

# PLANNING BOARD MEETING

Tuesday, July 08, 2025 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## AGENDA

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Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location. 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 5/27/2025

[2.](#) Minutes of 6/24/2025

**D. Public Speaks**

**E. Public Hearings**

[1.](#) 6:30 pm - Special Permit Continuation - North Street Proposed Two-Family

**F. Old/Unfinished Business**

1. Zoning Update Review

**G. New Business**

[1.](#) ANR - Gold Street

**H. Staff Report**

\*Active Subdivision Review

\*Active Project Review

\*Upcoming Projects

**I. Board Comments**

**J. Adjournment**

Upcoming Meeting Dates

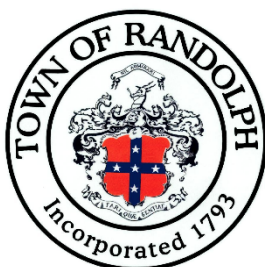
July 22

August 12

September 9 and 23

**File Attachments for Item:**

1. Minutes of 5/27/2025



# PLANNING BOARD MEETING

Tuesday, May 27, 2025 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## MINUTES

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Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location. 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 6:07pm.

#### PRESENT

Alexandra Alexopoulos  
Tony Plizga  
Peter Taveira  
Lou Sahl

#### ABSENT

Araba Adjei-Koranteng

### B. Chairperson Comments

None

### C. Approval of Minutes

#### 1. Minutes of 4/22/2025

The Planning Board approved the meeting minutes of April 22, 2025, as presented.

Motion made by Plizga, Seconded by Alexopoulos to approve the meeting minutes of April 22, 2025, as presented.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahl

### D. Public Speaks

None

### E. Public Hearings

1. *Council Order 2025-015: 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 - Concerning Scientific or Research Laboratories*

Chairman Plizga opened the public hearing for Council Order 2015-015; an amendment to the Randolph Zoning Ordinance, Chapter 200 of the General Code concerning Scientific or Research Laboratories. Member Alexopoulos read the legal notice into the record which was published in the Patriot Ledger on May 6 and May 13, 2025.

Planning Director Michelle Tyler provided the Board with some background stating that the proposed zoning amendment change is related to the Green Communities Act. Mrs. Tyler noted that the staff report included in the agenda packet was from Assistant Town Manager Monica Lamboy.

The Assistant Town Manager Monica Lamboy introduced herself to the Board and began with a slide presentation. Ms. Lamboy reported some of the financial impacts the Green Communities Act has had on neighboring communities and highlighted the program's environmental impact on communities statewide. Ms. Lamboy stated that once Randolph receives its designation it will receive approximately \$240,000 in funding for projects consistent with our plan and will become eligible to compete for various grant awards. Ms. Lamboy listed the Green Communities application requirements:

1. Adopt as-of right siting for either: a) clean energy generation; b) research and design; or c) manufacturing (energy production requirements or capacity for 50,000 sf in aggregate)
2. Adopt expedited permitting process
3. Create an Energy Reduction Plan to reduce municipal energy use by 20% in 5 years
4. Adopt Fuel Efficient Vehicle Purchase policy
5. Minimize life cycle cost in new construction and some additions/renovations, i.e., adopt the Energy Stretch Code

Ms. Lamboy noted that they recently had an energy stretch code meeting and that there will be two more for anyone interested in learning more about it.

Ms. Lamboy stated that tonight's review will focus on the first two items: by-right siting and expedited permitting. To begin, Ms. Lamboy recommends adding the following definitions to zoning to provide greater clarity in the zoning: Scientific or Research Laboratory and Renewable or Alternative Energy.

#### *Scientific or Research Laboratory*

Ms. Lamboy felt it was important that the proposed definition provides a description and also sets perimeters so that the research and development (R&D) does not morph

into manufacturing. This will set a maximum square footage for fabrication purposes and make clear that it does not include production, wholesaling or the sale of products.

### *Renewable or Alternative Energy*

Ms. Lamboy feels the definition is needed so that when the Town adopts the expedited permitting it is done in a narrow way for uses that qualify for R&D for the Green Communities Program.

### *Proposed Table of Allowable Activity - Scientific or Research Laboratory*

Mrs. Lamboy reviewed the proposed Table of Allowable Activity for the Scientific or Research Laboratories with the Board. Projects under 25,000 sf will require a permit in the following zones: CSBD, NRBD, WCBD and BD. This change is not part of the Green Communities application but will establish a maximum size.

Projects of any size will be allowed by right in the following zones: ID, BRHD, GBHD, and GPCCOD. This is already allowed by right. The added language will make it explicitly part of the Green Communities requirements to be submitted with the application.

### *200-16.2 Expedited Permitting*

Ms. Lamboy stated that there already is an existing code section related to priority development sites. The proposal is to add a clause for the Scientific and Research Laboratory for renewable or alternative energy facilities. The State requires that the Planning Board, after the site plan review, reaches a determination within one year from the date the completed application is submitted. The timeline will be suspended and reset if the application is incomplete or is found to contain false or misleading information or substantial changes.

Chairman Plizga opened the *public comments* portion of the meeting and closed it recognizing there were none.

Chairman Plizga opened the discussion up to the Planning Board members beginning with the Table of Allowable Activity.

### *Table of Allowable Activity*

Chairman Plizga feels the second line should read: Scientific or Research Laboratories: 25,000 sf or greater rather than all.

Mrs. Alexopoulos inquired why this amendment isn't part of the zoning recodification project already underway. Ms. Lamboy replied that they must provide a packet with the application to the State showing that the Town adopted specific changes related to Green Communities by December. Ms. Lamboy felt doing it separately from the zoning recodification project would be the cleanest way to accomplish that and meet the deadline. Chairman Plizga agreed.

Mrs. Alexopoulos inquired about the application process. Ms. Lamboy stated the application deadline is semi-annual. The Town will not meet the July deadline, so the

application will be submitted in December. The \$240,000 funding will be received in 2026 and the Town will become eligible to apply for competitive grants every year.

Chairman Plizga has concerns over where Scientific or Research Laboratories may be located in Crawford Square and recommended adding a footnote to the *Table of Allowable Activity* under business districts CSBD and NRBD for them not to be located on first floor in those districts. Ms. Lamboy pulled up a list of possible amendments related to restrictions for first floor uses in the Crawford Square for the Board to consider. Chairman Plizga felt they should add a similar amendment for the North Randolph Business District (NRBD).

Member Sahlu asked if other Towns have Research or Scientific Labs located on the second floor of buildings in their business districts. Ms. Lamboy stated that she is familiar with communities that strive to maintain pedestrian traffic and closely define what could be located at ground level citing Cambridge is an example.

Member Taveira felt that both business districts (NRBD and CSBD) would benefit from adding amendments to restrict ground floor use. Member Taveira inquired about potential hazards (i.e. viruses, chemicals) these facilities may bring and wondered if the Board needed to take measures. Planning Director Michelle Tyler stated that those hazards would be regulated at the State level, and the Health and Fire Department at the local level and feels it is out of the Planning Board's authority.

The Planning Board made the following amendments to the proposed zoning ordinance:

Amendment 1 - Definitions:

Make a minor change to the Renewable or Alternative Energy definition. In the first sentence, insert: *are considered* after "The following, and after, considered. The new sentence will read: The following *are considered* renewable or alternative energy...

Motion made by Plizga, Seconded by Taveira under the *Renewable or Alternative Energy* definition is to insert: *are considered* after "The following, and before, considered..."

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

*Discussion on the motion:*

Mrs. Tyler pointed out to the Board that the definition may need clarification regarding the phrase: including advanced batteries and recharging stations, so as to not be confused or conflict with the EV Charging Stations Ordinance. Chairman Plizga feels that the second definition Scientific or Research Laboratory adequately explains what we are doing with the various types of renewable or alternative energy products, thereby eliminating confusion. Member Taveira thought it would be helpful to rename the definition: Research and Development of Renewable or Alternative Energy. Mrs. Tyler disagreed and thought it should remain generic as it may relate to a possible future ordinance. In looking at the EV Charging Ordinance, Ms. Lamboy doesn't feel there will be any overlap, as this use is intended as elements of research. There was

a brief discussion initiated by Member Taveira about what is considered renewable or clean energy.

#### Amendment 2 - Definitions:

Make a minor change to the Scientific or Research Laboratory definition as follows:

Motion made by Plizga, Seconded by Sahlu under the *Scientific or Research Laboratory* definition at the end of the first line, to insert the word "or" between scientific and research operations, for consistency with the rest of the document (to be read as follows: ...for scientific *or* research operations).

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

#### Amendment 3 – Table of Allowable Activity:

Make a change to the second use on the Table of Allowable uses from *all* to *25,000 sf or greater*.

Motion made by Plizga, Seconded by Taveira on the table shown of the screen (Table of Allowable Activity), the second use item currently says: Scientific or research laboratories (all). Change (all) to (25,000 sf or greater).

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

#### Amendment 4 – Section 200-11.C.1:

An amendment to improve the visibility of the Crawford Square Business District (CSBD):

Motion made by Plizga, Seconded by Taveira to insert into section 200-11.C.1 under sub-item C (1), add a new condition (a) *Scientific or Research laboratory on the second or higher floors, or other locations where the use will not impede pedestrian oriented activity as determined by the Planning Board*.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

#### Discussion on the motion:

The Board discussed pedestrian activity and if the term was too vague. Ms. Lamboy explained that the language is such that in the Planning Board's review they would still be able to determine whether or not the use could be located on the first floor perhaps at the back of the building.

#### Amendment 5 – to be inserted in Section 200-11.D, creating a new subsection 1:

An amendment to improve the visibility of the North Randolph Business District (NRBD):

Motion made by Plizga, Seconded by Alexopoulos to add a new section in 200-11.D and add a new section (1) Permitted uses in the North Randolph Business District (NRBD). The following uses are permitted in the NRBD: (a) Scientific or Research laboratory on the second or higher floors, or other locations where the use will not impede pedestrian oriented activity as determined by the Planning Board.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

#### Recommend Adoption of Council Order 2025-015

Motion made by Plizga, Seconded by Taveira to recommend adoption of Council Order 2025-015, as presented with the aforementioned five (5) amendments that have been approved by this Board.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

Mrs. Tyler explained the next steps in the process for approving the Council Order, which will go back before the Town Council on June 9.

Ms. Lamboy thanked the Board for their thorough review and consideration.

Motion made by Plizga, Seconded by Sahlu to close the public hearing for Council Order 2025-015.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

#### 2. *6:30 pm - Special Permit Continuation - North Street Proposed Two-Family*

Chairman Plizga opened the public hearing continuation for a special permit for a proposed two-family on North Street. Planning Director Michelle Tyler reported that owner's attorney informed her that the plans requested at the last meeting were not ready for this evening's meeting and requested an extension in writing. Chairman Plizga continued the public hearing until June 24, 2025 at 6:30pm.

Motion made by Plizga, Seconded by Sahlu to continue the public hearing until June 24, 2025 at 6:30pm.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

### **F. New Business**

#### 1. ANR - Gold Street

Planning Director Michelle Tyler advised the Board that the attorney representing the Buyer was not available this evening and requested an extension. Chairman Plizga continued the item to June 24, 2025.

### **G. Staff Report**

#### 259 Allen Street

Planning Director Tyler met with the owner and new tenants to review the landscaping plans. The building signage and lighting have been approved, but there may be modifications to the post sign. Chairman Plizga asked if the Town Engineer has made a site visit. Mrs. Tyler replied that the engineer would have reviewed the trenching some time ago, but she made the site visit to review the landscaping, parking area and fencing.

#### 21 Randolph Road



The remaining punch items for 21 Randolph Road include the top course of asphalt, lining and striping, and some landscaping items. An additional 15-20 shrubs and trees have been planted than what is on the approved landscape plan. There have been challenges with the abutting residential property (at Broadmeadow) planting their own shrubs on the property. Mrs. Tyler instructed the construction team that they should be removing anything that is not on the landscape plan. Mrs. Tyler discussed the timeline for planting in Massachusetts with the residents at Broadmeadow advising them that the project is not behind on their landscaping schedule. Mrs. Tyler also advised the residents of Broadmeadow that any challenges they may have should be directed to the Planning Board, not the contractors. Mrs. Tyler noted that a monument sign has been approved for the corner of North Street and Randolph Road that will incorporate signs for the other businesses on Randolph Road. There will be directional signs further down on Randolph Road. DPW Superintendent Neil McCole has started the process for an engineering study at the intersection of North and Oak Streets using mitigation funds set aside from the project.

#### 647 North Main Street - Day Care

Mrs. Tyler made a site visit to meet with Mr. Constantine and MassDOT was there working on the timing of the traffic signal. Chairman Plizga stated that the signal timing is much better. They unearthed some large boulders while working on the landscaping plan and asked if they could remain on site. Mrs. Tyler agreed. There was a slight adjustment to the walkway required by MassDOT. Dumpster enclosures are going in along with top course pavement and lining and striping. They may request more signage within the parking lot area to deter folks from cutting through the parking lot to access the light on North Main Street.

#### Scanlon Drive and High Street - Core Invest - DCR Access

Mrs. Tyler requested an update and anticipates a response soon regarding the status of the DCR parking lot. They may have some plans for the Lantana property to bring before the Board in early fall.

#### Planning Board Fee Schedule

Chairman Plizga requested a discussion regarding the Planning Board Fee Schedule in early June.

#### Planning Board and Town Council Zoning Recodification Workshop

Mrs. Tyler stated that there will be a Zoning Recodification Workshop held on May 28 at 6:00pm and encouraged Board members to attend. Chairman Plizga thought it may be helpful to do a preliminary review of the proposed zoning at a regularly scheduled Planning Board meeting in July.

## **H. Board Comments**

None

**I. Adjournment**

Upcoming Meeting Dates

6/10 & 6/24

7/8 & 7/22

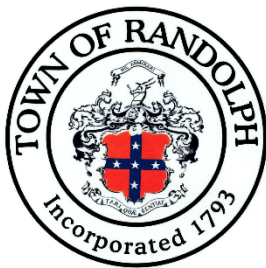
The meeting adjourned at 7:30pm.

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

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

**File Attachments for Item:**

2. Minutes of 6/24/2025



# PLANNING BOARD MEETING

Tuesday, June 24, 2025 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## MINUTES

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Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location until March 31, 2025. The public is invited to participate in the meeting in person, via telephone or computer.

