

PLANNING BOARD MEETING

Tuesday, January 11, 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 12/21/21 meeting

D. Public Speaks

E. Public Hearings

1. Request for in-law apartment request 35 Decota Drive

F. Old/Unfinished Business

G. New Business

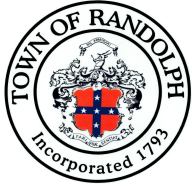
1. Approval Not Required (ANR) 186 Chestnut Street
2. Election of officers for 2022

H. Staff Report

I. Board Comments

J. Adjournment

Notification of Upcoming Meeting Dates



Town of Randolph

Section C, Item1.

Town Hall
41 South Main Street
Randolph, MA 02368

Meeting Minutes - Draft

Planning Board

Tuesday, December 21, 2021

6:00 PM

Washington Room, Town Hall

Call To Order

Called to order by the chair at 6:01pm

Roll Call

Present 5 - Alexopoulos, Bergman, Monteiro, Plizga, and Taveira

Chairperson Comments

Minutes

[SYS14-1675](#) Minutes of 12/7/21 for approval

A motion was made by Taveira, seconded by Monteiro, that the Planning Item be approved as amended. The motion passed by the following vote:

Aye: 5 - Alexopoulos, Bergman, Monteiro, Plizga and Taveira

Public Speaks

none

Public Hearings

None

New Business

[SYS14-1674](#) Simon Fireman House - multifamily development approval

Project team present:

Stephanie Small - Executive Director for Hebrew Senior Life

Tara Mizrahi - Executive Vice President - Affirmative Investments, Inc.

Erin Joyce - Joyce Consulting Group

Deb Morse - VP of Real Estate

Planner provided brief overview: Project planning has been in the works for a number of years. The project team has worked with town staff through many iterations of design to reach the final presentation. There is a plan for an additional 47 units. The final plans have been reviewed and approved

by the Zoning Board of Appeals (variance for setbacks and parking) and Conservation Commission due to work within the buffer. The project has also received funding through the Community Preservation Act under the housing component. It will provide deed restricted low income housing. The project also received funding from the state and Lt. Governor Polito was in Randolph for the announcement. Plans submitted to Randolph Fire Department for review. Received email correspondence from Lt. Andrews in Fire Prevention which was read into the record. RFD requests that no gates or obstructions that would inhibit access by emergency services/fire be installed. Also that the access road be constructed to accommodate the largest apparatus. Plan is being reviewed by DPW for stormwater impacts.

Overview of property provided by Stephanie Small.. Currently 160 apartments with 170-175 residents all senior citizens and all low income. The facility provides housing and services with supports such as meals, fitness, programming and social services. The wait list for units is usually 250-300 people and all low income (spending up to 50% of income on housing costs so can't afford medication and food).

Erin Joyce, Civil Engineer - reviewed proposed plan. Site is 13 acres with 6-7 acres of upland. Plans for a new wing within the existing courtyard and additional parking to support the units. The plan upgrades the existing gravel fire lane, includes a new entrance from North Main Street for service vehicles and emergency service, improves storm water management and includes new water and sewer lines. Review of parking needs and proposed modifications to parking. The new wing will include a new gym/fitness center, laundry, library and multipurpose space. The new building will be passive house certified to reduce energy consumption.

Tara Mizrahi - Plan would provide 45 units all are 1 bedroom units. There will be 2 courtyards for the complex with this addition. Once courtyard would provide active recreation activities and one would provide passive activities. There will be improved internal circulation in the building for existing residents actually shortening their travel time to the central common area (dining, etc.). Construction is expected to begin the end of January 2022. It is a \$21million project. The units will have a 70% preference for Randolph residents.

Plizga - discussed fire road to ensure that it is continuous around the building. Asks if it is one way.

Project team - will be 18 feet wide pavement around the entire building (currently gravel). Won't be visibly accessible to the general public. Intent is

for fire, emergency services and trash pickup.

Plizga - concerned that if there is two way traffic and it's not wide enough to handle vehicles passing that they get stuck. Wants signage to specify EMERGENCY and SERVICE VEHICLES ONLY, DO NOT ENTER from the North Main Street entrance. Wants existing access from the parking lot to me marked EMERGENCY ACCESS ONLY. Reminds that there are to be no gates or obstructions to Randolph Fire .

Taveira - inquires if there is impact to any existing trails or paths.

Joyce - area is heavily wooded and not usable. No existing trails.

Smalls - area is not used by residents going to Powers Farm.

Taveira - what structures will be demolished?

Mizrahi - Small fitness center -- to be replaced by a new one. Improvements to the courtyards including an outdoor fireplace, walking area with fitness stations.

Taveira - would like to ensure that the project preserves as many mature trees as possible. Also concerned that about stormwater management as there has been some ponding in the past.

Joyce - previous work some years ago addressed that with the addition of bioswales. This project includes 3 stormwater chambers and new drains. The fire lane is an engineered driveway that improves stormwater management. Current structure the roof gutters merely splash onto pavement. This will be addressed during construction as part of the stormwater management approach.

Plizga - wants to ensure that DPW has all of this information

Taveira - asks about increase in light fixtures

Joyce - There are no poles planned, only wall packs and lighting internal to the courtyard.

Taveira - would like to see a lighting plan incorporated. Also, with new units come new visitors and maybe increased staff. Is parking sufficient?

Planner - parking went before ZBA for a variance.

Taveira - plans for renewable energy?

Mizrahi - plans for PV on 2 roofs. Seeking approval for passive house certification and reduces energy consumption. The existing structure can't support PV. Can consider locating in a courtyard.

Alexopoulos - Will there be access to the courtyards from outside of the building?

Mizrahi - There is a breezeway entrance and maintenance area into the courtyard

Alexopoulos - asks for location of loading areas related to kitchen and about the fire lane.

Mizrahi - points out where the kitchen is located and loading/unloading from the newly proposed parking area.

