

PLANNING BOARD MEETING

Tuesday, October 13, 2026 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. Chairperson Comments

C. Approval of Minutes

1. Minutes of 9/22/2026

D. Public Speaks

E. Old/Unfinished Business

1. Site Plan Review - 19 Memorial Parkway

F. New Business

1. Spring Estates Subdivision Discussion with West Point Development

G. Staff Report

***Active Subdivision Review**

***Active Project Review**

***Upcoming Projects**

H. Board Comments

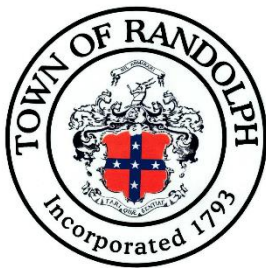
I. Adjournment

Notification of Upcoming Meeting Dates

October 27, November 10, November 24, December 15

File Attachments for Item:

1. Minutes of 9/22/2026



PLANNING BOARD MEETING

Tuesday, September 22, 2026 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.

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 6:06 PM.

PRESENT

Alexandra Alexopoulos

Araba Adjei-Koranteng - joined the meeting at 6:07 PM

tony Plizga

Lou Sahlu

ABSENT

Peter Taveira

B. Chairperson Comments

Chairman Plizga noted that the former Master Plan Implementation Committee is now defunct following the creation of the Master Plan Steering Committee. Planning Director Michelle Tyler provided an overview of the upcoming Master Plan update. Planning Board member Araba Adjei-Koranteng volunteered to serve as the Planning Board's appointee to the Master Plan Steering Committee.

C. Approval of Minutes

1. Minutes of 9/8/2026

The Planning Board approved the Planning Board Minutes of September 8, 2026, as presented. Member Adjei-Koranteng arrived after the vote.

Motion made by Plizga, Seconded by Sahlu.

Voting Yea: Alexopoulos, Plizga

Voting Abstaining: Sahlu

D. Public Speaks

Chairman Plizga opened and closed the Public Speaks portion of the meeting with comments received in person or online.

E. Public Hearings

1. 6:15 PM - Council Order 2026-068: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To Amend Article 9 to Add A Provision Concerning Inclusionary Zoning

Chairman Plizga opened the public hearing on Council Order 2026-068, regarding an amendment to Article 9 to add provisions for Inclusionary Zoning (Housing). Member Adjei-Koranteng was asked to read the public notice, published in the *Patriot Ledger* on September 1 and September 8, 2026, into the record.

Mrs. Tyler provided an overview of the proposed amendment that would mandate a certain percentage of affordable housing in residential developments with 10 or more units, which would be added to the Town's affordable housing inventory and align with the Town's Chapter 40B requirements.

Mrs. Tyler noted that a definitions section for Inclusionary Housing also needs to be added, as it was not included in the version submitted to the Town Council.

Chairman Plizga opened the hearing up for public comment. Hearing none, Chairman Plizga closed the public comment portion of the meeting and opened it to the Board.

Chairman Plizga made a motion to amend Council Order 2026-068 to include a definitions section.

Motion made by Plizga, Seconded by Alexopoulos to make an amendment to Council Order 2026-068 to add the definitions incorporated in a new section 2.6 entitled "Definitions Associated with Inclusionary Zoning".

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

Chairman Plizga made a motion to recommend approval of Council Order 2026-068, as amended.

Motion made by Plizga, Seconded by Sahlu to recommend approval of Council Order 2026-068, as amended.

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

Chairman Plizga closed the public hearing for Town Council Order 2026-068.

2. 6:15 PM - Council Order 2026-069: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – Concerning Assisted and Independent Living

Chairman Plizga opened the public hearing on Council Order 2026-069, concerning Assisted and Independent Living. Member Adjei-Koranteng was asked to read the public notice, published in the *Patriot Ledger* on September 1 and September 8, 2026, into the record.

Mrs. Tyler provided an overview of the proposed amendment, which would amend zoning allows Assisted and Independent Living developments, but in locations that would specifically handle the increase in density and traffic. The amendment would also incorporate provisions for Inclusionary Housing and revise the Table of Allowable Uses to designate the Planning Board, rather than the Town Council, as the Special Permit Granting Authority (SPGA).

Mrs. Tyler recommended amending existing ordinance language found in Section 11.2, D.2, j. to remove "assisted living facility" from the section, as it references the Town Council as the SPGA.

Chairman Plizga proposed minor edits to the Council Order. Under Section M.(5), he recommended adding/amending:

- h. Utilities
- i. Grading and drainage
- and changing "may" to "shall": "Development plans that ~~may~~ shall include"

Motion made by Plizga, Seconded by Adjei-Koranteng to amend Section M. of Section 9.10 (5) changing "may" to "shall" and adding utilities as little h. and grading and drainage as little i.

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

Chairman Plizga asked the Board if there were any questions or amendments.

Motion made by Plizga, Seconded by Alexopoulos to recommend approval of Council Order 2026-069, as amended.

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

Chairman Plizga closed the public hearing for Council Order 2026-069.

3. 6:15 PM - Council Order 2026-070: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph –Concerning Mixed Use and Section 9.1 of the Ordinance

Chairman Plizga opened the public hearing on Council Order 2026-070, concerning Mixed Use and Section 9.1 of the ordinance and asked Member Adjei-Koranteng to read the public notice, published in the Patriot Ledger on September 1 and September 8, 2026, into the record.

Mrs. Tyler provided an overview of the proposed amendment that will align the Zoning Ordinance with the adoption of Inclusionary Housing. Mrs. Tyler stated that recommended changes include designating the Planning Board as the sole Special Permit Granting Authority (SPGA), revising commercial versus residential thresholds, reducing the parking requirement from 1.25 to 1 space per unit, and replacing existing references to "Affordable Housing" with the new Inclusionary Housing provisions.

Chairman Plizga opened the hearing up for public comment. Hearing none, Chairman Plizga closed the public comment portion of the meeting and opened it for Board discussion. There were no comments from the Board.

Motion made by Plizga, Seconded by Sahlu recommendation to approve Council Order 2026-070, as presented.

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

Chairman Plizga closed the public hearing for Council Order 2026-070.

4. 6:45 PM - Ledgeview Terrace Subdivision Major Modification Continuation

Chairman Plizga asked Mrs. Tyler for an update on the Ledgeview Terrace public hearing. Mrs. Tyler noted that the applicant's engineer, Mrs. Cripps, requested an additional extension to complete the plan revisions requested by the Planning Board. The Board continued the hearing to October 27, 2026 at 6:45 PM.

Discussion on the motion:

Member Sahlu asked about the next step if the hearing needs to be continued again. Chairman Plizga said they could either continue the hearing or close it and restart when the applicant is ready.

