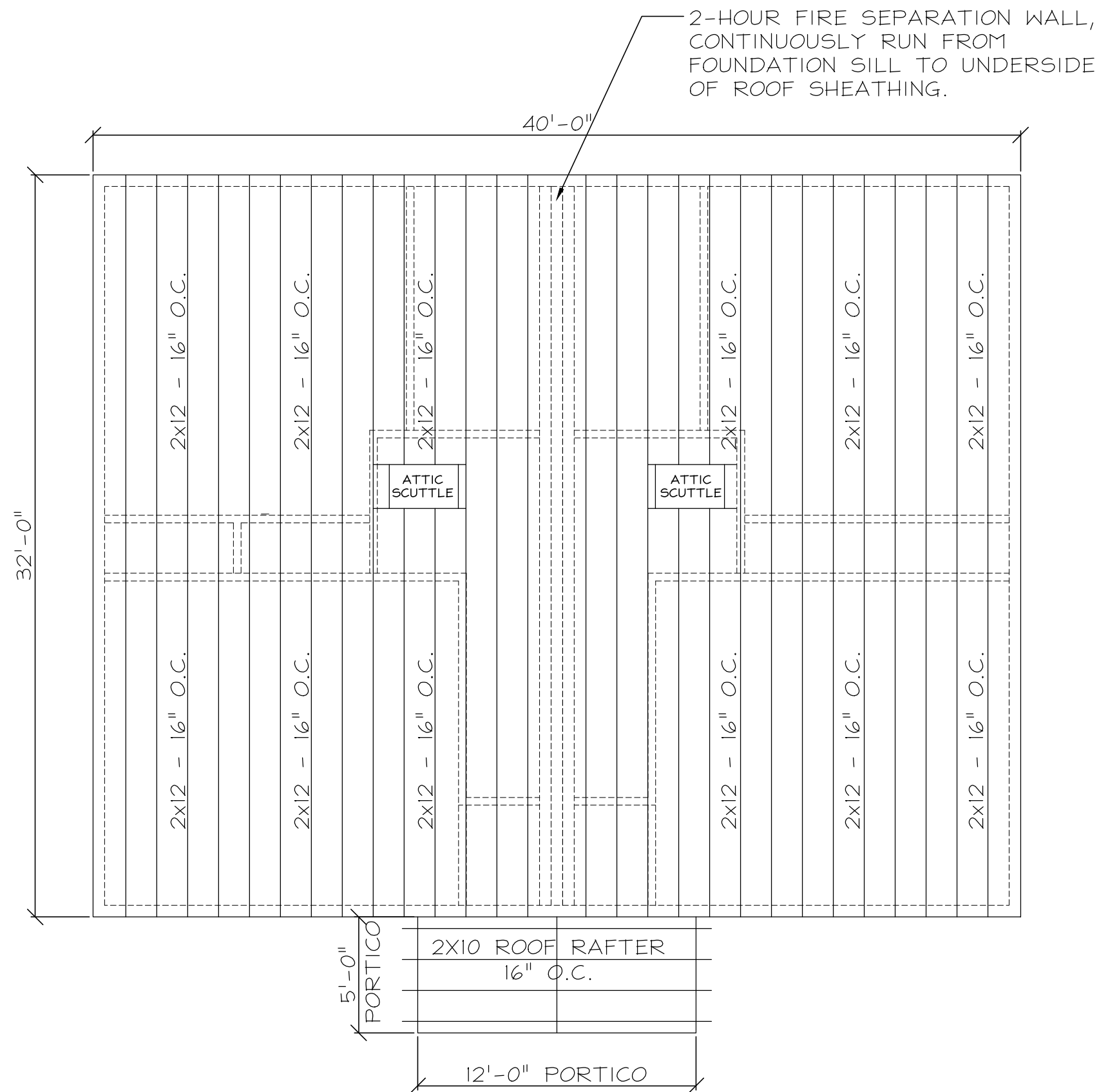
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Date:	02/05/25
Revisions:	
Scale:	AS NOTED

