



PLANNING BOARD MEETING

Tuesday, April 26, 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 3-22-2022

2. Minutes of 4-14-2022

D. Public Speaks

E. Public Hearings

1. Perry Estates - request for continuation

2. Kiley Circle - Rescission of a Subdivision

F. Old/Unfinished Business

G. New Business

1. Preliminary subdivision review of 186 Canton Street

2. Pham Estates - request for extension

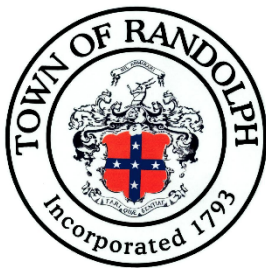
H. Staff Report

1. Project review checklist/reminder

I. Board Comments

J. Adjournment

Notification of Upcoming Meeting Dates



PLANNING BOARD MEETING

Tuesday, March 22, 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

PRESENT

Alexandra Alexopoulos
Steve Monteiro
Tony Plizga
Nereyda Santos
Peter Taveira

B. Chairperson Comments

Introduced Nereyda Santos as the new member on the Planning Board.

C. Approval of Minutes

1. Minutes of 3-8-2022

A motion was made by Alexopoulos, seconded by Monteiro, that the Minutes of 3/8/22 be approved as amended. The motion passed by the following vote:

Voting Yea: Alexopoulos, Plizga, Taveira, Monteiro

D. Public Speaks

No comments made.

E. Public Hearings

1. SUBDIVISION MODIFICATION - PERRY ESTATES

Planner gave an over view of the proposed plan and read three letters from Town staff into the record.

Lieutenant Marcus Andrew (Fire Department)- Does not see any issue with the plan. He believes there is a hydrant across the street from the top of the driveway so water access should be fine.

Jean A. Pierre- Louis (Town Engineer)- Strongly suggest the Planning Board follows Nitsch engineering recommendations and to consider creating a new street name to facilitate the delivery of postal services and other entities.

Janet Teal (Town Assessor)- Suggest the Planning Board assign a name to the street and the existing parcel would require a new address and revised deed to reflect the new street name.

Gigi Munden-applicant's engineer- reviewed proposed plan. The applicant is requesting to further subdivide the lot at 297 Chestnut Street into a second lot. The proposed lot is closer to the main street and has access to the fire hydrant so will not have a water main. There is an existing sewer so the plan is to connect the proposed house to it.

Christopher Pellitteri- DPW Superintendent- Concerned about the drainage issue and the storage chambers in the middle of the cul de sac. Gigi will provide a better detailed drawing and possibly move the location of the trench that will be further away from the houses and road so it does not cause any flooding issue.

Review and discussion with the Planning Board regarding the proposed plan, need for clarification and/or details on the plans.

Items to be included in the next submission to the Board are the following:

- cross section of the 25 foot right of way
- curb details including width of curbing
- vertical granite curbing required at the intersection with Chestnut Street
- complete the cross-section drawing by connecting the upslope and downslopes with a curve for the
- owner is to submit a suggestion for a street name to the Planner. No street name should be added onto the next submission of drawings.
- add a light pole to the plans
- label the radius of the cul de sac

Chairman asked that specific items be included in the Homeowner's Association Agreement. The HOA would be reviewed by the Planner at an appropriate time. Items included should be the responsibility for snow plowing, Operations and Maintenance of the drainage collection system, the requirements for inspections of the drainage system and the town access to the property in case of an emergency.

Planning Board members review and discuss the waivers requested by the applicant.

A motion was made by Alexopoulos, seconded by Taveira, that the Planning I continued to 4/12. The motion passed by the following vote:

Voting Yea: Alexopoulos, Plizga, Taveira, Monteiro, Santos

F. Old/Unfinished Business

G. New Business

EnterTextHere

1. ANR 186 Chestnut Street

ANR 186 Chestnut Street

Planner gave an over view of the plan.

Applicant submitted the revised plans with the application fee. The plan is a redo of the previously submitted plans with some minor editorial edits.

A motion was made by Plizga, seconded by Taveira, that the plans for the ANR 186 Chestnut Street dated 2/14/22, be approved as submitted.

Voting Yea: Alexopoulos, Plizga, Taveira, Monteiro, Santos

2. Review of Master Plan Items

Planner gave an over view of the purpose of the Master Plan.

Planning Board members had a lengthy discussion regarding the Open Space and Recreation section of the Master Plan. Specific tasks were assigned to the Planner to complete and provide updates at subsequent meetings.

H. Staff Report

259 Allen Street- demolition completed. Site work started with grading.

19 Highland Ave.- Owner does not like the color of some of the building facade and requested a conversation with the Planner. During an onsite meeting, the Planner noted that the orientation of some of the facade was installed improperly (horizontally instead of vertically). The Planner followed up with the Planning Board chair and the project owner onsite to review the issues and develop a resolution. The applicant was advised that any changes to what was previously approved by the Planning Board will most likely have to be presented to them as a request for modification. The applicant intends to construct/install according to the plans previously approved by the Board.

North Main Street- Facade on the building removed without approval. The owner decided to replace some of the rotted plywood and repaint. Reviewed on site by the Planner who provided approval.

647 North Main Street- Tier 2 Review for a daycare. Applicant submitted plans to but it was not a complete plan set. The Planner has not submitted to the Planning Board for review. Waiting on additional items before scheduling a review.

28 South Main Street-Step Ahead Daycare. Will come to the Board on April 12 with a revised plan of the canopy.

I. Board Comments

J. Adjournment

Notification of Upcoming Meeting Dates

Adjourned at 8:04pm.

