



# PLANNING BOARD MEETING

Tuesday, September 12, 2023 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 8/15/23

**D. Public Speaks**

**E. Public Hearings**

1. Subdivision - Mill Street (continuation)

**F. Old/Unfinished Business**

**G. New Business**

1. ANR - Randolph Road
2. Liberty Street - potential subdivision w/hammerhead
3. Subdivision - Orchard Estates - Change to method of performance guarantee
4. Subdivision - Autumn Estates - Completion

**H. Staff Report**

- \*Active Subdivision Review
- \*Active Project Review
- \*Upcoming Projects

**I. Board Comments**

**J. Adjournment**

Notification of Upcoming Meeting Dates



# PLANNING BOARD MEETING

Tuesday, August 15, 2023 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## MINUTES

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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.

### A. Call to Order - Roll Call

PRESENT

Alexandra Alexopoulos  
Tony Plizga  
Nereyda Santos-Pina  
Peter Taveira  
Lou Sahl

### B. Chairperson Comments

None

### C. Approval of Minutes

Motion made by Alexopoulos, Seconded by Santos-Pina to approve the meeting minutes of July 25, 2023 as presented.

Voting Yea: Alexopoulos, Plizga, Santos-Pina, Taveira, Sahl

### D. Public Speaks

None

### E. New Business

#### 1. 19 Highland Avenue - Parking layout review

The applicant and engineer for 19 Highland Avenue were not present this evening as they have retracted their request to remove some granite curbing at the Highland Street entrance.

Chairman Plizga wanted to clarify an issue discussed at the previous meeting regarding the road upgrades to Diauto Drive. Mitigation measures were to include

road striping and general road upgrades. There has been some back and forth about what specifically "general road upgrades" includes. After referring to the meeting minutes and recordings, Chairman Plizga concluded that nothing more specific was mentioned, but understood it to mean milling and resurfacing approximately 200-300 feet of Diauto Drive where it meets Highland Avenue. Chairman Plizga entertained a motion to provide clarification by the Board. The Board had a brief discussion before the vote and agreed with the Chairman's assessment.

Motion made by Plizga, Seconded by Taveira to clarify one of the original conditions/mitigation measures, that Diauto Drive general road upgrades, under the direction of the DPW, is to mill the surface and repave.

Voting Yea: Alexopoulos, Plizga, Santos-Pina, Taveira, Sahlu

Chairman Plizga asked Planner Tyler to document the change for the Board's records and clearly state that it is a clarification of an original mitigation measure based on the applicant's request for clarification.

## 2. Orchard Estates - comments by landowner

Planner Tyler provided the Board with a general overview of what has transpired at Orchard Estates. The Board approved a four lot subdivision that created Cherry Circle. The original subdivision was secured with a performance guarantee in the form of cash surety by the developer/applicant, 1928 LLC, which represents Todd Sandler and Mike Kmito. Subsequently, the applicant came before the Board to request for Lot 1 to be released since it had frontage on Orchard Street and also to change the type of performance guarantee from cash surety to a covenant, which the Board approved.

The challenge that Mr. Hannigan faces is that a covenant runs the property owner, not the applicant. At the time, 1928 LLC did not own the land, but was acting on behalf of the landowner as the applicant for this project. The applicant still has work to complete in order for the covenant to be released. Over the course of construction, two lots were sold off and mortgaged despite the subdivision covenant which runs with the land which should have prevented the sale.

The remaining lot, owned by Mr. Hannigan, is currently restricted from sale and cannot be released until the outstanding roadwork is completed. According to the peer review by Niche Engineering back in 2019, the estimate to complete the work is \$23,222.77, which includes the top course, driveway aprons, monument survey and concrete bounds. Planner Tyler has been in touch with 1928 LLC regarding the outstanding items. They are reported to be on the list for paving with T. L. Edwards, but also still need to complete the bounds and as-builts.

M.G.L requires a performance guarantee remain in place until the subdivision is complete. There is an opportunity to change the type of performance guarantee to lift the covenant and secure the unfinished items by a different method such as cash surety or bond which would allow Mr. Hannigan to sell his property.

Chairman Plizga felt the cleanest way to correct this issue, would be for 1928 LLC to post a \$25,000 cash surety so that Mr. Hannigan could be released from the covenant. Chairman Plizga requested that Planner Tyler send a letter signed by the Planning Board to 1928 LLC asking them to consider making the cash surety or

expedite the work to be done. Planner Tyler noted that she had proposed that Sandler early on and it was declined.

Mr. Hannigan's real estate broker, Barbara Ubowski, was present. She said that Mr. Hannigan's attorney has sent a letter referring to the developer and is awaiting a response. They are trying to put pressure on them as much as they can but would like help from the Planning Board. Mr. Hannigan's property is scheduled to close August 28, 2023.

Chairman Plizga entertained a motion seconded by Mrs. Alexopoulos to recommend Planner Tyler send a letter to 1928 LLC requesting they post cash surety to release the covenant. The Board had a discussion regarding potential solutions prior to taking a vote. The Board agreed that waiting for the work to be completed at this point would take too long. Planner Tyler noted that Mr. Sandler asked if the Planning Board would be willing to release the covenant with an expectation of receiving the \$25,000 cash surety to the Town of Randolph after the closing on Mr. Hannigan's home. The Board discussed the legal ramifications. Mrs. Alexopoulos feels that could be a viable option if they had a legal document drawn up to earmark \$25,000 to the Town of Randolph at closing and recommended that the Board consult the Town's attorney to see if it can be done. Mrs. Santos-Pina feels this route will take longer than if the 1928, LLC just posts the \$25,000 cash surety. Chairman Plizga would like to start by sending a letter requesting the applicant provide cash surety with 5 business days before entertaining alternatives.

Motion made by Plizga, Seconded by Alexopoulos to recommend that the Planning Director send a letter to the original 1928 LLC asking if they would reconsider a cash surety or equivalent under M.G.L. such that Joe Hannigan would be released from the covenant, requesting a response within 5 business days.