Joyce - fire lane is an engineered gravel pavement system designed for use by fire trucks but it is not asphalt.

Monteiro - asks about the number of floors and location of elevators

Mizrahi - new structure has 3 floors to match the other wings. There are 3 existing elevators and 1 new one

Plizga - Motion to approve the site plan for the expansion of the Simon Fireman House at 640 North Main Street in accordance with section 200-39 of the Randolph Zoning Code based upon the documents and letters presented herein and subject to six conditions:

- The curbcut approval by MassDOT
- Installation of a sign into the new entrance facing North Main Street: EMERGENCY SERVICE VEHICLES ONLY
- Installation of a sign from the access/parking area to N. Main Street - DO NOT EXIT
- Installation of a sign at the existing access road (from the parking lot) - DO NOT ENTER
- Installation of a sign at the existing access road - ONE WAY ROAD
- No gates or obstructions to be installed.

Seconded by Bergman

On discussion - Taveira asks about establishing a time frame for construction.

Mizrahi - Plan to start January 2022 and go for 14.5 months. The tax credits received for this project are time contingent so team is motivated to obtain

C.O.O.

Vote - 5-0-0

Morse - Thanks Town for collaboration and support on this project as it likely facilitated first round grant funding.

A motion was made by Plizga, seconded by Bergman, that the Planning Item be approved. The motion passed by the following vote:

Aye: 5 - Alexopoulos, Bergman, Monteiro, Plizga and Taveira

Old Business

[SYS14-1210](#) Subdivision Status

Bartlett Estates - light installed and activated on McEnelly Circle finally. Received a note of thanks from residents. Subdivider has submitted a request to Town Council to make the street a public way.

Lafayette Estates - gas company installing gas line - goes in the grassy strip so no demolition of sidewalk or road.

Pham Estates - email between engineer Bunavicz - they will provide compaction test results to the Town.

Staff Report

19 Highland - maintaining review on the project due to size and scope. Roof is being tiled, curbcuts and granite installed. Notes that windows are on site and stored inside of the building so expect they will start installing soon.

There will likely be a field change to the curbing on the Warren Ave side as there was a culvert not taken into consideration on their civil plans. Requested a plan for extending the retention wall to go around the raised manhole. The plan must come to the Planning board to demonstrate how the wall be extended...NOT AN AS-BUILT. Suggest that artistic rendering not required. Also will review landscaping plan in the spring for the front since the retaining wall is being extended. Will also discuss landscaping in the parking lot.

Plizga wants to make sure that the curbing at Warren Ave entrance is moved away from the building as per the plans. It was addressed with the owner previously and he was to have it resolved.

35 Decota Drive - inlaw apartment scheduled for January 11

Perry Estates - expect a request for modification of a subdivision.
Previously reviewed a plan in 2019 that was rejected by the Planning Board.

33 Mazzeo Drive - a project plan for a car wash expected in January.
Should have a draft set of plan to review and comment. Straight Tier 2 review - no special permit or abutter notification required.
Plizga believes that we should notify at least immediate abutters as a courtesy - especially any residential properties. Based on previous issues with carwash
Planner can review and send by regular mail - doesn't need to be sent via certified mail so can reduce costs.

647 North Main - still waiting for plans for a daycare. Preliminary plans have been with DPW for stormwater review.
Taveira - confirms that location is across the street from the Fireman House.

28 York - they may come back to Planning Board with modifications based on comments from the Board.

South Main Street - Step Ahead Daycare may come back to Planning Board with modifications to their plan for a canopy over the corner of the building after discussion with the owner of the transformer.

Spring - will need to update zoning to meet FEMA guidelines on the F.I.R.M. Language updated and approved by the regional representative just waiting for the effective dates of the new rate maps. Thought to incorporate everything into one meeting and not two separate public hearings to update the zoning.

Adjournment

Adjourned at 7:10pm



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keith@kwhdesign.net
www.KWHdesign.net

2021-11-23

Section E, Item1.

Building Commissioner
Randolph Inspectional Services Department
41 South Main Street
Randolph, MA 02368
(781) 961-0900 phone

I.S.D. / In-Law Apartment Letter of Intent for 35 Decota Drive, Randolph, MA.

Special Permit Application: In-Law Apartment in Existing Single-Family Structure

The proposed In-Law Apartment renovation within the existing finished basement of 35 Decota Drive complies with all requirements (A) through (L) in section 200-46 subsection (11) on In-Law Apartments.

- (a) owner is the applicant
- (b) no more than two people will live in the proposed in-law apartment
- (c) proof of kinship will be provided for the owner's mother
- (d) only one additional bedroom is created in the in-law apartment
- (e) as allowed, one kitchen is proposed
- (f) the existing basement half-bath will be enlarged to create a shower
- (g) the proposed in-law apartment 603 sq. ft., which is less than 800 square feet
- (h) only one in-law apartment shall be in existing house, existing entry is at building rear
- (i) the owner will file a covenant of restriction at building department and registry of deeds
- (j) submitted plans show floor plan of the in-law apartment and proposed parking
 - (4) parking spaces 9 ft x 20 ft existing the existing driveway
 - (2) parking spaces existing in the existing attached garage (walk-out basement level)
- (k) the owner agrees to inspection by building department and fire department every 2 years
- (l) there will be no re-grading of the existing lot

With the proposed In-Law Apartment limited to the existing finished basement entirely within the existing single-family structure, with no additional building footprint, we request that the review of the enclosed architectural site plan be accepted and, if acceptable to the Building Department and Planning Board, would like to spare the owner the burden of hiring a professional land surveyor or an engineer.

Best regards,

Keith Hinzman
KWH Design, Inc.