**A. Call to Order - Roll Call**

Called to order by Chairman Plizga at 6:01pm

**PRESENT**

Alexandra Alexopoulos  
Araba Adjei-Koranteng  
Tony Plizga  
Lou Sahl

**B. Chairperson Comments**

None

**C. Approval of Minutes**

None

**D. Public Speaks**

None

**E. Public Hearings**

**1. 6:30 pm - Special Permit Continuation - North Street Proposed Two-Family**

Chairman Plizga asked the Planning Director Michelle Tyler to provide the Board with an update on the proposed special permit for a two-family on North Street. The hearing was continued several times waiting for the changes to the plans to be completed. The plans are complete but were not received in time for the Board to have sufficient time to review them in advance of the meeting. Mrs. Tyler notified the applicant's agent and it was agreed to continue the hearing until the next meeting on July 8. Chairman Plizga agreed to continue the public hearing until July 8 at 6:15pm.

Motion made by Plizga, Seconded by Adjei-Koranteng to continue the public until July 8, 2025 at 6:15pm.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Sahl

Chairman Plizga had a chance to look at the plans and noticed that some of the concerns the Planning Board had were not addressed on plans as requested. Chairman Plizga asked Mrs. Tyler to send a note to the agent and/or landowner advising them of the outstanding items:

1. Include the driveway dimensions
2. Planting for screening between properties. Add to the plans or be prepared to discuss.
3. The applicant provided a formal drainage plan but there was nothing specifically along the property line as discussed. The applicant should add this to plans or be prepared to discuss.
4. The zoning table on the plans is inaccurate and should be updated.
5. There was a note on the plan regarding erosion control that referred to silt sock. There is no silt sock shown on the plan.

Chairman Plizga believes sending a note will give the applicant time to address the outstanding items in advance of the next meeting. As it stands, the plans provided are not complete enough for the Planning Board to take action on them.

#### **F. Old/Unfinished Business**

#### **G. New Business**

##### **1. ANR - Gold Street**

Chairman Plizga asked Planning Director Michelle Tyler to provide the Board with an update. Mrs. Tyler stated that the applicant's attorney Kevin Reilly requested a continuation for the ANR on Gold Street. Chairman Plizga noted that they would add it to the next available agenda once the request is received.

#### **H. Staff Report**

##### Planning Board Online Permitting System - Permitteyes

Planning Director Michelle Tyler shared with the Board the work that she has been doing on the online permitting system and gave them a preview of what an applicant will see when processing their online applications. This system will replace paper applications. Permitteyes has a feature that can populate the zoning, but the Town's tax parcel database must be updated first. Mrs. Tyler is currently going through the 10,000-plus tax parcels with Town Engineer Jean Pierre-Louis to update and provide the correct zoning designation. Mrs. Tyler noted that for now, an applicant or staff member may add the zoning manually. Mrs. Tyler walked the Board through some of the features of Permitteyes and what a typical Planning Board application would look like to an applicant online, as well as from the staff's perspective. Mrs. Tyler pointed out that a nice feature of online permitting is the ability for the public to view applications and plans online, and the option to make online payments for associated fees.

Mrs. Tyler explained that during the zoning recodification workshops, they discovered several anomalies that need to be addressed, such as a zoning district without any parcels assigned to it. The changes will eliminate that zoning district and look at 5-6 parcels that may need a zoning change to more closely align with what is actually on the ground. The zoning changes necessitate a public hearing that is scheduled for July 22 at 6:15pm.

Zoning Recodification Workshop

The Planning Board is planning a joint workshop with the Town Council for the August 12 meeting to review the zoning updates. Chairman Plizga feels it would be best to go over questions and any possible additional changes before it is sent to the Town Council for approval.

**I. Board Comments**

**J. Adjournment**

Notification of Upcoming Meeting Dates

July 8

July 22

August 12

September 9

September 23

Adjourned at 6:36pm

Motion made by Adjei-Koranteng, Seconded by Alexopoulos to adjourn the meeting.  
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Sahlu

**File Attachments for Item:**

1. 6:30 pm - Special Permit Continuation - North Street Proposed Two-Family

## NORTH ST LEGAL NOTICE

The Randolph Planning Board will hold a public hearing on Tuesday, April 22 at 6:15pm to consider a request for a special permit from Andrew and Lisa Kazakis to construct a two family dwelling at Randolph Assessor's parcel 16-K-012 located on North St. The proposed plans may be viewed at the office of the Town Clerk during regular business hours. 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.

#11142508  
PL 4/1, 4/8/25



# APPLICATION FOR SPECIAL PERMIT ~ AND/OR ~ SITE PLAN & DESIGN REVIEW

<b>Project Type</b>	<input type="radio"/> Tier 1 Review (administrative) <input type="radio"/> Tier 2 Review <input type="radio"/> Tier 3 Site Plan/Design Review			<input type="radio"/> In-Law Apartment <input checked="" type="radio"/> Two-Family Dwelling <input type="radio"/> Special Permit		
<b>Assessor Parcel ID</b> <i>map-block-parcel</i>	16-K Lot 12	Norfolk County Registry of Deeds	Book & Page or Land Court Cert #			
<b>Parcel Address</b>	North St					
<b>Current Use</b>	Vacant Lot					
<b>Zoning District</b>	Res High density	<b>Size of Parcel</b>	26,657			
<b>Project Description</b>	Construct new two family dwelling (Duplex).					
<b>Other permits or approvals may be required</b>	Are there wetlands on the parcel or within 200 feet of the construction? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>If yes – the project may require review by the Conservation Commission</i>					
	Is land disturbance > 5,000 square feet? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>If yes – file a stormwater permit with DPW</i>					
	Does the proposed use increase pollutant loads? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>If yes – file a stormwater permit with DPW</i>					
	Is structure > 100 years old? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>If yes – file with the Historic Commission</i>					

<b>Applicant Name</b>	Andrew Kazakis					
<b>Contact person</b>	Andrew Kazakis					
<b>Applicant Status</b>	<input checked="" type="radio"/> Owner <input type="radio"/> Tenant <input type="radio"/> Licensee <input type="radio"/> Buyer <input type="radio"/> Other _____					
<b>Address</b>	105 Saint Claire st					
	<b>CITY</b>	Braintree	<b>STATE</b>	Ma	<b>ZIP</b>	02184
<b>Phone</b>	6172013407	<b>Email</b>	Andrewkaz84@yahoo.com			

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

<b>Surveyor</b>	Hoyt Land Surveying					
<b>Contact person</b>	Peter Hoyt					
<b>Address</b>	1287 Washington st					
	<b>CITY</b>	Weymouth	<b>STATE</b>	MA	<b>ZIP</b>	02189
<b>Phone</b>	7816829192	<b>Email</b>	hoytlls@comcast.net			

<b>Engineer</b>					
<b>Contact person</b>					
<b>Address</b>					
	<b>CITY</b>		<b>STATE</b>		<b>ZIP</b>
<b>Phone</b>		<b>Email</b>			

<b>Property Owner</b>	Andrew & Lisa Kazakis				
<b>Address</b>	105 Saint claire st				
	<b>CITY</b>	Braintree	<b>STATE</b>	Ma	<b>ZIP</b> 02184
<b>Phone</b>	6172013407	<b>Email</b>	andrewkaz84@yahoo.com		

For any application for a **Special Permit**, the applicant shall submit additional documentation to support:

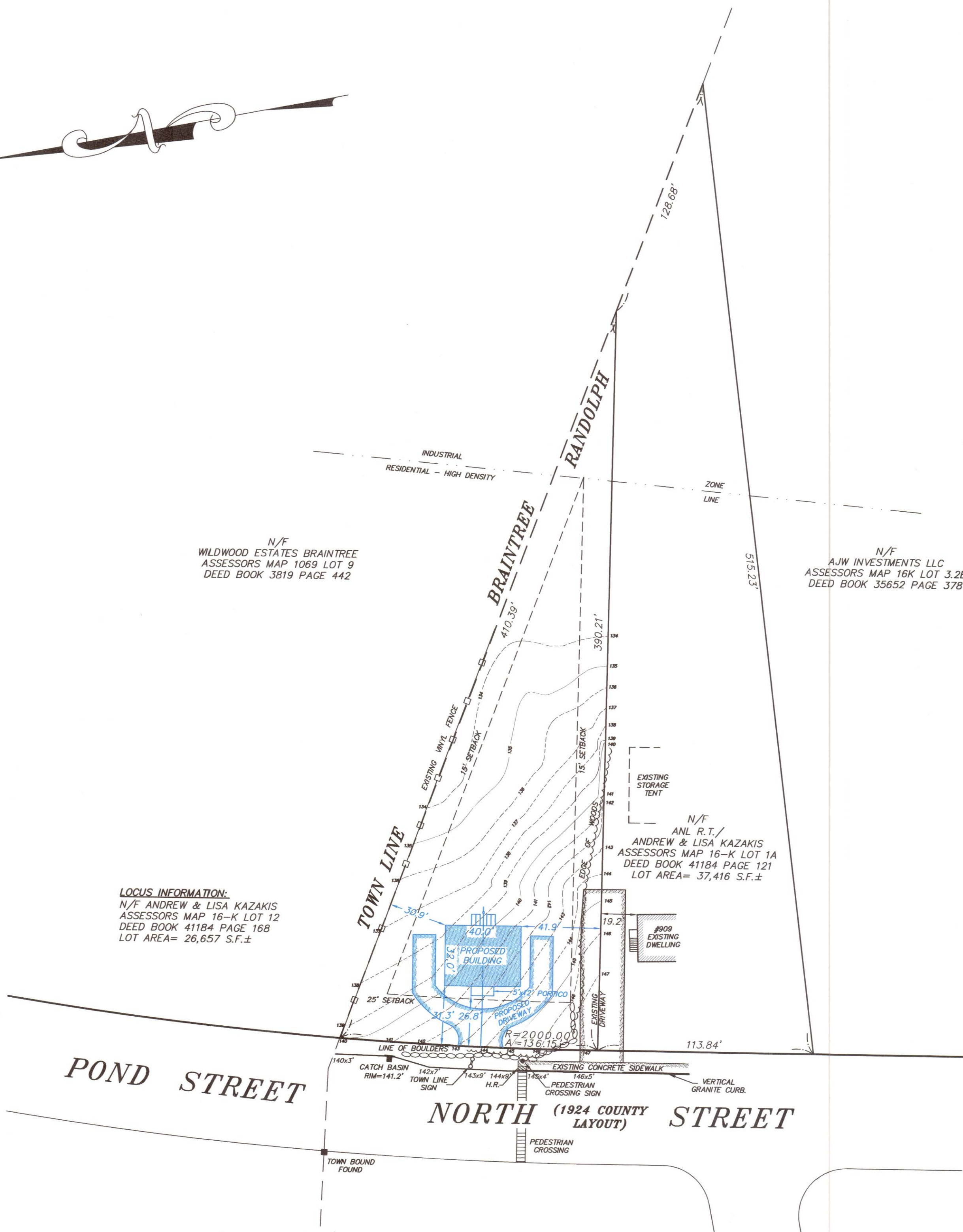
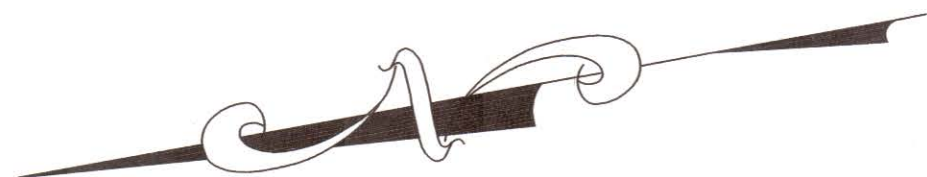
- That the proposed use is in harmony with the general purpose and intent of the Town's ordinances;
- That the proposed use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district;
- Adequate and appropriate facilities will be provided for the proper operation of the proposed use;
- That the proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials or other visual nuisances;
- That the proposed use would not cause undue traffic congestion in the immediate area.

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.

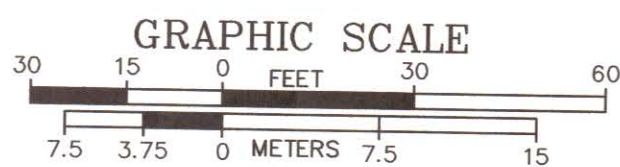
  
 Applicant Signature

3/13/25  
 Date

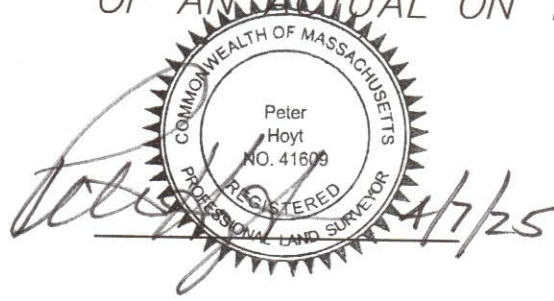




**NOTES:**  
 -EXISTING ELEVATIONS 1988 NAVD DATUM.  
 -(140x3) DENOTES EXISTING SPOT ELEVATION.



I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY.



PETER G. HOYT PLS

DIMENSIONAL REQUIREMENTS RESIDENTIAL SINGLE FAMILY HIGH DENSITY			
SECTION VII, TABLE II	RB	EXISTING	PROPOSED
MIN LOT AREA SQ. FT.	12,000	26,657	26,657
MIN LOT FRONT LIN. FT.	100	136.15	136.15
MIN LOT WIDTH	75	136.15	136.15
MIN LOT DEPTH LIN. FT.	100	390.21	390.21
MIN SETBACKS			
FRONT	25		27.6
SIDE	15		32.2
REAR	15		332.5
MAX FRONT SETBACK	N/A		
MAX BUILDING HEIGHT FEET (LIN. FT.)	40		30.1
STORIES	2 1/2		
MAX BUILDING COVER.	20%		4.4%
MAX LOT COVER.	25%		7.6%
MIN OPEN SPACE	75%		92.4%
MAX FLOOR AREA RATIO			

NO	DATE	REVISIONS	MADE BY	CHECKED BY	PROJECT TITLE:	SHEET TITLE:	<b>HOYT</b> <b>LAND SURVEYING, INC.</b> 1287 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS 02189 TEL: 781-682-9192	<b>1</b>			
					909 NORTH STREET, RANDOLPH, MA.	PROPOSED BUILDING PLAN					
					FILE NO.	PROJECT NO.			SCALE 1"=30'	APPROVED BY	CHECKED BY

ANDREW KAZAKIS  
NORTH ST.  
RANDOLPH MA 02368

THESE DRAWINGS ARE FOR  
PERMIT AND GENERAL  
CONSTRUCTION USE ONLY.

