



PLANNING BOARD MEETING

Tuesday, June 24, 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 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

D. Public Speaks

E. Public Hearings

1. 6:30 pm - Special Permit Continuation - North Street Proposed Two-Family

F. Old/Unfinished Business

G. New Business

1. ANR - Gold Street

H. Staff Report

***Active Subdivision Review**

***Active Project Review**

***Upcoming Projects**

I. Board Comments

J. Adjournment

Notification of Upcoming Meeting Dates

File Attachments for Item:

1. 6:30 pm - 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		

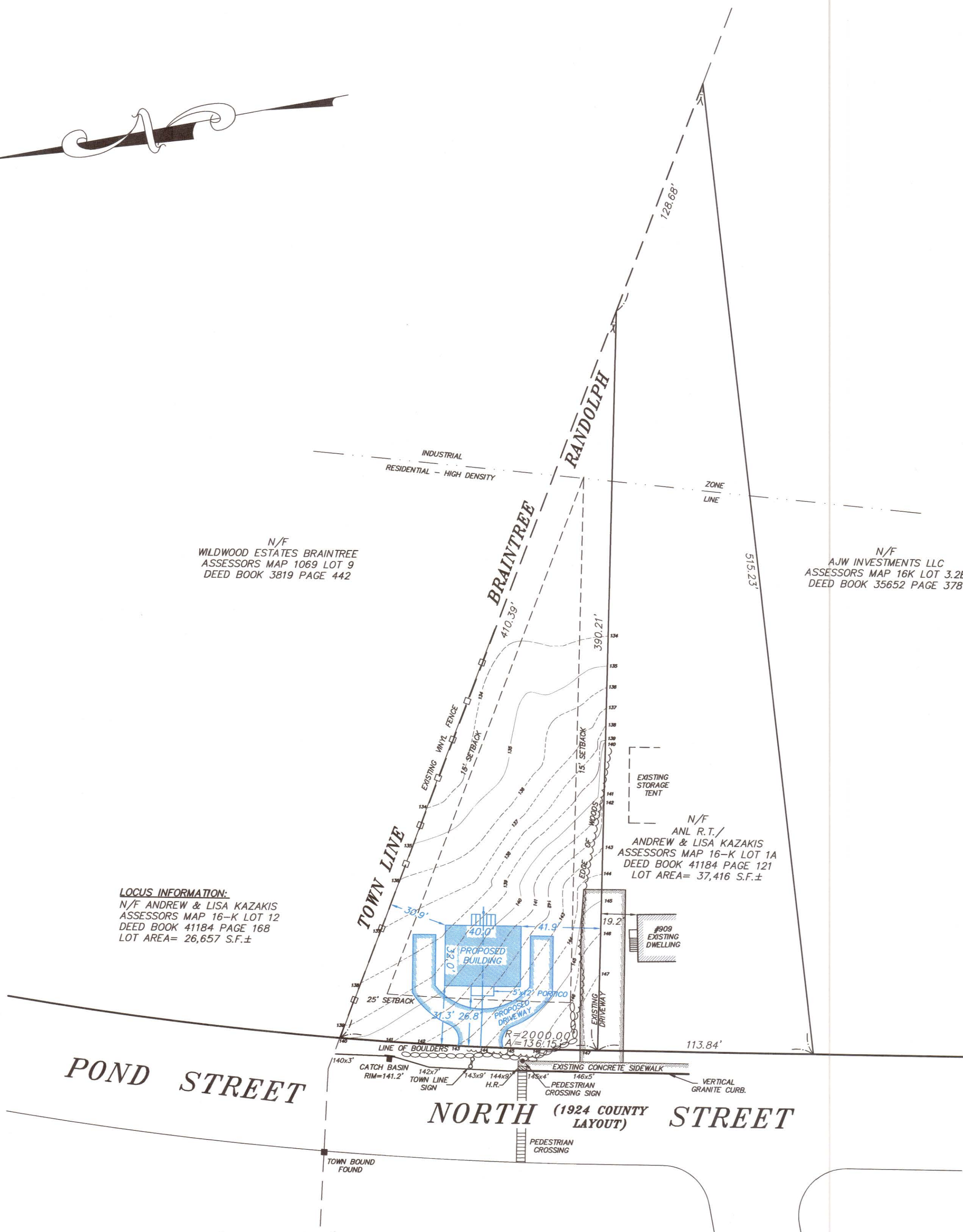
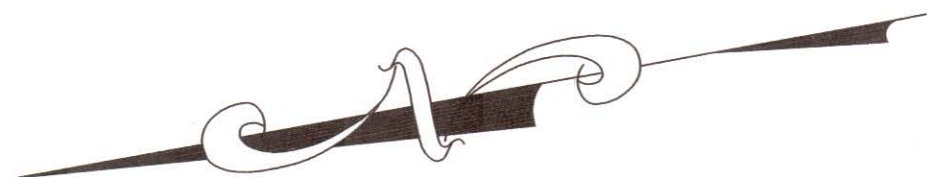
For any application for a **Special Permit**, the applicant shall submit additional documentation to support:

- 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



ANDREW KAZAKIS
NORTH ST.
RANDOLPH MA 02368

THESE DRAWINGS ARE FOR PERMIT AND GENERAL CONSTRUCTION USE ONLY.

ALL ENGINEERED LUMBER, LOAD CALCS ETC. IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY AND ALL STRUCTURAL AND ARCHITECTURAL ENGINEERING REQUIRED IS BY THE CONTRACTOR.

ANY ERRORS OR OMISSIONS ON THESE DRAWINGS ARE NOT THE RESPONSIBILITY OF THE PREPARER. PREPARED BY TOM FERRONE, CSL 087743, 774-254-6034

REQUIRED INSULATION:
CEILINGS R. 49

WALLS R. 21

FLOORS R. 30

SQUARE FEET PER UNIT:

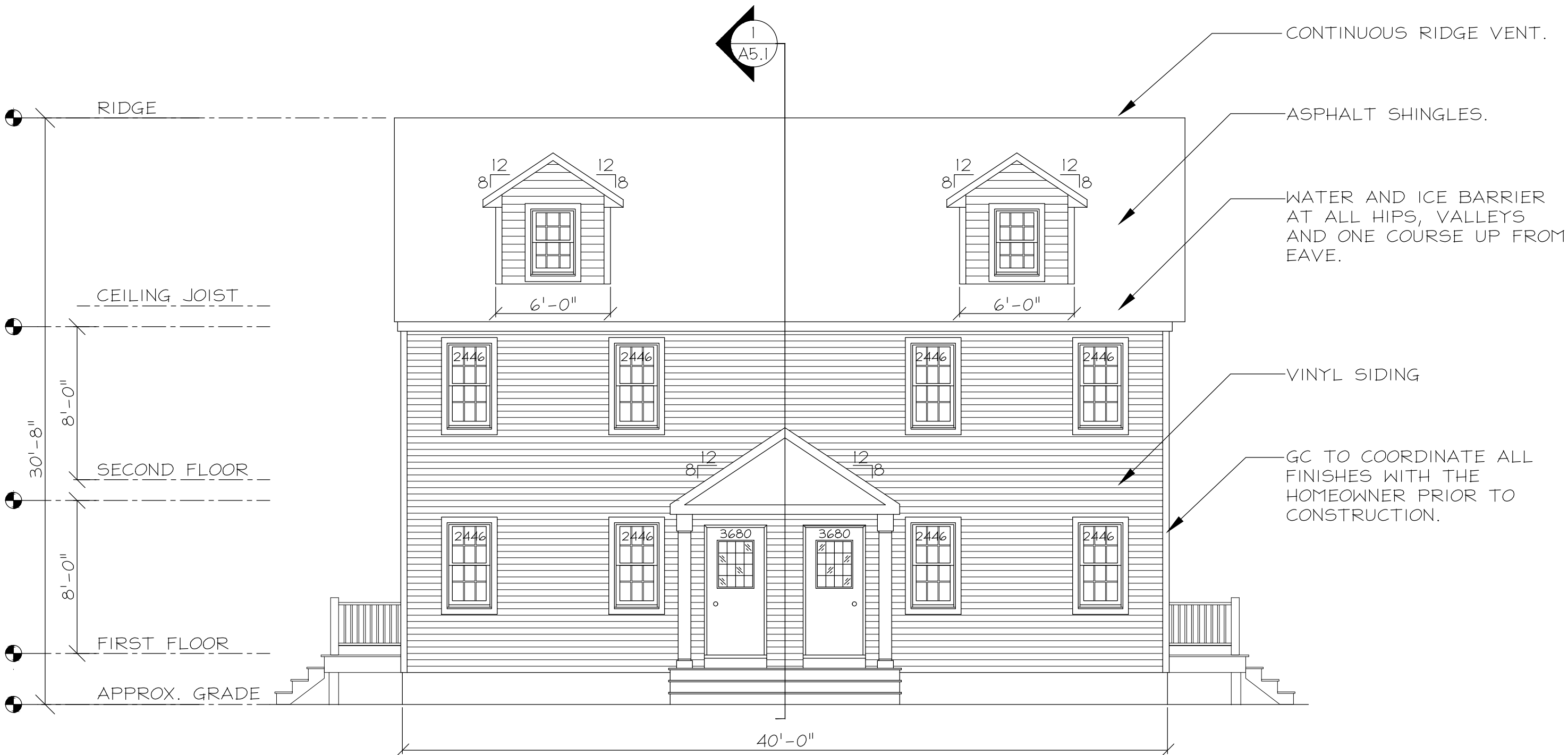
1ST FLOOR - 640 FT₂
2ND FLOOR - 640 FT₂
TOTAL - 1,280 FT₂

