



PLANNING BOARD MEETING

Tuesday, September 10, 2024 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 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 8/13/2024

D. Public Speaks

E. New Business

1. Subdivision - Druid Hill

2. Project - 259 Allen Street - Convenience Store

F. Staff Report

*Active Subdivision Review

*Active Project Review

*Upcoming Projects

1. Holbrook Gardens Subdivision

G. Board Comments

H. Adjournment

Notification of Upcoming Meeting Dates

9/24/24 - public hearing

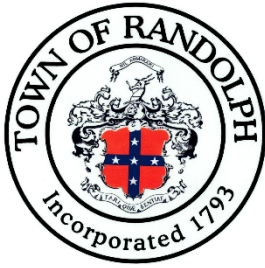
10/8/24

10/22/24

11/12/24

File Attachments for Item:

1. Minutes of 8/13/2024



PLANNING BOARD MEETING

Tuesday, August 13, 2024 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 6:00pm.

PRESENT

Alexandra Alexopoulos

Tony Plizga

Lou Sahl

Peter Taveira - joined at 6:04pm

ABSENT

Araba Adjei-Koranteng

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 7/23/2024

The Board approved the meeting minutes of July 23, 2024, as presented. Member Taveira joined the meeting after the vote was taken.

Motion made by Plizga, Seconded by Alexopoulos to approve the minutes of July 23, 204, as presented.

Voting Yea: Alexopoulos, Plizga, Sahl

D. Public Hearings

1. Site Plan/Design Review - 300 Pond Street CONTINUATION

Chairman Plizga opened public hearing stating that it is a continuation of the public hearing initiated at the Board's last meeting for improvements to 300 Pond Street (Emerson Swan-Flexcon).

Chairman Plizga asked Planner Tyler to provide an overview of what has transpired since the last meeting including an overview of the Fire Department memo.

Planner Tyler stated that the Board received a revised set of plans from McKenzie Engineering Group dated July 26, 2024 and Kearney Pierce Architects dated August 1, 2024, based on the requests of the Planning Board at the last meeting. The revised plans were sent to the Fire Department. Captain Austrino responded with a memo stating they have access sufficient for their largest apparatus.

Planning Board Member Taveira joined the meeting at 6:04 pm.

Chairman Plizga stated he would like to begin by reviewing the changes made to the site plans requested at the last meeting.

Engineering Plan Review

Al Loomis was present on behalf of Eric Shoemaker of McKenzie Engineering. Mr. Loomis stated that Mr. Shoemaker sent a letter to the Board dated August 2, 2024 with bullet items that address each of the issues that he would like to review.

Site Layout Drawing C-1

Addition of sidewalk at the east side entrance - Mr. Loomis showed the Board where they added a 4-foot sidewalk to the plans from the existing paved area. The door opening was added to the site plan which was previously only on the elevation.

Request for change to curbing from Cape Cod Berm to vertical 6 inch- the plans show proposed pre-cast vertical concrete curbing with 6 inch reveal around each of the landscaped islands in the parking area.

Wall mounted lighting - the lighting has been added to the plans indicated by a symbol (eyelash) that will provide more than adequate coverage to the sidewalk areas around the building. The detail plan shows a typical wall pack lighting unit.

Site Layout Drawing C-3 / ESC-1

Silt sock erosion control barrier - plans showed the erosion control added around the site including a compost filter along Pond Street to capture anything that might escape the site. Erosion control barrier was also added to the far side of Pond Street should there be any inadvertent run-off from the property.

Mr. Loomis turned it over to Brad Pierce of Kearney Pierce Architects to review changes to the architectural plans.

Architectural Plan Review

Brad Pierce of Kearny Pierce Architects presented the most recent plan elevations.

Specify the facade materials - 4x8 metal panel system by a company called *Laminators* which is a composite aluminum facade panel.

Colors: Dove Gray and Siam Blue (chosen to match the Flexcon logo). Product sheets provided.

The main color of the building is Dove Gray along with a Siam Blue Stripe accent that runs from the front of the building and along a portion of two sides of the building.

Chairman Plizga stated that the team did a thorough job addressing the Planning Board's concerns.