ALL ENGINEERED LUMBER, LOAD  
CALCS ETC. IS THE  
RESPONSIBILITY OF THE GENERAL  
CONTRACTOR. ANY AND ALL  
STRUCTURAL AND ARCHITECTURAL  
ENGINEERING REQUIRED IS BY THE  
CONTRACTOR.

ANY ERRORS OR OMISSIONS ON  
THESE DRAWINGS ARE NOT THE  
RESPONSIBILITY OF THE  
PREPARER. PREPARED BY TOM  
FERRONE, CSL 087743,  
774-254-6034

REQUIRED INSULATION:  
CEILINGS R. 49

WALLS R. 21

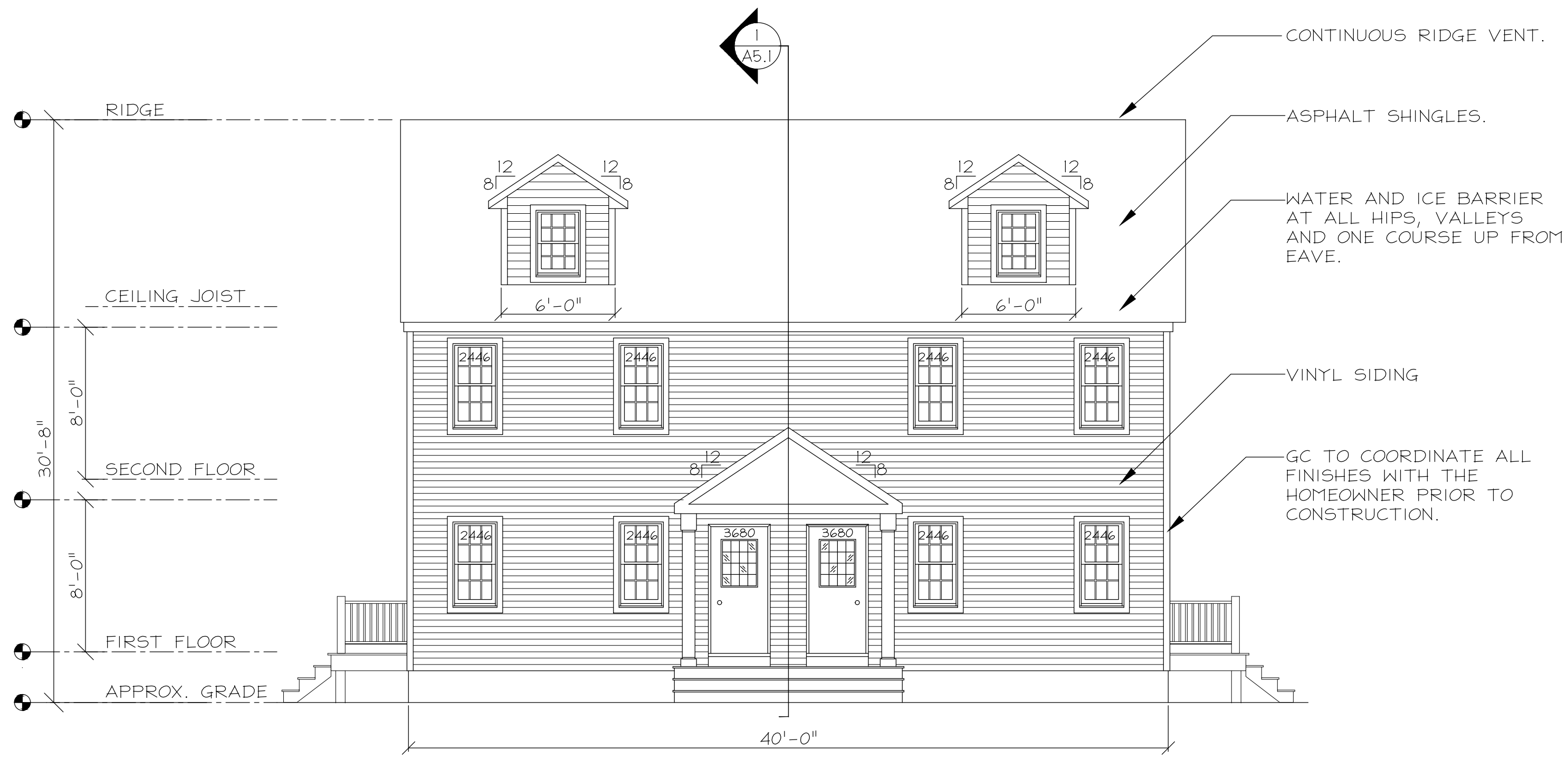
FLOORS R. 30

SQUARE FEET PER UNIT:  
1ST FLOOR - 640 FT<sub>2</sub>  
2ND FLOOR - 640 FT<sub>2</sub>  
TOTAL - 1,280 FT<sub>2</sub>

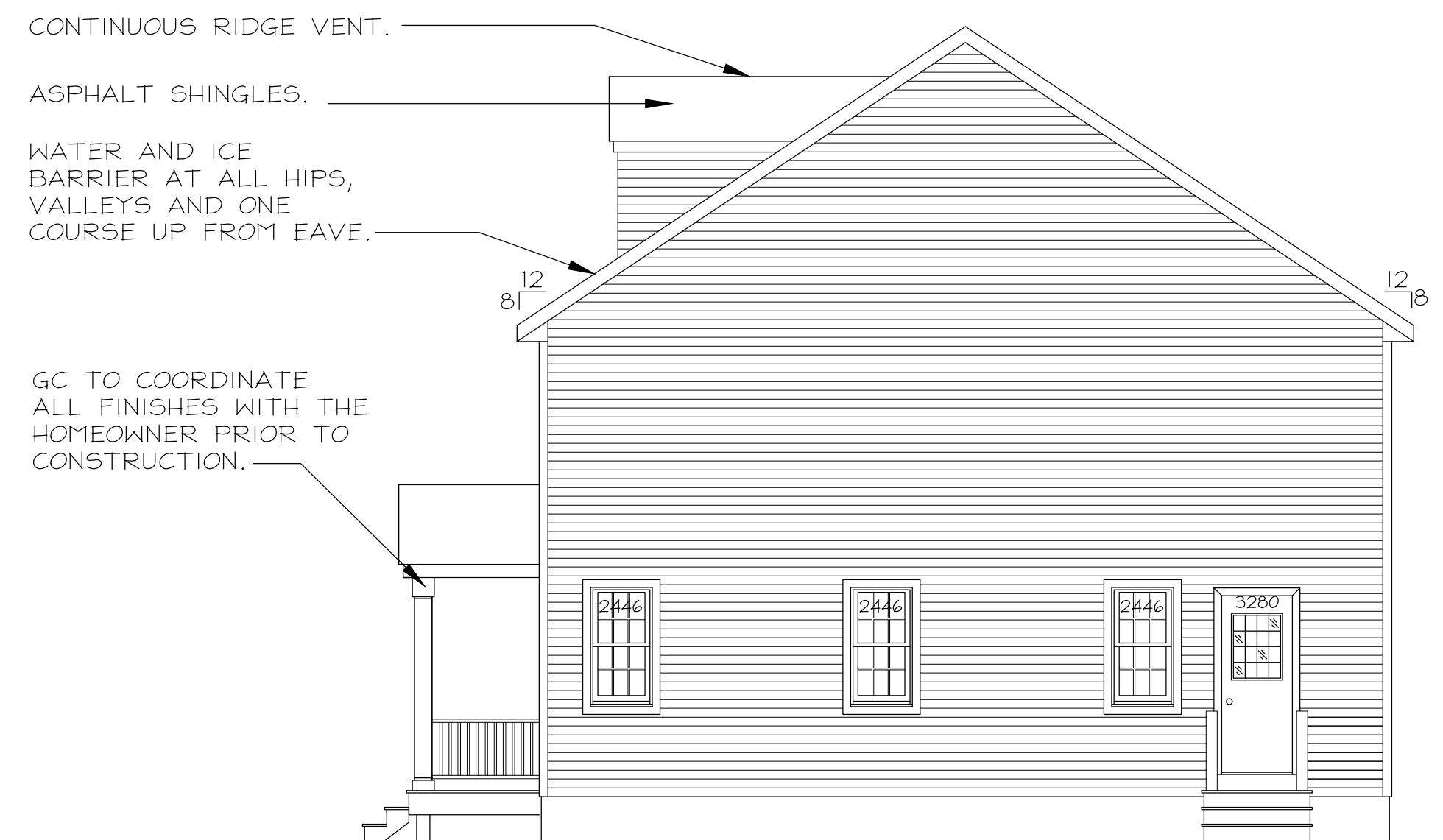
- LEGEND:
- A1.1 FRONT & RIGHT ELEVATIONS
  - A1.2 REAR & LEFT ELEVATIONS
  - A2.1 FOUNDATION PLAN
  - A3.1 BASEMENT PLAN
  - A3.2 1ST & 2ND FLOOR PLANS
  - A4.1 FRAMING PLANS
  - A4.2 FRAMING PLANS
  - A5.1 SECTIONS

A1.1	Date: 02/05/25
	Revisions:
	Scale: AS NOTED

ELEVATIONS

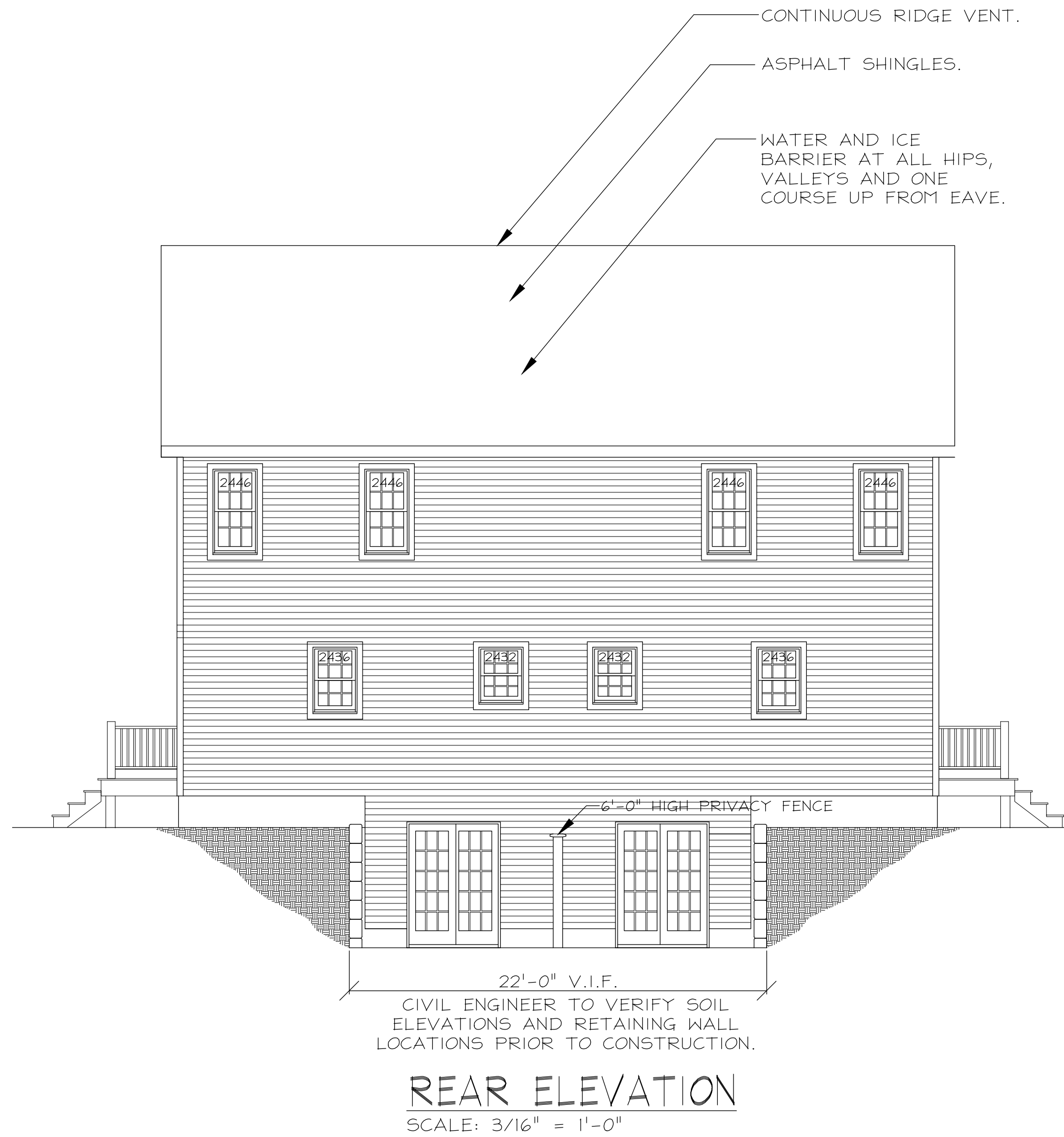


FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"





THESE DRAWINGS ARE FOR PERMIT AND GENERAL CONSTRUCTION USE ONLY.

