

PLANNING BOARD MEETING

Tuesday, October 14, 2025 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location. The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

B. Chairperson Comments

C. Approval of Minutes

[1.](#) Minutes of 9/23/2025

D. Public Speaks

E. Public Hearings

[1.](#) Council Order 2025-069 To accept the amendments and recodification of chapter 200 Zoning Ordinance

F. Staff Report

***Active Subdivision Review**

***Active Project Review**

***Upcoming Projects**

G. Board Comments

H. Adjournment

Upcoming Meeting Dates

October 28

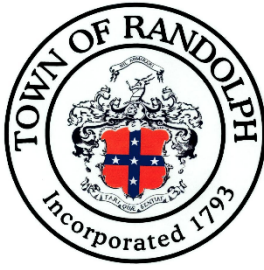
November 18

December 2

December 16

File Attachments for Item:

1. Minutes of 9/23/2025



PLANNING BOARD MEETING

Tuesday, September 23, 2025 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location 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

Chairman Plizga called the meeting to order at 6:02 pm.

PRESENT

Tony Plizga
Peter Taveira
Lou Sahlu

ABSENT

Alexandra Alexopoulos
Araba Adjei-Koranteng

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 9/9/2025

The Planning Board approved the meeting minutes of September 9, 2025, as presented.

Motion made by Plizga, Seconded by Sahlu to approve the meeting minutes of September 9, 2025, as presented.

Voting Yea: Plizga, Taveira, Sahlu

D. Public Speaks

Chairman Plizga opened the public speaks portion of the meeting to any member of the public that would like to address the Planning Board. There were no public comments. Chairman Plizga closed public speaks.

E. Public Hearings

1. 6:15 PM - Ledgeview Terrace Subdivision - continuation of public hearing

Chairman Plizga opened the continuation of a public hearing for the Ledgeview Terrace subdivision. Planning Director Michelle Tyler stated that the applicant requested a continuation to pursue additional engineering work on the property, including stormwater management. They have requested a 60-day continuation, which brings us to the December 2, 2025, Planning Board meeting.

Chairman Plizga stated that the property was originally subdivided in 2007, and due to a lack of activity on the project, the Planning Board had it on the agenda to consider a rescission. The applicant requested more time to consider completing the subdivision and has requested an additional 60-day extension.

Motion made by Plizga, Seconded by Taveira to continue the public hearing for Ledgeview Terrace Estates subdivision on December 2, 2025 at 6:15 pm.

Voting Yea: Plizga, Taveira, Sahlu

Don and Kathy Clements of 53 Mark Terrace were present. Mr. Clements stated that the Planning Board previously changed the name of the subdivision to E.G. Schaner Circle. Chairman Plizga stated that the subdivision was known as Ledgeview Estates, and Mrs. Tyler added that the street is known as E.G. Schaner Circle. Mr. Clements wished to ask a question of the Board; Chairman said he would allow it. Mrs. Tyler advised Chairman Plizga that it would not be possible, considering that there should not be discourse without the applicant present. After a brief discussion with Mr. and Mrs. Clements, Mrs. Tyler agreed to meet with them at their home to answer any questions.

F. Old/Unfinished Business

1. Updated ANR - Center Street and Quarry Road

Chairman Plizga asked the Planning Director, Michelle Tyler, to provide the Board with some background. The Planning Board had previously endorsed an ANR for the property, which was for a lot line revision that was never recorded at the Registry of Deeds. The plan presented this evening is for a modification of that ANR that shows two lots that conform to frontage and lot size within the zoning district that meet the criteria for an ANR.

Chairman Plizga asked the property owner, Tim Wells, if he wished to add anything. Mr. Wells said that he identified a better opportunity for the parcel and that the plans have been revised accordingly.

Chairman Plizga noted that the current layout allows for the construction of one single family home and a duplex.

Motion made by Plizga, Seconded by Sahlu to approve the ANR drawing dated September 17, 2025 prepared by the Collins Civil Engineering Group for the piece of property located on both Center Street and Quarry Road.

Voting Yea: Plizga, Taveira, Sahlu

G. New Business

1. Release of Covenant - Ayers Dr

The Planning Director, Michelle Tyler, stated that there was a covenant on Ayers Drive recorded at the Registry of Deeds in 1981, which was related to road development if the property was ever acquired outside of an immediate family member. One of the family members is trying to sell their property, which requires the covenant to be released. Mrs. Tyler did research and found that some of the road work had never been completed. Mrs. Tyler worked with the Town Engineer, Jean Pierre-Louis, and they agreed to require the owner to complete the cul-de-sac pavement (to the required size at the time) and install a Cape Cod berm along the road for the release of the covenant.