Chairman Plizga stated that one of the special conditions of the decision is related to stormwater runoff from the property. The special condition will state that the silt sock will be installed but the Town may require it to be extended if there is any indication that silt may be going into the reservoir. Mr. Loomis stated certainly and felt it was reasonable.

Chairman Plizga stated any signage would be subject to limitations and a separate approval.

Chairman Plizga asked Mr. Loomis if an 18-month construction time frame was feasible. Mr. Loomis felt that was reasonable but inquired if that could be extended if necessary. Chairman Plizga replied absolutely.

Chairman Plizga had Planner Tyler read down the list of standard conditions then asked the project team if 30 days was reasonable for as-builts. Mr. Loomis and Mr. Pierce agreed that was sufficient time. Chairman Plizga stated that approvals for stormwater are independent of the Planning Board.

Chairman Plizga asked the Board members if they had any questions. Hearing none, Chairman Plizga proposed a motion to approve the project.

Motion made by Plizga, Seconded by Sahlu to approve the proposed office and warehouse modifications to the structure located at 300 Pond Street owned by Emerson-Swan Flexcon based on the sets of plans produced by the McKenzie Engineering Group (July 26, 2024) and the Kearney Pierce Architects (August 1, 2024) subject to the aforementioned special and standard conditions we discussed.
Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

Planner Tyler provided next steps to the project team and stated that the decision would be posted in the Town Clerk's Office for a 20-day appeal period.

Motion made by Plizga, Seconded by Sahlu to close the site plan and design review public hearing for 300 Pond Street.
Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

2. Zoning Amendment - Recommendation for Chapter 3A (MBTA) Zoning Ordinance and Districts

Chairman Plizga opened the public hearing by reading into the record the public hearing notice that appeared in the Patriot Ledger on July 26, 2024 and August 2, 2024.

The Planning Director provided a comprehensive overview of the Chapter 3A and the steps Randolph has taken over the last 2 years to develop districts and zoning that would be compliant with the law.

The Planning Director reminded the Board that this is not a production plan. There is no requirement for construction under Chapter 3A MBTA zoning, just permission for landowners to be able to develop under the conditions set forth in the legislation.

This evening the Planning Board will be voting on the zoning ordinance, with or without amendments, that will be included with their recommendation to the Town Council. After which, the Town Council will hold a hearing to adopt, reject or amend the zoning ordinance this August or September.

Chairman Plizga stated the possible districts were identified not only by the Planning Board and Town Council, but also through the public sessions that were held. During the joint meeting with the Town Council each member was asked to identify their top three districts after which final selections were made by consensus.

Chairman Plizga opened the meeting up to the public.

Jesse Gordon of 52 West Street, Randolph Town Councilor participated in the public meetings and wanted to congratulate the Planning Board on doing a great job. Councilor Gordon felt the public sessions fostered public input and made people feel like their opinion mattered. Councilor Gordon stated that Milton did not have nearly the public input and the result was not favorable. Councilor Gordon fears Milton will reject Chapter 3A all together and is concerned how that will impact the Randolph.

Planner stated that Milton used the same consultant team and that it did pass, but there was a referendum. Planner Tyler does not anticipate that the State will reject the legislation as a result of a few communities opting out, but cannot say for certain. Communities that opt out become ineligible for financial incentives and funding.

Member Alexopoulos asked how many communities are required to adopt Chapter 3A MBTA zoning. Planner Tyler replied that 177 communities are required to adopt the legislation and at last check about 44 communities had successfully adopted it.

Councilor Gordon stated that he knows of 5 communities that are rejecting it.

Chairman Plizga asked Planner Tyler to pull up Council Order 2024-039 for a page by page review of the zoning language:

No Planning Board member comments on pages: 1, 3, 4, 5, 6, 7, 9, 10 and 11.

Page 2 - Section B, paragraph (3) Sub-districts. Chairman Plizga feels the districts listed under a, b & c should be labeled as sub-districts to avoid any confusion, ie:

- (a) Station sub-district
- (b) Chestnut West sub-district
- (c) Gill Farm sub-district

Page 8 (Site Plan Review) - Chairman Plizga noted an editorial change to the of the section c - this should begin with "a" and move to b then c... Planner Tyler also noted another area under Submission Requirements that needs adjusting.