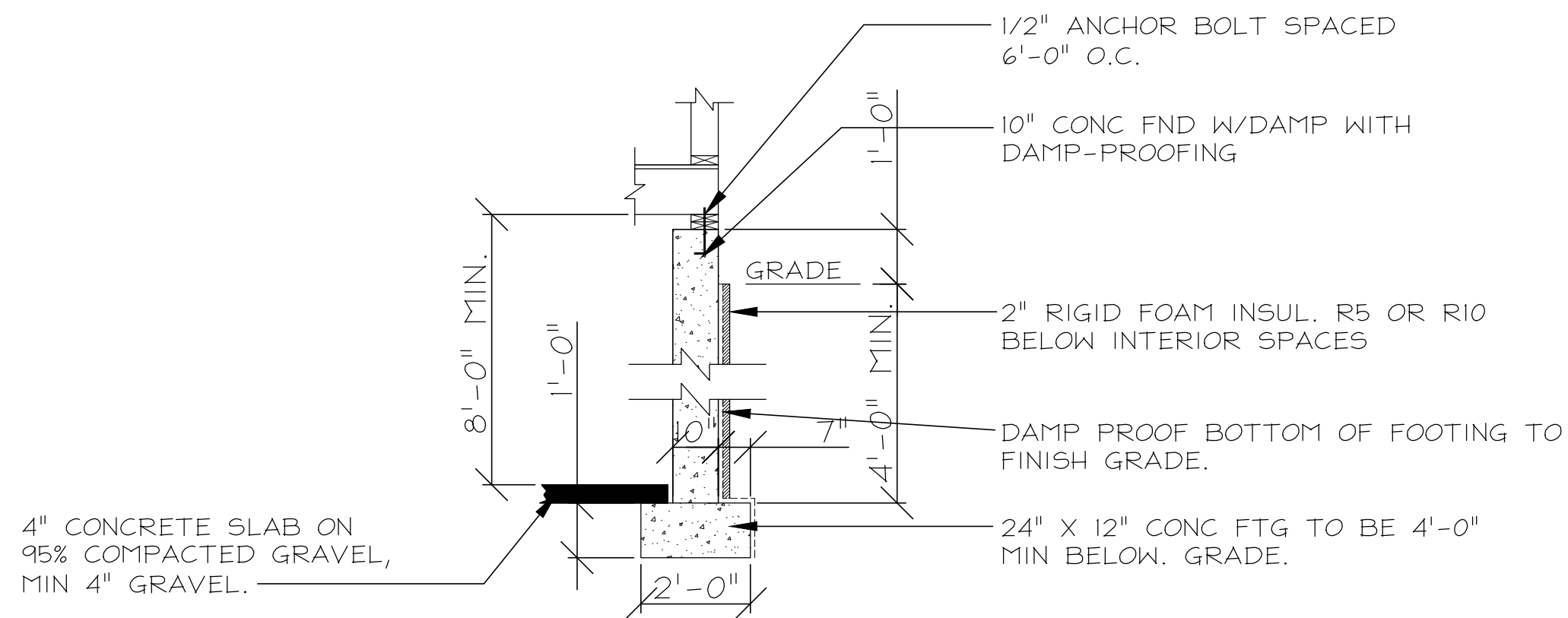
ALL ENGINEERED LUMBER AND ANY LOAD CALCS. ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY AND ALL STRUCTURAL AND ARCHITECTURAL ENGINEERING REQUIRED IS BY THE CONTRACTOR.

ANY ERRORS OR OMISSIONS ON THESE DRAWINGS ARE NOT THE RESPONSIBILITY OF THE PREPARER. PREPARED BY TOM FERRONE, CS-087743, 774-254-6034

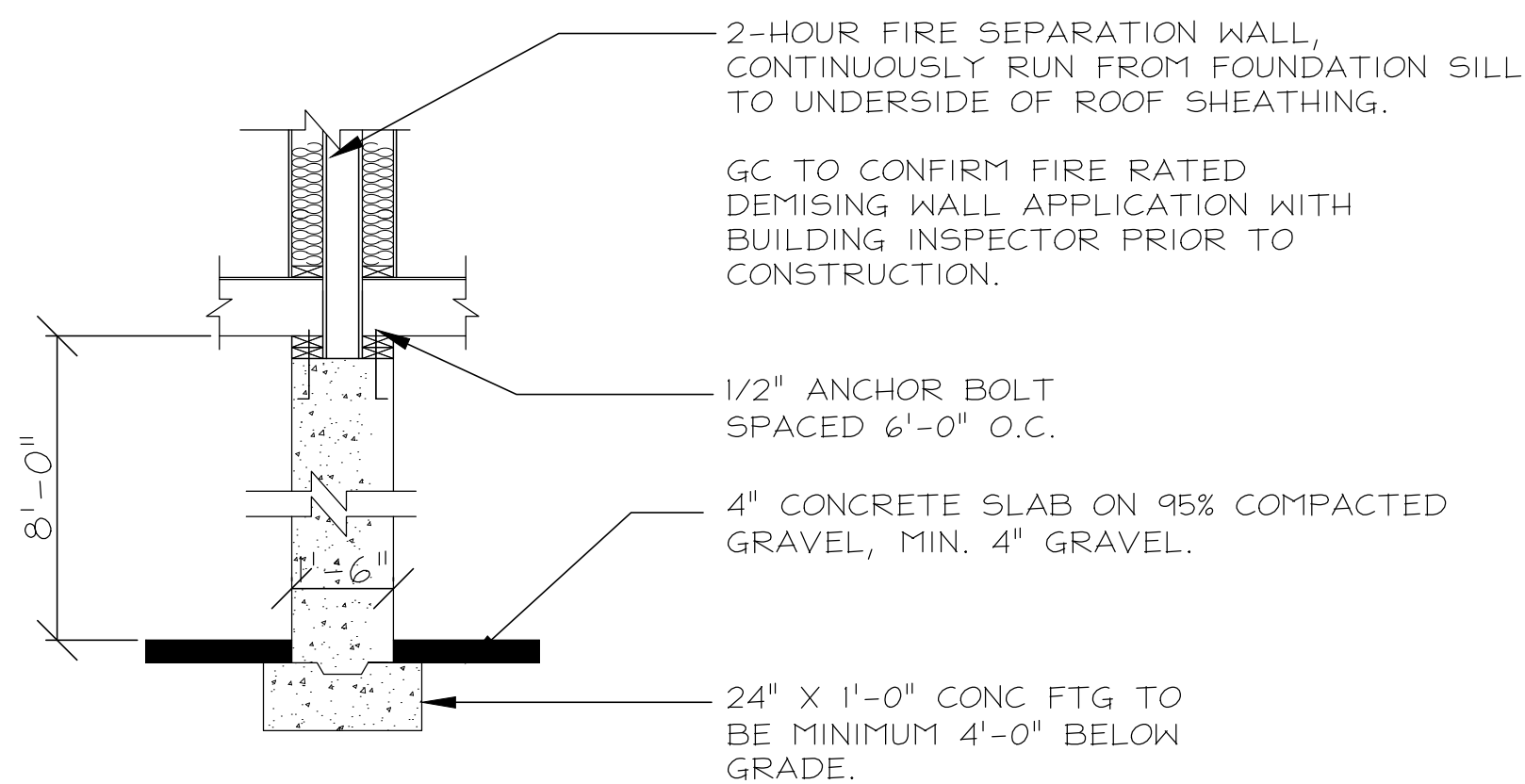
A1.2

Date: 02/05/25  
Revisions:  
Scale: AS NOTED

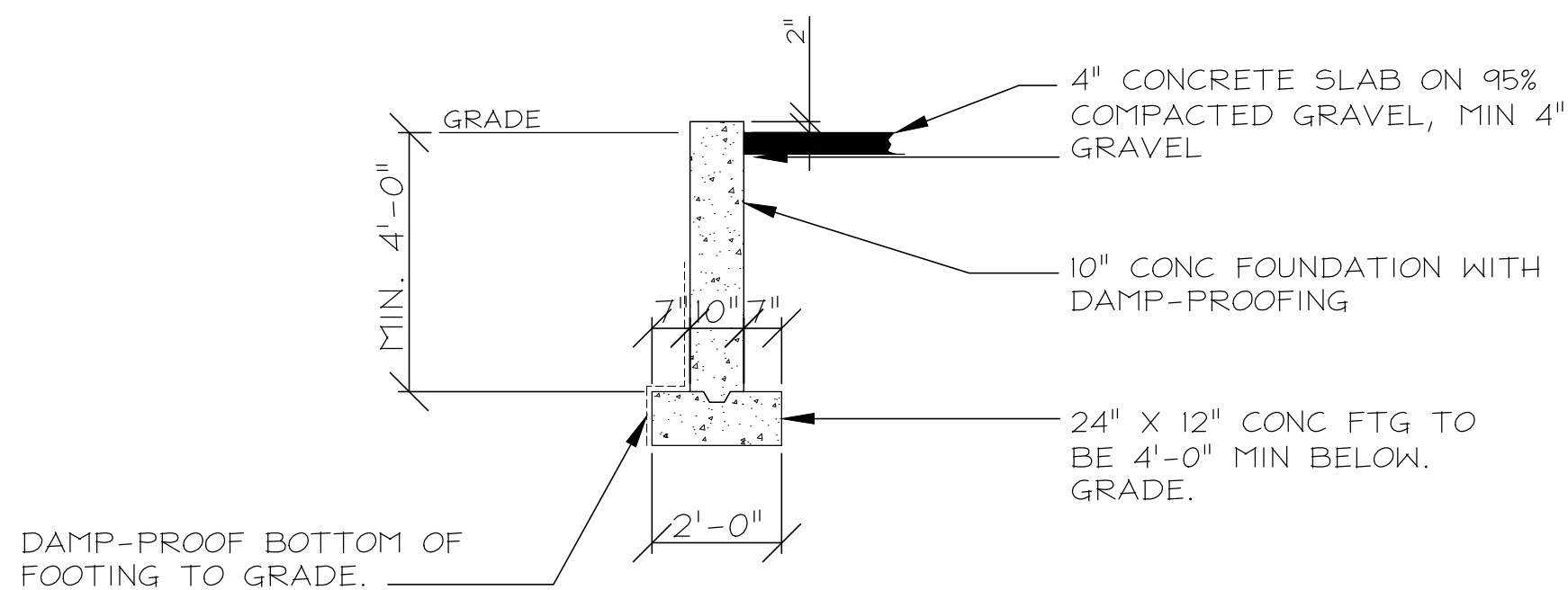
ELEVATIONS



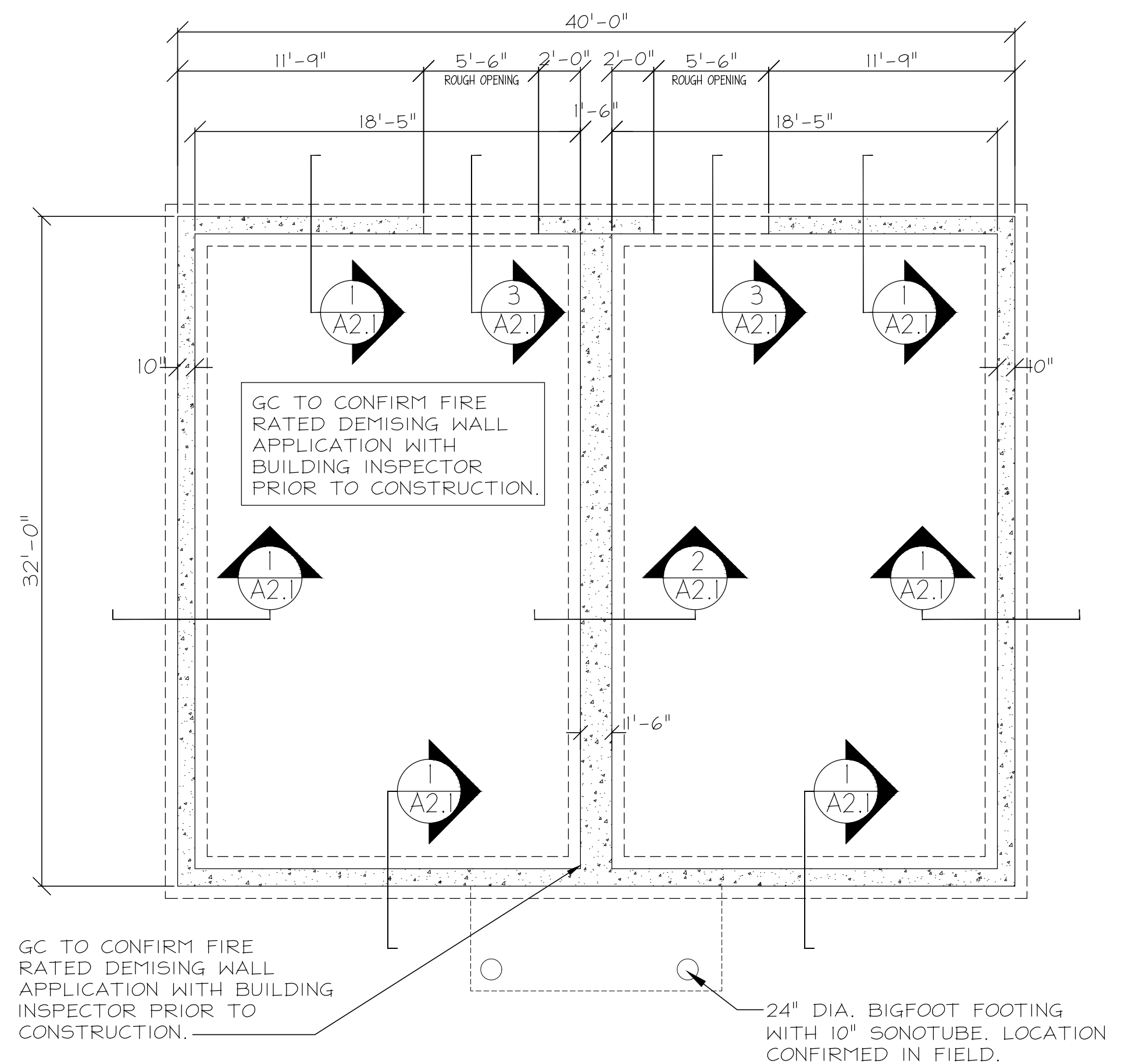
1 CONDITION  
SCALE: 1/8" = 1'-0"