Motion made by Plizga, Seconded by Alexopoulos to continue the Ledgeview Terrace public hearing to October 27, 2026 at 6:45 PM.

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

F. Old/Unfinished Business

1. Revised Draft 2027 Meeting Schedule

The Planning Board voted to approve the 2027 Planning Board meeting schedule.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the 2027 meeting schedule, as presented.

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

G. Staff Report

1. Subdivision Updates - Holbrook Gardens, Prospect Hill, Richard Estates and Spring Estates

Mrs. Tyler provided an update on correspondence regarding incomplete subdivisions and outstanding items. The letters requested installation of private road signs until the roads are accepted by the Town and submission of as-builts within 60 days.

Mrs. Tyler reported that photo confirmation was received verifying the installation of private way signs on Kelli Road (Spring Estates), Prospect Avenue, and Richard Road. The sign on East Patterson is expected to be installed this week.

Mrs. Tyler noted that subdividers are actively working on as-built plans. An as-built plan for Richard Road was received but rejected because it was not submitted in an acceptable format. The subdivider was advised to consult with his land surveyor regarding the proper format for submission to the Planning Board.

Permitting Software

Mrs. Tyler stated that the Town is still in the process of selecting a new permitting software vendor.

EV Charging Ordinance

Mrs. Tyler recommends updating the EV Charging Ordinance to include regulations for fleet charging stations, which were not addressed in the current ordinance.

Lantana Scanlon Drive

Mrs. Tyler and Building Commissioner Lum approved a demolition permit for the former Lantana building on Scanlon Drive. The applicant is currently grubbing and grading the parking area on the west side of High Street.

Master Plan

Mrs. Tyler reported that the meetings will begin once a consultant has been selected.

Accessory Dwelling Units

Mrs. Tyler reported that the Commonwealth has issued updates regarding accessory dwelling units (ADUs); however, no zoning amendments are necessary at this time.

Battery Energy Storage/Solar

Mrs. Tyler reported that amendments will be needed to the zoning regulations governing battery energy storage systems and solar energy to accommodate larger-scale solar operations and address residential solar installations.

H. New Business

1. Site Plan Review - 19 Memorial Parkway

Chairman Plizga asked Mrs. Tyler to update the Board on the Site Plan Review request for 19 Memorial Parkway for a renovation and new tenant, O'Reilly Auto Parts. Mrs. Tyler raised concerns regarding proposed sign changes that exceed the sign guidelines, which initially leaned toward denial. Following a site visit with Chairman Plizga, they determined the matter should be brought before the Board for a decision. The proposed elevations were provided in the agenda packet.

Mike Kindle of CASCO introduced himself to the Board. CASCO is the design and engineer firm for the proposed O'Reilly Auto Parts project, which includes interior renovations and exterior storefront modifications. Mark White, the project designer for O'Reilly Auto Parts, was also present and had no additional comments.

Chairman Plizga noted that the plan displayed shows the proposed exterior modifications which includes a new sign/facade.

Member Alexopoulos disclosed that she is in the automotive repair business and uses O'Reilly Auto parts as a supplier. Chairman Plizga did not see it as a conflict.

Chairman Plizga feels the existing "A" frame dormers contribute to the architectural character. He expressed concern that O'Reilly's proposal to remove the front dormer and replace it with a large rectangular sign structure would alter the building's architecture and could set a precedent for similar requests.

Member Adjei-Koranteng's agreed with Chairman Plizga, she also felt the the proposed red background was a bit jarring compared to other signage in the Plaza. Member Alexopoulos also expressed concern about setting a precedent and preferred retaining the existing dormer shape, but had no objection to the corporate sign colors.

Chairman Plizga asked the applicant to respond. Mike Kindle explained that the proposed sign facade would be approximately three fee lower than the existing structure and said he would discuss using the existing dormer with O'Reilly.

Chairman Plizga asked Mr. Kindle to work with O'Reilly on sign design using the existing dormer, with the sign limited to 40 square feet. The Board clarified that the amount of red paint was not restricted as long as it remained within the 40-foot sign area.

Mrs. Tyler asked the design team to modify the Exterior Elevations page of the plans (A2 2.2) based on discussion with the Planning Board. Mrs. Tyler advised Mr. Kindle that as long as she has the revised plans by October 8, it could be on the next meeting agenda for consideration on October 13.

Chairman Plizga provided a summary of the requested revisions:

- keep the existing dormer
- keep existing paint colors on the dormer
- come up with a sign configuration with up to three colors, area not to exceed 40 feet

Mrs. Tyler told Mr. Kindle she would sign off on the interior modifications so they could get started while awaiting the exterior approval.

I. Board Comments

None

J. Adjournment

Notification of Upcoming Meeting Dates

October 13, October 27, November 10, November 24

The meeting adjourned at 7:06 PM.

Motion made by Adjei-Koranteng, Seconded by Alexopoulos to adjourn.

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

File Attachments for Item:

1. Site Plan Review - 19 Memorial Parkway



October 8, 2026

Via: Online

Michelle R. Tyler, Director of Planning
Town of Randolph
41 South Main Street
Randolph, MA 02368
781.961.0936
mt Tyler@randolph-ma.gov

Re: **O'REILLY AUTO PARTS (RL1)**
47 Memorial Pkwy
Randolph, MA 02368

Dear Ms. Tyler,

Please find revised drawing (A2.2.2), signed and sealed in response to code comments received for the above referenced project. The following is a narrative of changes in response to those comments:

SHEET A2.2.2

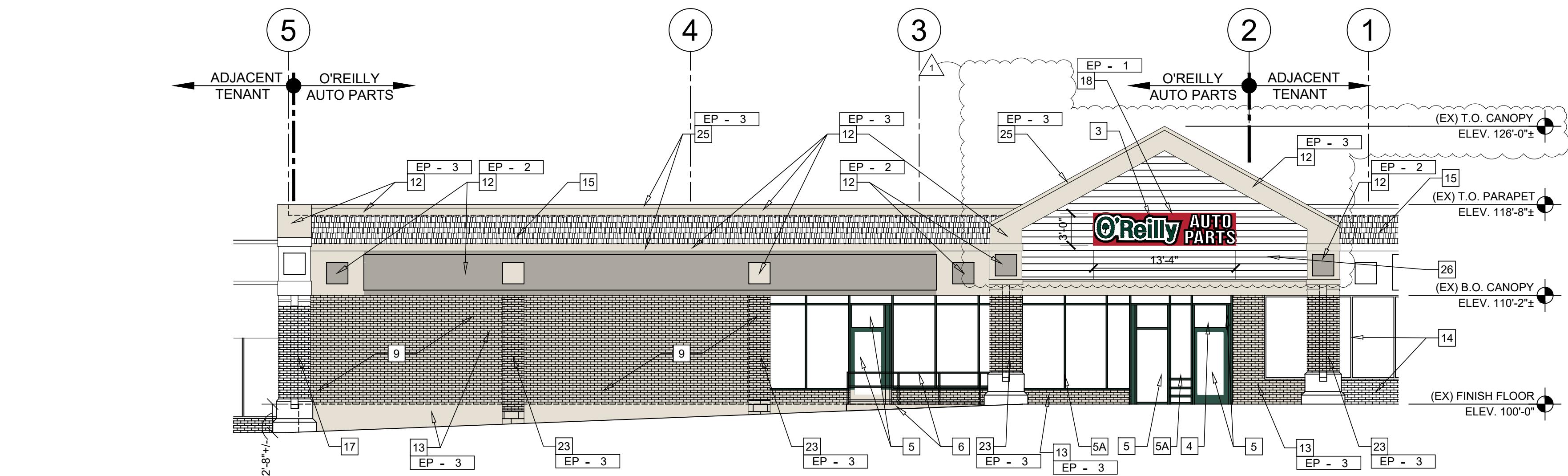
- New sign tower was removed as required for the existing sign tower that will remain. Revised the sign to 40 sq. ft.
- Removed the portion of the side elevation now that the existing sign tower will remain.
- Revised exterior keynotes as required.