Voting Yea: Alexopoulos, Plizga, Santos-Pina, Taveira, Sahl

Planner Tyler will provide Mr. Hannigan's real estate broker and attorney with a copy of the letter sent to 1928, LLC.

## F. Staff Report

### \*Active Subdivision Review

### \*Active Project Review

### \*Upcoming Projects

### Active Subdivision Review

#### Trim Way

Mr. Khoury was present to have the Board sign off on some minor changes that were discovered on the plans for Trim Way prior to recording at the Registry of Deeds. The new plan will relabel Lot 5 B4, as Parcel B4 and a minor administrative correction to note 3.

Motion made by Plizga, Seconded by Taveira to approve a revised Tetra Tech Drawing C-201 dated August 2, 2023 which includes some minor editorial changes and revisions to the document previously signed.

Voting Yea: Alexopoulos, Plizga, Santos-Pina, Taveira, Sahl

There are still no light poles installed. Planner feels that street lights should perhaps be tied to the release of lots as with sidewalks to ensure they are installed by the developer in a timely fashion. She has left a message with Joe Marotta for follow up. Chairman Plizga agrees that they should be added to the draft proposed subdivision regulation changes.

**Active Project Review**

Popeyes/Mazzeo Drive

The gate has been installed at the Popeyes. The dumpster enclosure has not been repaired. The jersey barriers and bollards have not been removed. She felt there was more trash and debris than necessary on site. The 90 days for completion was up in June. Planner Tyler has sent a letter to the two attorneys involved.

Splash Car Wash/Mazzeo Drive

Moving along with site work as well as interior work.

Step Ahead Day Care/30 South Main Street

Took down there temporary sign and installed a permanent sign.

Taj Estates/19 Highland Avenue

Landscaping is installed. The trellis has not be installed. Handrails were installed but no pavers yet. Bollards have been put up around where the compressor units will go. Rear curbing has been installed along the fence line. There seems to be a 5' gap of curbing that falls short of the sidewalk on the Warren Street side Chairman Plizga would like to see filled in. Planner Tyler noticed construction workers exiting the property using the Warren Street entrance, so she sent an email making it known that the only exit from the property is on Highland Street.

34 Scanlon Drive

The stormwater report is being reviewed by the interim DPW Superintendent. The contractor for the site met with the Building Commissioner to review the construction plans and to start scheduling demo. The applicant is no longer moving the building location after learning it would need to go through several Boards for approval.

Randolph Road

They will be back before the Town Council for their special permit for 24hr operation Monday night. Their Conservation Commission hearing was also continued.

Mill Street Subdivision

They will be back before the Board on September 12. Chairman Plizga may consider closing the hearing to set off a definitive clock (90 days from close) for a decision to be rendered by the Board.

Pham Estates

The pole is in and the powerline has been run over. No other utilities have been run over the pole.

### **Upcoming Projects**

Upcoming signage permits applications for a new Bubble Tea/fast food shop going in where Fred's Fish was and a boutique/salon going in where the Ken's space was. The Planner worked with the owner of the small strip mall on N. Main Street to the left of America's Food Basket, to get all of the signs on the building revised, many of which never had permits. Planner feels the adjustments will provide a more unified look.

Planner anticipates that the Board will receive plans mid-fall for site plan in design review for a project in the High/Billings/Scanlon area potentially at the Lantana location. Chairman Plizga asked if Lantana and Lombardo's was all one parcel. Planner Tyler said it is two separate parcels under the same ownership.

### **G. Board Comments**

### **H. Adjournment**

Notification of Upcoming Meeting Dates

September 12

September 26

October 10

October 24

Motion made by Taveira, Seconded by Santos-Pina to adjourn the meeting at 7:12pm.

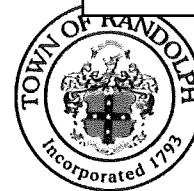
Voting Yea: Alexopoulos, Plizga, Santos-Pina, Taveira, Sahlu

## PLANNING DEPARTMENT

Section G, Item 1.

# FORM A

## APPLICATION FOR ENDORSEMENT OF A PLAN BELIEVED NOT TO REQUIRE APPROVAL



Assessor Parcel ID	See attached list	Norfolk County Registry of Deeds	Book/Page or Certificate #
Parcel Address	See attached list		

Applicant	Bluewater Property Acquisitions LLC		
Address	76 8th Avenue, 10th Floor, New York, NY 10011		
Address2			
Phone	312-415-2450	Email	aescamilla@bluewaterpg.com

Surveyor/Engineer	DiPrete Engineering		
Address	105 Eastern Avenue Suite 200, Dedham, MA 02026		
Address2			
Phone	781-326-0021	Email	rbabcock@diprete-eng.com

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

Property Owner	ML Real Estate Trust LLC and Randolph Road Realty, LLC		
Address	11 Randolph Road, Randolph, MA 02368		
Address2			
Phone		Email	mjl@seaandshorecontracting.com

PURPOSE OF PLAN
Explanation, purpose of plan and change to/from
The purpose of this plan is to consolidate multiple parcels into three (3) lots, each with acceptable frontage on Randolph Road, following the road abandonment as shown on the "Road Abandonment Plan" prepared by DiPrete Engineering on 1/17/23 and recorded on 8/11/23 (Book 41354 Page 562).

Specify the reason why the Plan of Land is not a subdivision requiring approval by the Planning Board under **Section G, Item 1.**  
 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 998, Plan 1925.

B. Each lot has been clearly marked on the plan to be either:

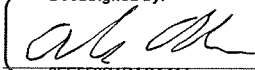
- ☐ 1. Joined to and made part of an adjacent lot, or  
☐ 2. Labeled "Not a Buildable Lot".

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.

DocuSigned by:



6FE550D1DACA414...