Motion made by Alexopoulos, seconded by Monteiro.

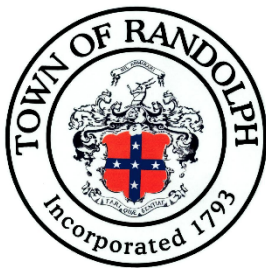
Voting Yea: Alexopoulos, Plizga, Taveira, Monteiro, Santos

1. Meeting schedule

4/12 and 4/26

5/10 and 5/24

6/14 and 6/28



PLANNING BOARD MEETING

Thursday, April 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

PRESENT

Alexandra Alexopoulos
Tony Plizga
Nereyda Santos
Peter Taveira

ABSENT

Steve Monteiro

B. Chairperson Comments

No comments made.

C. Minutes of 3-22-2022

Will be reviewed at the next meeting.

D. Public Speaks

None made.

E. Old/Unfinished Business

Planning Board members had a lengthy discussion of regarding the natural and cultural resource items section of the Master Plan. Board requested the Planner reach out to the Historic Commission to discuss the potential for a joint meeting to discuss the recommendations regarding amending the demolition delay ordinance and the dimensional requirements (setbacks) in zoning.

Chairman requested for a Planning Board member to volunteer and serve as the Planning Board Representative to the Master Plan Implementation Committee. Chairman nominated Nereyda Santos to serve as the Planning Board Representative to the Master Plan Implementation Committee.

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 devised 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.

Lengthy discussion of where to place the daycare signage that might be accepted via permits rather than requiring a variance. The applicant will review options to determine a course of action for the signage.

A motion was made by Plizga, seconded by Taveira, to approve the proposed canopy design 28-30 South Main Street as shown on the architectural drawings dated 3/16/22 and the structural drawings dated 2/7/22 as presented with the understanding that the applicant will go to the ZBA for a roof sign or Ron and Michelle for a sign that may be mounted. The motion passed by the following vote:

Voting Yea: Alexopoulos, Plizga, Santos, Taveira

G. Staff Report

19 Highland Ave.- Continued the installation of the siding.

259 Allen- Finished with demolition and have not started construction.

Upcoming Projects Anticipated-

- a) Preliminary subdivision review- Canton Street
- b) Rescission of a subdivision - Oak Street
- c) Continued public hearing- Perry Estates
- d) 647 North Main Street- site plan and design for a day care
- e) 106 Mazzeo Drive- site plan and design review for Burger King (going to ZBA first)

Other updates:

a) FEMA and FIRM updates- zoning code amendment required. Written and approved by regional rep. Introducing the Town Council to initiate.

b) MBTA Communities- housing density charges. Required presentation to the Town Council on 4/25. Waiting for FINAL guidance and requirements before we consider any ordinance changes.

c) CDBG – contracts signed and hope to have applications ready in May.

d) School based health care – received federal funding for construction. Codman Square has received funding for operations. Establishing a project team (school + Town + Codman) to begin design.

e) Mass Save – grant in collaboration with QARI to help residents and small businesses reduce energy costs. Will have outreach at many public events.

f) Sharing Housing Services Organization (SHSO) – request for funding made to Community Preservation Committee. This multi-municipal partnership would hire a firm to manage all aspects of affordable housing monitoring and reporting for each partner community.

H. Board Comments

I. Adjournment

Notification of Upcoming Meeting Dates

1. Upcoming Meeting Dates

April 26

May 10 & 24

June 14 and 28



Munden Engineering

mundenenginee
info@mundenengineering.com
781-302-6099

Section E, Item 1.

To: Planning Board
c/o Michelle Tyler
Town of Randolph
41S Main Street
Randolph MA

April 21st, 2022

RE: Modification to Approved Definitive Subdivision– Perry Estates

Dear Members of the Planning Board-

We would like to request continuation from the scheduled hearing on April 26th, 2022. This continuation is requested due to some technical and legal comments still being addressed in the definitive subdivision plan review currently ongoing with the planning board. We are requesting this hearing is to be continued until the Conservation Board meeting scheduled on May 10th, 2022.

Munden Engineering represents the client for civil engineering design and permitting services. Please contact our offices at 781-302-6099 or at info@mundenengineering.com should you have any concerns or questions.

Regards,

Gigi Munden, P.E.
Munden Engineering
781-302-6099
P.O. Box 990211
Boston MA 02199

131 OAK ST
LEGAL NOTICE
Notice of Public Hearing
Subdivision

The Randolph Planning Board will conduct a public hearing on Tuesday, April 26, 2022 at 6:15pm on their proposed action to rescind a supposed subdivision of land at 131 Oak Street in Randolph.

The meeting will be conducted by remote participation using ZOOM Link to join:

<https://us02web.zoom.us/j/88620851017>.

AD# 7159686
PL 04/12 & 04/19/2022



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

May 5, 2020

Paul V. Scally, Jr.
Joan M. Scally
Scally Family Living Trust
131 Oak Street
Randolph, MA 02368

RE: Kiley Circle

During a recent review of the Town's records of the lots purported to be located on Kiley Circle and a comparison with the records on file at the Norfolk County Register of Deeds, we have found some inconsistencies between said records that I hope you can help us to resolve.

