



PLANNING BOARD MEETING

Tuesday, July 12, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

In accordance with Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 COVID 19 emergency, the Planning Board shall meet remotely to avoid group congregation.

A. Call to Order - Roll Call

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 6-14-22

2. Minutes of 6-28-22

D. Public Speaks

E. Old/Unfinished Business

1. Preliminary subdivision review of 186 Canton Street

F. New Business

1. Proposed Amendment to Ordinance 200-14.3 Union Crossing Transit District

G. Staff Report

H. Board Comments

I. Adjournment

Notification of Upcoming Meeting Dates

August 23

September 13

September 27



PLANNING BOARD MEETING

Tuesday, June 14, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

In accordance with Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 COVID 19 emergency, the Planning Board shall meet remotely to avoid group congregation.

A. Call to Order - Roll Call

Called to order by the chair at 6:06pm

PRESENT

Steve Monteiro
Tony Plizga
Nereyda Santos
Peter Taveira

ABSENT

Alexandra Alexopoulos

B. Chairperson Comments

Chairperson Plizga comments that the Board will be joined by the Historic Commission at 6:30pm for discussion of Master Plan Initiatives

C. Approval of Minutes

1. Minutes of May 24, 202

Motion made by Taveira, Seconded by Monteiro to accept as presented.
Voting Yea: Monteiro, Plizga, Santos, Taveira

D. Public Speaks

None present

E. Old/Unfinished Business

1. Draft Project Review Checklist (revised)
2. Master Plan Initiatives

Planning Board was joined by members of the Randolph Historic Commission Cook, Mary West and Lynne Feingold

Chairperson Plizga indicates that a number of objectives on the Comprehensive Master Plan of 2017 are of joint interest to the Planning Board and Historic Commission. As such, it makes sense for the two groups to come together and form a unified response to the items.

Planner provides a brief summary of the development of the Master Plan Implementation Committee, their goals and approach to facilitating the advancement of the Master Plan objectives.

Brief discussion about how the two boards have a positive relationship and interact regarding proposed projects and building renovations. If a structure is greater than 100 years old, it requires a specific review by Historic Commission. Even if it's not, Planning Board typically seeks input from the Commission before approving any modifications to some buildings. An example is the renovation to the former Randolph Savings Bank (now Envision) when the Board sought input from the Commission regarding proposed changes to windows in the structure.

Notation is made that the Planning Board has developed a Project Review Checklist to help guide their decision making. In the checklist is consideration of the age of any existing structure to be renovated as well as the age of any structure abutting the parcel for development. This could help the Board to protect natural, cultural and historic resources as suggested in the Master Plan.

Discussion regarding the Master Plan objective to consider amending zoning ordinances regarding front yard setbacks for new structures if they abut an historic structure that may not have the minimum required setback (25 feet). Chairperson Plizga proposed some amending language to Zoning Ordinance 200-28A to allow for relief of the 25 foot setback.

Notations are made that there are ordinances regarding a Historic District (The Elms Historic District) which wouldn't be subject to this amendment and that there is a specific Demolition Delay Ordinance that provides a process for review and approval of any modification to a structure greater than 100 years old. These are all separate ordinances and review processes, neither of which involve the Planning Board.

Discussion regarding ensuring that any proposed amendment not create conflict in any other ordinance (zoning or general). Need to review the definition of "historic structure" and everywhere the age of a structure is referenced. Members are specifically interested in reviewing the definition of "structure" to determine if that includes a stone wall for example. Under Mass Historical, a wall could be considered a structure while a building is an enclosed structure for housing people or animals. There is a concurrence to use the word BUILDING in any proposed ordinance rather than STRUCTURE.

Further discussion regarding the identification of buildings subject to the Demolition Delay Ordinance. The ordinance is not in Zoning but is a General Ordinance Chapter 87. The language of the ordinance was reviewed and discussed by members.

Members then reviewed the Master Plan recommendation regarding notification of the Historic Commission of buildings 50 years old or older that are cited under Chapter 83 security and maintenance of abandoned and/or dilapidated buildings. This typically doesn't come through the Planning Board but from the Building Commissioner to the Historic Commission when there is a request to modify an historic building. There is a review process by the Commission to determine the significance of the building and the impact of any modification to it. Chairperson Cooke outlined processes regarding neglect and vandalism to buildings and the involvement of the Historic Commission with the Building Commissioner.