If you have any questions, please do not hesitate to contact me.

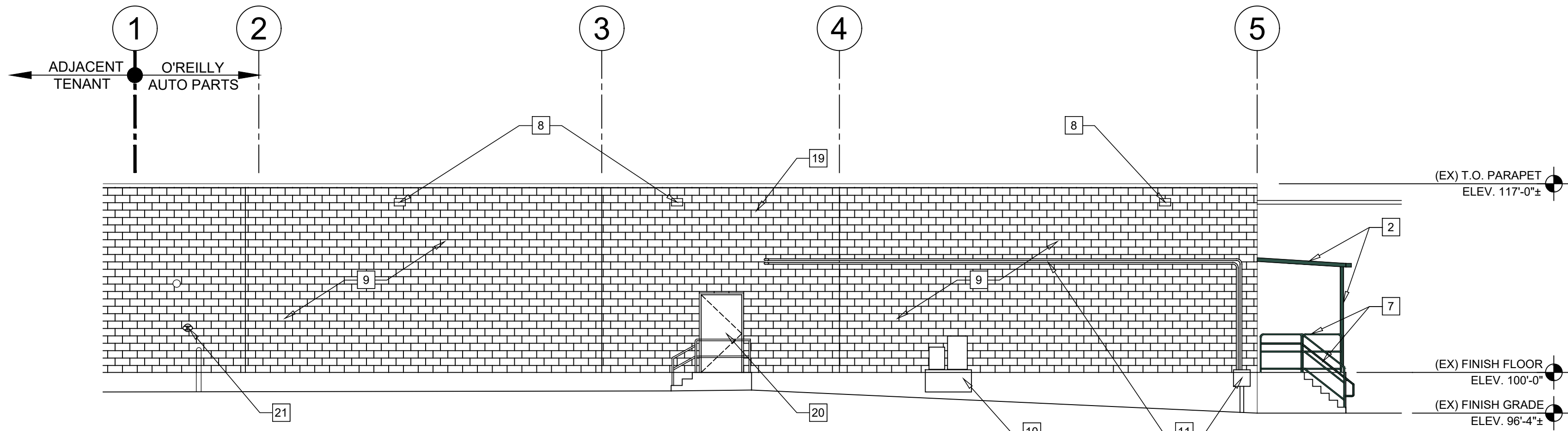
Sincerely,

Mike Kindle
PROJECT MANAGER
O: 314.821.1100 x303
12 Sunnen Dr. Suite 100
St. Louis, MO 63143
Mike.kindle@theCDcompanies.com

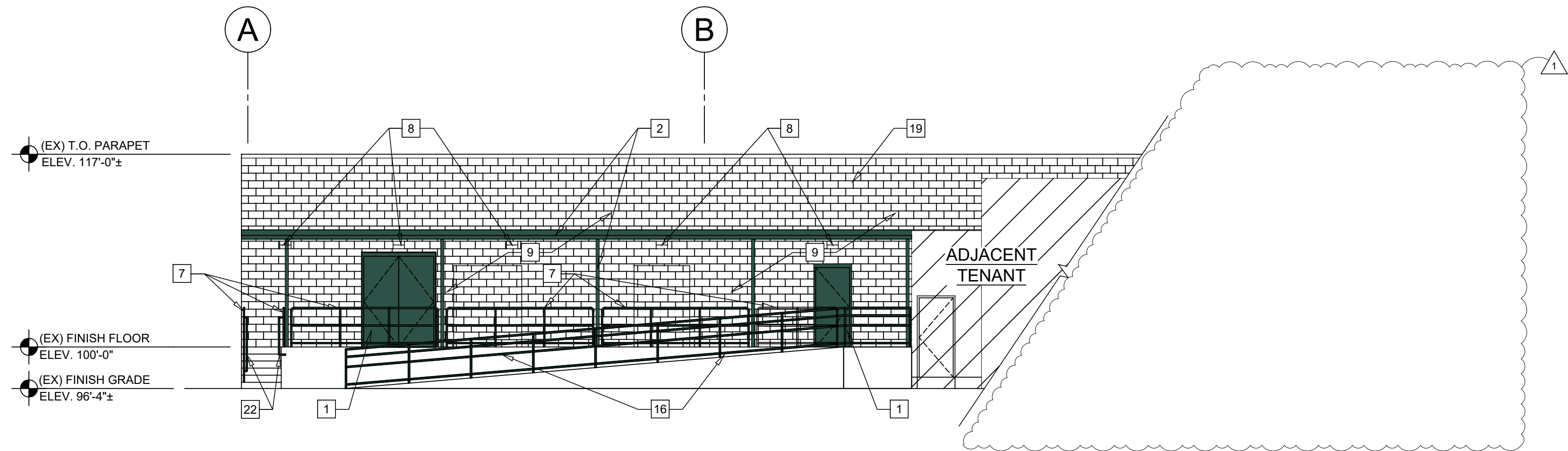
enc: Revised Drawing



1 SOUTH (FRONT) EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH (LEFT) EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