- 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

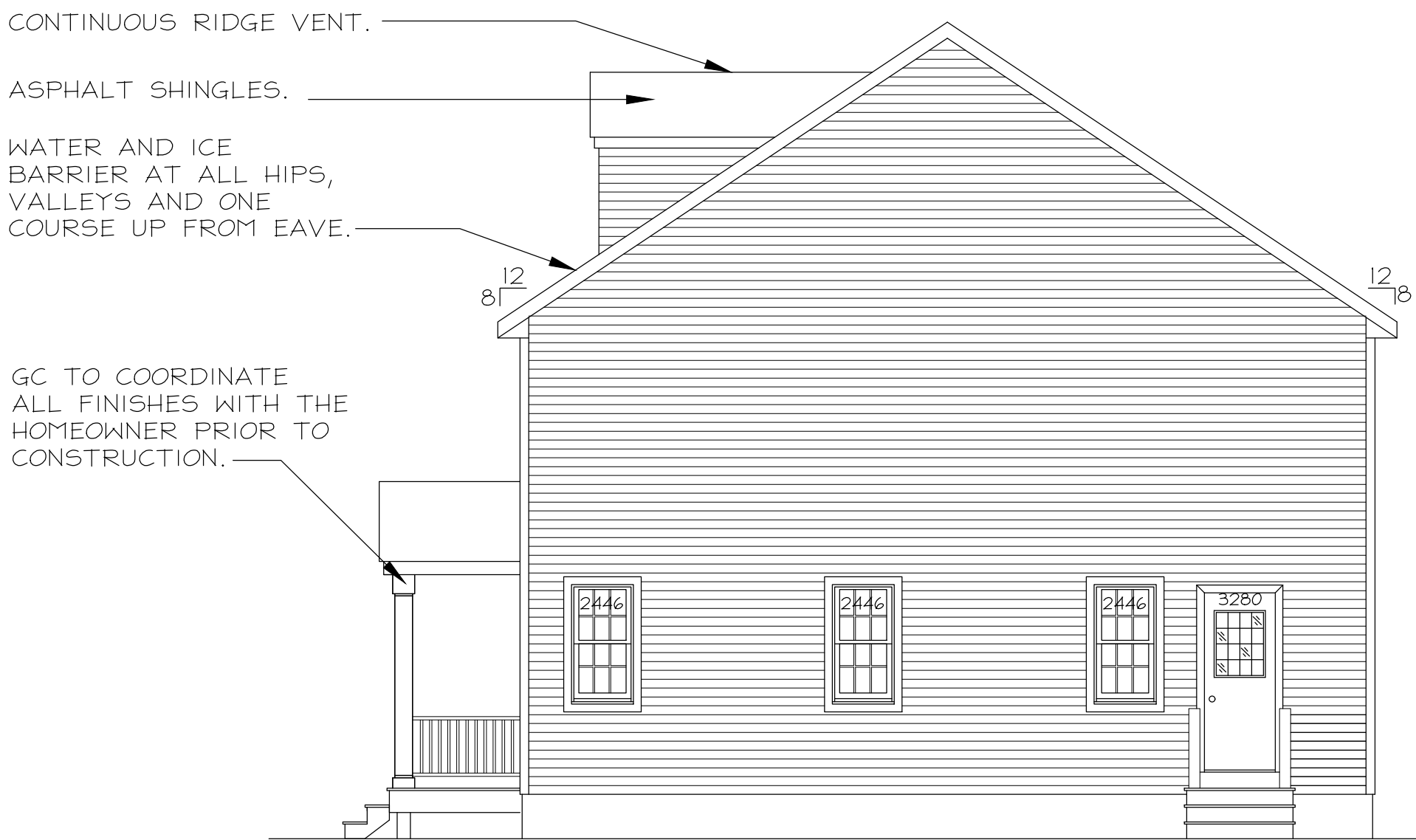
A1.1

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

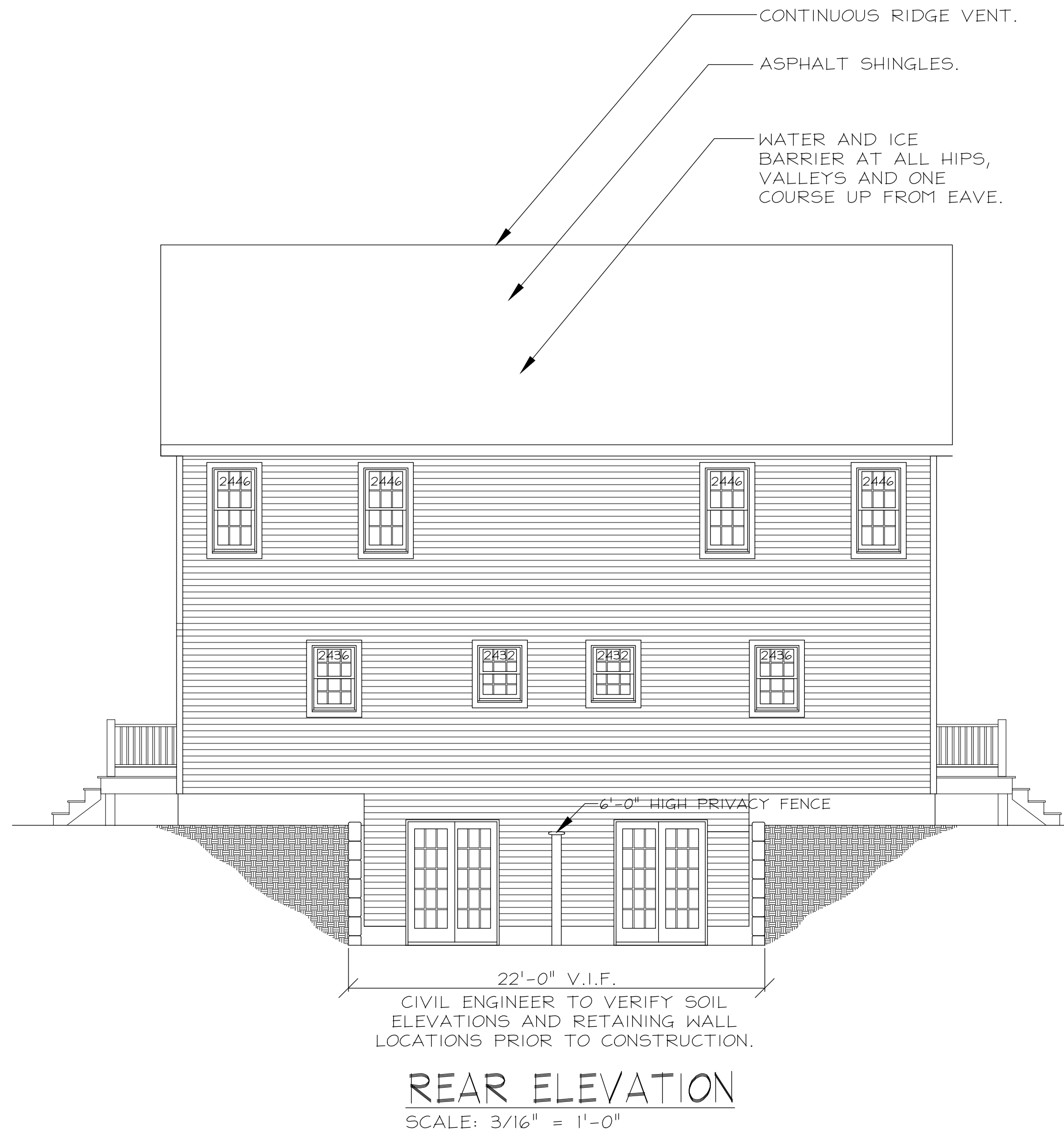
ELEVATIONS



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