Applicant

8/25/2023

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: \_\_\_\_\_



## Property Owner List

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1) Parcel IDs:

17-F-1.01

17-K-2

Owner: ML Real Estate Trust, LLC

11 Randolph Road

Randolph, MA 02368

Certificate Number: 185889

2) Parcel IDs:

17-G-1.P

17-1-3

17-1-2.192

17-1-4.201

17-H-1.Q

17-H-2.554-5

17-H-3.528-5

17-K-1.R

17-K-2

17-J-7.1

17-J-8.225-2

17-L-1.S

17-L-2.695

17-D-5.704-7

34-A-2.713-7

17-J-15.756-7

17-J-14.785

34-A-3.739-7

Owner: Randolph Road Realty, LLC

11 Randolph Road

Randolph, MA 02368

Book 36563, Page 246



## Metes and Bounds Description

### Proposed Lot 1

### Randolph, Massachusetts

That certain parcel of land, with all buildings and improvements, situated easterly of North Street, southerly of Randolph Road, and northerly of Lincoln Avenue in the Town of Randolph, Norfolk County, the Commonwealth of Massachusetts and shown as **Proposed Lot 1** on that plan entitled *Approval Not Required Subdivision, 11 Randolph Road, Randolph, Massachusetts, Applicant: Bluewater Property Group, Scale 1"=80', Dated August 22, 2023, Plan by DiPrete Engineering*, and being more particularly described as follows:

Beginning at the southeasterly intersection of North Street, as established by the 1934 County Layout, and Randolph Road (aka Main Boulevard), said point being North 23°53' 48" West a distance of 182.42 feet from a granite bound, said point also being the most northwesterly corner of the herein described parcel;

Thence North 79°26' 12" East, along the southerly street line of said Randolph Road (aka Main Boulevard) a distance of 535.82 feet to the northwesterly corner of Proposed Lot 2 on the above referenced plan;

Thence South 10°33' 48" East, bounded easterly by said Proposed Lot 2, a distance of 200.00 feet;

Thence South 79°26' 12" West, bounded southerly in part by said Proposed Lot 2 and in part along the northerly street line of Lincoln Avenue, a distance of 335.57 feet to the southeasterly corner of land now or formerly of Huang T. Diep (Parcel ID 17-F-2.169-1);

Thence the following four (4) courses bounded by said Diep land:

1. North 10°33' 48" West a distance of 100.00 feet;
2. South 79°26' 12" West a distance of 100.00 feet;
3. North 10°33' 48" West a distance of 50.00 feet;
4. South 79°26' 12" West a distance of 88.40 feet to the westerly street line of North Street;

Thence North 23°53' 48" West, along said street line, a distance of 51.38 feet point of beginning.

The above described parcel contains 81,829 square feet (1.88 acres), more or less.



## Metes and Bounds Description

### Proposed Lot 2

### Randolph, Massachusetts

That certain parcel of land, with all buildings and improvements, situated southerly of Randolph Road, easterly of Spencer Street, and westerly of Garfield Avenue in the Town of Randolph, Norfolk County, the Commonwealth of Massachusetts and shown as **Proposed Lot 2** on that plan entitled *Approval Not Required Subdivision, 11 Randolph Road, Randolph, Massachusetts, Applicant: Bluewater Property Group, Scale 1"=80', Dated August 22, 2023, Plan by DiPrete Engineering*, and being more particularly described as follows:

Beginning at a point on the southerly street line of Randolph Road (aka Main Boulevard), said point being North 79°26' 12" East a distance of 535.82 feet from the southeasterly intersection of North Road, as established by the 1934 County Layout, and Randolph Road (aka Main Boulevard), said point also being the northwesterly corner of the herein described parcel, said point also being the northeasterly corner of Proposed Lot 1 on the above referenced plan;

Thence North 79°26' 12" East, along the southerly street line of said Randolph Road (aka Main Boulevard), a distance of 284.43 feet to the northwesterly corner of land now or formerly of ML Real Estate Trust LLC (Parcel ID 17-G-2.3);

Thence the following two (2) courses bounded by said ML Real Estate Trust LLC land:

1. South 10°33' 48" East a distance of 222.50 feet;
2. North 79°26' 12" East a distance of 277.83 feet to the westerly corner of Proposed Lot 3 on the above referenced plan;

Thence the following two (2) courses bounded by said Proposed Lot 3:

1. South 59°00' 19" East a distance of 365.55 feet;
2. North 79°26' 12" East a distance of 68.64 feet to the westerly street line of Garfield Avenue;

Thence South 10°33' 48" East, along said street line, a distance of 360.00 feet;

Thence North 79°26' 12" East, in part along said street line and bounded northerly in part by land now or formerly of the Town of Randolph (Parcel ID 17-D-4.650-6), a distance of 280.06 feet to the easterly line of land now or formerly of Town of Randolph & Conservation Commission (Parcel ID 17-D-6);

Thence South 00°02' 31" West, bounded easterly in part by said Town of Randolph & Conservation Commission land and in part by other land now or formerly the Town of Randolph (Parcel ID 34-A-1.00), a distance of 795.98 feet;



8/22/2023

Thence North 59°01' 46" West, bounded southwesterly by land now or formerly of Village at Broad Meadow (Parcel ID 17-J-13), a distance of 1,171.77 feet;

Thence North 58°22' 49" West, bounded southwesterly in part by said Village at Broad Meadow land and in part by land now or formerly of Anthony Vo & Trang Tran (Parcel ID 17-J-5), a distance of 410.11 feet;

Thence North 58°50' 52" West, bounded southwesterly by said Vo & Tran land, a distance of 105.25 feet to the southerly terminus of Spencer Street;

Thence the following two (2) courses along said street line of Spencer Street:

1. North 79°26' 12" East a distance of 36.04 feet;
2. North 10°33' 48" West a distance of 90.00 feet to the southwesterly corner of land now or formerly of John Monti (Parcel ID 17-I-1.193);

Thence the following three (3) courses bounded by said Monti land:

1. North 79°26' 12" East a distance of 100.00 feet;
2. North 10°33' 48" West a distance of 50.00 feet;
3. South 79°26' 12" West a distance of 100.00 feet to the easterly street line of Spencer Street;

Thence North 10°33' 48" West, along said street line, a distance of 145.00 feet to the southerly line of said Proposed Lot 1;

Thence the following two (2) courses bounded by said Proposed Lot 1:

1. Thence North 79°26' 12" East a distance of 185.57 feet;
2. Thence North 10°33' 48" West a distance of 200.00 feet to the point of beginning.