3 WEST (REAR) EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

FACADE		EXTERIOR FINISH SCHEDULE	
EP - 1	PAINT	NOTE: REFER TO ELEVATIONS FOR FINISH LOCATIONS	
	MFR:	SHERWIN WILLIAMS	EXIST. HM. DOOR AND FRAME, EXISTING METAL CANOPY AND COLUMNS, NEW METAL PIPE HANDRAIL AND GUARDRAILS: FINISH: NEW - FACTORY PRIMED AND FIELD PAINTED EXISTING - CLEAN, PRIME AND PAINT COLOR: HUNT CLUB GREEN BY SHERWIN WILLIAMS (OR APPROVED EQUAL), SEMI-GLOSS FINISH.
	STYLE:	SHER-CRYL	
	COLOR:	SW6871 POSITIVE RED	
	FINISH:	GLOSS	
APP:	PER MFR SPECS FOR SURFACE		
	NOTES:	INCLUDE THREE COMPONENT (B65T105 / B65V105 / B65C105) CLEAR URETHANE	STOREFRONT SYSTEM MFG: EFCO, KAWNEER OR VISTA WALL (NO SUBSTITUTES) COLOR: TO MATCH EXISTING or IVY, DARK IVY OR INTERSTATE GREEN, RESPECTIVELY
EP - 2	PAINT	WINDOW TINT	
	MFR:	SHERWIN WILLIAMS	MFG: 3M STYLE: LAYER 1 - NIGHT VISION 15 (APPLY FIRST); LAYER 2 - FASERA, MILANO (APPLY OVER) REP: JIM MANNIX 612.325.6509 NOTE: INSTALL PRIOR TO INSTALLATION OF INTERIOR WALL CONSTRUCTION.
	COLOR:	SW7017 DORIAN GRAY	
	FINISH:	SEMI GLOSS	
	APP:	PER MFR SPECS FOR SURFACE	
EP - 3	PAINT	ELECTROSTATIC REFINISHING OF EXISTING ALUMINUM FRAMES NOTE:	
	MFR:	SHERWIN WILLIAMS	CONTRACTOR TO FIELD-PAINT THE EXISTING ALUMINUM STOREFRONT FRAMES, MULLIONS, AND RELEVANT EXTERIOR TRIM USING A PROFESSIONAL-GRADE, ON-SITE ELECTROSTATIC SPRAY APPLICATION PROCESS. PREPARATION, PRIMING, AND COATING SYSTEM (TWO-PART ALIPHATIC POLYURETHANE) TO STRICTLY COMPLY WITH MANUFACTURER SPECIFICATIONS AND DIVISION 09 FINISHES. COLOR TO MATCH ARCHITECT'S SAMPLE. MASK GLAZING, HARDWARE, AND ADJACENT FINISHES COMPREHENSIVELY PRIOR TO APPLICATION. COLOR AND FINISH TO MATCH NEW STOREFRONT SYSTEM.
	COLOR:	SW7042 SHOJI WHITE	
	FINISH:	SEMI GLOSS	
	APP:	PER MFR SPECS FOR SURFACE	

EXTERIOR GENERAL NOTES

- A MANUFACTURER: SHERWIN WILLIAMS SPECIFIED. EQUAL PRODUCTS BY PPG INDUSTRIES ACCEPTABLE (NO SUBSTITUTES).
- B APPLICATION: INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR PROJECT CONDITIONS. EACH COAT SPECIFIED SHALL BE SPRAY APPLIED AND BACK ROLLED. COVERAGE THICKNESS INDICATED IN WET MIL UNITS, UNLESS OTHERWISE INDICATED.

EXTERIOR KEYNOTES

- 1 EXISTING HOLLOW METAL DOOR AND FRAME. CLEAN, PRIME AND PAINT. SEE EXTERIOR FINISH SCHEDULE ABOVE FOR COLOR. REFER TO SHEET **A0.1** FOR FURTHER INFORMATION.
- 2 EXISTING METAL CANOPY AND COLUMNS. CLEAN, PRIME AND PAINT. SEE EXTERIOR FINISH SCHEDULE ABOVE FOR COLOR.
- 3 SURFACE MOUNTED SIGN, O'REILLY CONSTRUCTION FURNISHED AND INSTALLED. PROVIDE ROUGH-IN ELECTRICAL. GC TO VERIFY ADEQUATE BACKING FOR MOUNTING. COORDINATE REQUIREMENTS WITH O'REILLY CONSTRUCTION. REFER TO SHEET **SG2.1** IN SEPARATE EXTERIOR DESIGN PACKAGE.
- 4 PREFERRED BUILDING ADDRESS NUMBERS: 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING. CONFIRM WITH LANDLORD/JURISDICTION REQUIREMENTS.
- 5 NEW EXTERIOR STOREFRONT GLAZING SYSTEM WITH NEW ENTRY AND EXIT DOORS IN EXISTING STOREFRONT WINDOW OPENING. REFER TO SHEETS **A1.1**, **A1.2** AND **A5.4** FOR FURTHER INFORMATION.
- 5A EXISTING EXTERIOR STOREFRONT GLAZING SYSTEM TO REMAIN. SEE EXTERIOR FINISH SCHEDULE ABOVE FOR REFINISHING REQUIREMENTS.
- 6 NEW CONCRETE PLATFORM AND METAL PIPE HANDRAILS. SEE EXTERIOR FINISH SCHEDULE ABOVE FOR HANDRAIL COLOR. SEE SHEET **A0.2.3** FOR FURTHER INFORMATION.
- 7 NEW METAL PIPE GUARDRAILS. SEE EXTERIOR FINISH SCHEDULE ABOVE FOR COLOR. SEE SHEET **A0.2.3** FOR FURTHER INFORMATION.
- 8 NEW WALLPACK LIGHT FIXTURE IN SAME LOCATION OF EXISTING WALL PACKS, TYP. REFER TO ELECTRICAL DRAWINGS.
- 9 PATCH AND REPAIR ALL MISC. HOLES, RIPS, TEARS, PENETRATIONS, ETC. AS REQUIRED AND MAKE EXTERIOR WEATERTIGHT.
- 10 EXISTING ELECTRICAL EQUIPMENT.
- 11 EXISTING ELECTRICAL JUNCTION BOX AND CONDUITS.
- 12 EXISTING EIFS TO BE PATCHED, CLEANED AND PAINTED PER NOTED PAINT COLOR.
- 13 EXISTING PAINTED BRICK/CONCRETE TO BE PATCHED, CLEANED AND PAINTED PER NOTED PAINT COLOR.
- 14 EXISTING ADJACENT TENANT BRICK AND STOREFRONT TO REMAIN, NO WORK.
- 15 EXISTING SHINGLE ROOFING.
- 16 NEW PREMANUFACTURED METAL RAMP AND RAILINGS. SEE EXTERIOR FINISH SCHEDULE ABOVE FOR HANDRAIL COLOR. SEE SHEET **A0.2.3** FOR FURTHER INFORMATION.
- 17 EXISTING BRICK AND STONE COLUMN. DO NOT PAINT.
- 18 PAINT EXISTING SIGN BACKER AS SHOWN. PAINT PER NOTED PAINT COLOR.
- 19 EXISTING MASONRY WALL. POWER WASH.
- 20 EXISTING SHARED FIRE PROTECTION/FIRE ALARM, ELECTRICAL ROOM ENTRANCE. NO WORK
- 21 EXISTING FIRE DEPARTMENT CONNECTION.
- 22 NEW METAL PIPE HANDRAILS. SEE EXTERIOR FINISH SCHEDULE ABOVE FOR HANDRAIL COLOR. SEE SHEET **A0.2.3** FOR FURTHER INFORMATION.
- 23 EXISTING BRICK AND STONE COLUMN TO BE PATCHED, CLEANED AND PAINTED PER NOTED PAINT COLOR.
- 24 NOT USED
- 25 EXISTING COPING TO BE PAINTER PER NOTED PAINT COLOR.
- 26 EXISTING SIGN BACKER. TOUCH UP EXISTING PAINT TO MATCH AS REQUIRED.
- 27 TOP OF CANOPY FRAMING TO BE 6" MIN. ABOVE EXISTING GABLE RIDGE.