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



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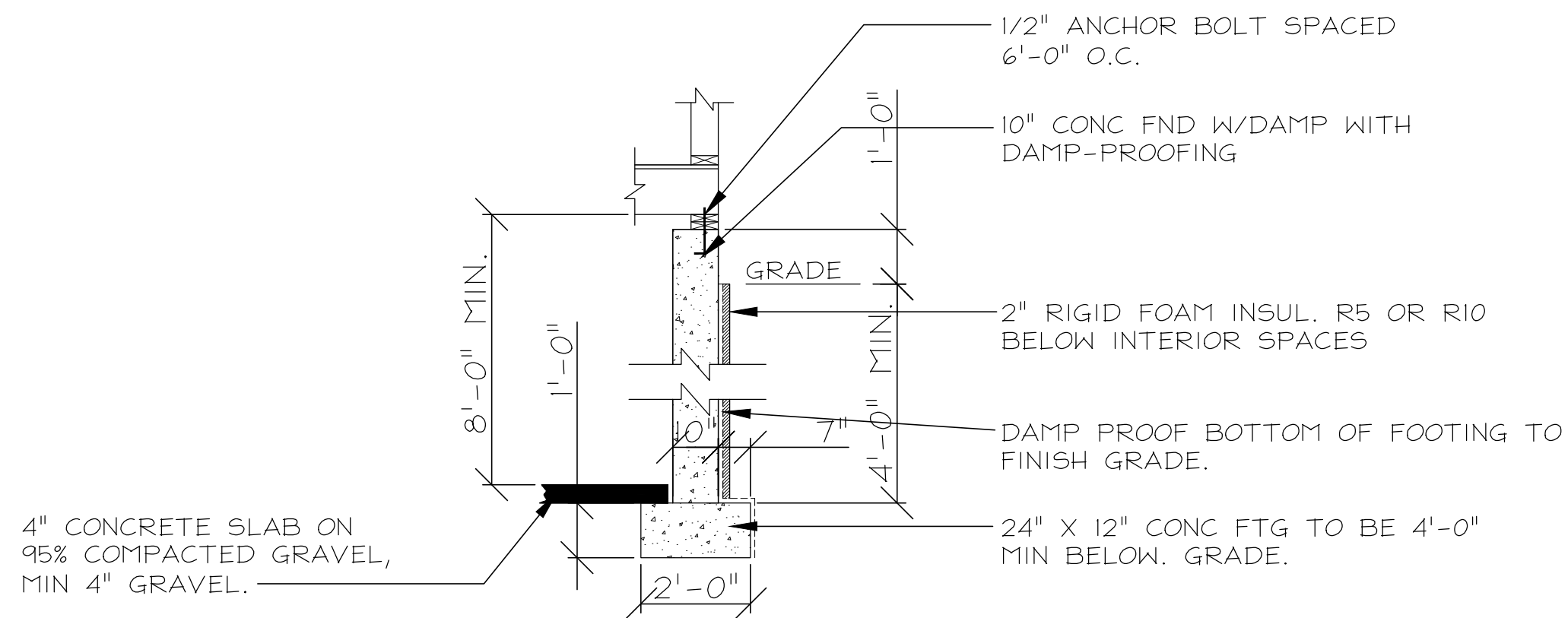
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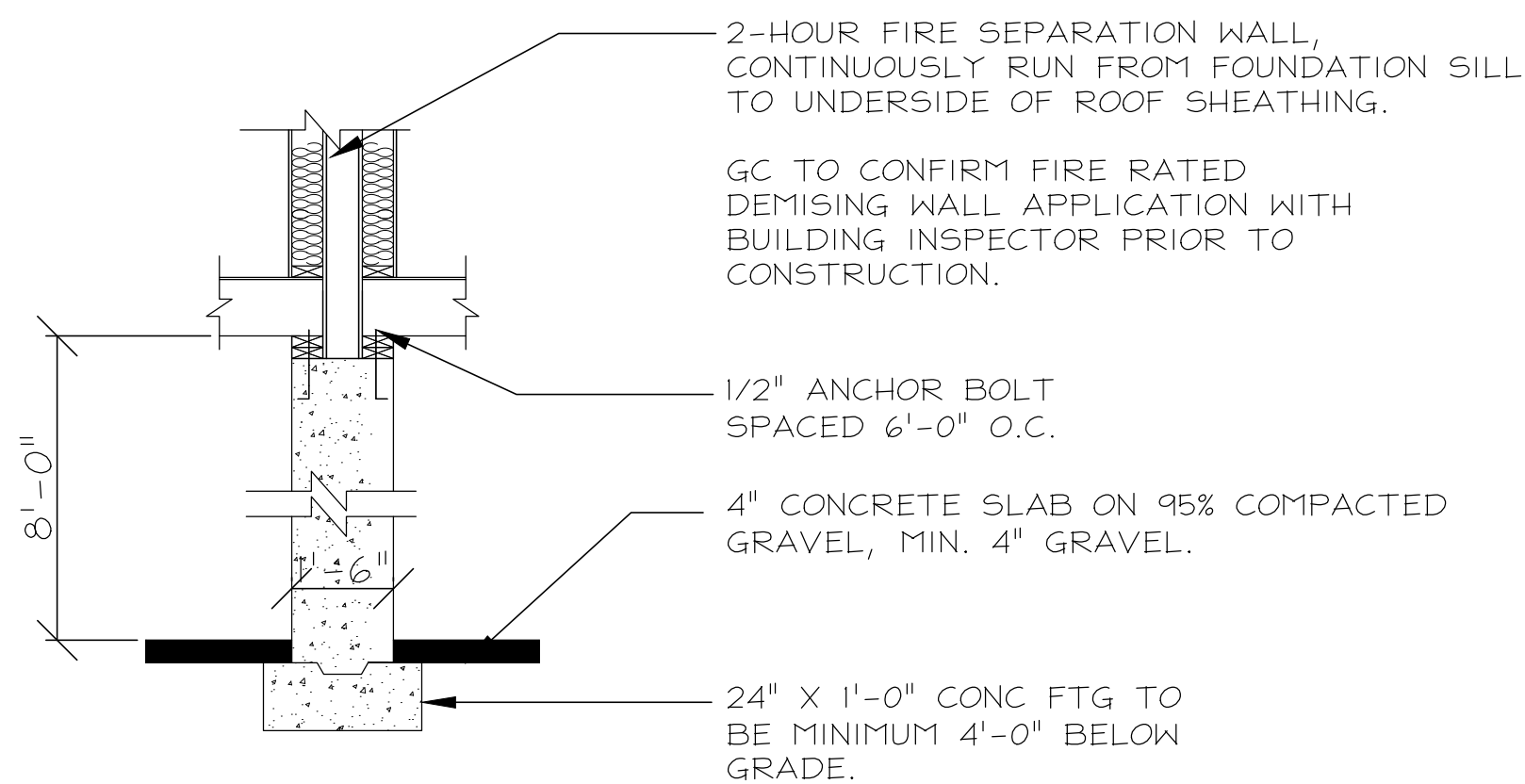
A1.2