The above described parcel contains 1,020,295 square feet (23.42 acres), more or less.



## Metes and Bounds Description

### Proposed Lot 3

### Randolph, Massachusetts

That certain parcel of land, with all buildings and improvements, situated southerly of Randolph Road and westerly of Garfield Avenue in the Town of Randolph, Norfolk County, the Commonwealth of Massachusetts and shown as **Proposed Lot 3** on that plan entitled *Approval Not Required Subdivision, 11 Randolph Road, Randolph, Massachusetts, Applicant: Bluewater Property Group, Scale 1"=80', Dated August 22, 2023, Plan by DiPrete Engineering*, and being more particularly described as follows:

Beginning at the southwesterly intersection of Randolph Road (aka Main Boulevard) and Garfield Avenue, said point being the northeasterly corner of the herein described parcel;

Thence South  $10^{\circ}33'48''$  East, along the westerly street line of Garfield Avenue, a distance of 465.00 feet to the northeasterly corner of Proposed Lot 2 on the above referenced plan;

Thence the following two (2) course bounded by said Proposed Lot 2:

1. South  $79^{\circ}26'12''$  West a distance of 68.64 feet;
2. North  $59^{\circ}00'19''$  West a distance of 365.55 feet to the southeasterly corner of land now or formerly of ML Real Estate Trust LLC (Parcel ID 17-G-2.3);

Thence North  $10^{\circ}33'48''$  West, bounded westerly by said ML Real Estate Trust LLC land, a distance of 222.50 feet to the southerly street line of Randolph Road (aka Main Boulevard);

Thence North  $79^{\circ}26'12''$  East, along said street line, a distance of 342.17 feet to the point of beginning.

The above described parcel contains 125,943 square feet (2.89 acres), more or less.

September 8, 2023

**VIA HAND DELIVERY**

Michelle Tyler  
Director of Planning  
Town of Randolph  
41 South Main Street  
Randolph, Massachusetts 02368

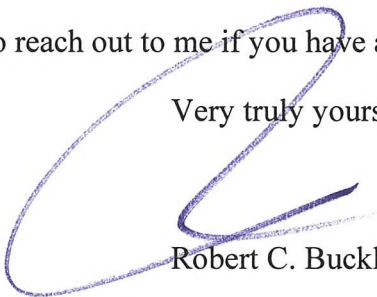
Re: Amended Approval Not Required Plan – Randolph Road, Randolph, MA

Dear Ms. Tyler:

Enclosed please find one (1) mylar and three (3) full size copies of an amended ANR plan which corrects General Note 2.3 to reflect the current record title owner. Kindly substitute the enclosed mylar plan with the one previously submitted for approval by the Planning Board.

Thank you and please do not hesitate to reach out to me if you have any questions.

Very truly yours,

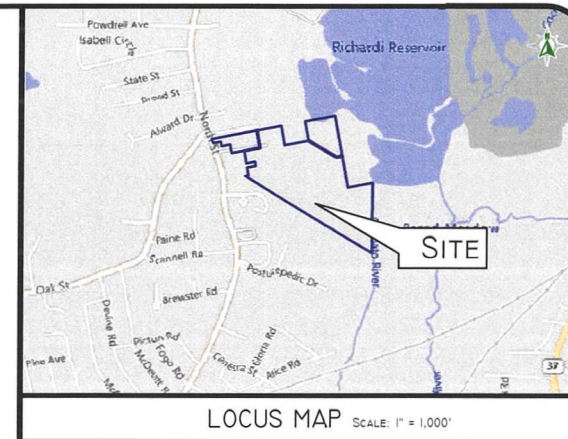


Robert C. Buckley

cc: Alex Escamilla, Bluewater Property Group  
Connor Downey, Bluewater Property Group  
Kevin Demers, DiPrete Engineering  
Kristine H. Hung, Esquire