PLANNING DEPARTMENT

APPLICATION FOR A SPECIAL PERMIT OR SITE PLAN & DESIGN REVIEW



Project Type	☐ Tier 1 Review ☒ In-Law ☐ Tier 2 Review ☐ Two-Family ☐ Tier 4 Site Plan/Design Review ☐ Special Permit		
Assessor Parcel ID <i>map-block-parcel</i>	23-G-001.28	Norfolk County Registry of Deeds	<i>Book/Page or Cert #</i> 36511 / 77
Parcel Address	35 Decota Drive, Randolph, MA 02368		
Current use	Single-family Residential		
Zoning District	'RH'	Size of Parcel	12,100 Square Feet
Parcel Attributes	☐ Wetland ☐ Flood Plain ☐ Wetland Resource		
Project Description	In-Law apartment in existing finished basement		
	proposed expanded bathroom		
	proposed bedroom		
	proposed kitchenette		

Applicant	Harry Harding and Candace Henry		
Contact person	Harry Harding		
Applicant Status	☒ Owner ☐ Tenant ☐ Licensee ☐ Buyer ☐ Other _____		
Address	35 Decota Drive, Randolph, MA 02368		
Phone	(617) 519-0531	Email	canharry35@gmail.com

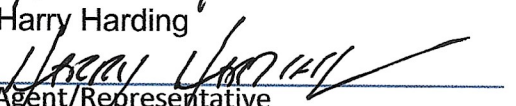
Surveyor			
Contact person			
Address			
Phone		Email	

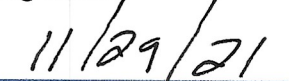
Engineer			
Contact person			
Address			
Phone		Email	

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

Property Owner			
Address			
Phone		Email	

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said rules and any conditions of the Planning Board.


Applicant
Harry Harding

Agent/Representative
Harry Harding


Date
11/29/21

Date
11/29/21



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CLARKE Construction Inc.
Trevor Clarke
9 Edgewood Ave.
South Attleboro MA 02703
Cell (617) 838-7661
trevor@clarkegc7.com
www.clarkegc7.com

GENERAL NOTES:

- CONSTRUCTION SHALL BE CONSISTENT WITH THE 2015 EDITION OF INTERNATIONAL RESIDENTIAL CODE WITH MASSACHUSETTS AMENDMENTS IN THE 9TH EDITION.
- INSULATION AND CONSTRUCTION JOINT SEALING TO BE CONSISTENT WITH THE NEW HAMPSHIRE STATE ENERGY CODE. (AND THE 2015 INTERNATION ENERGY EFFICIENCY CODE WITH NEW MASSACHUSETTS AMENDMENTS).
- G.C. SHALL ALERT STRUCTURAL ENGINEER AND ARCHITECT TO ANY DISCREPANCIES BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS OR SITE CONDITIONS, AS THEY ARE DISCOVERED IN A TIMELY FASHION SO THEY MAY BE PROPERLY ADDRESSED.
- IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE RESPECTIVE SUBCONTRACTORS TO ENSURE THAT ALL INSTALLATIONS ARE DONE IN A WORKMANLIKE MANNER AND COMPLY WITH APPLICABLE CODE REQUIREMENTS.

CODE SUMMARY:

EXISTING SINGE-FAMILY RESIDENTIAL STRUCTURE:
THE SINGLE-FAMILY HOME AT 35 DECOTA DRIVE WAS ORIGINALLY BUILT IN 1964 ACCORDING TO THE ASSESSOR'S RECORDS.

ALL OF THE NEW WORK WILL BE WITHIN THE EXISTING BASEMENT.

PROJECT SCOPE:

- NEW BEDROOM
- EXPAND AND RENOVATE EXISTING HALF-BATH AND CONVERT TO FULL BATH
- INSTALL NEW KITCHENETTE
- RENOVATE AND RECONFIGURE EXISTING CLOSET UNDER EXISTING STAIR
- NEW REAR ATTIC BEDROOM WITH A NEW EMERGENCY RESCUE OPENING (IBC § 903.3.1.2 WITH MASSACHUSETTS AMENDMENTS) WILL BE PROVIDED IN THE NEW BASEMENT REAR BEDROOM.
- NEW WINDOWS AS INDICATED ON PLANS AND ELEVATION

STRUCTURAL DESIGN OF HEADERS INCLUDED IN MEMBER REPORTS GENERATED IN WEYERHAUSER'S FORTE WEB PORTAL FOR STRUCTURAL DESIGN

ZONING SUMMARY:

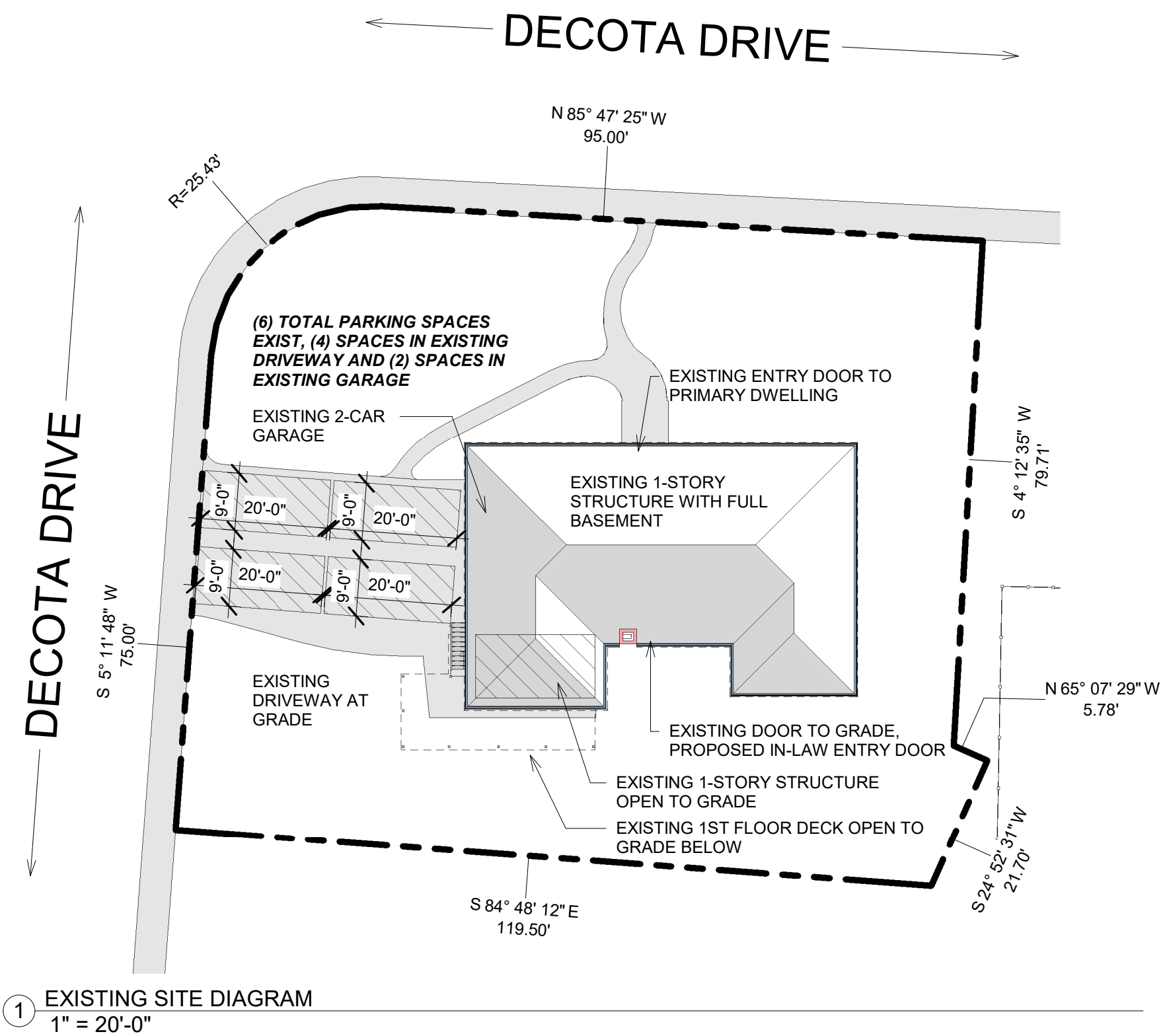
SPECIAL PERMITTING: CHAPTER 200. ZONING. ARTICEL VIII. SPECIAL PERMITS
THE PROPOSED IN-LAW APARTMENT USE REQUIRES APPROVAL BY THE RANDOLPH PLANNING BOARD.

LIMITED STRUCTURAL DESIGN SCOPE:

THESE DRAWINGS AND DESIGNS CONTAINED HEREIN ARE NOT INTENDED TO MAKE A COMPLETE INVENTORY OF EVERY EXISTING CONDITION AND DO NOT REPRESENT AN OFFICIAL CERTIFICATION OF THE EXISTING STRUCTURE.

DRAWING LIST

SHEET NO.	DRAWING TITLE
A001	PROGRESS SITE PLAN
A002	BASEMENT PLANS



SITE PLAN NOTES:

THE LOCATION OF ALL SITE FEATURES IS APPROXIMATE BASED ON THE FOLLOWING SOURCES:

- SUBDIVISION OF LAND CHESTNUT PARK RANDLOPH ~ MASS. SCALE 1" = 40', DATED OCT. 15, 1964 PREPARED BY L.W. DECELLE SURVEYORS INC.
- DEED RECORDED IN BOOK 36511 ON PAGE 77 IN THE NORFOLK COUNTY REGISTREY OF DEEDS.
- POINT CLOUD GENERATED FROM LASER SCANS OF THE LOT AND EXTERIOR OF THE EXISTING HOUSE.

PLEASE NOTE THE FOLLOWING QUALIFICATIONS:

- THE SITE DIAGRAM INCLUDED IN THESE DRAWINGS IS NOT THE RESULT OF AN INSTRUMENT SURVEY.
- THE EXISTING LOT LINES REPRESENTED ON THE SITE DIAGRAM ARE BASED ON THE L.W. DECELLE SUBDIVISION PLAN AND THE LOCATION OF THE BACK OF THE SIDEWALK AS IT APPEARS IN THE POINT CLOUD.
- MONUMENTS WERE NOT LOCATED IN THE FIELD
- A TOTAL STATION WAS NOT USED TO PREPARE THE SITE DIAGRAM.

BATH VENTILATION NOTES: R303.3

- MECHANICAL VENTILATION REQUIRED AT BATHROOMS.
- MINIMUM LOCAL EXHAUST RATES PER M1507.
- FOR NEW CONSTRUCTION ONLY:** IF A BLOWER DOOR TEST INDICATES LESS THAN 5 AIR CHANGES PER HOUR, A WHOLE HOUSE VENTILATION FAN SHALL BE INSTALLED. (NOTE: THIS ONLY APPLIES TO NEW CONSTRUCTION)

VENTILATION FAN NOTES: [V]

- USE ONLY FANS WITH A NOISE LEVEL OF 1.0 SONES OR LESS
- USE AUTOMATIC CONDENSATION SENSORS
- USE HUMIDISTATS
- SELECT A FAN WITHOUT AN INTEGRAL LIGHT
- USE PANASONIC WHISPERGREEN® SELECT™ VENTILATION FANS
- AT ALL 3/4 AND FULL BATHROOMS USE WHISPERGREEN® SELECT™ CEILING MOUNTED VENTILATION FAN/LED LIGHT FV-11-15VKL1 WHISPERGREEN SELECT™ – 110-130-150 CFM FAN/WITHOUT LIGHT

TRUE HALFSIZE SET (WHEN ON 11x17 SHEETS)