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

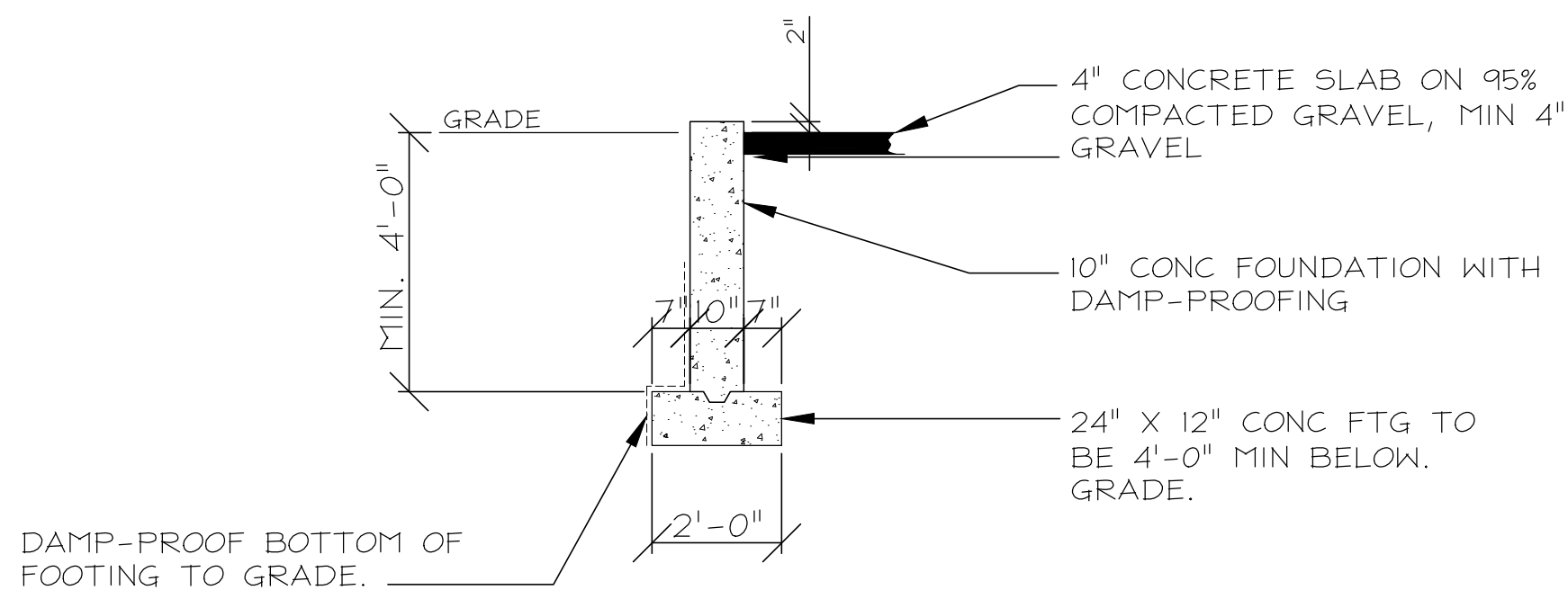
ELEVATIONS



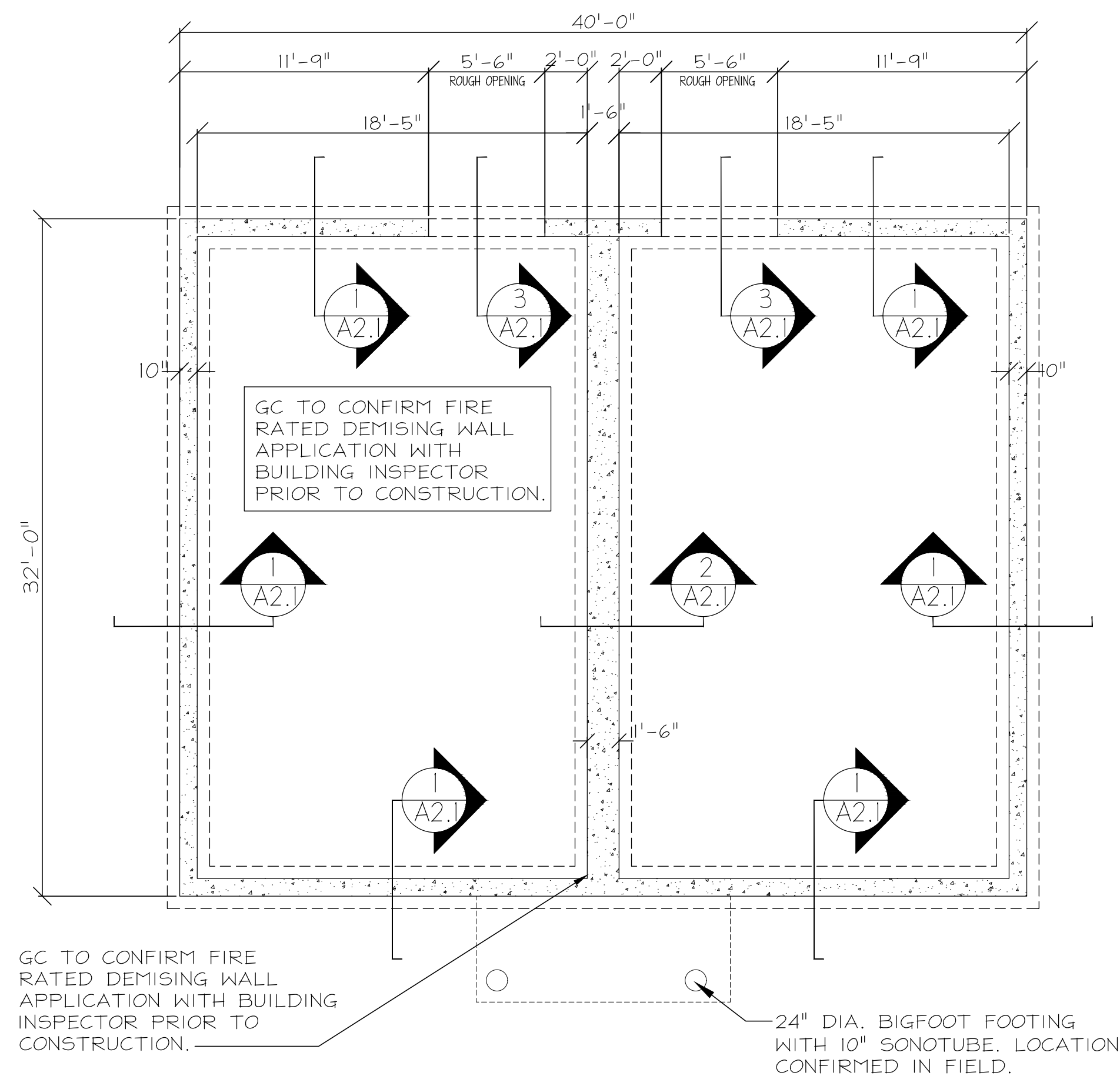
1 CONDITION
SCALE: 1/8" = 1'-0"



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



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



FOUNDATION PLAN

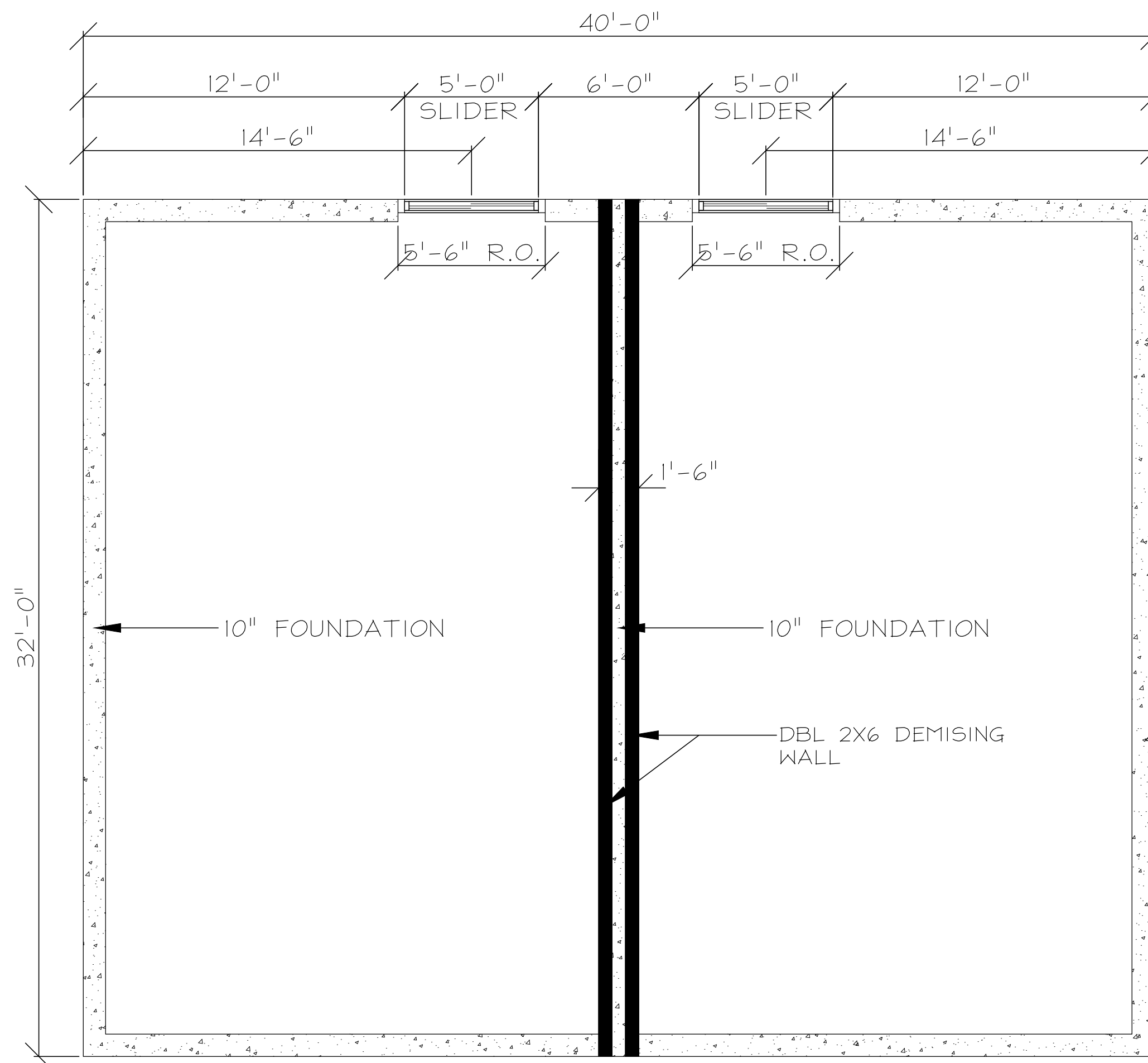
SCALE: 3/16" = 1'-0"