3721081.1





LEGEND

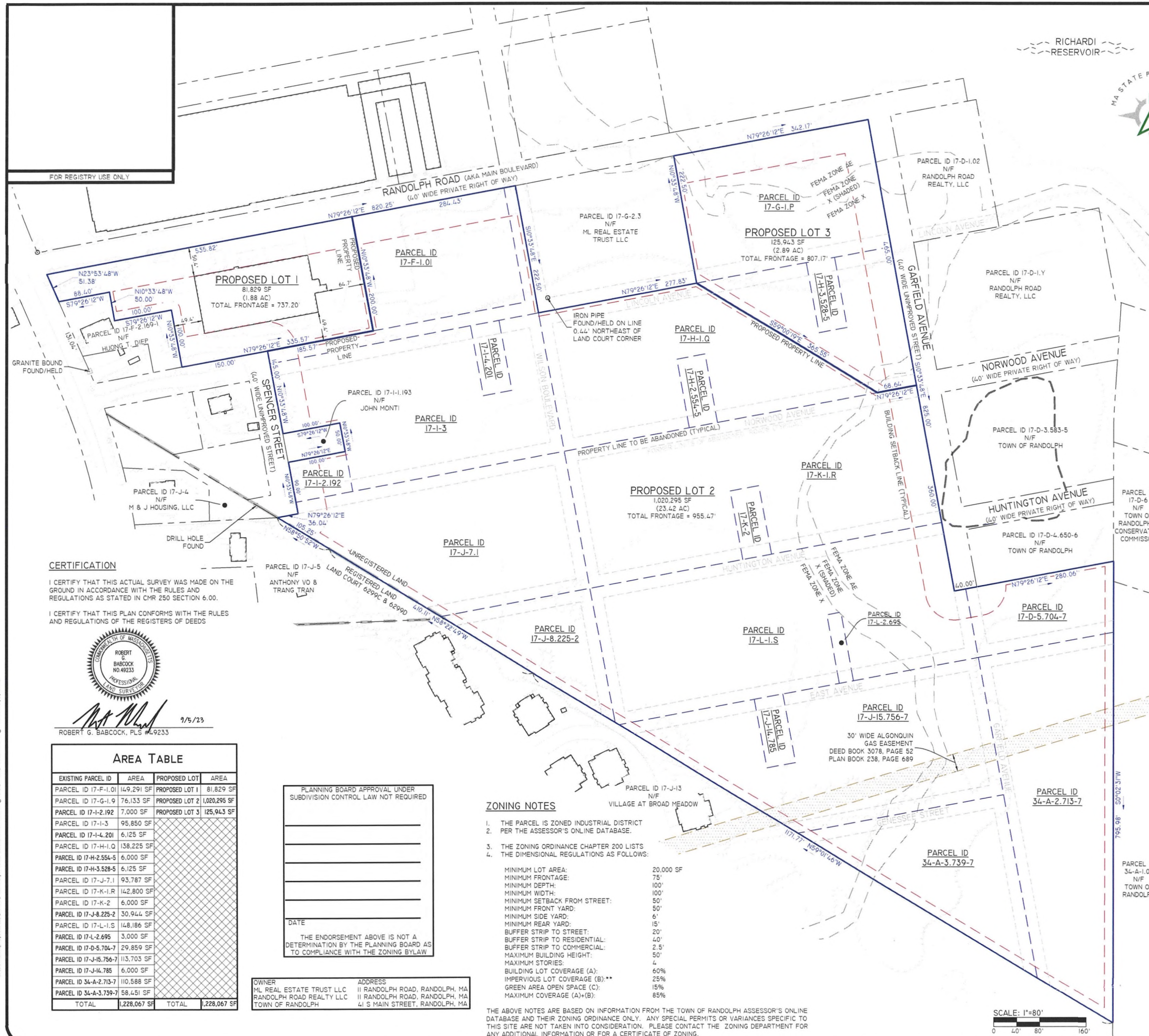
WATER LINE	123/124	DEED BOOK/PAGE	BOLLARD
SEWER LINE	AP	ASSESSOR'S PLAT	SOIL EVALUATION
SEWER FORCE MAIN	HC	HANDICAPPED	CATCH BASIN
GAS LINE	N/F	NOW OR FORMERLY	DOUBLE CATCH BASIN
ELECTRIC LINE	LC	LANDSCAPING	WATER VALVE
OVERHEAD WIRES	(R)	RECORD	GAS VALVE
DRAINAGE LINE	(CA)	CHORD ANGLE	WETLAND FLAG
MINOR CONTOUR LINE	Δ	NAIL/SPIKE	DRAINAGE MANHOLE
MAJOR CONTOUR LINE	⊙	DRILL HOLE	FLARED END SECTION
PROPERTY LINE	⊙	IRON ROD/PIPE	GUY POLE
ASSESSORS LINE	⊙	BOUND	ELECTRIC MANHOLE
TREELINE	⊙	SIGN POST	UTILITY/POWER POLE
GUARDRAIL	⊙	SEWER MANHOLE	LIGHTPOST
FENCE	⊙	SEWER CLEANOUT	WELL
RETAINING WALL	⊙	HYDRANT	MONITORING WELL
STONE WALL	⊙	IRRIGATION VALVE	BENCH MARK
	⊙	UNKNOWN MANHOLE	TREE

GENERAL NOTES

- THE PARCELS ARE LOCATED IN THE TOWN OF RANDOLPH, NORFOLK COUNTY, MASSACHUSETTS HAVING THE PARCEL ID 17-F-1.01, 17-G-1.P, 17-D-3.583-5, 17-D-4.650-6, 17-I-3, 17-I-2.192, 17-I-4.201, 17-H-1.Q, 17-H-2.554-5, 17-H-3.528-5, 17-K-1.R, 17-K-2, 17-J-7.1, 17-J-8.225-2, 17-L-1.S, 17-L-2.695, 17-D-5.704-7, 34-A-2.713-7, 17-J-15.756-7, 17-J-14.785, 34-A-3.739-7.
- THE OWNER OF:
  - PARCEL ID 17-F-1.01 PER LAND COURT CERTIFICATE NO. 185889, DATED DECEMBER 28, 2012 IS ML REAL ESTATE TRUST LLC.
  - PARCEL ID 17-G-1.P, 17-I-3, 17-I-2.192, 17-I-4.201, 17-H-1.Q, 17-H-2.554-5, 17-H-3.528-5, 17-K-1.R, 17-K-2, 17-J-7.1, 17-J-8.225-2, 17-L-1.S, 17-L-2.695, 17-D-5.704-7, 34-A-2.713-7, 17-J-15.756-7, 17-J-14.785, 34-A-3.739-7 PER DEED BOOK 36563, PAGE 246, DATED JANUARY 16, 2019, IS RANDOLPH ROAD REALTY, LLC.
  - PARCEL ID 17-K-2 PER DEED BOOK 41137, PAGE 181, DATED APRIL 10, 2023, IS ML REAL ESTATE TRUST, LLC.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, X (SHADED), AND AE. REFERENCE FEMA FLOOD INSURANCE RATE MAP 2502(C02)7E, MAP REVISED JULY 17, 2012. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON AUGUST 18, 2022. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- LAND COURT LOTS 1 & 3 PER LAND COURT CASE 30911A DEREGISTERED PER DEED BOOK 1348, PAGE 358 AND 362.
- FORMER STREET LINES SHOWN ABANDONED PER DEED BOOK 41354, PAGE 562.