No.	Description	Date

35 DECOTA DRIVE PROGRESS SITE PLAN

Project number	Project Number
Date	2021-11-23
Drawn by	Author
Checked by	Checker

A001

Scale 1" = 20'-0"



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TRUE HALFSIZE SET
(WHEN ON 11x17 SHEETS)

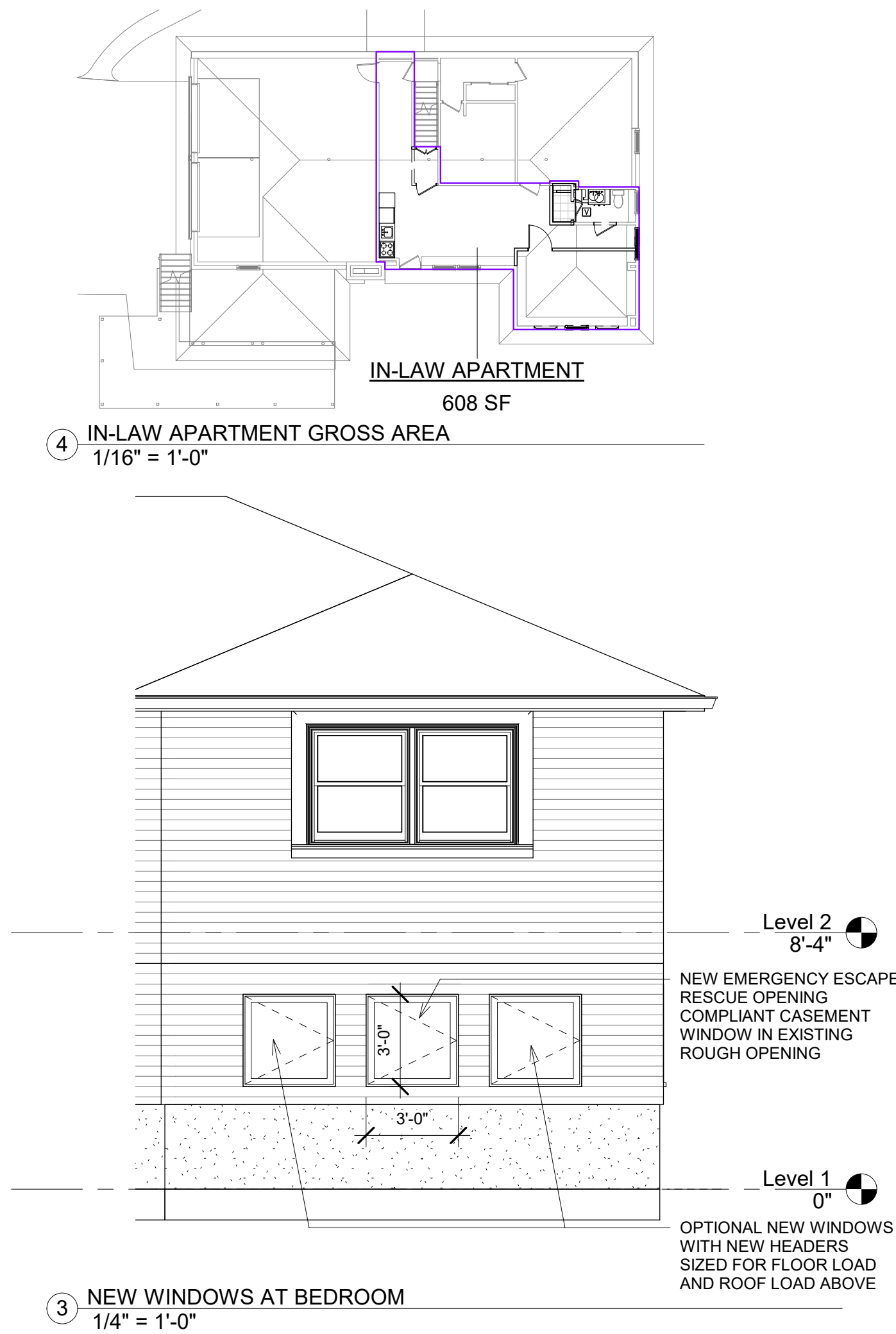
No.	Description	Date

35 DECOTA DRIVE
BASEMENT PLANS

Project number	Project Number
Date	2021-11-23
Drawn by	Author
Checked by	Checker

A002

Scale As indicated



SMOKE ALARM KEY:

- CO CARBON MONOXIDE DETECTOR
- HD HEAT DETECTOR
- SD SMOKE DETECTOR

SMOKE ALARM NOTES

1. INSTALL AT A MINIMUM ONE SMOKE ALARM IN EACH BEDROOM
2. INSTALL A SMOKE ALARM IN THE IMMEDIATE VICINITY OF ALL BEDROOMS
3. PROTECT ALL STAIRS WITH A SMOKE ALARM AT THE TOP OF THE STAIRS
4. PROTECT ALL STAIRS WITH A SMOKE ALARM AT THE BOTTOM OF ALL STAIRS
5. SELECT AND INSTALL AN ALARM SYSTEM IN CONFORMANCE WITH ALL STATE, LOCAL AND NATIONAL CODES INCLUDING BUT NOT LIMITED TO THE 8TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, NFPA 72 AND UL 217
6. SMOKE ALARMS MUST PROVIDE 70 dB MINIMUM PRESSURE AT THE PILLOW OF EACH BEDROOM
7. INSTALL A MINIMUM OF ONE SMOKE DETECTOR ON EACH LEVEL INCLUDING THE ATTIC AND BASEMENT LEVELS
8. THE BUILDING WIRING SYSTEM SHALL PROVIDE POWER TO THE INTEGRATED ALARM SYSTEM AND THE SYSTEM SHALL HAVE BATTERIES TO SUPPLY BACKUP POWER WHEN PRIMARY POWER IS INTERRUPTED.
9. THE SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL SOUND ALL OF THE ALARMS
10. LOCATE CO (CARBON MONOXIDE) DETECTORS OUTSIDE OF BEDROOMS IN A CENTRAL LOCATION
11. LOCATE ALL DETECTORS PER BEST PRACTICES AND CODE REQUIREMENTS TO AVOID NUISANCE ALARMS
12. INSTALL DETECTORS AS REQUIRED IN MECHANICAL AND ELECTRIC CLOSETS IN THE BASEMENT AND THROUGHOUT

WINDOW NOTES:

NOTE: REFER TO WINDOW SCHEDULE AND PLANS FOR TYPE AND LOCATION, TYP.