Page 12 - Section W - Chairman Plizga request that the three districts listed (Station, Gill Farm & Chestnut West) be labeled as sub-districts.

Chairman Plizga would like the maps changed to be labeled as sub-districts as well.

Chairman Plizga asked the Board members if they had any questions before making a motion.

Member Taveira is pleased that the Board did their due diligence on Chapter 3A MBTA Zoning. He expressed how thoughtful and thorough the process has been and is proud of the result. Member Taveira went on to thank Planning Director Michelle Tyler and the consultants for their hard work.

Motion made by Plizga, Seconded by Taveira to approve Town Council Order 2024-039 in accordance with the minor, agreed upon edits as we just amended.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

Planner Tyler will document the Board's decision and forward it to the Town Council. They will hold a public hearing on August 26, 2024 where the Planning Director will make the same presentation. The Town Council may or may not take a vote at that meeting. The deadline for compliance is December 31, 2024, the goal is to have it sent to the State in September.

Motion made by Plizga, Seconded by Alexopoulos to close the public hearing for Chapter 3A MBTA zoning.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

E. Public Speaks

Joe Burke of 54 Hall Street asked if the Chapter 3A MBTA Zoning requires a 2/3 majority vote. Planner Tyler stated that any ordinance that increases housing is reduced to a simple majority of the Board.

Chairman Plizga closed the public speaks portion of the meeting.

F. Old/Unfinished Business

None.

G. New Business

1. Subdivision - Ledgeview Estates status review

The Planning Director sent a letter to the land owner on July 25, 2024 by certified mail with return receipt requesting a status update and their appearance before the Board on September 10, 2024. The receipt (green card) has not come back yet. Ledgeview Estates was approved in 2006 by the Planning Board. The Planning Director has sent correspondence over the years and has never received a response. If the Board does

not hear from the land owner, the next course of action could be to rescind the subdivision which would require a public hearing. Chairman Plizga feels that rescinding the subdivision would clear the books of inactive subdivisions but certainly would not preclude it from coming back before the Planning Board for review. Chairman Plizga will wait to see if the land owner comes to the meeting on September 10 before initiating a public hearing to rescind the subdivision.

2. Subdivision - Roel Court status review

Planner Tyler sent a letter to the current owner of the Roel Court subdivision on July 31, 2024 by certified mail with return receipt requesting a status update and their appearance before the Board on September 10, 2024. The return receipt was received by the Planning Department. Roel Court was approved in 2007 by the Planning Board with no action taken on it since. The current owner is not the original subdivider and does not have experience with it.

The Planning Director met with current owner to discuss the process related to road construction, water, sewer and infrastructure. The lots are mostly wetlands so it would need to go before the Conservation Commission and would be subject to stormwater review. The owner is learning more about the process and will likely attend the next meeting.

Chairman Plizga feels that if the land owner appears at the next meeting he would be inclined to give them more time if they expressed interest. If not, the Board would initiate a public hearing to rescind the subdivision.

3. Subdivision - Trim Way - release of funds from Peer Review Account

The Planning Director presented the Board with a request to release the peer review fees for Trim Way. Now that the consultant has been paid and the review is complete the balance plus interest may be returned to the applicant. The original deposit was \$4,500. The remaining balance to be returned to Deborah Steinsharpe including interest is \$2,499.79.

Motion made by Plizga, Seconded by Alexopoulos to release the remaining funds on the Peer Review account for the Trim Way project.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

H. Staff Report

Active Subdivision Review

The Planning Director asked the Town Attorney for advice on how to proceed with incomplete subdivisions. Some are just waiting on as-builts and bounds, but cannot be deemed complete until they are received. Planner Tyler finds that most have a covenant in place as the performance guarantee which offers little leverage to tie up the loose ends.

There was a brief discussion about private ways. The Planning Director sends a list of private ways to the DPW on an annual basis.

The Planning Director suggests that the public sign up for alerts on the Town's website for alerts regarding projects around town. Warren Street is currently being repaved with the addition of granite curbing. Planner Tyler reminded the Board that once the roadwork is complete there is a moratorium on curb cuts for a number of years.