PLAN REFERENCES

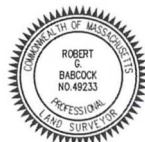
- LAND COURT PLAN 30911A
- LAND COURT PLAN 6299C.
- LAND COURT PLAN 6299D.
- PLAN OF BRAINTREEVILLE MANOR, RANDOLPH, MASS. OWNED AND DEVELOPED BY HUB REALTY COMPANY, INC., SCALE 1"=80', DATED OCTOBER 24, 1925, PLAN BY A.P. TRUFANT, C.E., BROCKTON & WHITMAN, RECORDED IN DEED BOOK 1671, PAGE END.
- PLAN OF LANDS TO BE TAKEN OR OTHERWISE ACQUIRED FOR WATER SUPPLY IN BRAINTREE & RANDOLPH, SCALE 1"=100', DATED JANUARY 3, 1973, PLAN BY GALE ENGINEERING CO., INC., RECORDED IN PLAN BOOK 238, PAGE 689.
- CONDOMINIUM SITE PLAN, BUILDING "F", NITS F-1, F-2, F-3, F-4, F-5, F-6, #721 NORTH STREET, RANDOLPH, MA., SCALE 1"=60', DATED MATCH 20, 2018, PLAN BY TURNING POINT SURVEY COMPANY, INC., RECORDED IN PLAN BOOK 669, PAGE 20.
- ALTA/NSPS LAND TITLE SURVEY, II RANDOLPH ROAD, RANDOLPH, MASSACHUSETTS, PREPARED FOR BLUEWATER PROPERTY GROUP, PREPARED BY DIPRETE ENGINEERING, DATED AUGUST 31, 2022, SCALE 1" = 80'.
- ROAD ABANDONMENT PLAN, II RANDOLPH ROAD, RANDOLPH, MASSACHUSETTS, PREPARED FOR: ML REAL ESTATE TRUST, LLC, SCALE 1"=80', DATED JANUARY 17, 2023, PLAN BY DIPRETE ENGINEERING



CERTIFICATION

I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE RULES AND REGULATIONS AS STATED IN CMR 250 SECTION 6.00.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS



ROBERT G. BABCOCK, PLS #49233  
9/5/23

AREA TABLE

EXISTING PARCEL ID	AREA	PROPOSED LOT	AREA
PARCEL ID 17-F-1.01	149,291 SF	PROPOSED LOT 1	81,829 SF
PARCEL ID 17-G-1.9	76,133 SF	PROPOSED LOT 2	1,020,295 SF
PARCEL ID 17-I-2.192	7,000 SF	PROPOSED LOT 3	125,943 SF
PARCEL ID 17-I-3	95,850 SF		
PARCEL ID 17-I-4.201	6,125 SF		
PARCEL ID 17-H-1.Q	158,225 SF		
PARCEL ID 17-H-2.554-5	6,000 SF		
PARCEL ID 17-H-3.528-5	6,125 SF		
PARCEL ID 17-J-7.1	93,787 SF		
PARCEL ID 17-K-1.R	142,800 SF		
PARCEL ID 17-K-2	6,000 SF		
PARCEL ID 17-J-8.225-2	30,944 SF		
PARCEL ID 17-L-1.S	148,186 SF		
PARCEL ID 17-L-2.695	3,000 SF		
PARCEL ID 17-D-5.704-7	29,859 SF		
PARCEL ID 17-J-15.756-7	113,703 SF		
PARCEL ID 17-J-14.785	6,000 SF		
PARCEL ID 34-A-2.713-7	110,588 SF		
PARCEL ID 34-A-3.739-7	58,451 SF		
TOTAL	1,228,067 SF	TOTAL	1,228,067 SF

PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

DATE \_\_\_\_\_

THE ENDORSEMENT ABOVE IS NOT A DETERMINATION BY THE PLANNING BOARD AS TO COMPLIANCE WITH THE ZONING BYLAW

OWNER	ADDRESS
ML REAL ESTATE TRUST LLC	II RANDOLPH ROAD, RANDOLPH, MA
RANDOLPH ROAD REALTY LLC	II RANDOLPH ROAD, RANDOLPH, MA
TOWN OF RANDOLPH	41 S MAIN STREET, RANDOLPH, MA

ZONING NOTES

- THE PARCEL IS ZONED INDUSTRIAL DISTRICT
- PER THE ASSESSOR'S ONLINE DATABASE.
- THE ZONING ORDINANCE CHAPTER 200 LISTS:
- THE DIMENSIONAL REGULATIONS AS FOLLOWS:

MINIMUM LOT AREA:	20,000 SF
MINIMUM FRONTAGE:	75'
MINIMUM DEPTH:	100'
MINIMUM WIDTH:	100'
MINIMUM SETBACK FROM STREET:	50'
MINIMUM FRONT YARD:	50'
MINIMUM REAR YARD:	6'
MINIMUM SIDE YARD:	15'
BUFFER STRIP TO STREET:	20'
BUFFER STRIP TO RESIDENTIAL:	40'
BUFFER STRIP TO COMMERCIAL:	2.5'
MAXIMUM BUILDING HEIGHT:	50'
MAXIMUM STORIES:	4
BUILDING LOT COVERAGE (A):	60%
IMPERVIOUS LOT COVERAGE (B):**	25%
GREEN AREA OPEN SPACE (C):	15%
MAXIMUM COVERAGE (A)+(B):	85%

THE ABOVE NOTES ARE BASED ON INFORMATION FROM THE TOWN OF RANDOLPH ASSESSOR'S ONLINE DATABASE AND THEIR ZONING ORDINANCE ONLY. ANY SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.

APPROVAL NOT REQUIRED SUBDIVISION  
II RANDOLPH ROAD  
RANDOLPH, MASSACHUSETTS

APPLICANT:  
BLUEWATER PROPERTY GROUP  
205 HUDSON STREET, 8TH FLOOR,  
NEW YORK, NEW YORK 10013





PROPERTY OWNERS

HENRY & PATRICIA LEE  
120 LIBERTY ST.  
RANDOLPH, MA.  
BK 35812 PG. 133

ASSESSOR'S MAP 37-BLOCK A  
PARCELS 24, 25

JANE LAWSON  
172 LIBERTY ST.  
RANDOLPH, MA.  
BK. 35863 PG. 270  
ASSESSOR'S 37-A-5

N/P  
GREENBERG  
#194

N/P  
WILBUR  
#142

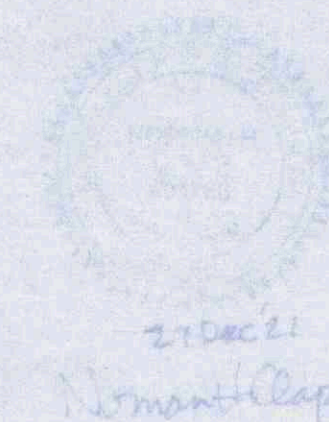
N/P  
KANE  
#178

N/P  
CANTWELL  
#184

N/P  
NELEFORT  
#162

(VACANT)  
HENRY &  
PATRICIA  
LEE

LAWSON  
#172



SKETCH PLAN		
PROP. 20 FT. STREET EXTENSION		
SCALE: 1"=40'	APPROVED BY:	DRAWN BY: <i>NHClapp</i>
DATE: 27 DEC. 2021		REVISED:
NORMAN H. CLAPP, P.L.S. 75 N. MAIN ST. #101 RANDOLPH, MA.		
781-963-4947		DRAWING NUMBER 21-4