- 1) We have not located a recorded plan of land for the subdivision that created Kiley Circle on file with the Registry of Deeds. The documents that depict any layout for Kiley Circle are:
 - a. Book 4177 page 240 → ANR plan from 1964
 - b. Book 527 page 32 → Mathematical Correction Plan from 2004It would appear that Kiley Circle may have been laid out between 1958 and 1964 yet we have not located the recorded plan at the Norfolk Registry of Deeds. Please advise.
- 2) The deeds for the lots referenced on the "Mathematical Correction" dated 2004 plan do not align with that plan through frontage or lot size. Should you provide the reference for the original recorded subdivision plan, the deeds would still not align with the plan as they reference frontage on Oak Street.

As you can see, the inconsistencies are problematic. Could you provide any documentation or reference to the of recording of the subdivision at the Registry of Deeds to resolve the question about the creation of Kiley Circle? I can be reached via email at mttyler@randolph-ma.gov or by phone at 781-961-0936.

Regarding any required correction of the deeds for the lots depicted on Kiley Circle, I have included copies download from the Norfolk Register of Deeds for your information. Please

contact the Town's Assessor Robert Cole at 781-961-0906 regarding requirements for correction that align with any approved and recorded plans.

Sincerely,

Michelle R. Tyler
Town Planner

Cc: Robert Cole, Assessor
Jean Pierre-Louis, Engineer
Anthony Plizga, Planning Board Chairperson



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

COPY

mailed 2nd time 7.22.2020

May 5, 2020

Paul V. Scally, Jr.
Joan M. Scally
Scally Family Living Trust
131 Oak Street
Randolph, MA 02368

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Sincerely,

A handwritten signature in black ink, appearing to read "Michelle R. Tyler". The signature is fluid and cursive, with the first name "Michelle" being the most prominent part.

Michelle R. Tyler
Town Planner

Cc: Robert Cole, Assessor
Jean Pierre-Louis, Engineer
Anthony Plizga, Planning Board Chairperson

Section E, Item2.

| nt | Cd | Description | Element | Cd | Description |
|--------------------------|----|-------------|---------------|----|-------------|
| 9900 | | Vacant Land | Xtra Openings | | |
| | | | Elevators | | |
| | | | Central Vac | | |
| CONDO DATA | | | | | |
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| Cost to Cure Ovr | | | | | |
| Cost to Cure Ovr Comment | | | | | |

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

| Code | Description | LB | Units | Unit Price | Yr Bilt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|------|----------------|----|-------|------------|---------|----------|------|-------|------------|-------------|
| BRN1 | Barn - 1 Story | L | 1,120 | 12.00 | 1960 | A | 50 | C | 1.00 | 6,700 |
| SHD1 | Shed | L | 110 | 6.00 | 1960 | A | 50 | C | 1.00 | 300 |
| FGR1 | Garage - 1 Sto | L | 56 | 14.00 | 1997 | A | 50 | C | 1.00 | 400 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprc Value |
|-----------------------------|-------------|-------------|------------|----------|-----------|---------------|
| | | | | | | |
| TH Corner Liv / 1 area Area | | | | | | |

No Sketch

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QUITCLAIM DEED

I, **PAUL V. SCALLY, JR.**, Individually, of 131 Oak Street, Randolph, Norfolk County, MA 02368, as the legal heirs of the Estate of Elizabeth M. Scally, Norfolk Probate Court Docket No. 77F1019, for consideration paid of One (\$1.00) dollar, hereby grant to **PAUL V. SCALLY, JR., Trustee, and JOAN M. SCALLY, Trustee, of SCALLY FAMILY LIVING TRUST**, under a Certificate of Trust, dated April 2, 2015 and recorded herewith pursuant to M.G.L. 184 § 35

with QUITCLAIM COVENANTS,

Property Address: Kiley Circle, Randolph, Norfolk County, MA 02368
Parcel ID # 31/B/4.8 and Parcel ID # 31/B/4.02

TWO CERTAIN PARCELS OF LAND with the buildings thereon situated in said Randolph, Norfolk County, Massachusetts, being shown as Lots B and C on a plan entitled "Plan of Land, Randolph, Mass." Dated August 9, 1958 by L.W. DeCelle Surveyors, Inc., recorded with Norfolk Registry of Deeds in Book 3719, Page 244, and bounded and described as follows:

FIRST PARCEL:

NORTHERLY: by Oak Street, one hundred five, (105) feet;

EASTERLY and

SOUTHERLY: by Lot C on said plan in two lines measuring one hundred twenty-five (125) feet and one hundred three and 69/100 (103.69) feet, respectively;

WESTERLY: by Lot A on said plan, one hundred twenty-six and 14/100 (126.14) feet.

Said parcel is shown as Lot B on said plan.

Containing 12,340 square feet of land, all as indicated on said plan.

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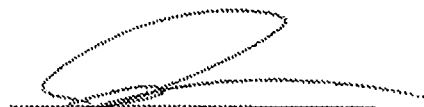
WITNESS my hand and seal 2nd day of April, 2015.


PAUL V. SCALLY, JR.


JOAN M. SCALLY

COMMONWEALTH OF MASSACHUSETTS
PLYMOUTH COUNTY

On this 2nd day of April, 2015, before me, the undersigned notary public, personally appeared **PAUL V. SCALLY, JR.**, and **JOAN M. SCALLY**, proved to me through satisfactory evidence of identification, which were Photo ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.