FRAMING

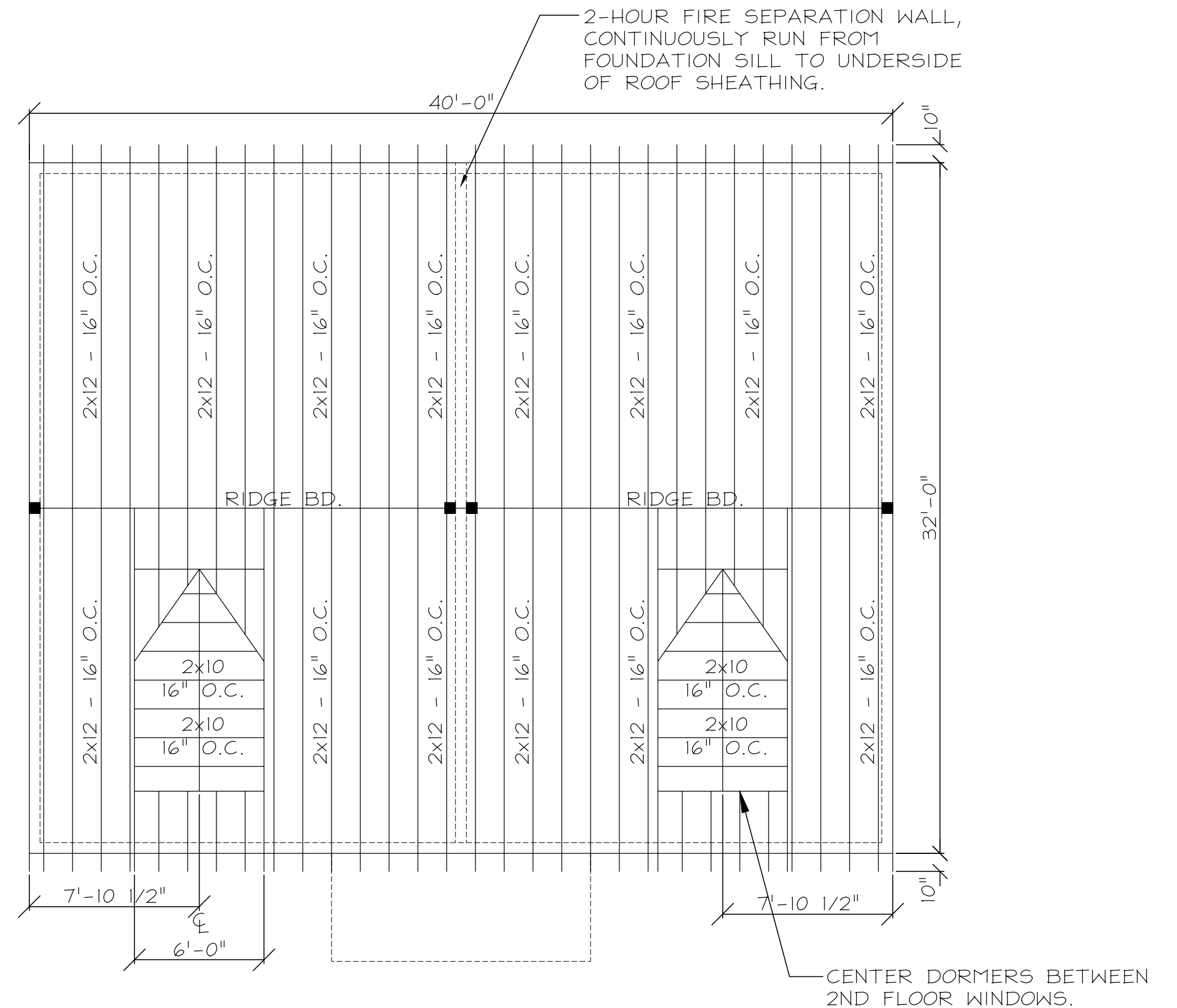


## 2ND FLOOR - CEILING JOISTS

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