Randolph Road

The Planning Director walked the site and visited a residence on Meadow Lane over concerns about the vibration from the rock removal. The vibration from the hammer and the sound of the rock crusher is significant. The applicant is following all of the ordinances for noise. One homeowner had damage to their home from rock debris that the project team repaired. Planner Tyler observed three water trucks routinely spraying for dust control. This phase of construction should be complete this month. There was a brief discussion about the retaining wall and the landscaping plan.

19 Highland Avenue (Taj Estates)

The Planning Director received the as-builts but rejected them because they did not show the well and will need to be re-drawn and submitted. Amenities such as the picnic area is also incomplete. Planner Tyler followed up on Councilor O'Connell's concern over the traffic pattern entering and exiting Taj Estates. Planner Tyler requested additional signage and for the owner to reach out to their current tenants. An email was sent to tenants warning that they are in violation of their lease if they misuse the entrances and exits.

259 Allen Street

The Planning Director sent a letter to the property owner reminding them that they need to maintain the property.

34 Scanlon Drive

The Planning Director received a request from National Grid for written confirmation that the town will allow underground service. Planner Tyler composed a letter stating that the Planning Board prefers underground utilities. Planner Tyler is waiting to see if they will be modifying the plan for another fuel station. Chairman Plizga requested that Planner Tyler add underground utilities under standard conditions to the Planning Board Decision checklist - just a reminder.

Maxim Crane - High Street Discontinuance

The Planning Director has not received word from Norfolk County. The applicant cannot move forward until the discontinuance is complete.

Upcoming Projects

The Planning Director stated that there are a number of provisions impacting zoning guidelines attached to the recently passed Housing Bond Bill. Planner Tyler will be attending a webinar for further details and guidance which will lead to a zoning amendment. Under this bill, accessory dwelling units will be allowed by right replacing in-law

apartments. The units may be detached and no larger than half the gross floor area of the principal dwelling or 900 square feet whichever is smaller.

I. Board Comments

Member Alexopoulos inquired about the potential subdivision on Union Street. Planner Tyler stated it is before Historical Commission for a determination of historical significance. If the structure may be removed, the applicant may build whatever the zoning ordinance will allow.

Member Taveira asked if the letters sent to subdividers for status updates are being sent registered mail for tracking purposes. Planner Tyler replied yes, but some of the return receipts have not been received.

J. Adjournment

Notification of Upcoming Meeting Dates

September 10, 2024

September 24, 2024

October 8, 2024

October 22, 2024

November 12, 2024

Meeting adjourned at 8:01pm.

Motion made by Taveira, Seconded by Plizga to adjourn the meeting.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

File Attachments for Item:

1. Subdivision - Druid Hill

Norfolk Registry of Deeds

Received Aug 22 1991

With _____

Filed as No. 580 1991Pl. Bk. 40Attest: [Signature]

Register

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS IN PREPARING THIS PLAN.

Norman H. Clapp

8 MAY 1993

7 2nd FLS (C) 1993

10 April 91

I, JUAN F. WARD, CLERK OF THE TOWN OF RANDOLPH, MA., HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

May [Signature]

New York

July 24, 1991

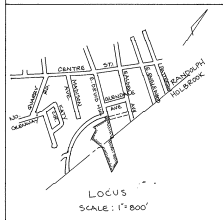
I, MARY ANN DOWD, CLERK OF THE TOWN OF HOLBROOK, MA., HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE HOLBROOK PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

M. Shirley [Signature]

Hobrook Town Clerk

July 24, 1991

ZONING
RANDOLPH - RESIDENTIAL
HOLBROOK - RESIDENTIAL



O F E N A N T F A L

O F E N A N T F A L

REVISIONS	DATE
1. Initial Survey	1-1-91
2. Final Survey	4-1-91

DEFINITION

LOTS 1-6, E. DRUID HILL AVE. ESTATES

RANDOLPH & HOLBROOK, MA.

SCALE: 1"=40'

0 40 80 120

MAY 8, 1989

REV. JAN. 7, 1991

Rev. APRIL 25, 1991

NORMAN H. CLAPP & ASSOC.
93 N. MAIN ST. STE. 3
RANDOLPH, MA.