2 CONDITION  
SCALE: 1/8" = 1'-0"



3 CONDITION  
SCALE: 1/8" = 1'-0"



## FOUNDATION PLAN

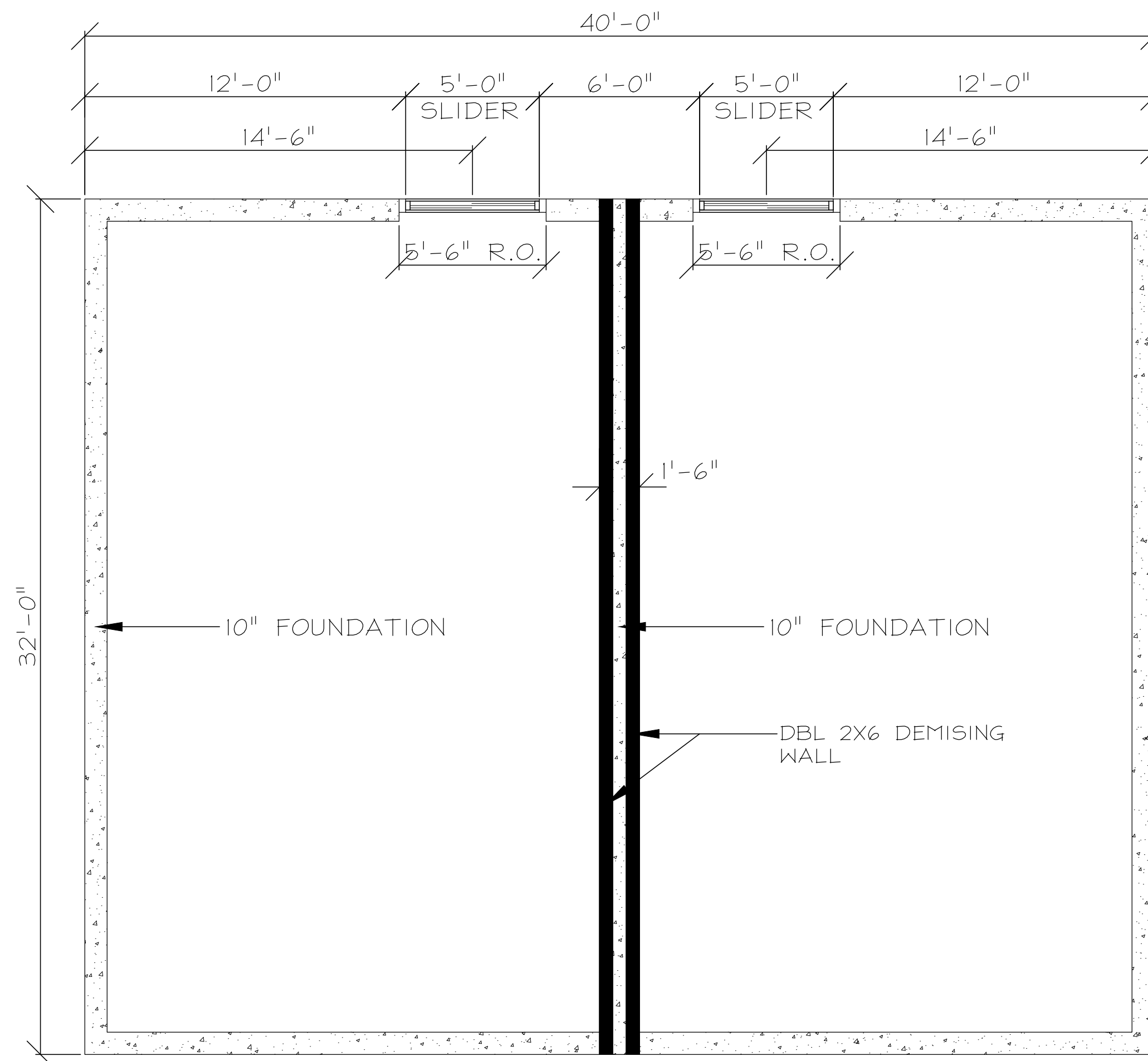
SCALE: 3/16" = 1'-0"

- ALL FND CONCRETE TO BE MIN. 3,000 PSI IN 28 DAYS.
- ALL FTGS TO REST ON UNDISTURBED SOIL.
- CONCRETE SHALL CONFORM TO BUILDING CODE REQUIREMENTS.
- 1/2" DIA ANCHOR BOLTS MAX 6'-0" O.C. NO MORE THAN 12" FROM CORNER.

A2.1

FOUNDATION

Date: 02/05/25  
Revisions:  
Scale: AS NOTED



UNFINISHED BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

GC TO CONFIRM FIRE  
RATED DEMISING WALL  
APPLICATION WITH  
BUILDING INSPECTOR  
PRIOR TO CONSTRUCTION.

THESE DRAWINGS ARE FOR PERMIT AND  
GENERAL CONSTRUCTION USE ONLY.

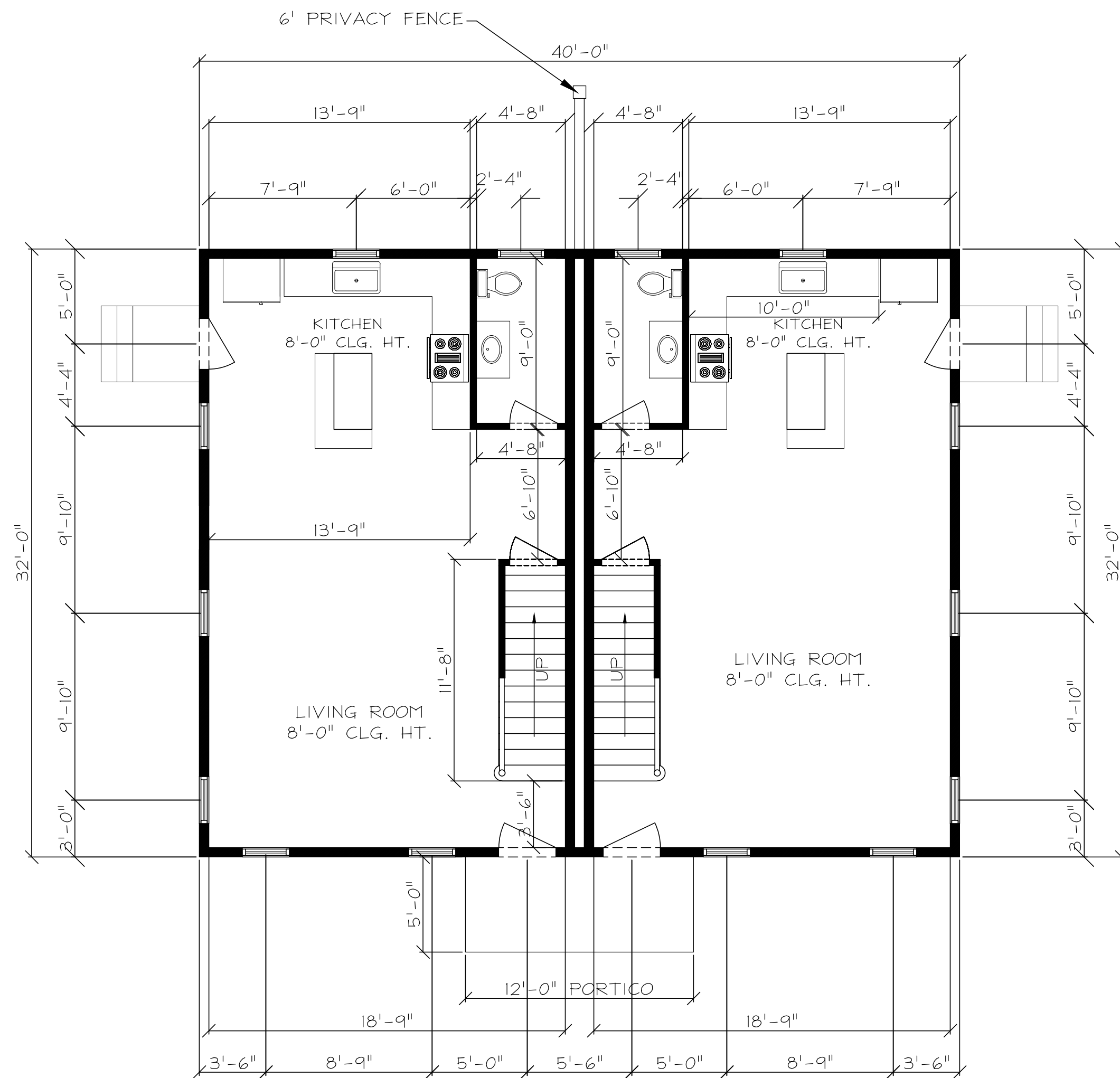
ALL ENGINEERED LUMBER AND ANY LOAD  
CALCS. ARE THE RESPONSIBILITY OF THE  
GENERAL CONTRACTOR. ANY AND ALL  
STRUCTURAL AND ARCHITECTURAL  
ENGINEERING REQUIRED IS BY THE  
CONTRACTOR.

ANY ERRORS OR OMISSIONS ON THESE  
DRAWINGS ARE NOT THE RESPONSIBILITY  
OF THE PREPARER. PREPARED BY TOM  
FERRONE, CS-087743, 774-254-6034

A3.1

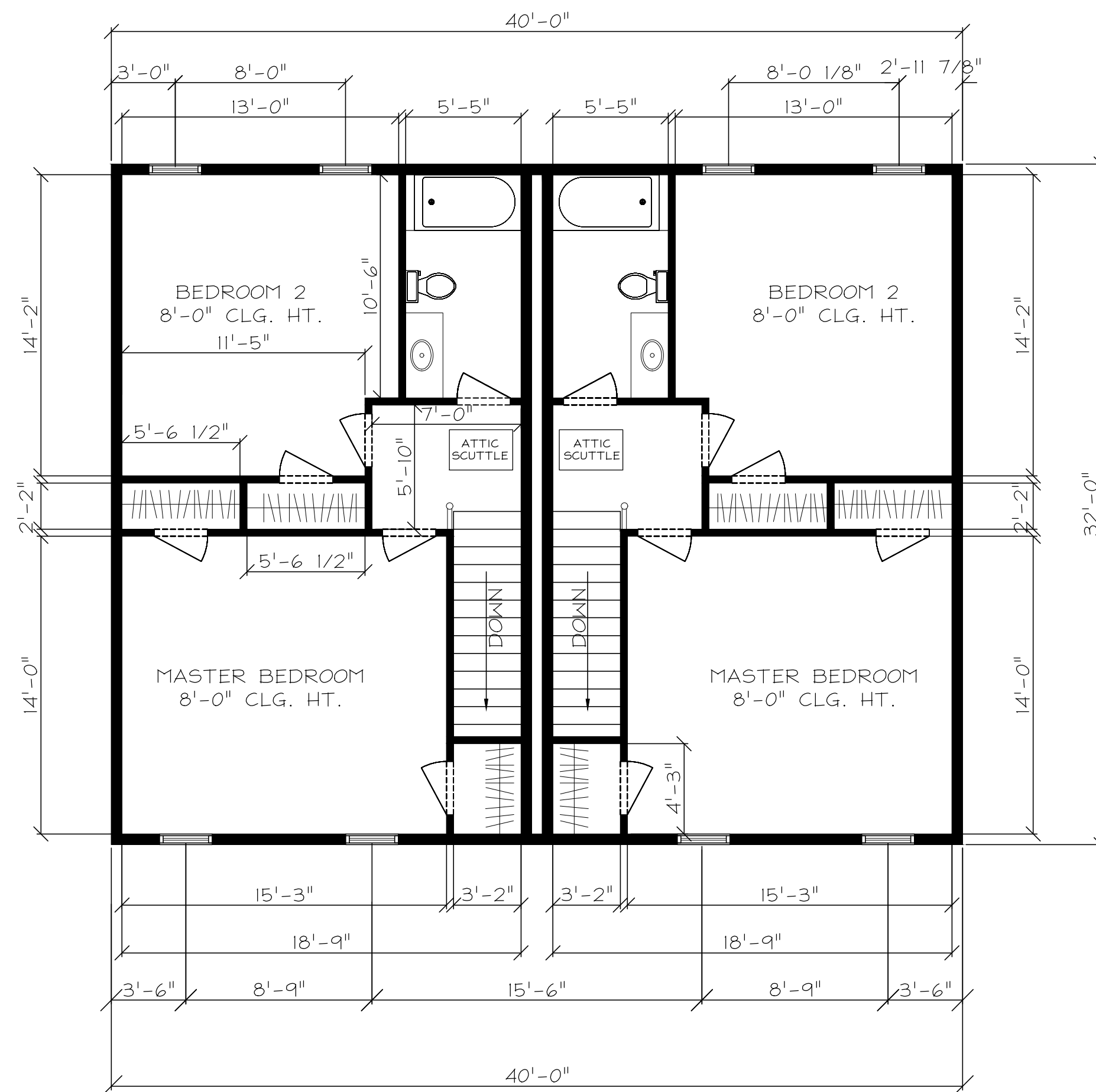
Date: 02/05/25  
Revisions:  
Scale: AS NOTED

BASEMENT PLAN



**PROPOSED 1ST FLOOR**

SCALE: 3/16" = 1'-0"



**PROPOSED 2ND FLOOR**

SCALE: 3/16" = 1'-0"

THESE DRAWINGS ARE FOR PERMIT AND GENERAL CONSTRUCTION USE ONLY.

ALL ENGINEERED LUMBER, LOAD CALCS ETC. IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY AND ALL STRUCTURAL AND ARCHITECTURAL ENGINEERING REQUIRED IS BY THE CONTRACTOR.