ALL WINDOWS TO BE INSTALLED PER 2015 IRC AND 9TH EDITION MASSACHUSETTS AMENDMENTS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

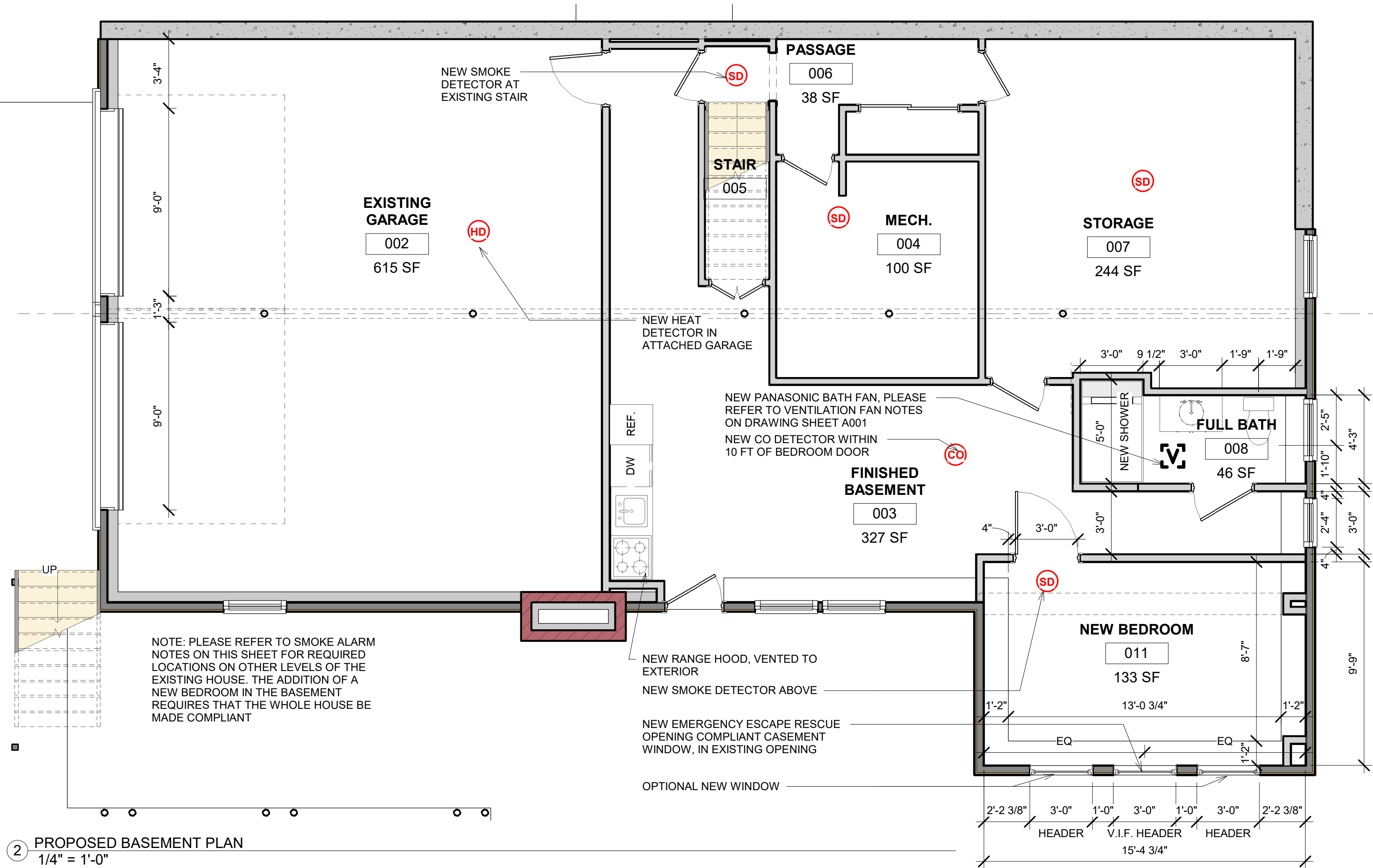
1. ALL WINDOWS MORE THAN 72 INCHES ABOVE THE SURROUNDING GRADE SHALL HAVE A 24 INCH MINIMUM SILL HEIGHT UNLESS AN OPENING LIMITING DEVICE INSTALLED COMPLYING WITH SECTION R612.3.
2. EXIT AND RESCUE OPENING LOCATIONS SHALL HAVE A MINIMUM OPENING OF 5.7 SQUARE FEET (EXCEPT NOTE 4)
3. MAXIMUM SILL HEIGHT AT RESCUE OPENING SHALL BE 44 INCHES ABOVE THE FINISH FLOOR OF THE ROOM THEY ARE LOCATED IN
4. PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.1, DOUBLE HUNG WINDOWS AT REQUIRED EERO (EMERGENCY ESCAPE AND RESCUE OPENING) LOCATIONS SHALL HAVE A NET CLEAR OPENING OF 3.3 SQUARE FEET
5. PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.2, THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES BY 24 INCHES IN EITHER DIRECTION FOR EERO DOUBLEHUNG WINDOWS
6. INSTALL TEMPERED GLASS AT ALL LOCATIONS REQUIRING SAFETY GLASS INCLUDING WITHIN 24 INCHES OF SWINGING DOORS, 60 INCHES OF STAIRS, LESS THAN 60 INCHES ABOVE A TUB OR SHOWER FLOOR, AND WINDOWS LESS THAN 18 INCHES ABOVE THE FLOOR. **REFER TO 'R308.4 (IBC 2406.4) HAZARDOUS LOCATIONS'**