- 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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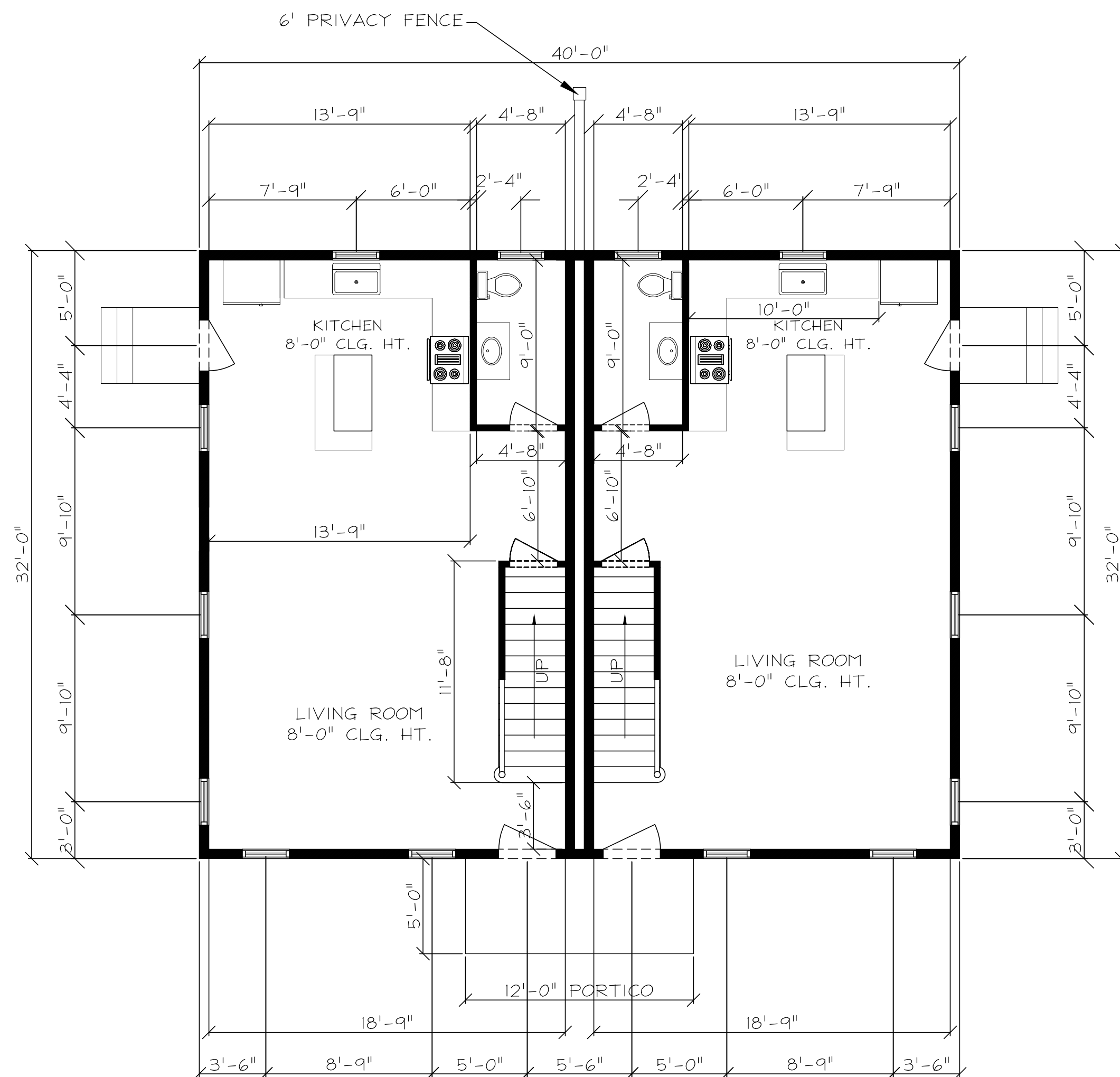
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CONTRACTOR.

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FERRONE, CS-087743, 774-254-6034

A3.1

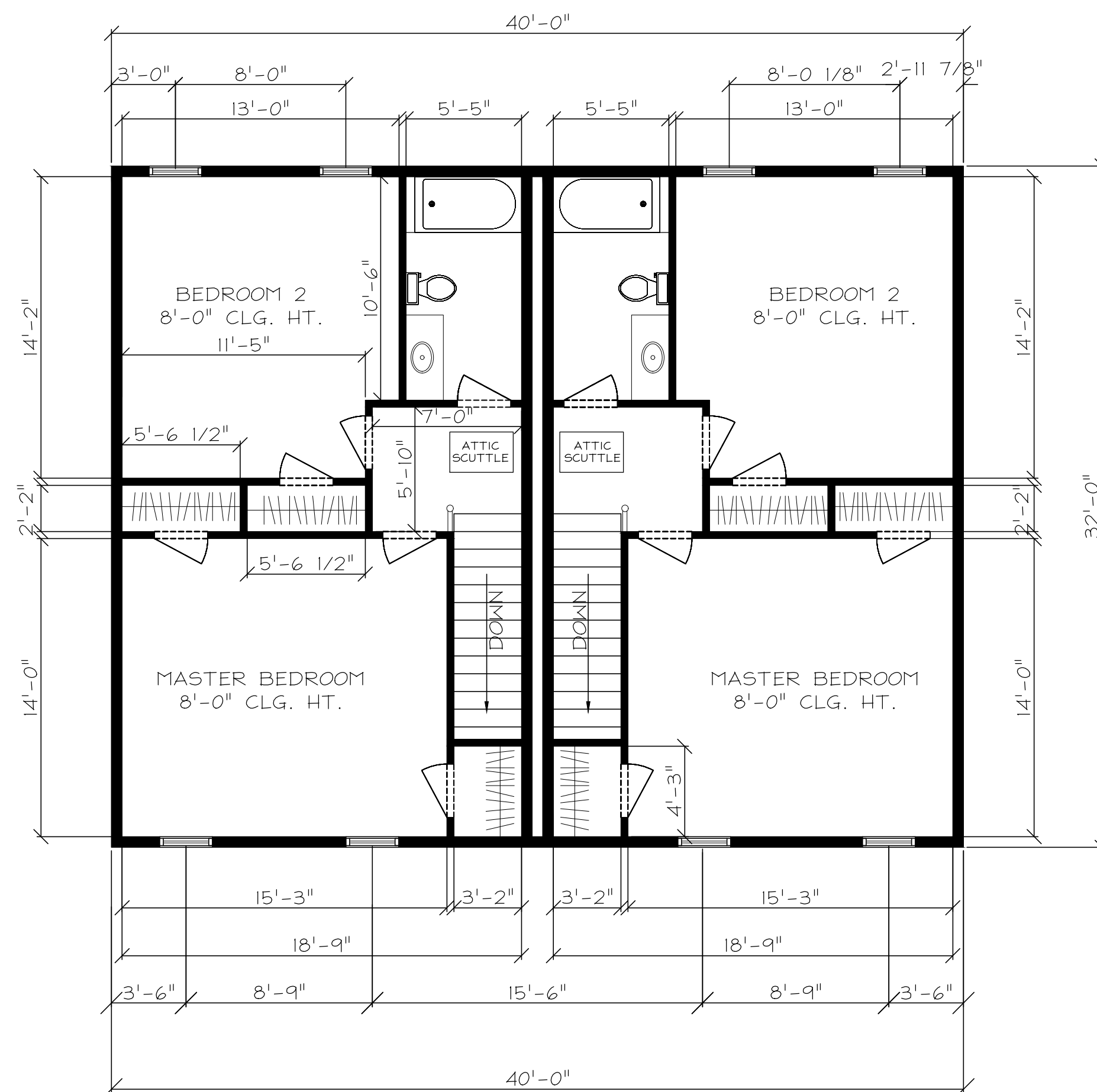
Date: 02/05/25
Revisions:
Scale: AS NOTED

BASEMENT PLAN



PROPOSED 1ST FLOOR

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



PROPOSED 2ND FLOOR

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

THESE DRAWINGS ARE FOR PERMIT AND GENERAL CONSTRUCTION USE ONLY.