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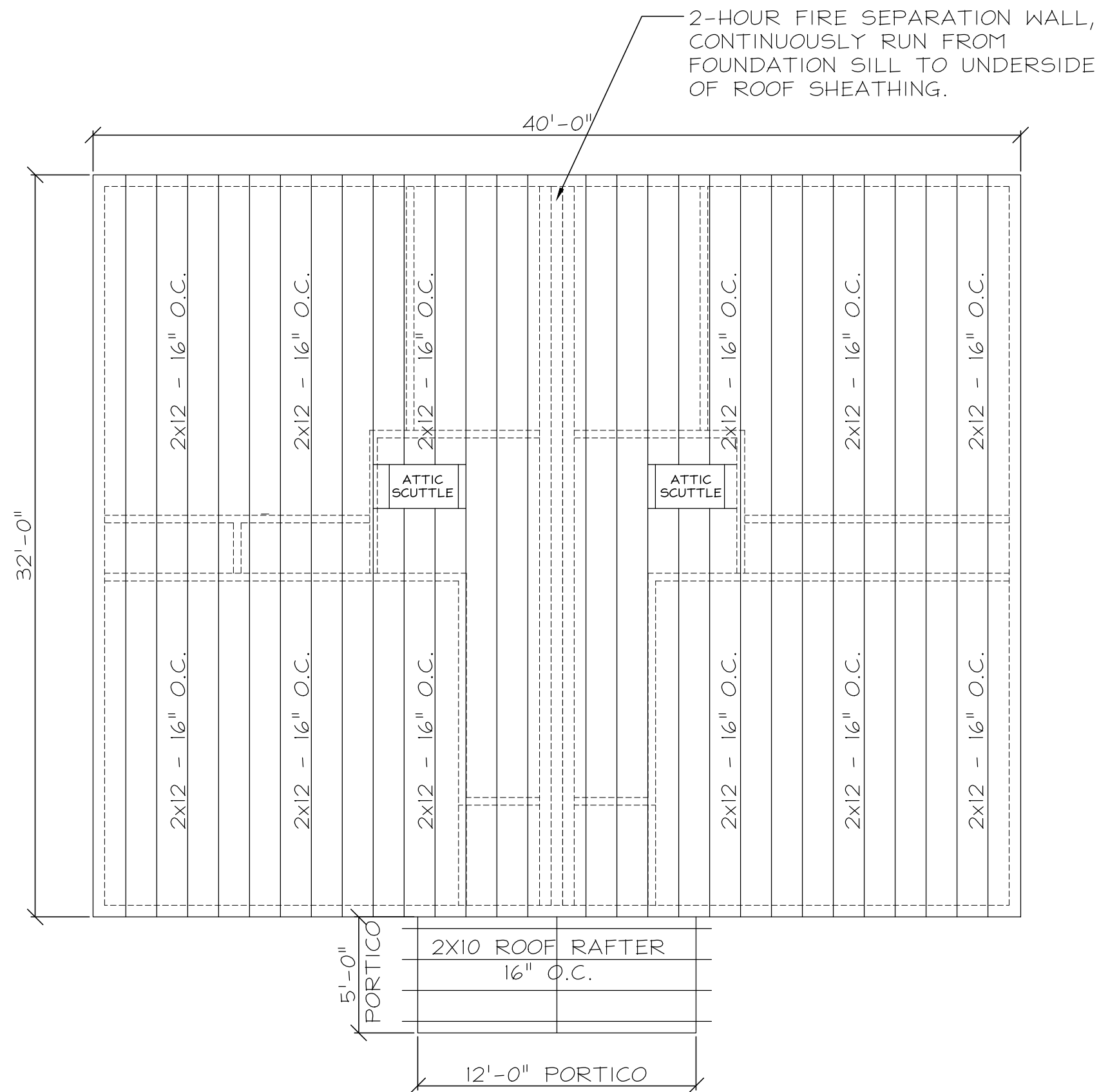
A3.2

FLOOR PLANS

Date: 02/05/25  
Revisions:  
Scale: AS NOTED





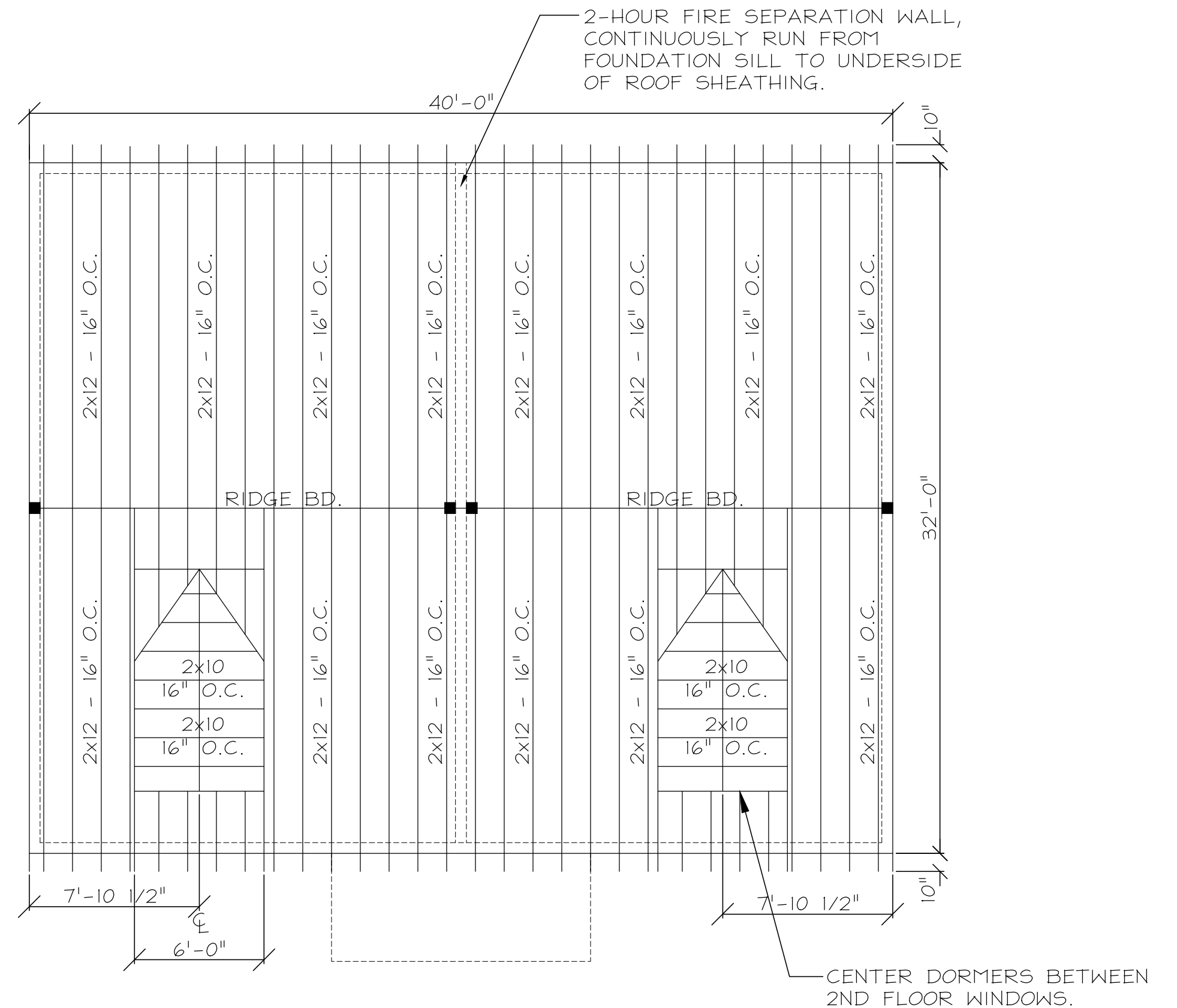


## 2ND FLOOR - CEILING JOISTS

SCALE: 3/16" = 1'-0"

### NOTE:

GENERAL CONTRACTOR HAS DISCRETION TO USE A DIFFERENT FRAMING APPLICATION. PROVIDED IT IS IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE.



## ROOF RAFTERS

SCALE: 3/16" = 1'-0"

FIRE BLOCKING REQUIRED. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES.

A4.2

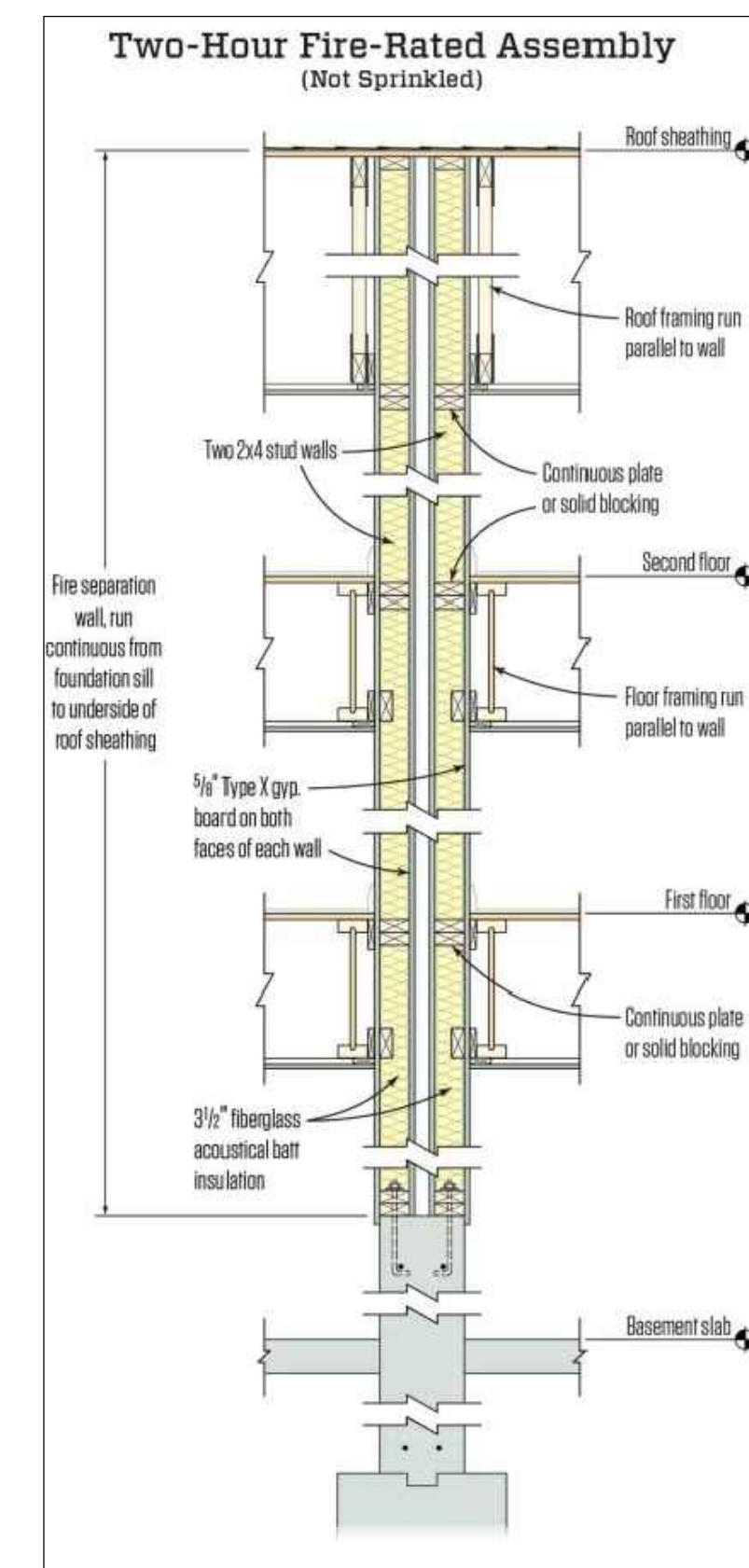
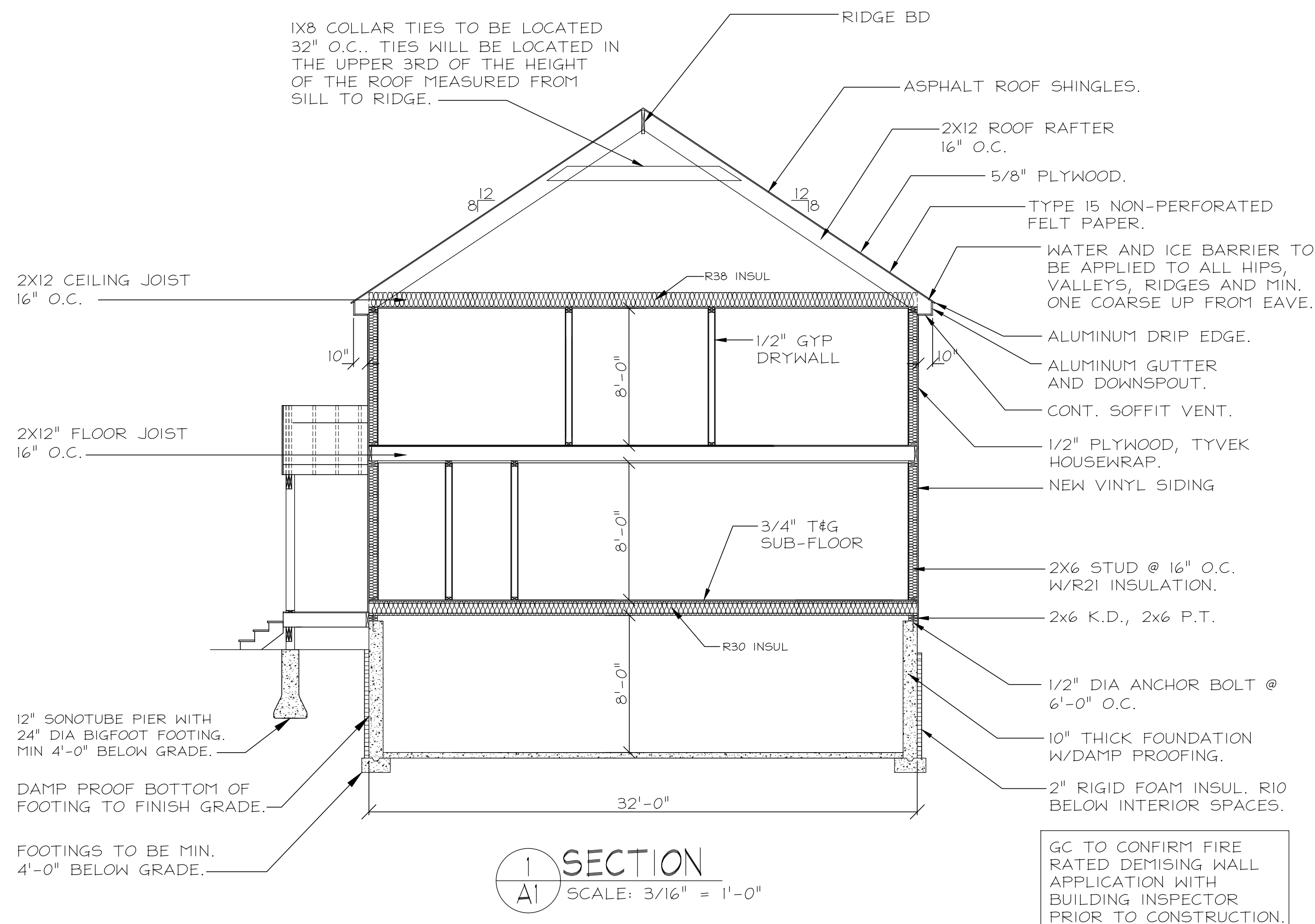
Date: 02/05/25  
Revisions:  
Scale: AS NOTED