Members took up discussion regarding the Master Plan recommendation to amend ordinances that define historic buildings by changing the age from 100 years to the national standard of 50 years and extend the delay period from 6 to 9 months. Chairperson Cooke provided background information on how demolition delay was introduced to Town Meeting in 1999, the discussion, amendments and resulting ordinance that exists today. Members engaged in a lengthy discussion regarding the consequences to the Town, a property owner and/or developer regarding changing the threshold for review and increasing the delay period. Possibilities discussed were to establish a specific year for a threshold (e.g. buildings constructed prior to 1950), using the national standard of buildings 50 years or older, creating a standard using a 75 year threshold and simply not amending the ordinance at all. Chairperson Cooke explained the Historic Commission authority to designate other parcels as significant even if they don't meet an age threshold. The criteria could be based on the significance of architecture, ownership or other historic event that took place in the building (e.g. a president lived there at some point). The Planning Board was advised about the existence of the inventory of historic buildings in Randolph completed about 10 years ago by a Preservation Planner contracted by the Historic Commission. There is a written inventory but also, there is an overlay on the Town's GIS provided by Mass Historic Commission that indicates all relevant properties.

There was consent that a 50 year threshold isn't the right age but there was not a consensus about what threshold is more applicable. The Historic Commission indicated that they'd like to have additional conversation before making a recommendation.

Member Monteiro asked if designating a building as historic affected a property owner's tax rate. Chairperson Cooke provided background on impact on property value but indicates that tax rates are made by the Board of Assessors.

Members engaged in additional discussion regarding changing the delay period, currently 6 months, to 9 months and whether it has a negative effect on development. Chairperson Cooke outlined the Historic Commission's approach to working with owners/developers as early on in the process as possible and their history of reviews and decisions over the past few years.

There was discussion about the inclusion of historic resources on the Town's GIS which has been partly completed by Mass Historic Commission. Additional items could be added when the Town hires a GIS Coordinator.

The Master Plan also references using historic properties for economic redevelopment and encouraging the use of historic rehabilitation tax credits and the circuit rider program. This doesn't seem to impact the Planning Board so not taken up for review.

There was discussion about the presence of the Historic Commission and related information on the Town's website. The Planner indicates that the Town's website is being updated this summer and that she would gladly assist the Commission in updating their page.

Member Taveira inquired if there were any other topics, not on the Master Plan, that the Historic Commission thinks should be included? Things such as wayside markers, monuments, etc. A brief discussion ensued and concluded that these efforts may be worthwhile and taken up by the Historic Commission, Planning Board or other committee but cannot be made a part of the Master Plan itself.

Historic Commission and Planning Board members thanked each other for the joint meeting and Historic Commission members adjourned.

F. New Business

G. Staff Report

Letters were sent out to subdividers requesting updates on all projects.

Reached out to Mexicali Grill and the property owner about the requirement to repaint ALL of the areas previously painted blue.

The preliminary subdivision on Canton Street provided some revised plans and I provided them to Fire for review in advance of the next meeting before the Board.

The project at 647 North Main Street is working on the revisions as requested by the Board.

Devine/Lyons School project may come before the Board sometime in the summer regarding the Dow Street layout and whether the school project team wishes to abandon it or complete it for the project. There are property owners with rights in the way since it was laid out and recorded; it can not simply be abandoned by a vote of the Planning Board without consent of those with rights in the way.

The FY23 budget was recently approved and included a salary line item for a new position of GIS coordinator. That person would have the knowledge and skills to manage the online maps and alleviate Planning of the responsibility.

H. Board Comments

I. Adjournment

Notification of Upcoming Meeting Dates

Adjourned at 7:43pm



PLANNING BOARD MEETING

Tuesday, June 28, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

In accordance with Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 COVID 19 emergency, the Planning Board shall meet remotely to avoid group congregation.

A. Call to Order - Roll Call

Meeting called to order at 6:04pm by Chairperson Plizga

PRESENT

Alexandra Alexopoulos

Tony Plizga

Nereyda Santos

Peter Taveira

ABSENT

Steve Monteiro

B. Chairperson Comments

Chairperson Plizga notes that Governor Baker's emergency order that extended remote participation in meetings is set to expire July 15, 2022. While there is advocacy to extend remote participation, there has been no decision provided to communities. It's possible that an end to remote participation may require meetings to revert to a 7:00pm start time, until such a decision is received, the Planning Board meetings for July and August will remain at a 6:00pm start time.