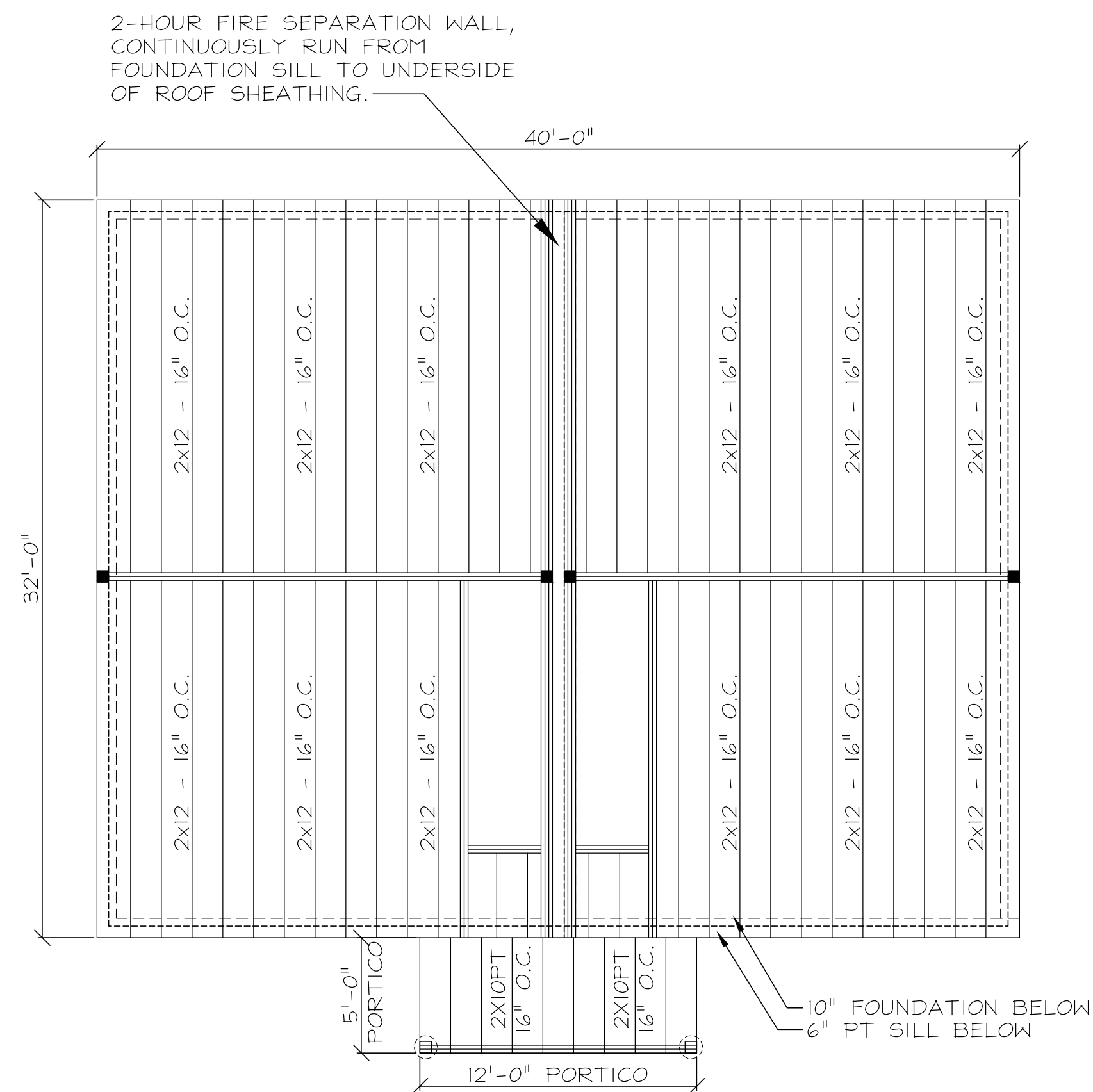
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A3.2

FLOOR PLANS

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

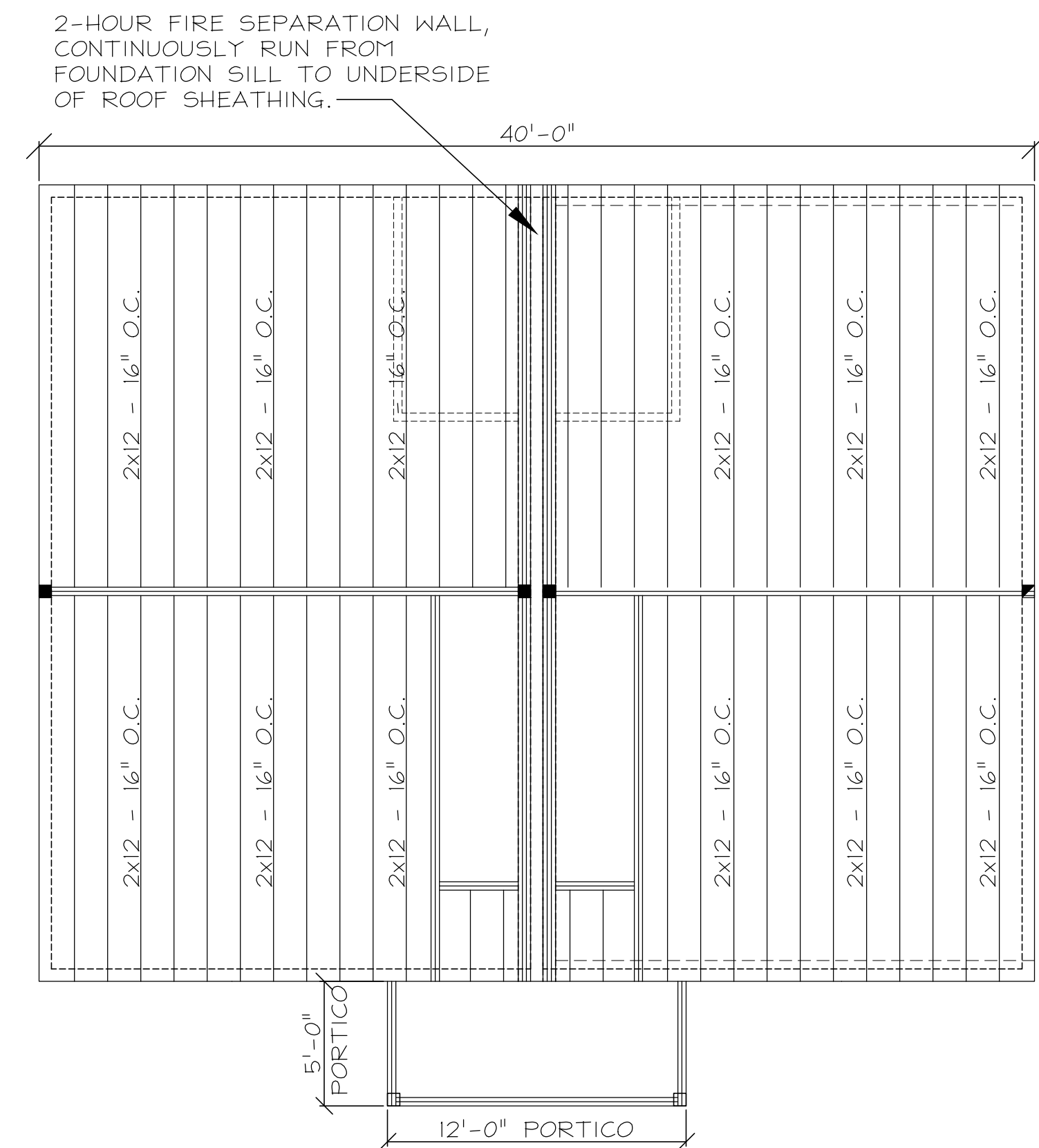


1ST FLOOR - FLOOR JOISTS

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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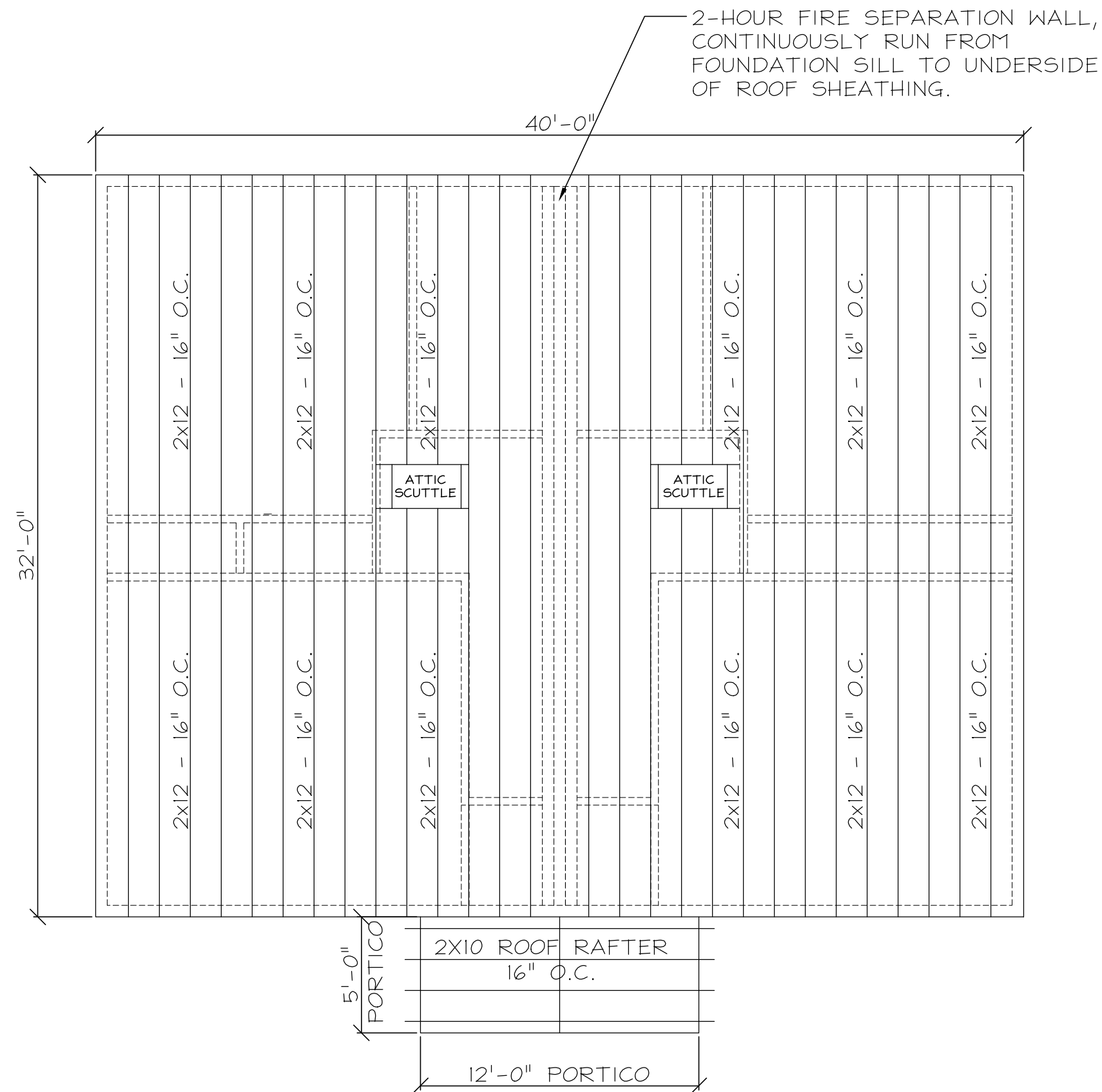
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Date: 02/05/25