Member Taveira asked if it was a private road. Mrs. Tyler replied yes and that it would remain a private road.

Motion made by Plizga, Seconded by Sahlu to release the covenant for Ayers Drive that was dated September 4, 1981.

Voting Yea: Plizga, Taveira, Sahlu

2. Subdivision: E Druid Estates - Pett Acres Drive update

Chairman Plizga asked Planning Director Michelle Tyler to provide the Board with an update regarding Pett Acres Drive. Mrs. Tyler stated that Pett Acres Drive is a subdivision approved 10-15 years ago that has not been constructed. Due to inactivity, the Planning Board reached out to the applicant requesting their intent. The applicant requested an opportunity to review their options. An update with the applicant was scheduled for tonight, but a courtesy reminder had never gone out to the applicant. The Planning Board rescheduled this item for the meeting on October 28, 2025.

Chairman Plizga stated that part of the property is in Randolph and the other in Holbrook. Currently, there is a house on the property. The subdivision was created, but no work has been done to complete it. This meeting will be an effort to determine if the Planning Board will take action at a future public hearing to rescind the subdivision due to inactivity.

H. Staff Report

Active Subdivision Review

Mrs. Tyler will work on getting letters out for incomplete subdivisions.

Active Project Review

Yankee Bus Lines

Yankee Bus Lines is coming along a little slower than anticipated. Some of the building facade is coming from overseas. Their administration office at 20 Scanlon is coming along; they have been working with Con-Com, and they got approval for the pedestrian bridge across the brook linking the two properties.

300 Pond Street - Emerson Swan/Flexcon Industries

Mrs. Tyler stated that stormwater management took some time, but she believes their Stormwater permit in place. She will follow up for an update.

21 Randolph Road Warehouse

There is a possible new tenant, however, it may only be temporary until the property owner's warehouse in Wrentham is ready for occupancy.

The DPW has started a traffic analysis using the mitigation funds that the Planning Board required from the construction on 21 Randolph Road. DPW Superintendent is working with a consultant on a traffic analysis, which is likely to result in a traffic light at the intersection of North and Pond Streets.

647 North Main Street / Daycare

Mrs. Tyler will be in touch with Mr. Considine regarding a few outstanding items, such as landscaping.

Upcoming Projects/Meetings

Meeting of October 14, 2025 - Public Hearing

The Planning Board will hold its advertised public hearing on the zoning ordinance. The Town Council should be referring it back to the Planning Board at their meeting on Monday, September 29, 2025.

Meeting of November 18, 2025

The Planning Board will vote on the 2026 Meeting Schedule.

I. Board Comments

None

J. Adjournment

Upcoming Meeting Dates

October 14 & 28

November 18

December 2 & 16

Motion made by Taveira, Seconded by Sahlu to adjourn tonight's meeting.

Voting Yea: Plizga, Taveira, Sahlu

The meeting adjourned at 6:25 pm.

File Attachments for Item:

1. Council Order 2025-069 To accept the amendments and recodification of chapter 200 Zoning Ordinance

**Zoning Ordinance
LEGAL NOTICE
PUBLIC HEARING**

Council Order: 2025-069

The Randolph Planning Board will hold a public hearing on Tuesday, October 14, 2025 at 6:00pm to request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance Chapter 200 of the General Code of the Town of Randolph – Pursuant to M.G.L. ch. 40A, sec. 5 to see if the Randolph Town Council will vote to initiate amendments to and recodification of the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, by replacing the current Zoning Ordinance with the Zoning Ordinance attached hereto as Appendix A. The proposed language may be viewed at the office of the Town Clerk during regular business hours or on the Planning Department page of the Town of Randolph website. Interested parties may participate in person at Randolph Town Hall, 41 S Main St, Randolph, MA 02368, in the Washington Room or virtually via ZOOM. The link to join the meeting is on the Town of Randolph calendar.

AD#11676292

PL 09/26,10/03/2025

Council Order: 2025-069

Introduced By:

Planning Board

Date:

September 29, 2025

Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance Chapter 200 of the General Code of the Town of Randolph – Pursuant to M.G.L. ch. 40A, sec. 5 to see if the Randolph Town Council will vote to initiate amendments to and recodification of the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, by replacing the current Zoning Ordinance with the Zoning Ordinance attached hereto as Appendix A.