MASSACHUSETTS AMENDMENT TO EERO MINIMUM OPENING AREA SECTION R310.2.1:

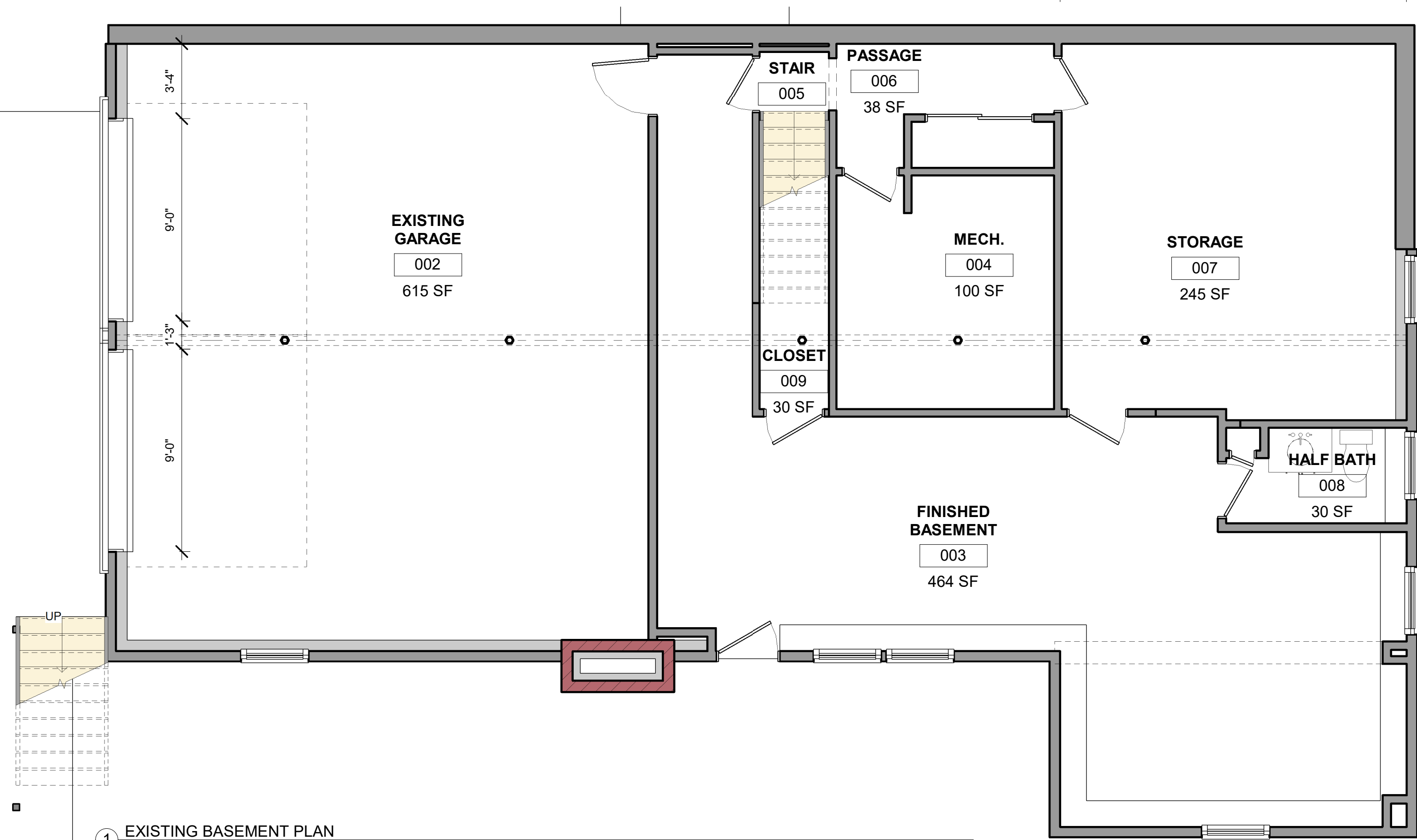
R310.2.1 Minimum Opening Area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 ft² (0.530 m²). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

Exceptions:

1. Grade floor or below grade openings shall have a net clear opening of not less than five ft² (0.465 m²).
2. Single-hung and/or double-hung windows shall have a minimum net clear opening of 3.3 ft² (0.31 m²). In such cases, the minimum net clear opening dimensions shall be 20 inches (508 mm) by 24 inches (610 mm) in either direction.

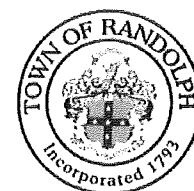


2 PROPOSED BASEMENT PLAN
1/4" = 1'-0"



1 EXISTING BASEMENT PLAN
1/4" = 1'-0"

PLANNING DEPARTMENT



FORM A **APPLICATION FOR ENDORSEMENT OF A PLAN** **BELIEVED NOT TO REQUIRE APPROVAL**

Assessor Parcel ID	25-E-12.2	Norfolk County Registry of Deeds	Book/Page or Certificate # 39986/753
Parcel Address	186 Chestnut Street		

Applicant	Wells Construction, LLC		
Address	535 South Main Street		
Address2	Randolph, MA 02368		
Phone	781-953-1579	Email	karldwells@wellslandscaping.com

Surveyor/Engineer	Collins Civil Engineering Group, Inc.		
Address	225 South Main Street		
Address2	West Bridgewater, MA 02379		
Phone	508-580-2332	Email	grcpe@aol.com

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

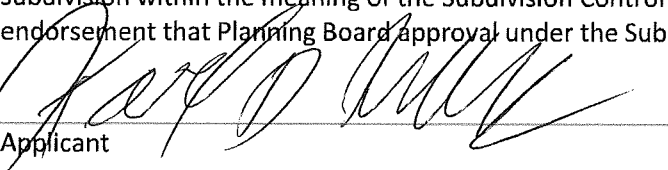
Property Owner	Wells Construction		
Address			
Address2			
Phone		Email	

PURPOSE OF PLAN
Explanation, purpose of plan and change to/from
The purpose of the plan is to divide the existing lot into 2 separate buildable lots.