PROJECT:
O'REILLY AUTO PARTS STORE - RL1
47 MEMORIAL PKWY
RANDOLPH, MA 02368

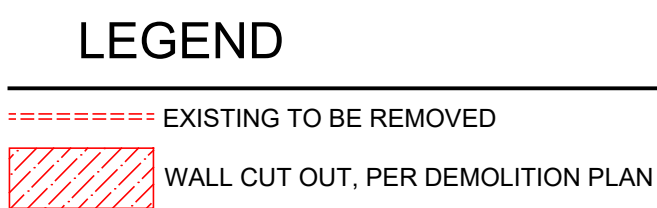
CASCO
12 Surinen Drive, Suite 100,
St. Louis, MO 63143
1-844-681-1100

Michael S. Sundermeyer
License #952005
Exp. Date: 08/31/27
Professional of Record

O'Reilly
AUTO PARTS

REV.	DESCRIPTION	DATE
▲▲▲▲▲	FOR REVIEW	MM/DD/YY
DRAWN BY: JVR		
CHECKED BY: JLB		
DATE: 08/20/26		
PROJECT NUMBER: 2605608		
SHEET NUMBER:		

A2.2.2



A	EXISTING CONDITIONS BASED UPON INFORMATION PROVIDED BY OTHERS OR ARCHITECT'S OBSERVATION.
B	EXISTING CONSTRUCTION TO REMAIN TO BE PROTECTED AS REQUIRED. REMOVE AND REPLACE DAMAGED CONSTRUCTION DUE TO CONTRACTOR'S ACTIVITIES.
C	EXISTING CONSTRUCTION TO BE REWORKED AS REQUIRED FOR INSTALLATION OF NEW CONSTRUCTION. PATCH AND REPAIR EXPOSED SURFACES OF EXISTING CONSTRUCTION TO REMAIN AT LOCATIONS OF EXISTING CONSTRUCTION TO BE REMOVED. FIELD VERIFY SCOPE OF WORK REQUIRED.
D	NEW CONSTRUCTION TO MATCH EXISTING CONSTRUCTION TYPE AND FINISH, UNLESS OTHERWISE NOTED.

REMOVE EXISTING DECORATIVE EIFS CORNICE AND CAP FLASHING DOWN TO SHEATHING/FRAMING. REMOVE EXISTING SIDING AND/OR SHEATHING AS REQUIRED TO FACILITATE NEW WORK. REFER TO SHEET **A2.2.2** FOR ADDITIONAL INFORMATION. EXISTING GABLE ROOF FRAMING AND ROOFING, BEHIND FASCIA IS TO REMAIN.

EXISTING STOREFRONT AND STOREFRONT DOORS TO BE REMOVED AS REQUIRED FOR INSTALLATION OF NEW VESTIBULE. REFER TO SHEET **A1.1** FOR ADDITIONAL INSTRUCTION. VERTICAL STOREFRONT FRAMING MEMBERS AND THE HORIZONTAL MULLION AT 9'-3 1/4" A.F.F. ARE TO REMAIN IN PLACE.

ALUM. STOREFRONT TO BE REMOVED BETWEEN VERTICAL FRAMING MEMBERS. HORIZONTAL MULLION AT 9'-3 1/4" AFF TO REMAIN. STOREFRONT SILL MEMBER, WOOD SILL AND EXTERIOR CMU KNEEWALL CONSTRUCTION TO BE REMOVED FOR NEW PROPOSED STOREFRONT DOOR. REFER TO **A1.1** FOR ADDITIONAL INFORMATION.

EXISTING EXTERIOR LIGHT FIXTURE TO BE REMOVED. PREPARE WALL AS REQUIRED TO RECEIVE NEW WALLPACK FIXTURE .

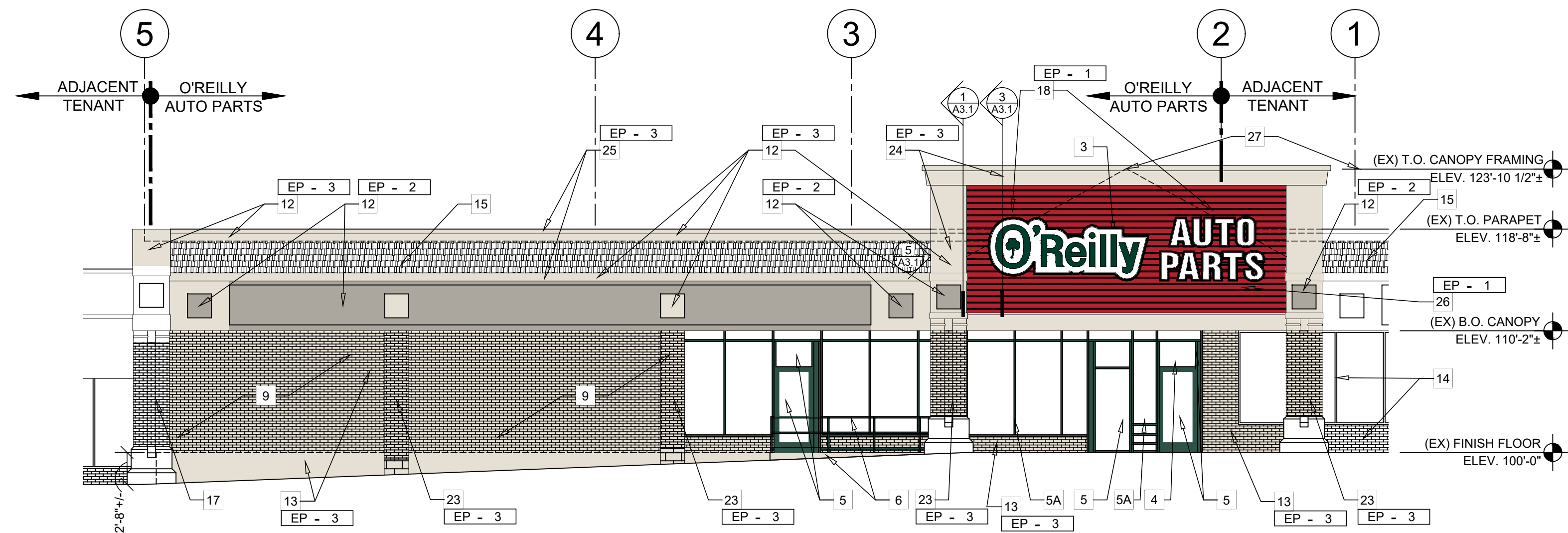
REMOVE SUITE/ADDRESSING AS REQUIRED. REFER TO SHEET **A2.2.2** FOR ADDITIONAL INSTRUCTION.