C. Public Speaks

No comments received

D. Old/Unfinished Business

1. Preliminary subdivision review of 186 Canton Street

Applicants not present. Review of the preliminary subdivision to be continued to July 12, 2022

Motion made by Plizga, Seconded by Alexopoulos.

2. 647 North Main Street - Tier 2 Project Review

Plans for the proposed development were revised according to the Board's comments and submitted for review. Planner forwarded them to Chris Pellitteri in DPW for review based on comments made at the prior meeting regarding water service.

Paul Brodmerkle on behalf of the owner reviewed the changes that were made to the plan set and specifies that they eliminated the four inch water service from the utility plan and intend to apply for sprinkler exemption for this building, because they believe they qualify for that.

Plizga comments on a typographical error on the lighting plan sheet and recommends that notation be simply that lighting would be on a timer rather than set times since they would change seasonally.

A brief discussion about the proposed sign location and height. Chairperson Plizga notes that a separate permit will be required for the signage and the Board's designee (the Planner) will review for compliance.

There was further discussion about the concrete sidewalk at the rear of the building that wraps around to the dumpster location and whether or not it could be modified to reduce the amount of concrete. Brodmerkle explained that it's basically a switch back and being done so they don't exceed 5% ADA access requirements.

Plizga comments on the architectural drawings and notes that the as-builts should reference the two foot overhang at the entrance.

Chairman Plizga asked for comments or questions from the Board. No members had additional comments.

There was additional discussion about the number of parking spaces required vs the number provided. The Planner gave an update that she spoke with Building Commissioner Lum about the difference. The Commissioner notes that this particular use is not called out in zoning and would fall under an alternate review. He concurs with the conclusion of the proposer and the Board that the number of spaces will be sufficient since the use of the project does not involve long term parking; there is only drop-off and pick-up. However, it should be noted that if the use of the property changes, there may be an effect on parking requirements.

Brodmerkle indicates that the project team has already begun to interview consultants for the traffic light design work and believes they'll need a minimum of six months, and perhaps as much as a year to get approval from MassDOT. There was additional discussion about the length of time for construction. All parties agreed that it is reasonable to expect construction to be complete by the end of 2024.

Motion to approve the daycare facility located at 647 North Main Street based on the site plan package dated June 22, 2022 that includes 6 engineering sheets, the site plan illustration and the color drawing with landscaping and ground features subject to the following conditions:

1. The applicant bears all responsibility for costs associated with the engineer design and installation and or upgrade of the street light on North Main Street.
2. The project is subject to approval by the stormwater authority and its related conditions.
3. The applicant seek and obtain a sprinkler exemption or provide the appropriate fire protection water supply line.
4. Construction be completed by the end of the year 2024.

Motion made by Plizga, Seconded by Alexopoulos.
Voting Yea: Alexopoulos, Plizga, Santos, Taveira

3. Project review checklist/reminder

Comments, requests and suggestions by the Board were incorporated into the checklist. No further edits were suggested by the Board.

Discussion by the Board of whether they want the Planner to provide a blank copy to them with each plan submitted or post it on the website or other method. Board members agree that they'll save a PDF on their devices for use, the Planner will post one to the webpage for use by contractors and will remind them to review it since the items listed will be considered by the Board.

Motion made by Alexopoulos, Seconded by Taveira to adopt the Project Review Checklist

Voting Yea: Alexopoulos, Plizga, Santos, Taveira

E. New Business

1. Discussion of potential subdivision of land 358/360 North Street (aka Trim Way)

Planner introduced a casual conversation regarding the properties at 358 and 360 North Street located between the Zapustas Ice Rink and the intersection of North and Liberty. Both parcels have frontage on North Street however the frontage is non-conforming. The property owners have had an informal parking arrangement and sought to complete an ANR to move lot lines between the 2 parcels to formalize how each is using the land. The Planner advised that the Board could not endorse an ANR because neither lot would be conforming in frontage. However, based on preliminary review, it could be possible to create conforming frontage for the two lots by using each of their existing frontages on North Street to combine into a road with a turn-around. This would all be on paper and wouldn't actually entail any construction of a road, utilities or curbing. It would benefit the two property owners for any future development since the lots would become conforming. The property owner and representative joined the meeting for discussion. An informal sketch of the proposal was provided to facilitate discussion.