Specify the reason why the Plan of Land is not a subdivision requiring approval by the Planning Board under the Subdivision Control Law (Select A, B, C or D - **choose only ONE**):

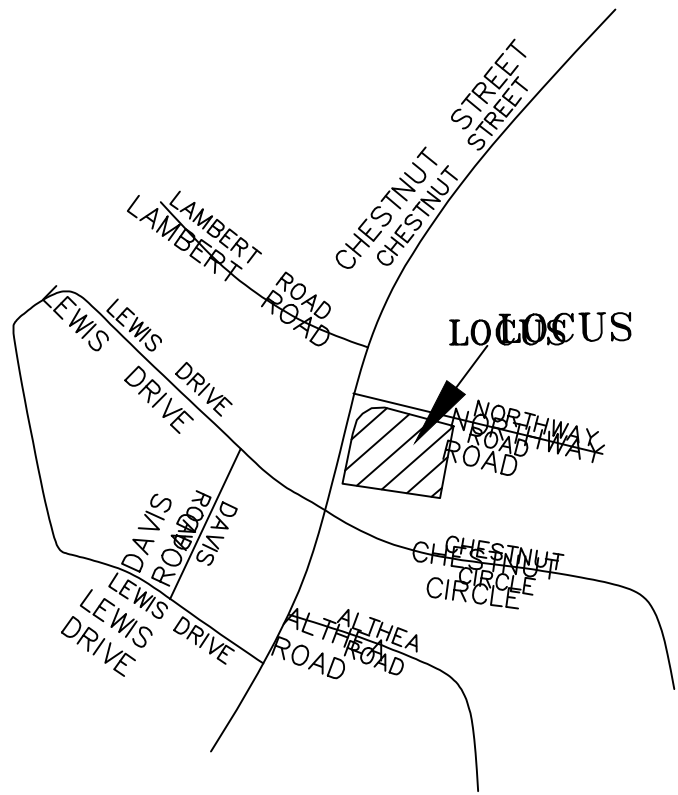
- A. Each lot on the plan meets one of the following criteria (choose one) by having frontage and lot area required under the Zoning Ordinances for the district in which it is located:
- ☒ 1. A public way, or
 - ☐ 2. A way which the Town Clerk certifies is maintained and used as a public way, or
 - ☐ 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 _____, Plan _____.
- 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.


Applicant

12/29/21
Date

PLANNING BOARD USE ONLY			
Items Received:	☒ 5 print copies	☒ 1 Electronic File	☐ Owner Authorization
Date Received:	12-29-21		
Fee Received:	Amount _____	Check# _____	Date: _____
Reviewed by Engineering:	_____		Date: _____
Reviewed by Assessor:	_____		Date: _____



LOCUS PLAN

LEGEND

- IP FND. IRON PIPE FOUND
- CB/DH FND. CONCRETE BOUND WITH DRILL HOLE FOUND
- CB/LP FND. CONCRETE BOUND WITH LEAD PLUG FOUND

ZONED: RH (RESIDENTIAL HIGH DENSITY)

ZONING REQUIREMENTS:

MIN. AREA: 12,000 S.F.
MIN. FRONTAGE: 100'
MIN. LOT WIDTH: 75'
MIN. LOT DEPTH: 100'
FRONT SETBACK: 25'
SIDE SETBACK: 15'
REAR SETBACK: 15'

TOWN OF RANDOLPH 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 BY-LAW

BRIEF NARRATIVE: THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE
186 CHESTNUT STREET, AS SHOWN ON ASSESSORS PARCEL 25/E/12.2,
INTO NEW LOTS 1 & 2 SHOWN ON THIS PLAN.

CHESTNUT STREET
(1922 COUNTY LAYOUT - 40' WIDE)

NORTHWAY ROAD
(PUBLIC - 40' WIDE)

1922 COUNTY L.O. OF CHESTNUT ST.

REFERENCES:
NORFOLK COUNTY REGISTRY OF DEEDS
DEED BOOK 39986, PAGE 60
PLAN BOOK 217 PAGE 753
1922 COUNTY LAYOUT OF CHESTNUT STREET
RANDOLPH ASSESSOR'S MAP 25, BLOCK E, PARCEL 12.2

PROPERTY OWNER:
WELLS CONSTRUCTION, LLC
535 SOUTH MAIN STREET
RANDOLPH, MA 02368
DATE OF ACQUISITION: 10-22-21

FOR REGISTRY USE ONLY



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY
WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS
AND WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND
TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN
THE COMMONWEALTH OF MASSACHUSETTS.



PROFESSIONAL LAND SURVEYOR

DATE

REVISIONS				
REV.	DATE	DESCRIPTION	BY	APP.

PLAN OF LAND IN
RANDOLPH, MASSACHUSETTS

PREPARED FOR:
WELLS CONSTRUCTION, LLC
SCALE: 1"=20' DATE: 12-17-2021

PROJECT NO. 21-251-43

COLLINS CIVIL ENGINEERING GROUP, INC.

CIVIL ENGINEERING - LAND SURVEY - L.S.P. SERVICES
225 SOUTH MAIN STREET, WEST BRIDGEWATER, MA 02379
TEL:508-580-2332 MOBILE: 617-347-1363 E-MAIL:GRCPE@AOL.COM



Scale 1" = 20'