EXISTING GUARDRAIL AND HANDRAIL TO BE REMOVED BELOW THE SURFACE OF THE CONCRETE DOCK AND STAIR. CONCRETE TO BE PATCHED SMOOTH AND FLUSH WITH THE ADJACENT SURFACE.

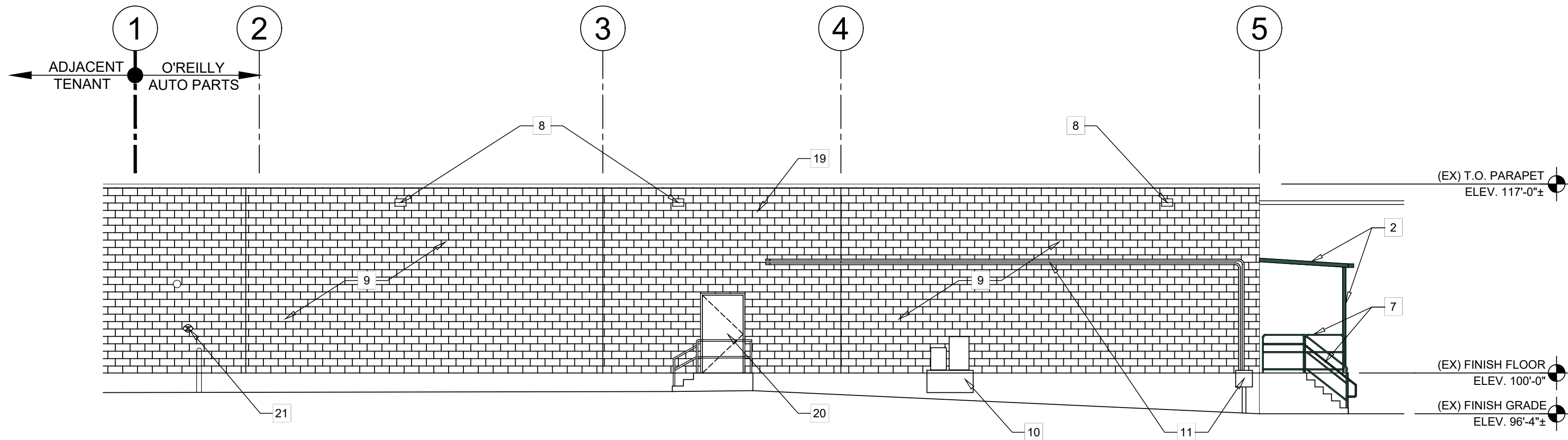
O'REILLY PORTION OF LEFT SIDE AND REAR WALLS ARE TO BE POWER WASHED.

[illegible]

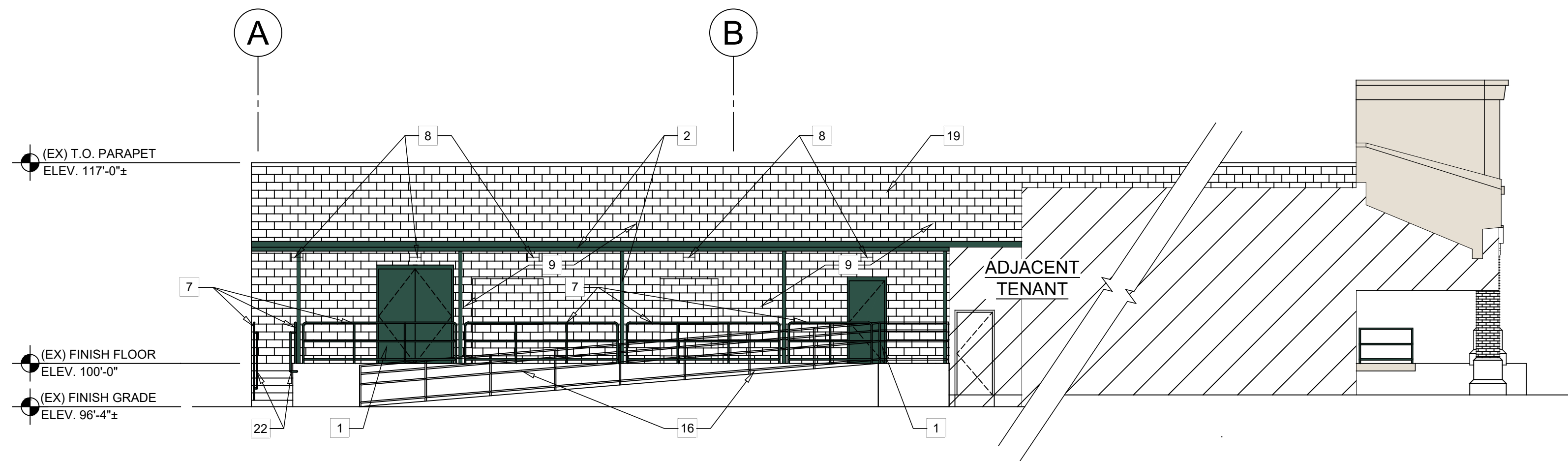
		8/20/26 Michael S. Sundermeyer License #952005 <u>Exp. Date: 08/31/26</u> Professional of Record
CASCO 12 Sunnien Drive, Suite 100, Randolph, MA 02368-4519 T: 314.821.1100		
PROJECT: O'REILLY AUTO PARTS STORE - RL1 47 MEMORIAL PKWY RANDOLPH, MA 02368		SHOPPING CENTER: RANDOLPH SHOPPING CENTER
EXTERIOR DEMOLITION ELEVATIONS		
 AUTO PARTS		
REV.	DESCRIPTION	DATE
FOR REVIEW		MM/DD/YY
▲		
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DRAWN BY: JVR	CHECKED BY: KWH	
DATE: 08/20/26		
PROJECT NUMBER: 2605608		
SHEET NUMBER:		
A2.2.1		