Mike Khoury - representative for the potential applicant

Brief discussion about the informal parking arrangement between the two businesses, a desire to create a land swap to formalize the use, how the ANR can't be used due to non-conforming frontage and the possibility of creating a private way that would allow the two parcels to be conforming. The drawing is only a sketch and not explicitly scaled; anticipate that there may be some set-back issues to consider.

Debby points out that these parcels were previously fronted on "Trim Way" and that name is referenced on a recorded plan. However when digitized maps and the state 911 system came into place, the parcels could no longer use Trim Way since it wasn't a laid out street and more of a named driveway. The chair notes that there will be questions about whether the existing parcels would have to change their mailing address should they apply for and receive approval of a subdivision of land creating a new street for frontage.

Further review of the existing lot lines, potential relocation of lot lines for a land swap and discussion of process. Board members agree that the proposal makes sense. There would likely be a lengthy list of waiver since items such as curbing, grading and drainage wouldn't be required. Since this is a subdivision of industrial land, a preliminary submission is required by law. The owners will prepare their next steps.

F. Staff Report

Mexicali Grill - having trouble reaching the restaurant owner; emails getting bounced back. The required repainting is not yet complete.

Letters were sent to all unfinished subdivisions asking for status updates so they can be provided to the Board.

259 Allen Street - framing is about 50% complete.

The Planning Board Clerk Christine has a last day of June 30 and the Board will be without a clerk again. The position is still unfilled.

A number of new business signs have been installed without permits. Not sure if the Building Commissioner is aware of them. Discussion about how to advise the businesses of their requirement outside of the current process (an email when they take out a Business Certificate with the Town Clerk). The Planner could provide a list of business signs that have no permits to the Building Commissioner.

Last meeting Mr. Monteiro asked about the dumpsters at Envision Bank because they weren't in an enclosure. Followed up and while one was removed, there is a second at the rear of the building, not visible from the street, but not in an enclosure. The Board requested that the Planner follow-up and discuss the requirements for the dumpster.

Chairperson Plizga provided a brief update on the project at 502 South Main Street was reviewed and approved by the Town Council. There are a few foundations for the duplexes poured and site work is continuing.

Section C, Item2.

G. Board Comments

H. Adjournment

Notification of Upcoming Meeting Dates

PLANNING DEPARTMENT

FORM B**APPLICATION FOR A PRELIMINARY SUBDIVISION PLAN**

| | | | |
|--------------------|--|----------------------------------|---|
| Project Name | Corporal Arredondo Way | | |
| Parcel Location | 186 Canton Street Randolph MA 02368 | Zoning District | RSFHD |
| Assessor Parcel ID | 1522 | Norfolk County Registry of Deeds | 40069/333 <small>Book/Page or Certificate #</small> |
| Size of Parcel | 29963 sqft | Proposed # Lots | 2 |
| Wetlands | <input type="checkbox"/> Waterbody <input type="checkbox"/> FEMA Flood Plain <input type="checkbox"/> Resource Area <input type="checkbox"/> Other | | |

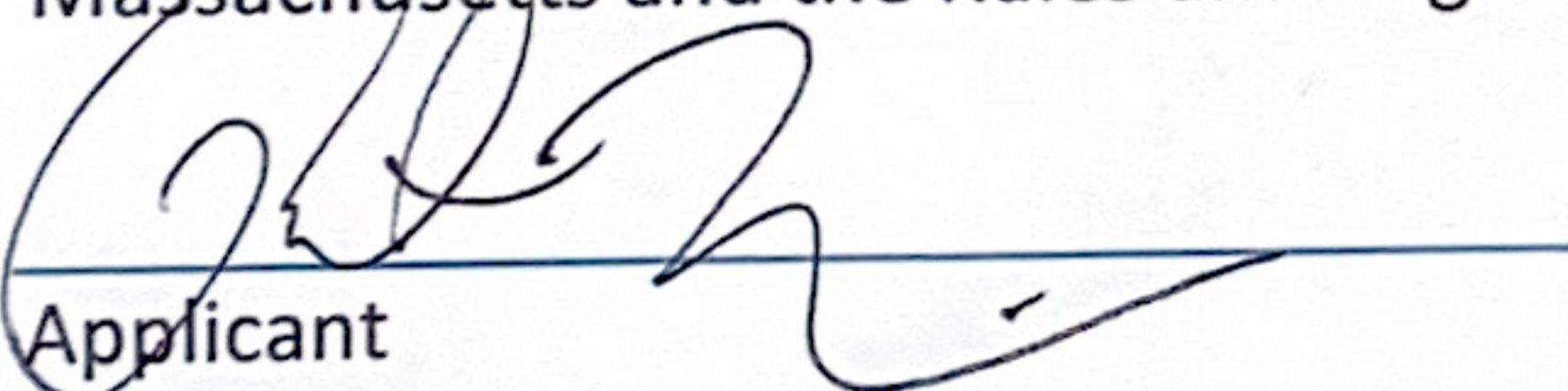
| | | | |
|-----------|--|-------|--------------------------|
| Applicant | Robert L. Nichols Jr. - New City Investors LLC | | |
| Address | 69 Nancy Rd | | |
| Address2 | Milton MA 02186 | | |
| Phone | 617-448-5112 | Email | robert@btrealtygroup.com |