JONATHAN M. GRAHAM (official signature and seal of notary)
My Commission Expires: JULY 2, 2015



JONATHAN MICHAEL GRAHAM
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 2, 2015

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QUITCLAIM DEED

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with QUITCLAIM COVENANTS,

Property Address: Kiley Circle, Randolph, Norfolk County, MA 02368
Parcel ID # 31/B/4.1 and 31/B/4

The land in Randolph, Norfolk County, Massachusetts on the southerly side of Oak Street, being bounded and described as follows:

NORTHERLY: by Oak Street, sixty-three and 85/100 (63.85) feet, more or less;

SOUTHEASTERLY: by a curved line, being the northwesterly boundary of Lot 2 as shown on plan entitled "Plan of Lots Randolph, Mass. Sept. 14, 1965" filed with Norfolk Deeds as No. 57 of 1966 in Book 4325, Page 263, thirty-three and 73/100 (33.73) feet;

EASTERLY: by said Lot 2, one hundred twenty-two (122.00) feet, and by the lot referred to as "to be conveyed to Paul V. Scally", one hundred forty-nine and 99/100 (149.99) feet;

SOUTHERLY: by lands of various owners, as shown as the southerly boundary of Lot C on plan entitled "Plan of Land, Randolph, Mass. L.W. DeCelle Surveyors, Inc." dated August 9, 1958, and filed with Norfolk Deeds as No. 479 of 1964 in Book 3719, Page 244, three hundred thirty-three (333.00) feet;

PROPERTY ADDRESS: Parcel ID # 31/B/4.1 and 31/B/4 Kiley Circle, Randolph, Norfolk County, MA 02368

WESTERLY: N O by the easterly boundary of said Lot C, as shown on above
A mentioned plan, three hundred and 90/100 (304.90) feet;

NORTHERLY: O F F I C I A L O F F I C I A L
C O again, by the southerly boundaries of Lots A and B as shown on
plan entitled "Plan of Land Randolph, Mass. May 22, 1964, L.W.
DeCelle Surveyors, Inc." filed with Norfolk Deeds as Plan No.
694, of 1964 in Book 4177, Page 240, one hundred three and
86/100 (103.86) feet and one hundred thirty and 78/100 (130.78)
feet;

WESTERLY: again, by Lot B as shown on said last mentioned plan, seventy-four
and 47/100 (74.47) feet; and

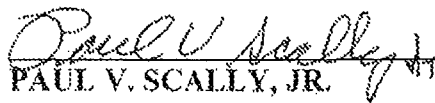
SOUTHWESTERLY: by the curve at the corner of said Lot B and Oak Street, forty-four
and 12/100 (44.12) feet.

For Title see deed recorded in the Norfolk County Registry of Deeds, on March 11, 1971, in
Book 5022, Page 62.

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AN
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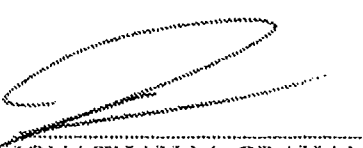
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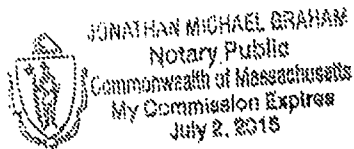
WITNESS my hand and seal 2nd day of April, 2015.


PAUL V. SCALLY, JR.

COMMONWEALTH OF MASSACHUSETTS
PLYMOUTH COUNTY

On this 2nd day of April, 2015, before me, the undersigned notary public, personally appeared **PAUL V. SCALLY, JR.**, proved to me through satisfactory evidence of identification, which were Photo ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.


JONATHAN M. GRAHAM (official signature and seal of notary)
My Commission Expires: JULY 2, 2015



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C O P Y

N O T
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O F F I C I A L
C O P Y

QUITCLAIM DEED

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with QUITCLAIM COVENANTS,

Property Address: Kiley Circle, Randolph, Norfolk County, MA 02368
Parcel ID # 31/B/4.7

A certain parcel of land situated in Randolph, Norfolk County, Massachusetts, containing one acre, bounded and described as follows:

Commencing at the corner of Oak Street and land now or formerly of Roswell and Orabelle Eddy, bounded Easterly by land now or formerly of said Roswell and Orabelle Eddy, 22 rods more or less; Southerly by land now or formerly of D Arthur Brown, Trustee, 7 rods; Westerly by land of Edwin M. Mann, 25 rods, more or less to Oak Street; Northerly by Oak Street 7 rods to point of beginning.

Being the same premises conveyed to me by deed of Verone Aikinson, dated April 27, 1927, recorded with Norfolk County Registry of Deeds, Book 21045, Page 498.

The above described parcel of land is less 2800 square feet more or less as shown by a taking by the Town of Randolph, dated April 27, 1936 and numbered 999.

This conveyance is also subject to an easement given to the Algonquin Gas Transmission Company dated May 10, 1952.

For Title see deed recorded in the Norfolk County Registry of Deeds on May 14, 1958, in Book 3637, Page 20.

PROPERTY ADDRESS: Kiley Circle, Randolph, Norfolk County, MA 02368

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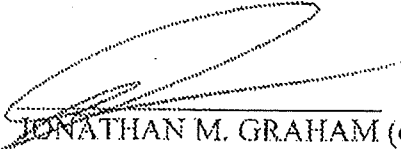
N O T
A N
O F F I C I A L
C O P Y

WITNESS my hand and seal 2nd day of April, 2015.


PAUL V. SCALLY, JR.

COMMONWEALTH OF MASSACHUSETTS
PLYMOUTH COUNTY

On this 2nd day of April, 2015, before me, the undersigned notary public, personally appeared **PAUL V. SCALLY, JR.**, proved to me through satisfactory evidence of identification, which were Photo ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.