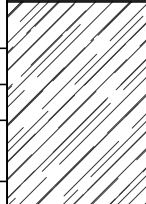
1 SOUTH (FRONT) EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH (LEFT) EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



3 WEST (REAR) EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

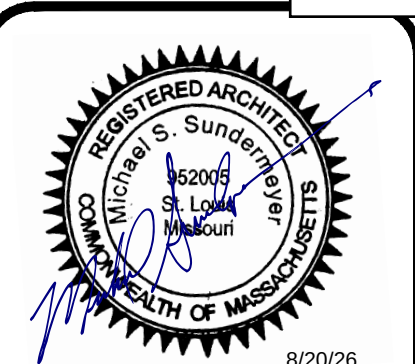
FACADE		EXTERIOR FINISH SCHEDULE		
EP - 1	PAINT	NOTE: REFER TO ELEVATIONS FOR FINISH LOCATIONS		
	MFR:	SHERWIN WILLIAMS	EXIST. HM. DOOR AND FRAME, EXISTING METAL CANOPY AND COLUMNS, NEW METAL PIPE HANDRAIL AND GUARDRAILS; FINISH: NEW - FACTORY PRIMED AND FIELD PAINTED EXISTING - CLEAN, PRIME AND PAINT COLOR: HUNT CLUB GREEN BY SHERWIN WILLIAMS (OR APPROVED EQUAL), SEMI-GLOSS FINISH.	
	STYLE:	SHER-CRYL		
	COLOR:	SW6871 POSITIVE RED		
	FINISH:	GLOSS		
	APP:	PER MFR SPECS FOR SURFACE	STOREFRONT SYSTEM MFG: EFCO, KAWNEER OR VISTA WALL (NO SUBSTITUTES) COLOR: TO MATCH EXISTING or IVY, DARK IVY OR INTERSTATE GREEN, RESPECTIVELY	
NOTES:	INCLUDE THREE COMPONENT (B65T105 / B65V105 / B65C105) CLEAR URETHANE			
EP - 2	PAINT		WINDOW TINT MFG: 3M STYLE: LAYER 1 - NIGHT VISION 15 (APPLY FIRST); LAYER 2 - FASERA, MILANO (APPLY OVER) REP: JIM MANNIX 612.325.6509 NOTE: INSTALL PRIOR TO INSTALLATION OF INTERIOR WALL CONSTRUCTION.	
	MFR:			SHERWIN WILLIAMS
	COLOR:			SW7017 DORIAN GRAY
	FINISH:			SEMI GLOSS
	APP:			PER MFR SPECS FOR SURFACE
EP - 3	PAINT	ELECTROSTATIC REFINISHING OF EXISTING ALUMINUM FRAMES NOTE: CONTRACTOR TO FIELD-PAINT THE EXISTING ALUMINUM STOREFRONT FRAMES, MULLIONS, AND RELEVANT EXTERIOR TRIM USING A PROFESSIONAL-GRADE, ON-SITE ELECTROSTATIC SPRAY APPLICATION PROCESS. PREPARATION, PRIMING, AND COATING SYSTEM (TWO-PART ALIPHATIC POLYURETHANE) TO STRICTLY COMPLY WITH MANUFACTURER SPECIFICATIONS AND DIVISION 09 FINISHES. COLOR TO MATCH ARCHITECT'S SAMPLE. MASK GLAZING, HARDWARE, AND ADJACENT FINISHES COMPREHENSIVELY PRIOR TO APPLICATION. COLOR AND FINISH TO MATCH NEW STOREFRONT SYSTEM.		
	MFR:	SHERWIN WILLIAMS		
	COLOR:	SW7042 SHOJI WHITE		
	FINISH:	SEMI GLOSS		
	APP:	PER MFR SPECS FOR SURFACE		

EXTERIOR GENERAL NOTES

- A MANUFACTURER: SHERWIN WILLIAMS SPECIFIED. EQUAL PRODUCTS BY PPG INDUSTRIES ACCEPTABLE (NO SUBSTITUTES).
- B APPLICATION: INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR PROJECT CONDITIONS. EACH COAT SPECIFIED SHALL BE SPRAY APPLIED AND BACK ROLLED. COVERAGE THICKNESS INDICATED IN WET MIL UNITS, UNLESS OTHERWISE INDICATED.

EXTERIOR KEYNOTES

- 1 EXISTING HOLLOW METAL DOOR AND FRAME. CLEAN, PRIME AND PAINT. SEE EXTERIOR FINISH SCHEDULE ABOVE FOR COLOR. REFER TO SHEET **A0.1** FOR FURTHER INFORMATION.
- 2 EXISTING METAL CANOPY AND COLUMNS. CLEAN, PRIME AND PAINT. SEE EXTERIOR FINISH SCHEDULE ABOVE FOR COLOR.
- 3 SURFACE MOUNTED SIGN, O'REILLY CONSTRUCTION FURNISHED AND INSTALLED. PROVIDE ROUGH-IN ELECTRICAL. GC TO VERIFY ADEQUATE BACKING FOR MOUNTING. COORDINATE REQUIREMENTS WITH O'REILLY CONSTRUCTION. REFER TO SHEET **SG2.1** IN SEPARATE EXTERIOR DESIGN PACKAGE.
- 4 PREFERRED BUILDING ADDRESS NUMBERS: 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING. CONFIRM WITH LANDLORD/JURISDICTION REQUIREMENTS.
- 5 NEW EXTERIOR STOREFRONT GLAZING SYSTEM WITH NEW ENTRY AND EXIT DOORS IN EXISTING STOREFRONT WINDOW OPENING. REFER TO SHEETS **A1.1**, **A1.2** AND **A5.4** FOR FURTHER INFORMATION.
- 5A EXISTING EXTERIOR STOREFRONT GLAZING SYSTEM TO REMAIN. SEE EXTERIOR FINISH SCHEDULE ABOVE FOR REFINISHING REQUIREMENTS.
- 6 NEW CONCRETE PLATFORM AND METAL PIPE HANDRAILS. SEE EXTERIOR FINISH SCHEDULE ABOVE FOR HANDRAIL COLOR. SEE SHEET **A0.2.3** FOR FURTHER INFORMATION.
- 7 NEW METAL PIPE GUARDRAILS. SEE EXTERIOR FINISH SCHEDULE ABOVE FOR COLOR. SEE SHEET **A0.2.3** FOR FURTHER INFORMATION.
- 8 NEW WALLPACK LIGHT FIXTURE IN SAME LOCATION OF EXISTING WALL PACKS, TYP. REFER TO ELECTRICAL DRAWINGS.
- 9 PATCH AND REPAIR ALL MISC. HOLES, RIPS, TEARS, PENETRATIONS, ETC. AS REQUIRED AND MAKE EXTERIOR WEATERTIGHT.
- 10 EXISTING ELECTRICAL EQUIPMENT.
- 11 EXISTING ELECTRICAL JUNCTION BOX AND CONDUITS.
- 12 EXISTING EIFS TO BE PATCHED, CLEANED AND PAINTED PER NOTED PAINT COLOR.
- 13 EXISTING PAINTED BRICK/CONCRETE TO BE PATCHED, CLEANED AND PAINTED PER NOTED PAINT COLOR.
- 14 EXISTING ADJACENT TENANT BRICK AND STOREFRONT TO REMAIN, NO WORK.
- 15 EXISTING SHINGLE ROOFING.
- 16 NEW PREMANUFACTURED METAL RAMP AND RAILINGS.
- 17 EXISTING BRICK AND STONE COLUMN. DO NOT PAINT.
- 18 INSTALL NEW SIGN BACKER TO MATCH EXISTING. PAINT PER NOTED PAINT COLOR.
- 19 EXISTING MASONRY WALL. POWER WASH.
- 20 EXISTING SHARED FIRE PROTECTION/FIRE ALARM, ELECTRICAL ROOM ENTRANCE. NO WORK
- 21 EXISTING FIRE DEPARTMENT CONNECTION.
- 22 NEW METAL PIPE HANDRAILS. SEE EXTERIOR FINISH SCHEDULE ABOVE FOR HANDRAIL COLOR. SEE SHEET **A0.2.3** FOR FURTHER INFORMATION.
- 23 EXISTING BRICK AND STONE COLUMN TO BE PATCHED, CLEANED AND PAINTED PER NOTED PAINT COLOR.
- 24 NEW EIFS TO BE PAINTED PER NOTED PAINT COLOR.
- 25 EXISTING COPING TO BE PAINTER PER NOTED PAINT COLOR.
- 26 EXISTING SIGN BACKER. PAINT PER NOTED PAINT COLOR.
- 27 TOP OF CANOPY FRAMING TO BE 6" MIN. ABOVE EXISTING GABLE RIDGE.