| | | | |
|-------------------|--|-------|----------------------|
| Surveyor/Engineer | Stephen Desroche Neponset Valley Survey Associates | | |
| Address | 95 White Street Quincy MA 02169 | | |
| Address2 | | | |
| Phone | 617-472-4867 | Email | sdesroche@nepval.com |

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

| | | | |
|----------------|------|-------|--|
| Property Owner | Same | | |
| Address | | | |
| Address2 | | | |
| Phone | | Email | |

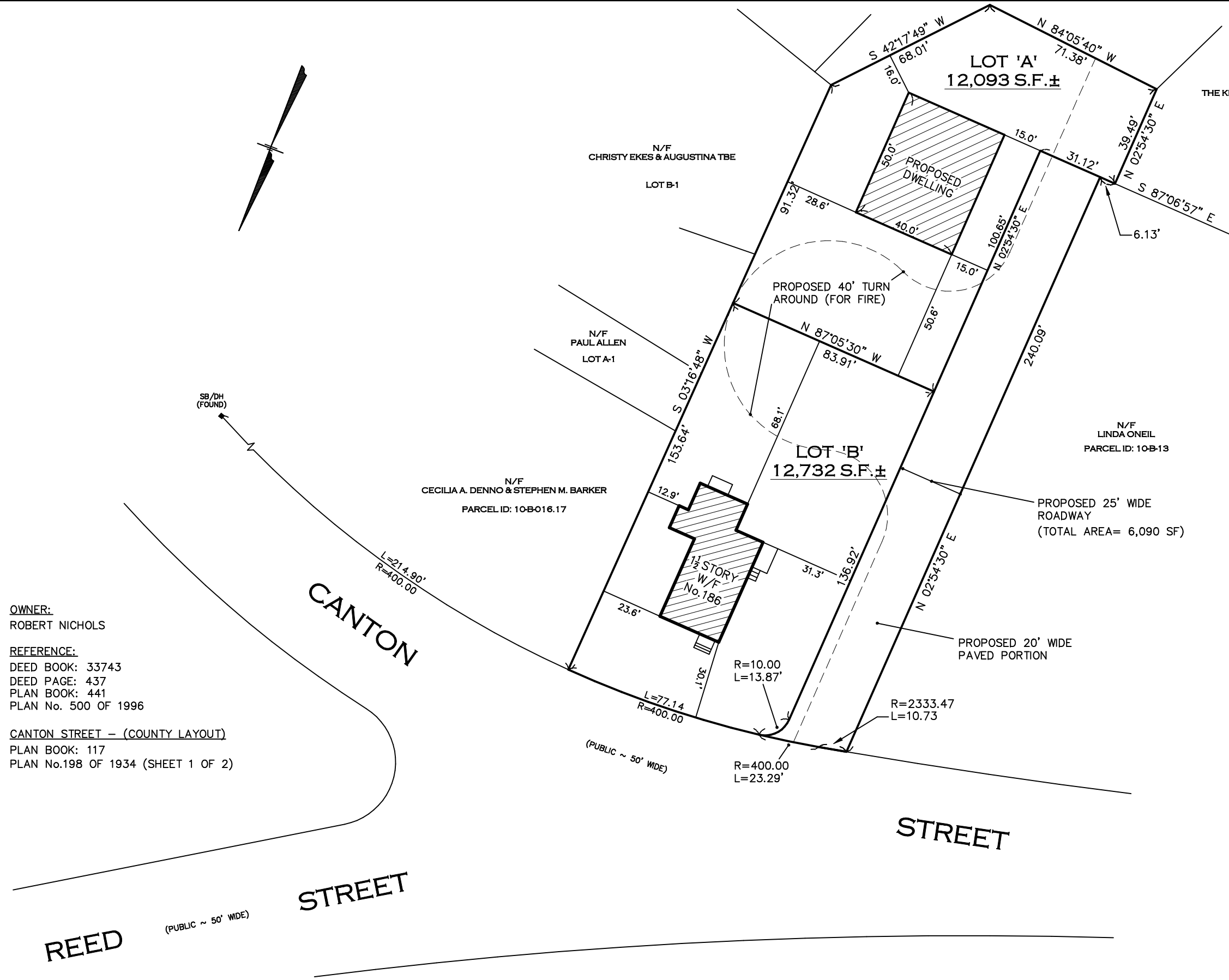
The undersigned submits the accompanying Preliminary Plan of property located in the Town of Randolph for tentative approval as a subdivision as permitted under the Subdivision Control Law of the Commonwealth of Massachusetts and the Rules and Regulations Governing the Subdivision of Land by the Planning Board.