Revisions:

Scale: AS NOTED

FRAMING

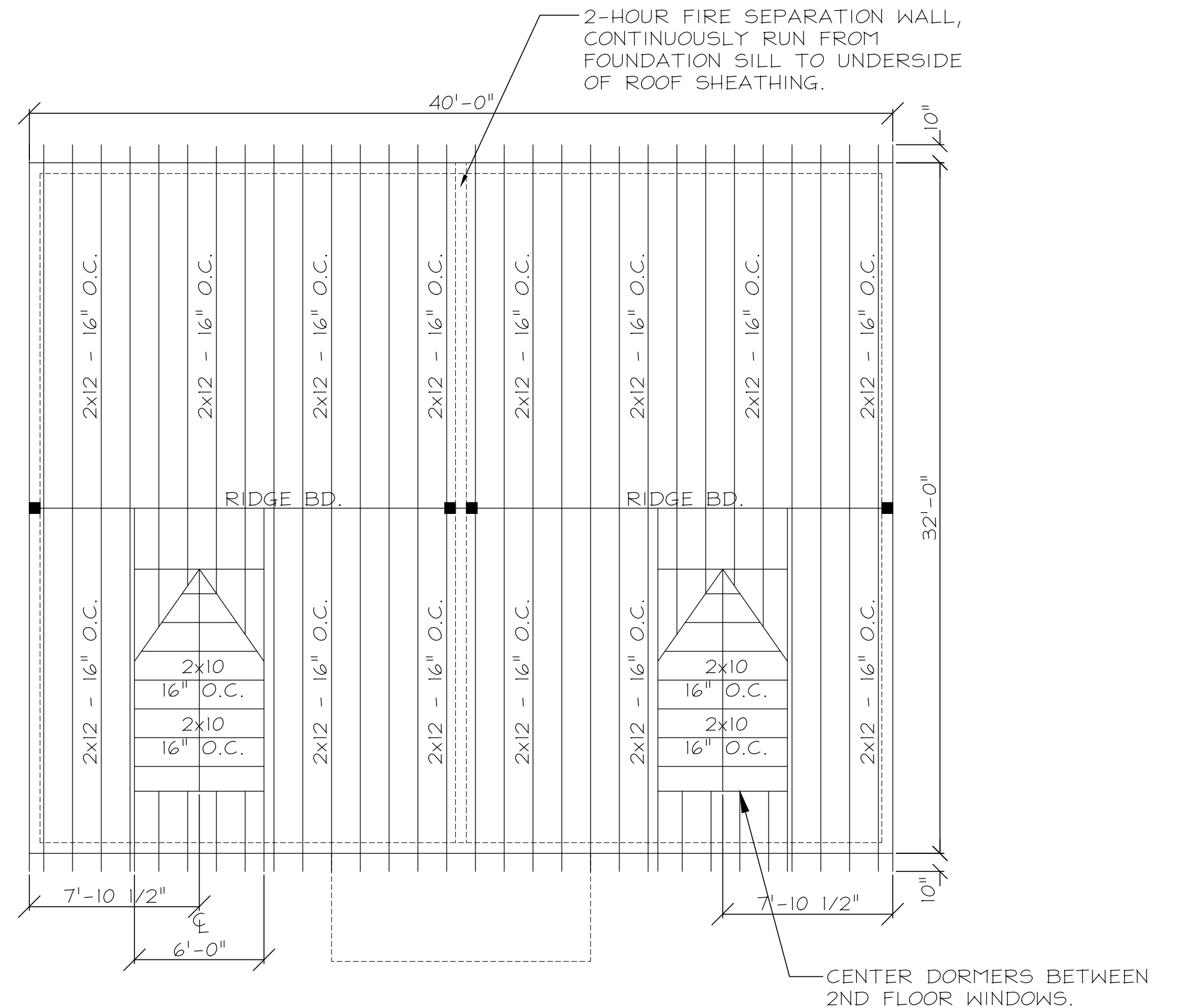


2ND FLOOR - CEILING JOISTS

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

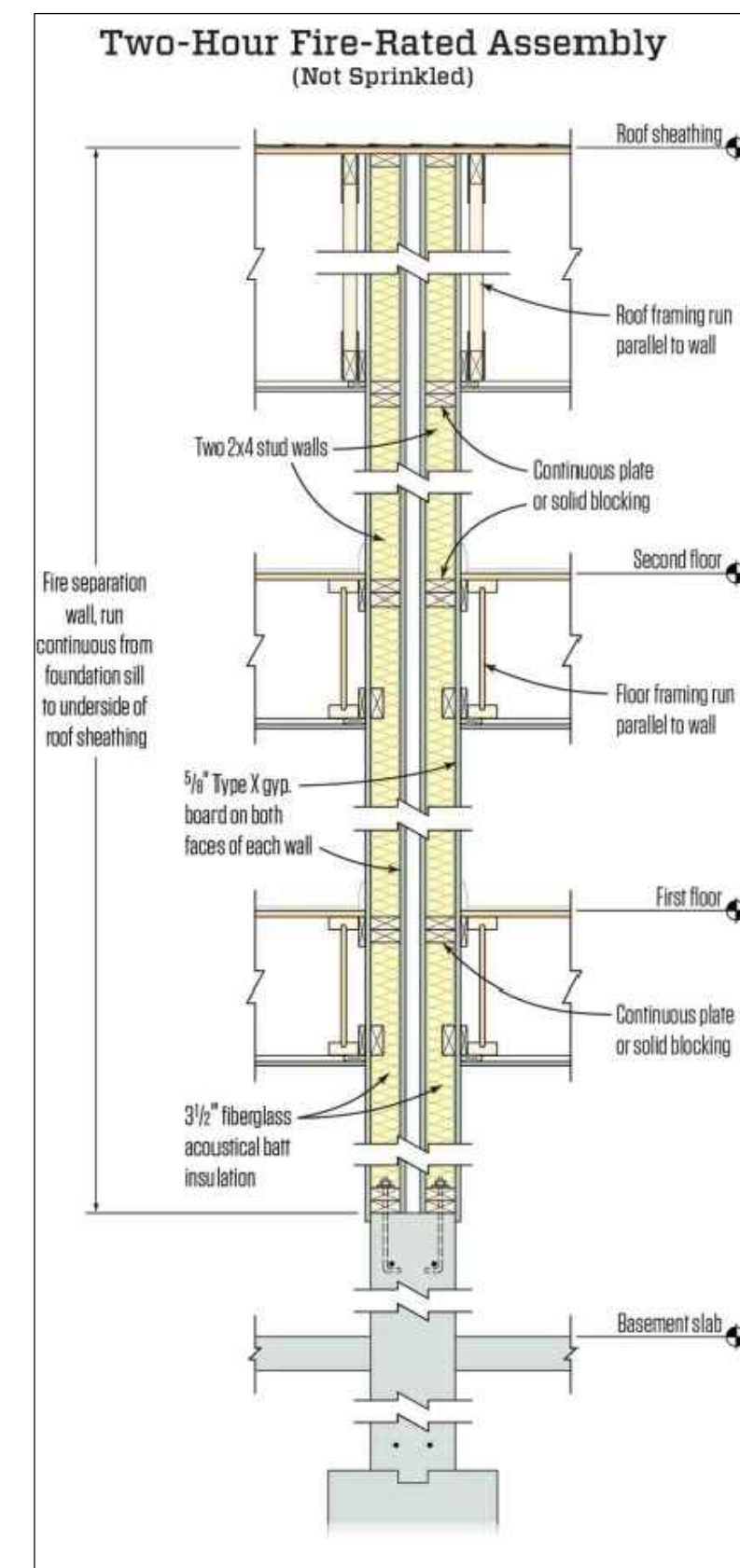
Date: 02/05/25
Revisions:
Scale: AS NOTED