FRAMING

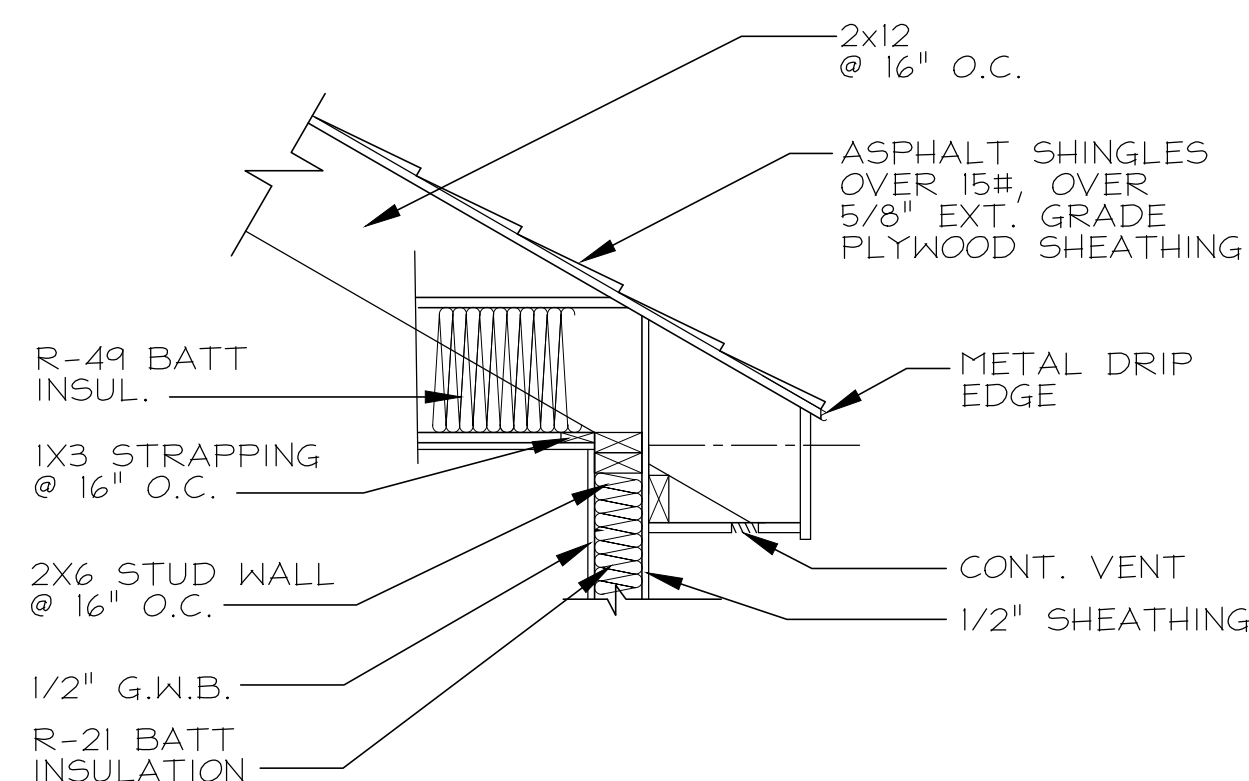
THESE DRAWINGS ARE FOR PERMIT AND GENERAL CONSTRUCTION USE ONLY.

ALL ENGINEERED LUMBER, LOAD CALCS ETC. IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY AND ALL STRUCTURAL AND ARCHITECTURAL ENGINEERING REQUIRED IS BY THE CONTRACTOR.

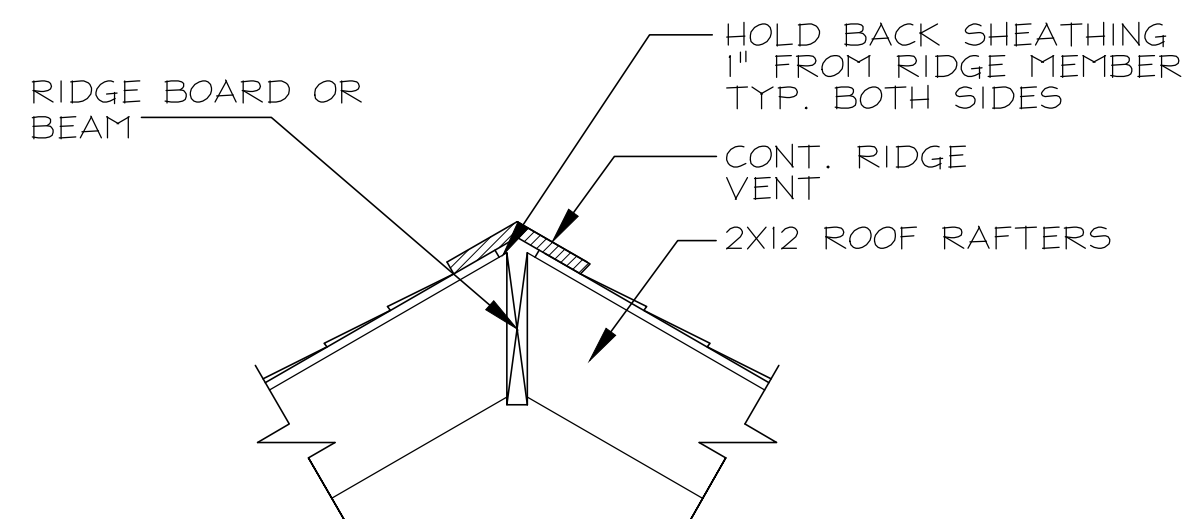
ANY ERRORS OR OMISSIONS ON THESE DRAWINGS ARE NOT THE RESPONSIBILITY OF THE PREPARER. PREPARED BY TOM FERRONE, CSL 087743, 774-254-6034



FIRE WALL  
SCALE: NOT TO SCALE



TYPICAL EAVE CONDITION  
SCALE: NOT TO SCALE



# RIDGE CONDITION

SCALE: NOT TO SCALE

THESE DRAWINGS ARE FOR PERMIT AND  
GENERAL CONSTRUCTION USE ONLY.

ALL ENGINEERED LUMBER AND SHEAR LOADS  
REQUIRED ARE THE RESPONSIBILITY OF THE  
GENERAL CONTRACTOR. ANY AND ALL  
STRUCTURAL AND ARCHITECTURAL  
ENGINEERING REQUIRED IS BY THE  
CONTRACTOR.

ANY ERRORS OR OMISSIONS ON THESE  
DRAWINGS ARE NOT THE RESPONSIBILITY OF  
THE PREPARER. PREPARED BY TOM FERRONE,  
CSL 087743, 774-254-6034

A handwritten number '45' on a three-line staff. The '4' is formed by a vertical line on the middle line, a diagonal line from the middle line to the top line, and a horizontal line on the middle line. The '5' is formed by a vertical line on the middle line, a curved line from the middle line to the bottom line, and a horizontal line on the middle line.

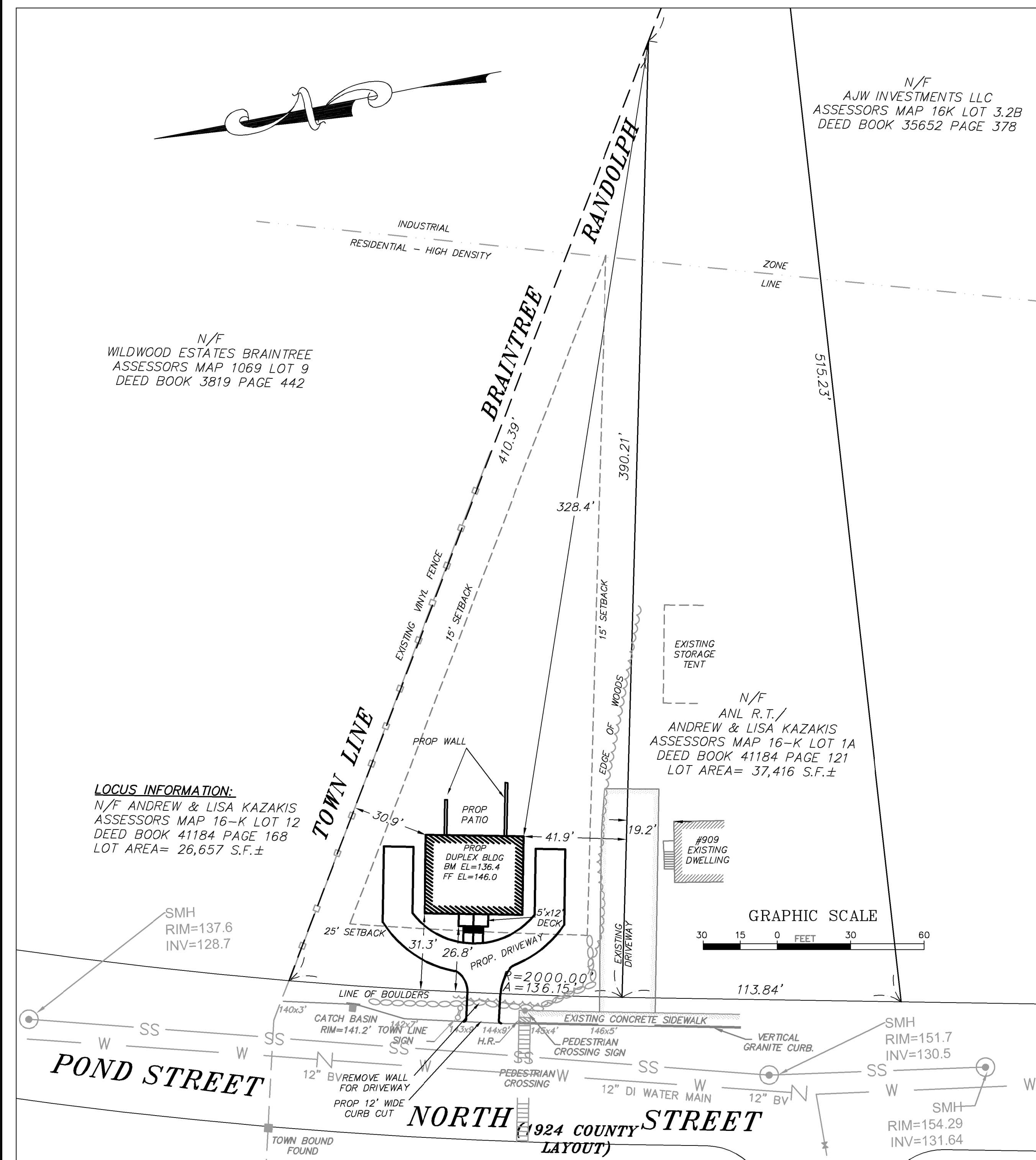
Date: 02/05/25

Revisions:

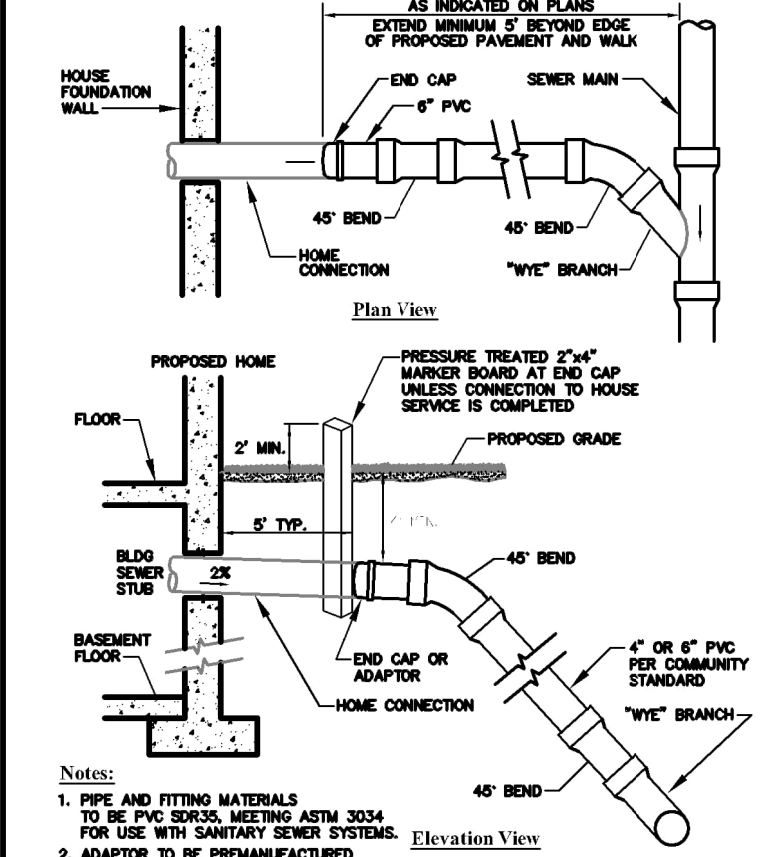
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# SECTIONS

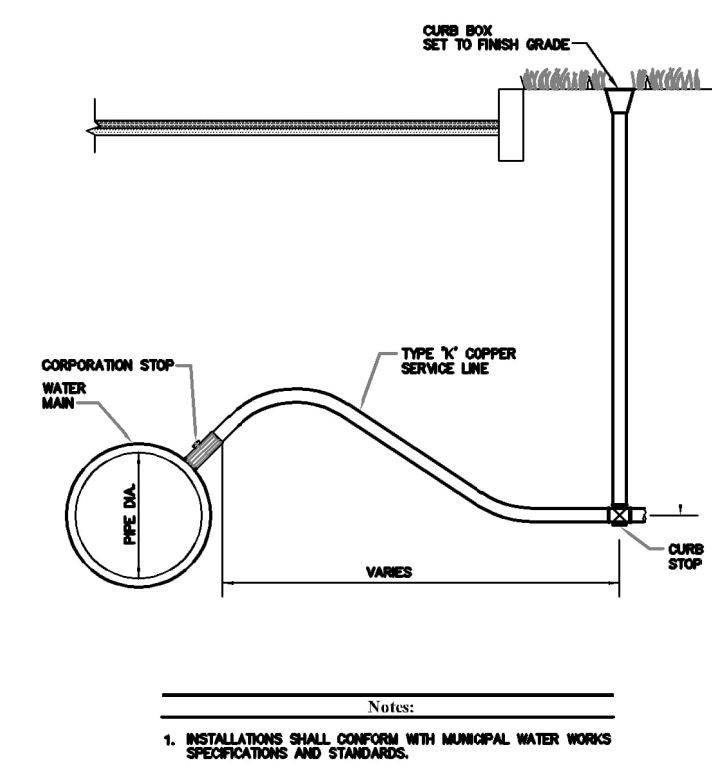




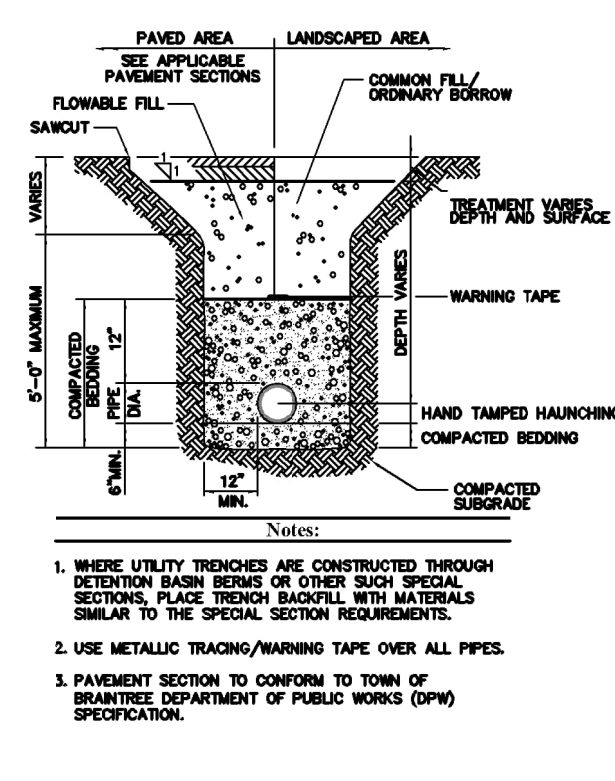
LAYOUT PLAN  
1"=30'



Typical Wye and Chimney Detail (Residential)  
N.T.S.