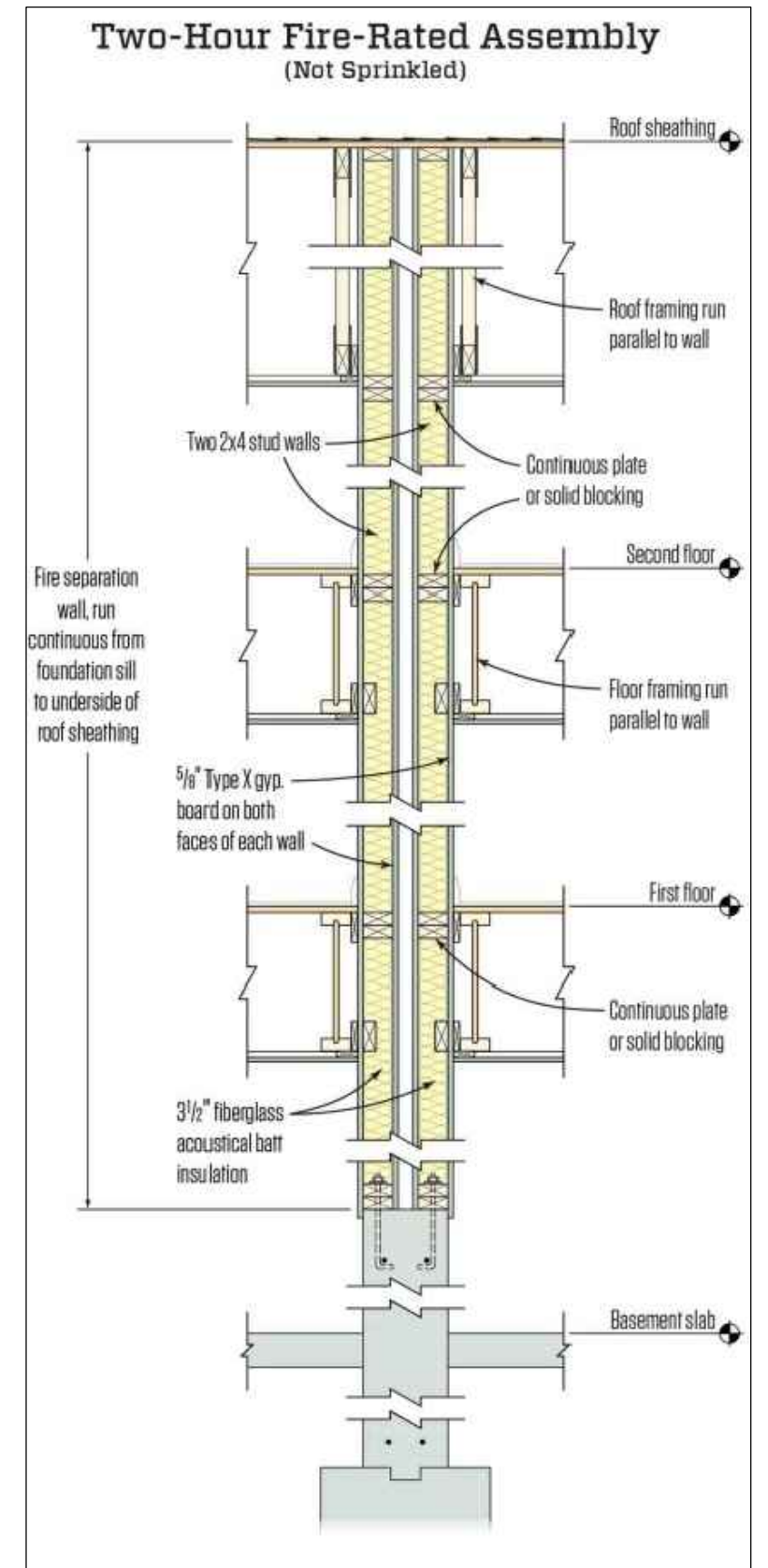
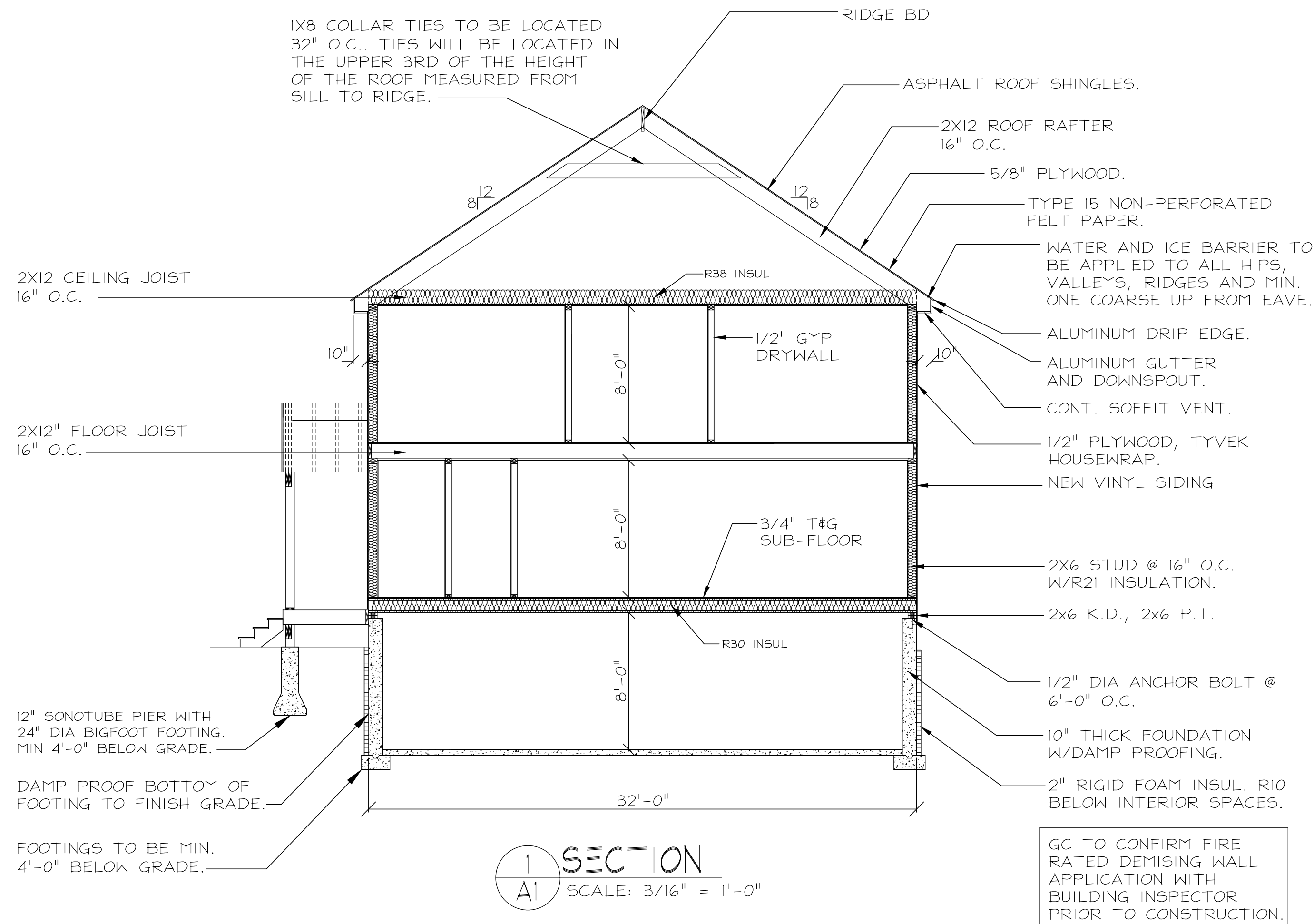
Date: 02/05/25  
Revisions:  
Scale: AS NOTED

FRAMING