Michael S. Sundermeyer
License #952005
Exp. Date: 08/31/26
Professional of Record

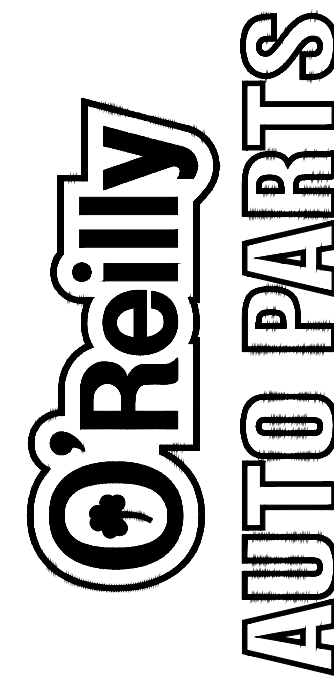


12 Surinen Drive, Suite 100,
St. Louis, MO 63143
1-814-621-1100

PROJECT:
O'REILLY AUTO PARTS STORE - RL1
47 MEMORIAL PKWY
RANDOLPH, MA 02368

SHOPPING CENTER:
RANDOLPH SHOPPING CENTER

EXTERIOR ELEVATIONS



REV. DESCRIPTION DATE
FOR REVIEW MM/DD/YY

DRAWN BY: JVR
DATE: 08/20/26
PROJECT NUMBER: 2605608
SHEET NUMBER:

CHECKED BY: JLB

DATE: 08/20/26
PROJECT NUMBER: 2605608
SHEET NUMBER:

A2.2.2

File Attachments for Item:

1. Spring Estates Subdivision Discussion with West Point Development

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West Point Development
P.O. Box 46
Hanover, MA 02339

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JUN 23 2026
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Town of Randolph

Section F, Item1.

Planning Department
41 South Main Street
Randolph, MA 02368
Phone: 781-961-0936

RE: Spring Estates

In a recent review of our files, it was noted that the requirements established by the Planning Board through the subdivision control law for this project have not been met.

The Planning Board has requested that you either provide the required documents/information before August 1, 2026 or appear before the Board at their meeting of August 11, 2026 for a discussion about the delays.

Note that when all items have been completed to the satisfaction of the Planning Board, the road(s) remain private ways and the subdivider is responsible for upkeep and maintenance until the owner(s) submit a request to the Randolph Town Council and the street(s) is accepted as a public way.

Please direct any questions to Michelle Tyler at 781-961-0936 or via email mtyler@randolph-ma.gov.

OUTSTANDING ITEMS

Remove temporary turn-around	Conveyance of utilities
Sidewalks	Final As-builts
Top course of asphalt	

DATE(S) OF PRIOR CORRESPONDENCE/REQUESTS

6/7/22	11/1/20	
1/20/22	7/17/20	
5/5/21		

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P.O. Box 46

Hanover, MA 02339

Spring Estates

TOWN OF RANDOLPH
SOUTH MAIN STREET
RANDOLPH, MASSACHUSETTS 02368
(781) 961-0936

COPY

Section F, Item 1.

PLANNING BOARD

Anthony Plizga, Chairman

Araba Adjei-Koranteng, Vice-Chair

Alexandra Alexopoulos

Peter Taveira

Louise Sahl

Michelle Tyler, Director of Planning

Michael Kmito
West Point Development
P.O. Box 46
Hanover, MA 02339

Re: Spring Estates Subdivision

With our last correspondence, sent by certified mail on June 23, 2026, the Planning Board requested that you either provide required documents/information before August 1, 2026 or appear before the Board at its August 11, 2026 meeting to discuss the delays regarding **outstanding items** for the Spring Estates Subdivision. We have not received a response to our last correspondence, nor did you appear before the Board on August 11 as requested.

This letter serves to notify you that, at its August 11 meeting, the Planning Board required that you complete following:

- **Install a Private Way sign** installed **30 days** of the date of this letter, unless one is already installed, with photographs provided to the Planning Board confirming installation.
- **Contact the Planning Department within 30 days** to discuss a major modification to the right-of-way.
- **Appear before the Board** at their meeting on October 13, 2026.

Failure to comply with the Planning Board requirements may result in further action by the Board as permitted by statute.

Note that, even after all outstanding items are completed to the satisfaction of the Planning Board, the road(s) **will remain private ways**. The Town is not responsible for their upkeep and maintenance until the owner(s) submit a request to the Randolph Town Council and the street(s) are accepted as a public way.

Please direct questions to Michelle Tyler at 781-961-0936 or via email mtyler@randolph-ma.gov.

Sincerely,

Michelle R. Tyler

Michelle Tyler

Director of Planning

Cc: Jean Pierre-Louis, Engineering