JONATHAN M. GRAHAM (official signature and seal of notary)
My Commission Expires: JULY 2, 2015

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

QUITCLAIM DEED

We, **PAUL V. SCALLY, JR.**, and **JOAN M. SCALLY**, Husband and Wife, of **131 Oak Street, Randolph, Norfolk County, MA 02368**, for consideration paid of One (\$1.00) dollar, hereby grant to **PAUL V. SCALLY, JR.**, Trustee, and **JOAN M. SCALLY**, Trustee, of **SCALLY FAMILY LIVING TRUST**, under a Certificate of Trust, dated April 2, 2015 and recorded herewith pursuant to M.G.L. 184 § 35

with QUITCLAIM COVENANTS,

Grantor, Grantee, and

Property Address: **131 Oak Street, Randolph, Norfolk County, MA 02368**

The land with the buildings thereon situated in Randolph, Norfolk County, Massachusetts, bounded and described as follows:

NORTHERLY: by Oak Street, eighty-six and 37/100 (86.37) feet;

NORTHEASTERLY: by the curved intersection of Oak Street and Kiley Circle, forty-four and 12/100 (44.12) feet;

EASTERLY: by Kiley Circle, seventy-four and 47/100 (74.47) feet;

SOUTHERLY: by Lot C as shown on a plan hereinafter mentioned, one hundred thirty and 78/100 (130.78) feet; and

WESTERLY: by Lot A as shown on said plan, one hundred twenty-six and 14/100 (126.14) feet.

PROPERTY ADDRESS: 131 Oak Street, Randolph, Norfolk County, MA 02368

OFFICIAL
Signatures affixed to this
plan constitute approval
for Lots A & B only
Randolph Planning Board

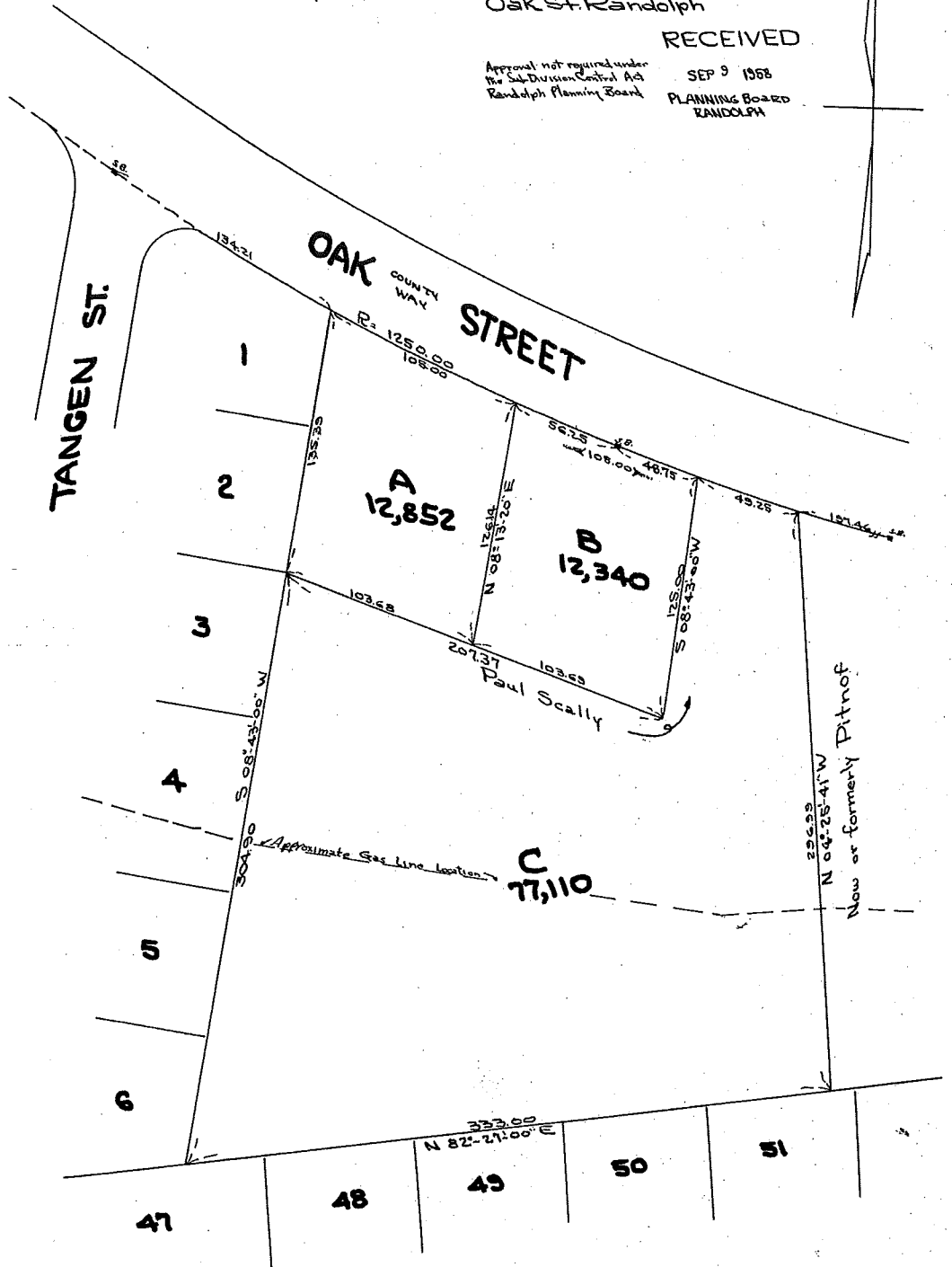
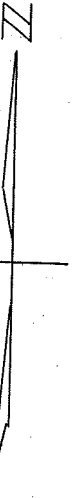
Raymond T. Wall
Joseph W. Curran
Marnold Tagrin
M. Carl J. Diauto
Leo T. O'Neill

OFFICIAL
Plan of Land
RANDOLPH, MASS.
Scale 1"=40' Aug. 9, 1958
L.W. DeCelle Surveyors, Inc.
Civil Engineers
285 Union St., Randolph
Property Owner: Paul Scally
Oak St. Randolph

RECEIVED

Approval not required under
the Subdivision Control Act
Randolph Planning Board

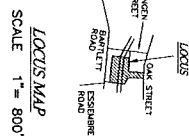
SEP 9 1958
PLANNING BOARD
RANDOLPH



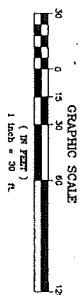
I certify that this is a
true copy of the original plan.
Lawrence W. DeCelle, Jr.