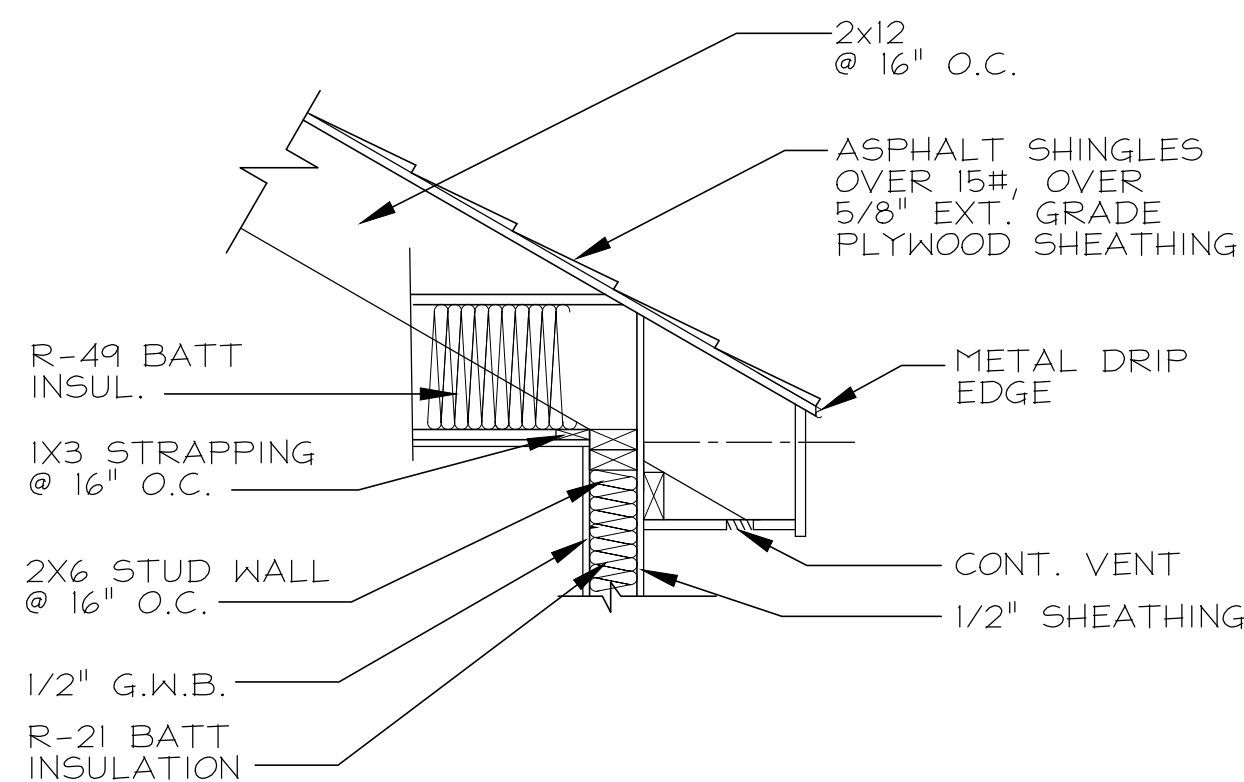
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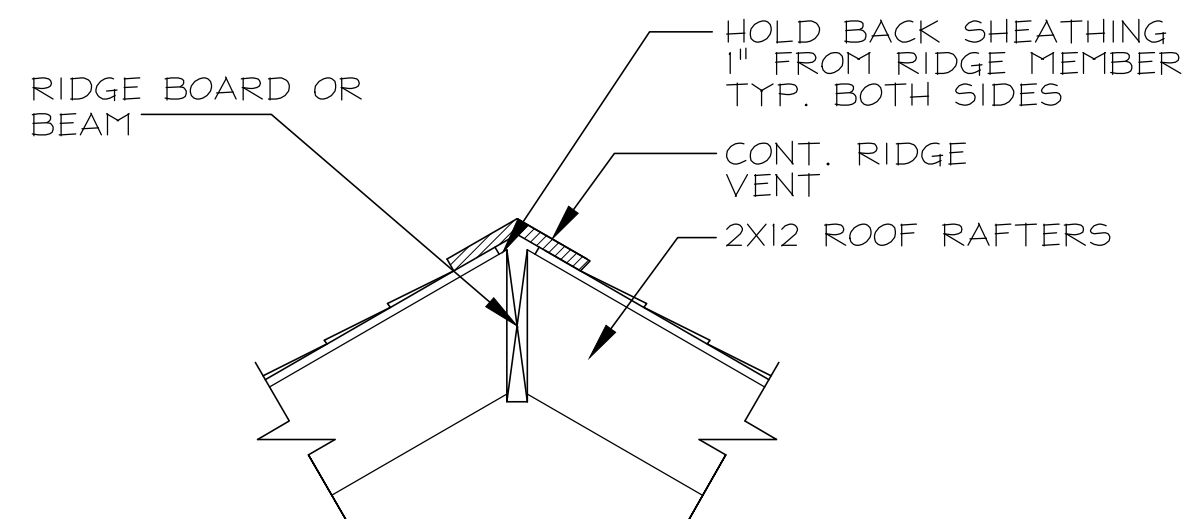
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FIRE WALL  
SCALE: NOT TO SCALE



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