4/14/22

A motion was made by Plizga, seconded by Alexopolous, that Nereyda Santos serve as the Planning Board Representative to the Master Plan Implementation Committee. The motion passed by the following vote:

Voting Yea: Alexopoulos, Plizga, Santos, Taveira

## F. New Business

### 1. Discussion - potential frontage for Liberty Street lot

Planner gave an over view of the proposed plan reminding the Board that an Approval Not Required was previously endorsed that resulted in one large lot remaining "not buildable" because it has zero frontage on any way.

The applicants are proposing a 20 foot wide passageway referenced on the deed to be modified with a hammerhead that would create frontage on Liberty Street. The plan has been revised to potentially create 100 feet of footage.

Planner advised that Liberty Street is a county layout. Any amendment to the layout of Liberty Street would need to be approved by Norfolk County.

There does not appear to be an option for the applicant to acquire additional land to create a private way wider than 20 feet. Planning Board members have a concern with the undersized width of the proposed way specifically regarding access by emergency services apparatus.

Further discussion with the applicants to evaluate other opportunities to create frontage including creating a way off of Lee Farm Road. The applicants will consider other options.

### 2. 28 South Main Street - modification to canopy (previously approved 10/12/21)

Planner gave an over view of the canopy plan that was previously approved on October 2021. The proposal included installation of a canopy above a transformer and was approved on the condition that the utility company approve it. The utility company is not in favor of any structure over the transformer and the applicant has prepared a revised plan.

Derek Rubinoff (architect)- proposed plan is to extend the existing roof a little further at the same slope and to use the extension to funnel the ice and snow into the existing planter. There will be a 3 feet high fence or gate that would always be unlocked in front of the electrical rooms to discourage people from walking in that area when there is snow. The structure would have asphalt shingles, wood PVC fascia at the end and underside ends would be finished with tongue and groove cedar. The railing system would be black steel posts with half inch balusters. The proposal also includes a business sign on the roof, but applicant is aware that will have to be approved by the Zoning Board of Appeals.

Board discussion about additional lighting that might be provided. Additional recessed lights are being added as well as up-lighting in the landscaped bed.

## 527 CMR: BOARD OF FIRE PREVENTION REGULATIONS

1.05: continued

- (4) No Smoking signs, featuring the international pictograph prohibiting smoking, must be posted at all entrances to the house or building before floor sanding or finishing begins and until 24 hours after the end of all floor sanding and finishing activities.

### Chapter 17 Wildland Urban Interface.

Chapter 17 Delete in its entirety.

### Chapter 18 Fire Department Access and Water Supply.

18.1 Replace with the following:

**18.1 General Scope.** Fire department access and water supplies shall comply with this chapter. The provisions of this chapter shall not apply to any city, or town which has accepted the provisions of M.G.L. c. 41, § 81 *et. seq.* or similar laws which provide local jurisdiction over fire department access and water supply. In the absence of any such laws, fire department access and water supply shall comply with this chapter.

**18.1.1.3 Add:**

**18.1.1.3** This chapter shall apply to new one- or two-family dwellings, not provided with adequate frontage and located behind an existing building that has frontage. For purposes of this section, adequate frontage shall mean at least 20 feet or more abutting a public way.

**18.1.1.3.1** Existing and new one- and two-family detached dwellings, not located behind a building with adequate frontage, and their accessory structures such as garages, carports, and sheds shall be exempt from the provisions of *Section 18.2.3*.

**18.1.1.4 Add:**

**18.1.1.4** The fire apparatus access road plans must include an analysis and evaluation of fire apparatus maneuvers throughout the access roads created by swept path analysis and turn simulation software.

**18.1.1.5 Add:**

**18.1.1.5** The fire apparatus access plans shall bear the seal and signature of the responsible registered professional engineer.

**18.1.1.6 Add:**

**18.1.1.6** Nothing in this Section shall reduce the requirements established by cities or towns under M.G.L. c. 40A and planning and zoning bylaws.

**18.1.3.1** Replace with the following:

**18.1.3.1 Fire Apparatus Access.** Plans, where required, for fire apparatus access roads shall be submitted to the fire department for review and approval prior to construction.

**18.2.2.1.1 Add:**

**18.2.2.1.1** Approval of access roads shall be subject to the AHJ and capable of supporting the imposed loads of fire apparatus and shall be provided with an all-weather driving surface and shall be maintained as provided.

**18.2.2.3** Replace with the following:

**18.2.2.3 Access Maintenance.** The owner or occupant of a structure or area, with required fire department access as specified in *Section 18.2.2.1* or *18.2.2.2*, shall notify the AHJ when the access is modified.

**18.2.3.1.3\*(1) through 18.2.3.1.3\*(4)** Delete.

**18.2.3.1.3\*** Replace with the following:

**18.2.3.1.3\* (6)** Other detached buildings having an area not exceeding 400 ft.<sup>2</sup>

**18.2.3.1.4** Replace with the following:

**18.2.3.1.4** When fire department access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be permitted to accept alternatives proposed by the owner of the building to allow additional fire protection features, up to and including the installation of an approved fire sprinkler system installed in accordance with the *Building Code*, cistern(s), additional fire hydrant(s), or similar devices or systems.