Applicant

3/28/22
Date

PLAN OF LAND
SHOWING
PROPOSED DWELLING
AT
186 CANTON STREET
IN
RANDOLPH, MASS.

PREPARED BY:
NEPONSET VALLEY
SURVEY ASSOC., INC.
95 WHITE STREET
JULY 3, 2022
QUINCY, MASS.
SCALE 1"= 40'

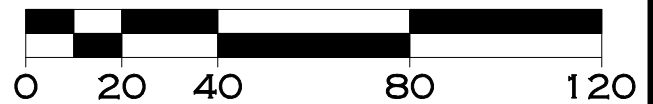


OWNER:
ROBERT NICHOLS

REFERENCE:
DEED BOOK: 33743
DEED PAGE: 437
PLAN BOOK: 441
PLAN No. 500 OF 1996

CANTON STREET - (COUNTY LAYOUT)
PLAN BOOK: 117
PLAN No.198 OF 1934 (SHEET 1 OF 2)

JAMES L. NABSTEDT PLS No. 39693





To: Planning Board

From: Michelle Tyler

Date: July 7, 2022

RE: Preliminary Subdivision Plans – 186 Canton Street

Upon review of the latest modification of the proposed subdivision of land at 186 Canton Street (dated July 3, 2022), I note the following items for the Board's consideration:

- 1) The zoning for this lot is Residential Single Family High Density which requires each lot to contain 12,000 square feet and have 100 feet of frontage on a finished way.
- 2) The calculation of lot size may not include any of the road (private or public) including turn-around circles, strips or other.
- 3) Criteria for any proposed road (width, length, type and size of turnaround, sidewalks, etc.) are outlined in the Board's Subdivision Regulations. The plan is subject to compliance with such requirements unless waivers are granted.
- 4) A property owner cannot create a conforming lot at the expense of a nonconforming lot; the nonconformity "infects" the conforming lot. **Infectious Invalidity**, is a common-law principle where a property owner may not (without additional zoning relief) create a valid building lot by dividing it from another parcel that would thereby itself be rendered non-conforming. This has been upheld in case law.

Proposed amendment to 200-14.3 Union Crossing Transit District (UCTD)**F. Development intensity.**

(1) The maximum residential density of a UCTD project shall be fifteen (15) dwelling units per acre.

(2) Permitted basic density shall be calculated as follows:

a. Total area of the lot(s) less any land within a body of water or situated within a wetland or within fifty (50) feet of a bordering vegetated wetland (BVW).

G. Building and structure height.

(1) The minimum permitted height for buildings in a UCTD project shall be two (2) stories or twenty (20) feet, whichever is greater, and the maximum permitted height for buildings and structures in a UCTD project shall be four (4) stories or forty (40) feet, whichever is less.

(a) The height of a building or structure in the UCTD shall be defined as the vertical distance from the average grade of the street the property has frontage on, along the frontage of the lot/s of the UCTD project at the time of the Special Permit application, to the top of the structure (the highest roof beams of a flat roof, the deck of a mansard roof or the mean level of the highest gable or slope of a hip roof).