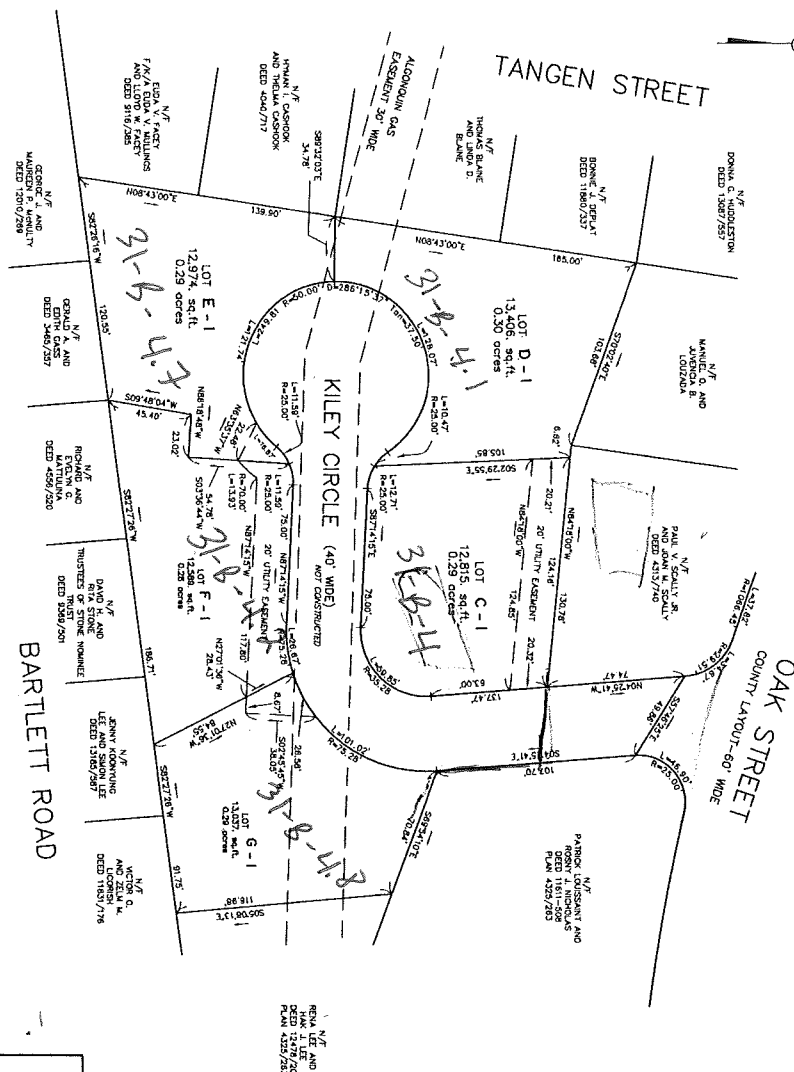
Norfolk Registry of Deeds
Dedham, Mass.
Received Apr. 23, 1959 with Deed
Paul V. Scally tax to
Scally Construction Co., Inc.
Filed as No. 479 1959 Bk. 3719, Pg. 214
Attest *Charles J. Ross* Register



OFFICIAL OF ENANT



PLAN REFERENCES:
RECORDED PLAN 3778/244
RECORDED PLAN 4177 OF 1953 PL. BK. 134
RECORDED PLAN 4177 OF 1953 PL. BK. 134
RECORDED PLAN 4177/240
RECORDED PLAN 4323/283



NOTE: THIS PLAN HAS BEEN CORRECTED FROM PLANS AND DEEDS OF RECORD AND PLATTED FIELD MEASUREMENT.

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

Paul V. Scally, Jr.
Don Rosa
Date: 3-8-04

OWNERS REFERENCE
BK 3778/244

ZONE
RESIDENTIAL

RANDOLPH ASSESSORS DATA
MAP BLOCK PARCEL LOT
31 8 4 41.42

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
3-7-04
PROFESSIONAL LAND SURVEYOR NO. 33068 DATE

OWNER/SETTLER
PAUL V. SCALLY, JR.
131 OAK STREET
RANDOLPH, MA



MATHEMATICAL CORRECTION PLAN
KILEY CIRCLE (OFF OAK STREET)
RANDOLPH MASSACHUSETTS

DON ROSA

PROFESSIONAL LAND SURVEYOR

54 LIBERTY STREET
RANDOLPH, MA 02368 (781) 986-4768

SCALE 1" = 30' DATE 3-7-04 DRAWN RCH BY CALC DON ROSA BY PLAN NO. 03375

| | |
|------------------------------------|--------|
| Norfolk Registry of Deeds | |
| Received 3-8-04 | By 209 |
| Filed as Page 32 of 204 | |
| PL 04 257 | |
| Attest: <i>Paul V. Scally, Jr.</i> | |
| Register | |



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

January 20, 2022

Paul V. Scally, Jr.
Joan M. Scally
Scally Family Living Trust
131 Oak Street
Randolph, MA 02368

COPY

RE: Kiley Circle – Unrecorded Subdivision

In May 2020, the Planning Board requested information regarding the supposed subdivision of land on Oak Street that resulted in the creation of Kiley Circle and associated parcels (see attached). Following the correspondence, the Planning Board chairperson Anthony Plizga met with you in August 2020 to further discuss the need for information. As of this correspondence, no additional information has been received by the Planning Board.

Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification, amendment or rescission when there has been a sale to a single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Board respectfully requests information from you before their meeting on **TUESDAY, APRIL 26, 2022** at 6:00pm when they will consider any action permitted by law. They are conducting meetings using a video platform (ZOOM) and you may submit any response to the Board in writing to my attention or participate in an upcoming meeting via video. Please contact my office at 781-961-0936 or mtyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process or schedule you for an upcoming Planning Board meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle R. Tyler".

Michelle R. Tyler
Director of Planning

Cc: Jean Pierre-Louis, Engineer
Anthony Plizga, Planning Board Chairperson



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

COPY

mailed 2nd time 7-22-2020

May 5, 2020

Paul V. Scally, Jr.
Joan M. Scally
Scally Family Living Trust
131 Oak Street
Randolph, MA 02368

RE: Kiley Circle

During a recent review of the Town's records of the lots purported to be located on Kiley Circle and a comparison with the records on file at the Norfolk County Register of Deeds, we have found some inconsistencies between said records that I hope you can help us to resolve.

1) We have not located a recorded plan of land for the subdivision that created Kiley Circle on file with the Registry of Deeds. The documents that depict any layout for Kiley Circle are:

a. Book 4177 page 240 → ANR plan from 1964

b. Book 527 page 32 → Mathematical Correction Plan from 2004

It would appear that Kiley Circle may have been laid out between 1958 and 1964 yet we have not located the recorded plan at the Norfolk Registry of Deeds. Please advise.

2) The deeds for the lots referenced on the "Mathematical Correction" dated 2004 plan do not align with that plan through frontage or lot size. Should you provide the reference for the original recorded subdivision plan, the deeds would still not align with the plan as they reference frontage on Oak Street.

As you can see, the inconsistencies are problematic. Could you provide any documentation or reference to the of recording of the subdivision at the Registry of Deeds to resolve the question about the creation of Kiley Circle? I can be reached via email at mttyler@randolph-ma.gov or by phone at 781-961-0936.

Regarding any required correction of the deeds for the lots depicted on Kiley Circle, I have included copies download from the Norfolk Register of Deeds for your information. Please

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 | Book/Page or Certificate # 40069/333 |
| 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 | | |

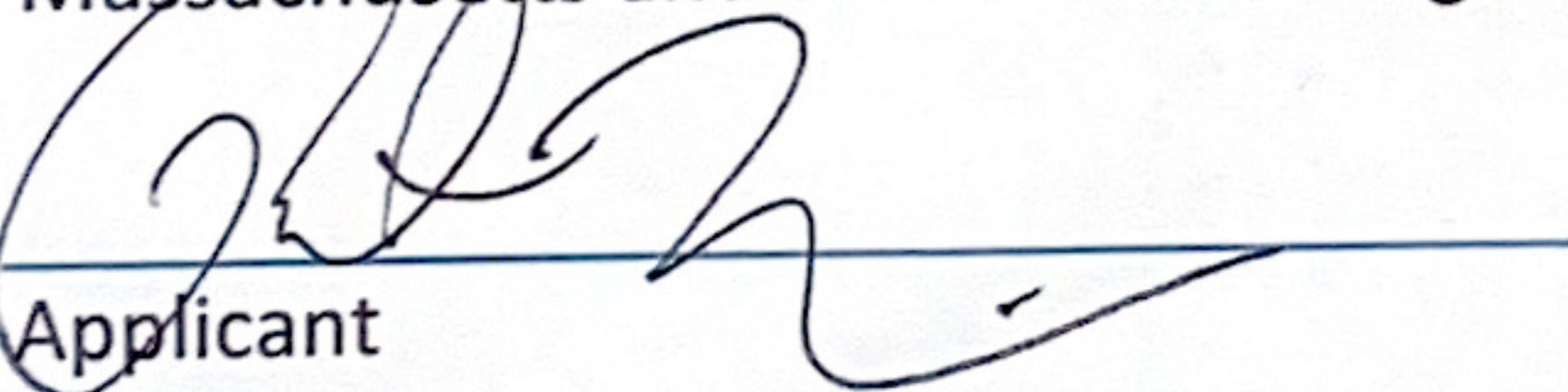
| | | | |
|-----------|--|-------|--------------------------|
| Applicant | Robert L. Nichols Jr. - New City Investors LLC | | |
| Address | 69 Nancy Rd | | |
| Address2 | Milton MA 02186 | | |
| Phone | 617-448-5112 | Email | robert@btrealtygroup.com |

| | | | |
|-------------------|--|-------|----------------------|
| 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

PLANNING DEPARTMENT

FORM K
REQUEST FOR TIME EXTENSION – DEFINITIVE
SUBDIVISION


| | | | |
|------------------|-----------------------------|-------------------------|------------|
| Subdivision Name | PHAM ESTATES - MARY LEE WAY | | |
| Date of Approval | 12-2-2019 | Initial Expiration Date | 04/30/2022 |
| Requested Date | 07/30/2022 | # Previous Extensions | 1 |

| | | | |
|----------------|--------------------------------------|-------|--------------------|
| Property Owner | Hung Pham | | |
| Address | 631 S Main Street, Randolph MA 02368 | | |
| Address2 | | | |
| Phone | 617-818-4199 | Email | Jpham300@yahoo.com |

| | | | |
|-----------|---------------------------------------|-------|--------------------|
| Applicant | Hung Pham | | |
| Address | 631 S. Main Street, Randolph MA 02368 | | |
| Address2 | | | |
| Phone | 617-818-4199 | Email | jpham300@yahoo.com |

REASON

Describe progress made towards meeting the conditions of approval of the subdivision and reasons for the time extension request

MASS DOT Permit moratorium ends on April 1st. Klash Excavation company need more times to remove the curbing and the sidewalk on South Main Street.