FRAMING

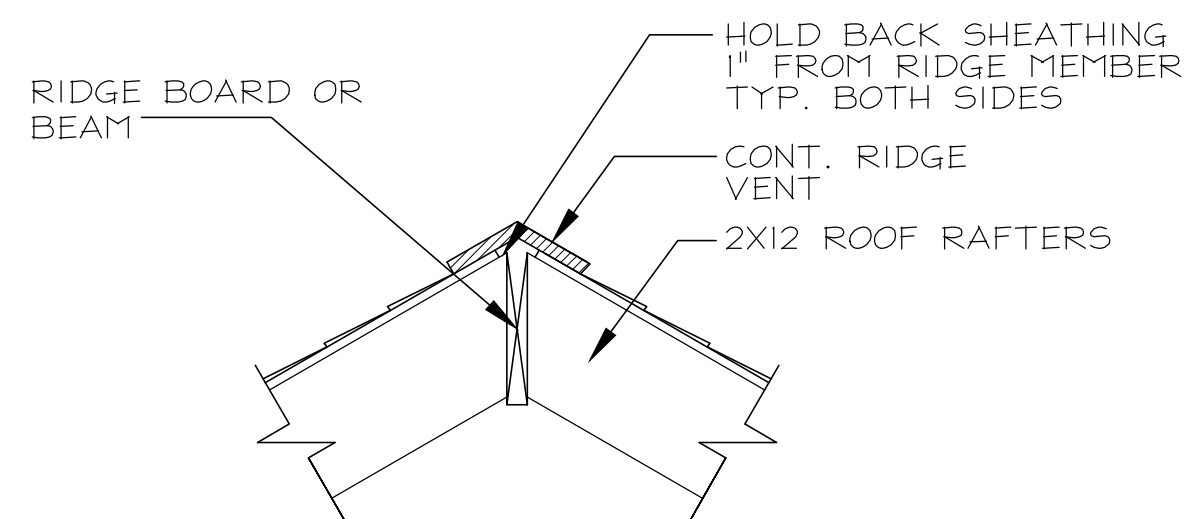
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TYPICAL EAVE CONDITION
SCALE: NOT TO SCALE



RIDGE CONDITION

SCALE: NOT TO SCALE

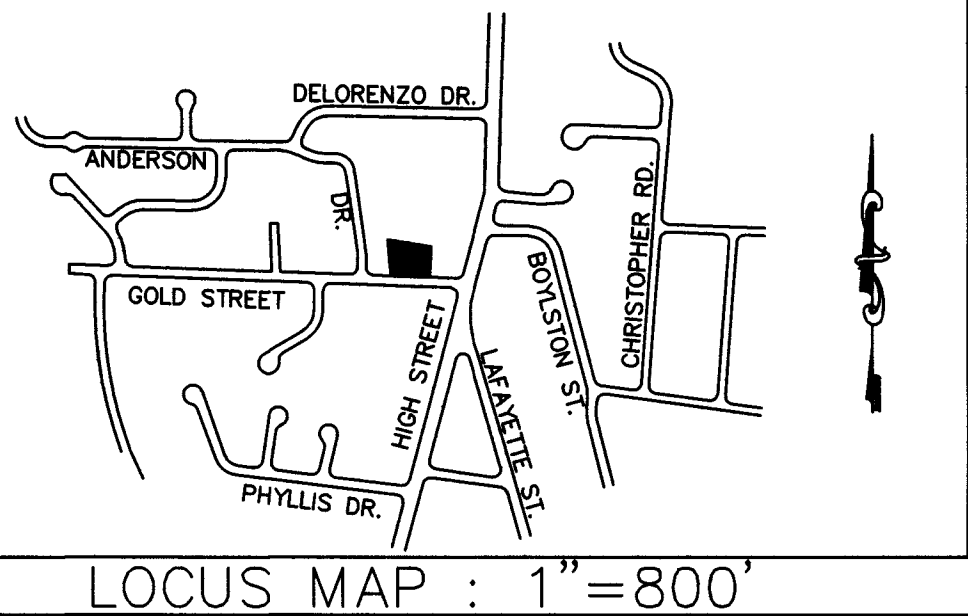
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CSL 087743, 774-254-6034

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

SECTIONS

File Attachments for Item:

1. ANR - Gold Street



ZONING RESIDENTIAL SINGLE FAMILY HIGH DENSITY REQUIREMENTS			
	REQUIRED	PROPOSED LOT 1	EXISTING LOT 2
LOT AREA	12,000 S.F.	10,817 S.F.	12,002 S.F.
LOT FRONTAGE	100.00'	139.64'	100.00'
LOT DEPTH	100.00'	100.93'	132.6'
LOT WIDTH	75.00'	77.91'	97.75'
FRONT YARD SETBACK	25.0 FEET		30.5 FEET
SIDE YARD SETBACK	15.0 FEET		18.9 FEET
REAR YARD SETBACK	15.0 FEET		51.1 FEET
LOT COVERAGE			
BY STRUCTURES	20.0 %		12.75 %
BY STRUCTURES AND OTHER IMPERVIOUS	25.0 %		15.55 %
MAXIMUM BUILDING HEIGHT STORIES	2.5 STORIES		1.5 STORIES
MAXIMUM BUILDING HEIGHT FEET	40 FEET		18.0 FEET

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

ASSESSOR'S MAP 45 , PARCELS 12 & 13
ZONING : SINGLE FAMILY HIGH DENSITY
DEED REFERENCE : BOOK 40049 PAGE 174
PLAN REFERENCES : BOOK 2876 PG 304
BOOK 4027 PG 50
BOOK 223 PG 98

PLANNING BOARD APPROVAL , UNDER SUBDIVISION CONTROL LAW , IS NOT REQUIRED .

RANDOLPH PLANNING BOARD

DATE:

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED.

OWNER & APPLICANT :

MICHAEL E. BROWN
13 AVON STREET
ANDOVER, MA. 01810

PLAN OF LAND
IN
RANDOLPH , MA.
SCALE: 1"=20' APRIL 15, 2025

CRAIG E. CYGAWNOSKI DATE

RIM
ENGINEERING CO., INC.
P.O. BOX 32 MANSFIELD, MA. 02048
(508) 339-3731 RIMENGINEERING@VERIZON.NET
BROWN 5 GOLD STREET RANDOLPH
ANR PLAN APRIL 15, 2025



PLANNING DEPARTMENT

FORM A

APPLICATION FOR ENDORSEMENT OF A PLAN BELIEVED NOT TO REQUIRE APPROVAL



Assessor Parcel ID	28-C-007.1	Norfolk County Registry of Deeds	Book/Page or Certificate # Book 40049, Page 174
Parcel Address	5 Gold Street, Randolph, MA		

Applicant	Michael E. Brown		
Address	13 Avon Street, Andover, MA 01810		
Address2			
Phone	(617) 459-3537	Email	mikex.brown@intel.com

Surveyor/Engineer	RIM Engineering Co., Inc.		
Address	P.O. Box 32, Mansfield, MA 02048		
Address2			
Phone	(508) 339-3731	Email	rimengineering@verizon.net

If property owner is not the applicant, separate authorization from the owner is required

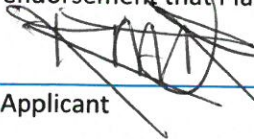
Property Owner	Same		
Address			
Address2			
Phone		Email	

PURPOSE OF PLAN
Explanation, purpose of plan and change to/from
Applicant seeks to divide existing 22,612 square foot lot so as to create second parcel for potential development as single-family residence.

Specify the reason why the Plan of Land is not a subdivision requiring approval by the Planning Board under the Subdivision Control Law (Select A, B, C or D - **choose only ONE**):

- A. Each lot on the plan meets one of the following criteria (choose one) by having frontage and lot area required under the Zoning Ordinances for the district in which it is located:
- ☐ 1. A public way, *or*
 - ☐ 2. A way which the Town Clerk certifies is maintained and used as a public way, *or*
 - ☐ 3. A way shown on a plan approved and endorsed by the Planning Board under the Subdivision Control Law, recorded in Plan Book _____, Plan _____, *or*
 - ☒ 4. A way in existence before the adoption of the Subdivision Control Law by the Town and which the Applicant believes is adequate for the way's proposed use, *or*
 - ☐ 5. A way shown on a plan of a subdivision recorded at the Registry of Deeds or the Land Court prior to the adoption of the Subdivision Control Law: Plan Book _____, Plan _____.
- B. Each lot has been clearly marked on the plan to be either:
- ☐ 1. Joined to and made part of an adjacent lot, *or*
 - ☒ 2. Labeled "Not a Buildable Lot".
- C. Each lot on the plan contains a building which existed prior to the adoption of the Subdivision Control Law.
- D. The plan shows an existing parcel with no new lot division(s) and has frontage on a way described above.

The undersigned, believing that the accompanying plan of property in the Town of Randolph does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

 _____
Applicant Attorney for Applicant

Date

PLANNING BOARD USE ONLY

Items Received: ☐ 5 print copies ☐ 1 Electronic File ☐ Owner Authorization

Date Received: _____

Fee Received: Amount _____ Check# _____ Date: _____

Reviewed by Engineering: _____ Date: _____

Reviewed by Assessor: _____ Date: _____