Norman H. Clapp

7 2nd FLS (C) 1993

10 April 91



Tara F. Martin

May 8, 1989

Jan 7, 1991 [Signature]

APPROVED
RANDOLPH PLANNING BOARD

[Signature]
[Signature]
[Signature]

489-91

RECEIVED

APR 29 1991

PLANNING BOARD
TOWN OF RANDOLPH

APPROVED
HOLBROOK PLANNING BOARD

[Signature]
[Signature]
[Signature]

5-67 6-20-91

12

Druid Hill Estates



Property Information

Property ID 72-D-13
Location 38 E DRUID HILL AV
Owner KARAKOSTAS GEORGE & MAGALY TBE



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

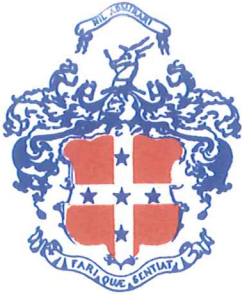
Town of Randolph, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/24/2024
Data updated 07/24/2024

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.

File Attachments for Item:

2. Project - 259 Allen Street - Convenience Store



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

August 5, 2024

Mr. Bobby Patel
B & J Retail Inc.
5 Saw Mill Road
Canton, MA 02021

RE: 259 Allen Street, Randolph, MA - Convenience Store Project

Dear Mr. Patel,

I am writing to follow up on email correspondence sent on July 24, 2024, which read as follows:

In a recent review of the incomplete project at 259 Allen Street in Randolph, I note that the site conditions could be improved. I brought my concerns regarding the incomplete project and the lack of site maintenance to the Planning Board on July 23, 2024. They have asked me to relay to you the requirement that you maintain the property (trash removal, landscaping, etc.) until such time as the building is occupied. They have also asked for you to provide information as to why the project has not been completed per the decision in August 2021. What issues are causing the delays?

Please respond to the Planning Board's inquiry via email to me (mttyler@randolph-ma.gov), written correspondence or participation at their next meeting on September 10, 2024 at 6:00pm for discussion. You may participate in person at Town Hall, 41 South Main Street, Randolph in the Washington Room on the first floor or virtually via Zoom. The link to the meeting can be found on the Planning Board webpage at www.townofrandolph.com

Sincerely,

Michelle R. Tyler
Planning Director

Cc: Anthony Plizga, Planning Board Chairperson

File Attachments for Item:

1. Holbrook Gardens Subdivision



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

Section F, Item 1.

COPY

September 4, 2024

Karl Wells
535 South Main Street
Randolph, MA 02368

RE: HOLBROOK GARDENS

Dear Mr. Wells,

In a recent review of the Randolph Planning Board files and discussion with the Town's Engineer regarding the above referenced subdivision of land on East Patterson Avenue, our records do not indicate receipt of the road as-builts for the modification plan approved May 2018. Please provide the final road as-built to the Planning Department to close out this file. If there is additional information for the Planning Board to consider, this project will be on the October 8, 2024 agenda. You, or your agent, may participate in person at Town Hall in the Washington Room or via Zoom.

If I can answer any questions in advance of the meeting, please call me at 781-961-0936.

Sincerely,

Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Anthony Plizga, Planning Board Chairperson ✓

7022 0410 0000 8368 8465

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Price	\$
Sent To	
Street &	
City, St.	
PS Form	Instructions

Karl Wells
 535 South Main Street
 Randolph, MA 02368

Postmark Here
 SEP - 4 2024
 AVON, MA 02322



Account Detail by Class Report

Date Range: Sep 04 2024 to Sep 04 2024
Meter Group: Custom
Meter 7H00-6066607 at TOWN OF RANDOLPH,RANDOLPH,MA,USA

Account Detail by Class

Account	Carrier	Class of Mail	Pieces	Postage	Fee Amount	Total Charged
plan bd	USPS	1st Class Regular Letter w/Certified	1	\$0.690	\$8.950	\$9.640
		Total Amount	1	\$0.690	\$8.950	\$9.640
		Grand Total	1	\$0.690	\$8.950	\$9.640