SURETY CONSENT

If performance was secured by a surety, a letter from the Financial Institution must be attached to this request concurring the request of an extension time and shall affirm that the Letter of Credit/Bond issued by them remains in effect and that the terms are valid and binding.

Signature of Applicant

Printed Name

Date

HUNG PHAM

4/21/22

PLANNING BOARD DECISION

Hearing Date ____/____/____

☐ Approved

New Date of Expiration ____/____/____

☐ Denied

Reason: _____

Site Plan & Design Review Checklist

Section H, Item1.

PLAN PAGES and APPLICATION SUBMITTED

- ☐ Existing Conditions plan
 - > Are there photographs of the site and/or existing structures? Is there a demolition plan?
 - > Does the plan set include contours, utilities, wetlands and adjacent parcels?
 - > Is the existing structure greater than 100 years old?
- ☐ Renderings & elevations for any proposed building modifications
 - > Are there renderings in color with specific materials and color choices called out and/or samples or cut sheets of materials for façade, lighting, enclosures, amenities?
- ☐ Grading and drainage plan
- ☐ Utility plan
- ☐ Site layout plan
- ☐ Fire apparatus access plan
- ☐ Landscaping plan
- ☐ Site lighting plan including quantity and types of fixtures and a photometric plan
- ☐ Zoning compliance matrix
- ☐ Development Impact Statement
- ☐ Traffic analysis (when applicable)
- ☐ Letter from Stormwater Authority (or date of scheduled hearing)
- ☐ Order of Conditions from ConCom (if applicable)

ESSENTIAL ITEMS/ISSUES TO BE CONSIDERED AT A MEETING

- ☐ Are there existing trees/significant vegetation or site features to be preserved? Are they noted on the plan set? Will they be marked in the field?
- ☐ What is the building scale & relation to surrounding structures/lots including orientation to the street?
- ☐ Is the structure or any abutting structures greater than 100 years old?
- ☐ What is the lot coverage (pervious vs. impervious)
- ☐ Evaluate the placement and configuration of parking areas relative to the site; curb cuts onto streets; type of curbing (granite vs. asphalt); style of curbing (vertical, CCB). Are service areas (loading bays) required? Is there directional signage (striping and/or signs)?
- ☐ Snow storage & removal plans
- ☐ HVAC location and screening
- ☐ Location of hydrants and catch basins
- ☐ Dumpster location and screening
- ☐ Pedestrian connectivity and amenities
- ☐ Type and height of site lighting; type and number of wall packs
- ☐ Proposed sign plan (colors, design, location)

OTHER ITEMS TO CONSIDER

- Is SWPPP required (1 acre+)? If not, what are requirements for site management during construction?
 - What are the proposed hours of operation after construction? Is there an affect on abutters?
 - What is the effect of the development on to traffic circulation?
 - Does the project require other approvals (e.g. historic commission, licensing board, special permit, health department)?
-
- | | |
|---|-----------------------------------|
| ○ Estimated start of construction? | Estimated length of construction? |
| ○ Is there a "length of approval" for the Board's decision? | |
| ○ Peer review required? | Performance guarantee required? |

SPECIAL PERMIT CRITERIA TO CONSIDER

1. The proposal is suitably located in the neighborhood in which it is proposed and/or the total Town, as deemed appropriate by the Special Permit Granting Authority;
2. The proposal is compatible with existing uses and other uses permitted by right in the same district;
3. The proposal would not constitute a nuisance due to air and water pollution, flood, noise, dust, vibrations, lights, or visually offensive structures and accessories;
4. The proposal would not be a substantial inconvenience or hazard to abutters, vehicles, or pedestrians;
5. Adequate and appropriate facilities would be provided for the proper operation of the proposed use;
6. The proposal reasonably protects the adjoining premises against any possible detrimental or offensive uses on the site, including unsightly or obnoxious appearance;
7. The proposal provides convenient and safe vehicular and pedestrian movement within the site, and in relation to adjacent streets, property or improvements;
8. The proposal ensures adequate space for the off-street loading and unloading of vehicles, goods, products, materials, and equipment incidental to the normal operation of the establishment or use;
9. The proposal provides adequate methods of disposal and/or storage for sewage, refuse, and other wastes resulting from the uses permitted or permissible on the site, and methods of drainage for surface water,
10. The proposal ensures protection from flood hazards, considering such factors as the following:
elevation of buildings; drainage, adequacy of sewage disposal; erosion and sedimentation control; equipment location; refuse disposal; storage of buoyant materials; extent of paving; effect of fill, roadways or other encroachments on flood runoff and flow;
11. The proposal is in general harmony with the general purpose and intent of this bylaw;
12. The proposed use complies with any and all additional Special Permit Criteria or special use regulations imposed on individual uses as established in the ordinances.