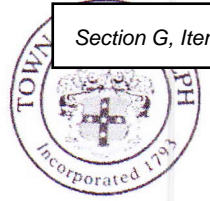
#	Street Name	Hammer Head	Access Width	Notes
150	Allen St	Hammer Head	20'	
77-83	Canton St.		20'	3 Houses Driveway
2	Celia Terr	Hammer Head	20'	
281	Chestnut St	Hammer Head	20'	
8 & 10	Civita Lane	Hammer Head	20'	2 Houses
9	Clairmont Rd		less than 20'	Driveway
1Rear	Clark St		15'	Driveway
29	Collins Ave	Hammer Head	20"	
52 rear	Cottage St		20'	Driveway
6	Dolly Lane	Hammer Head	20'	
	Easy St.	Hammer Head	20'	2 Family
8	Gerard Dufresne Dr	Hammer Head	20'	
81	Gold St.	Hammer Head	20'	
191	Grove St	Hammer Head	20'	
1	Heather Lane	Hammer Head	20'	
372B	High St.		20'	Driveway
160 & 162 rear	High St.		20'	Driveway 2 Houses
4	Jean Circle	Hammer Head	20'	
67	Johnson Dr	Hammer Head	20'	
1	Joy Lane		20'	Driveway
89	Lafayette	Hammer Head	20'	
585	Main St Rear		12"	Driveway
248	Mill		20'	Driveway
24	Mill			NO Road 1 House
474	North St		20'	Driveway
76	Oak St	Hammer Head	20'	
9 & 10	O'Connell St	Hammer Head	20'	2 Houses
23 rear	Old St		10'	Right of Way
168	Old St		16.5'	Access
11	Orchard St	Hammer Head	20'	
50 rear & 52 rear	Pleasant St.		20'	Driveway 2 Houses
9 & 10	Poole Lane	Hammer Head	20'	2 Houses
	Puzone		20'	Driveway
3	Roach Dr	Hammer Head	20'	
141	South St	Hammer Head	20'	
101	Warren St			Driveway
308	West St			No access

## PLANNING DEPARTMENT

Section G, Item 4.

# FORM N

## FINAL CERTIFICATE OF COMPLETION

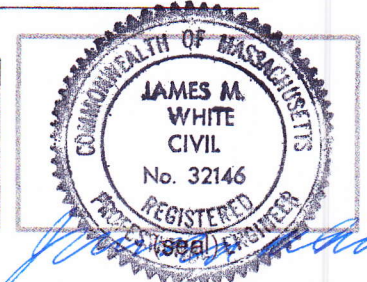


Subdivision Name	Autumn Estates			
Norfolk Registry Recording	Plan No. 192	Year 2008	Plan Book 580	Page 25
Applicant	Autumn Estates, LLC			
Address	88 Waverley St. Framingham, MA. 01702			
Phone	617-605-0707	Email	pvazza@aol.com	

I hereby certify that I have complied with the Conditions of Approval and the Planning Board Rules and Regulations Governing the Subdivision of Land for the above referenced subdivision. I understand the street(s) referenced herein remain private ways until such time as they are accepted as public ways by the Town Council. I understand that those with fee interest in the street are responsible for making such a request. Further I understand that the responsibility for maintenance and repair of the street(s) remain with the owner(s) of the street(s) or Homeowner's Association until such time as the street(s) is made a public way.

Signature: [Signature]Date: 11/10/2020

Engineer	JAMES M. WHITE
Firm/Agency	H. W. MOORE ASSOCIATES
Address	121 EAST BERKLEY ST., BOSTON, MA



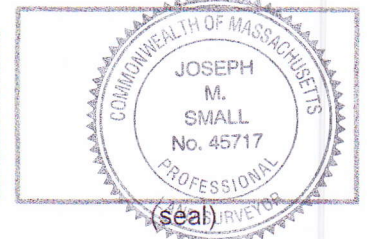
I hereby certify that the works noted herein have been constructed in accordance with the plans, specifications and conditions approved pursuant to the Planning Board Rules and Regulations Governing the Subdivision of Land and are complete. I hereby recommend this subdivision construction work for acceptance by the Planning Board.

Signature: [Signature]

Applicant's Engineer

Date: 11/12/2020

Surveyor	JOSEPH M. SMALL, PLS
Firm/Agency	HANCOCK SURVEY ASSOCIATES, INC
Address	185 CENTRE STREET, DANVERS, MA



I hereby certify that the monuments and bounds have been constructed in accordance with the plans and specifications approved pursuant to the Randolph Planning Board Rules and Regulations Governing the Subdivision of Land. I hereby recommend this subdivision construction work for acceptance by the Planning Board.

Signature: [Signature]

Applicant's Surveyor

Date: 11/16/2020



## TOWN OF RANDOLPH ENGINEERING

Section G, Item 4.

Date of Final Inspection		Inspected By	
--------------------------	--	--------------	--

- ☒ This subdivision construction work ***IS RECOMMENDED*** for acceptance by the Planning Board.
- ☐ This subdivision is ***NOT RECOMMENDED*** for acceptance by the Planning Board. Reasons are specified in a separate instrument.

Signature: \_\_\_\_\_  
Town Engineer

Date: \_\_\_\_\_

## TOWN OF RANDOLPH PLANNING BOARD

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Constructed with approved waivers
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Constructed with approved field changes
<input type="checkbox"/> Yes <input type="checkbox"/> No	Constructed with UNAPPROVED field changes
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Form J – Inspection Sign-Off received
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Final As Built Received
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Conveyance of Easements and Utilities Received
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Binder course subjected to one winter prior to application of final course
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Drainage & utilities exposed to one additional winter season after installation
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Trees and landscaping exposed to one winter season
Street: Autumn Lane	<input type="checkbox"/> To remain private way <input checked="" type="checkbox"/> Recommended for acceptance as a public way
Street: E. J. Foley	<input type="checkbox"/> To remain private way <input checked="" type="checkbox"/> Recommended for acceptance as a public way
Street: Circle	<input type="checkbox"/> To remain private way <input type="checkbox"/> Recommended for acceptance as a public way

The undersigned, being a majority of the Planning Board, hereby certify that the requirements for work on the ground called for by the conditional approval of the above referenced subdivision of land have been completed to the satisfaction of the Town Engineer and the Planning Board and the project deemed complete.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date