Corporation/Curb Stop with Box  
N.T.S.



Utility Trench  
N.T.S.

#### AVERAGE GRADE PLANE CALCULATIONS

$$= \frac{[(\text{AVERAGE ELEVATION OF EACH SIDE OF BUILDING}) \times (\text{LENGTH OF SIDE})]}{[\text{TOTAL PERIMETER OF BUILDING}]}$$

$$\begin{aligned} &= \frac{[(\frac{(144+142.5)}{2}) \times 40] + [(\frac{(142.5+140)}{2}) \times 32] + [(\frac{(140+140)}{2}) \times 9] + [(\frac{(136.4+136.4)}{2}) \times 22] + [(\frac{(141+141)}{2}) \times 9] + [(\frac{(141+144)}{2}) \times 32]}{[(40)+(32)+(9)+(22)+(9)+(32)]} \\ &= (20339) / (144) = 141.2 \text{ FT} \end{aligned}$$

06/19/2025



#### GRADING AND UTILITY PLAN 1"=20'

##### UTILITY NOTES:

- 1) ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE LOCAL MUNICIPALITY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS RELATED TO UTILITY WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2) THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES OF NEW UTILITIES WITH GAS, TELECOMMUNICATION AND ELECTRICAL SERVICES.
- 3) ALL EXISTING AND PROPOSED MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, CASTINGS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL GRADING AND PAVING CONSTRUCTION.
- 4) THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRESENCE AND LOCATIONS OF ALL UTILITIES WITHIN THE LIMIT OF WORK MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CONTACTING THE CONTROLLING AUTHORITIES AND/OR UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND HARDY + MAN DESIGN GROUP, P.C. ANY DAMAGE RESULTING FROM THE FAILURE OF THE CONTRACTOR TO MAKE THESE DETERMINATIONS AND CONTACTS SHALL BE BORNE BY THE CONTRACTOR.
- 5) THE CONTRACTOR SHALL, THROUGHOUT CONSTRUCTION, TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMIT OF WORK AS DEFINED ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED.
- 6) UNDERGROUND UTILITIES ARE SHOWN BASED ON A VISUAL INSPECTION OF SURFACE OBSERVABLE FEATURES ONLY, AND HAVE BEEN FIELD INSPECTED FOR CONNECTIONS WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
- 7) CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL UTILITY LOCATIONS ON FIELD PRIOR START WORK.
- 8) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY DEPARTMENT OF PUBLIC WORKS AND THE DESIGN ENGINEER IN ORDER TO CONDUCT THE FOLLOWING INSPECTIONS: SEWER CONNECTION; WATER CONNECTION.
- 9) ALL COMPONENTS MUST BE MARKED WITH MAGNETIC TAPE OR COMPARABLE MEANS PER 310 CMR 15.221 (12).

##### REVISIONS:

NO.:	COMMENTS:	DATE:

#### LAYOUT PLAN 913 NORTH STREET RANDOLPH, MASSACHUSETTS

DRAWN BY: DTM  
DESIGNED BY: CYM  
CHECKED BY: CYM

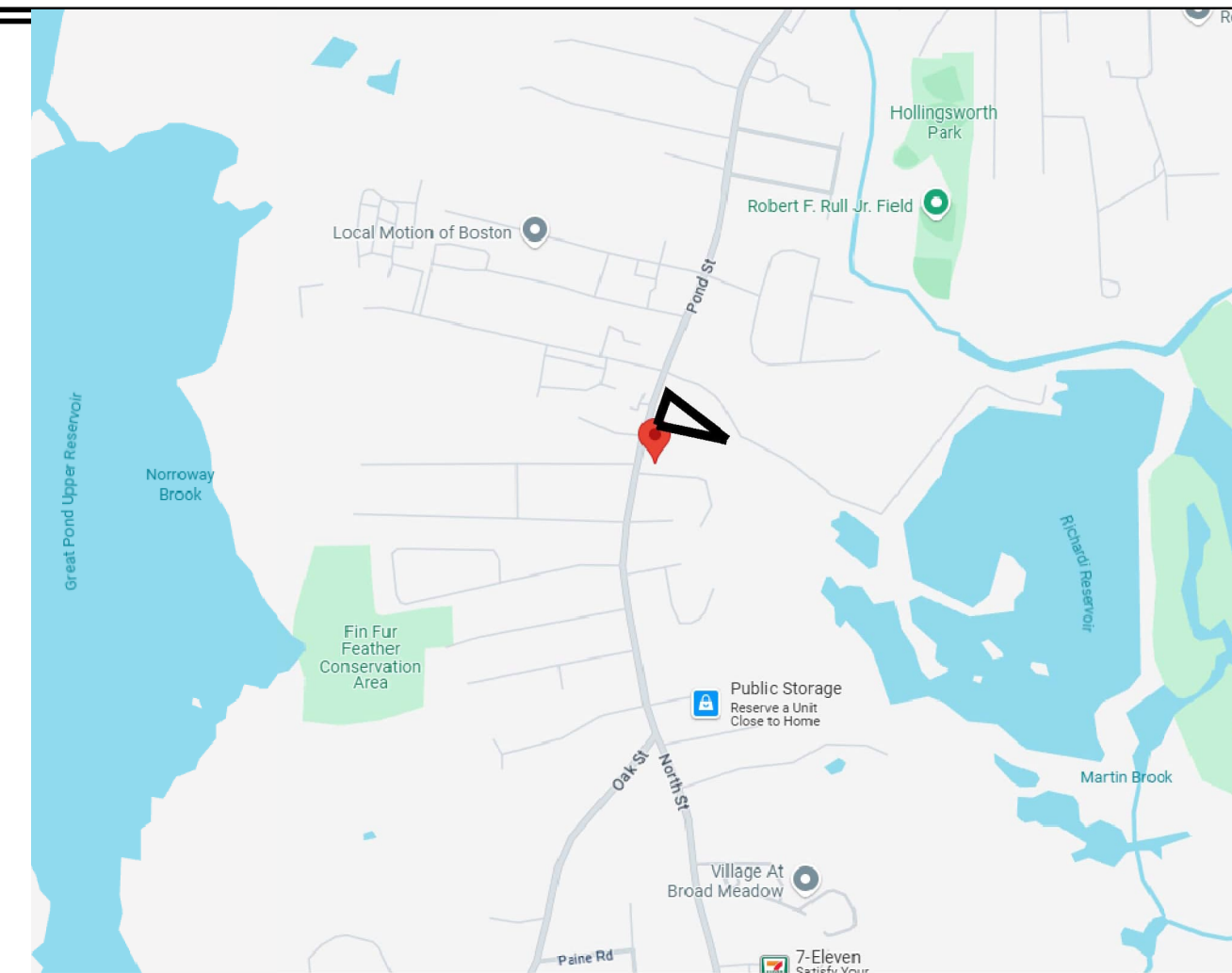
DATE: 6-16-2025



PREPARED FOR:  
PERMITTING

1285 WASHINGTON STREET  
WEYMOUTH, MA  
(781) 335-1464

SHEET  
C-1



#### LOCUS MAP NTS

##### GENERAL NOTES:

- 1) THE LOT LIES ENTIRELY WITHIN ZONE X UNSHADED (AREA OF MINIMAL FLOODING) AS SHOWN ON THE NATIONAL FLOOD HAZARD LAYER FIRMETE, EFFECTIVE DATE JUNE 9, 2014.
- 2) ELEVATIONS SHOWN ON THIS PLAN REFER TO TOWN OF RANDOLPH DATUM.
- 3) TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY THE PROJECT LAND SURVEY "HOYT LANDSURVEY CO.", WEYMOUTH, MA.
- 4) THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS, CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE.
- 5) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
- 6) THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRESENCE AND LOCATIONS OF ALL UTILITIES WITHIN THE LIMIT OF WORK MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CONTRACTING THE CONTROLLING AUTHORITIES AND/OR UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND HARDY + MAN DESIGN GROUP, P.C. ANY DAMAGE RESULTING FROM THE FAILURE OF THE CONTRACTOR TO MAKE THESE DETERMINATIONS AND CONTACTS SHALL BE BORNE BY THE CONTRACTOR.
- 7) THE CONTRACTOR SHALL, THROUGHOUT CONSTRUCTION, TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMIT OF WORK AS DEFINED ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED.
- 8) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- 9) IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PROJECT SITE AND TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATION IMMEDIATELY.
- 10) THE CONTRACTOR SHALL CONDUCT ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS.
- 11) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ESTABLISHMENT AND USE OF ALL VERTICAL AND HORIZONTAL CONSTRUCTION CONTROLS.

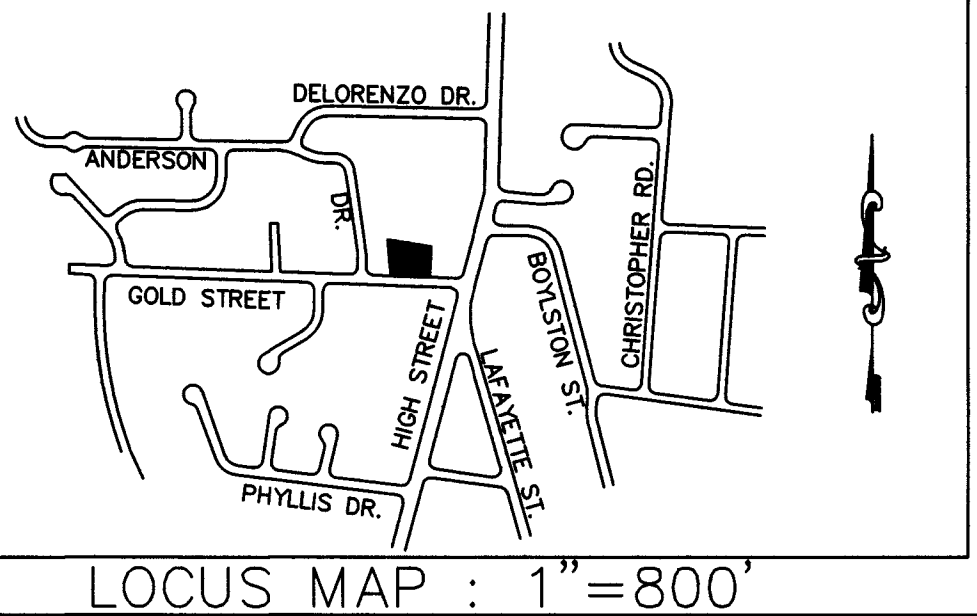
##### EROSION CONTROL NOTES:

- 1) PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- 2) CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A DAILY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- 3) CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- 4) UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
- 5) ALL MATERIALS AND STOCKPILES SHALL BE STORED ON UPLAND AREAS. STOCKPILES SHALL BE SURROUNDED BY FILTER SOCK, SHALL HAVE HAVE SIDE SLOPES NO GREATER THAN 30%, AND SHALL BE SEEDED OR STABILIZED IF LEFT UNDISTURBED FOR TWO WEEKS OR MORE.
- 6) ALL DISTURBED SLOPE SURFACE SHALL BE SEEDED W/ NEW ENGLAND WILD FLOWER MIX ON EROSION CONTROL MAT. APPLICATION RATE: 1 LB / 2500 SF OR OTHERWISE NOTED.
- 7) FILTER SOCK FILTER MATERIAL SHALL BE COMPOSITE MULCH.
- 8) SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF AND DURING ALL PHASES OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO AND IMMEDIATELY AFTER ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- 9) PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO ENSURE THAT THE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE LIMIT OF WORK. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
- 10) ANY SEDIMENT TRACKED ON PAVED AREAS SHALL BE SWEEP AT THE END OF EACH WORKING DAY.
- 11) ALL SEDIMENT RETAINED BY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LEGALLY DISPOSED OF OFFSITE.
- 12) DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS AS DIRECTED BY THE PERMITTING AUTHORITY OR OWNER.
- 13) THE CONTRACTOR SHALL USE TEMPORARY SEEDING, MULCHING, OR OTHER APPROVED STABILIZATION MEASURES TO PROTECT EXPOSED AREAS DURING PROLONGED CONSTRUCTION OR OTHER LAND DISTURBANCE. STOCKPILES THAT WILL BE EXPOSED FOR LONGER THAN 14 DAYS SHALL BE STABILIZED.



**File Attachments for Item:**

1. ANR - Gold Street



ZONING RESIDENTIAL SINGLE FAMILY HIGH DENSITY REQUIREMENTS			
	REQUIRED	PROPOSED LOT 1	EXISTING LOT 2
LOT AREA	12,000 S.F.	10,817 S.F.	12,002 S.F.
LOT FRONTAGE	100.00'	139.64'	100.00'
LOT DEPTH	100.00'	100.93'	132.6'
LOT WIDTH	75.00'	77.91'	97.75'
FRONT YARD SETBACK	25.0 FEET		30.5 FEET
SIDE YARD SETBACK	15.0 FEET		18.9 FEET
REAR YARD SETBACK	15.0 FEET		51.1 FEET
LOT COVERAGE			
BY STRUCTURES	20.0 %		12.75 %
BY STRUCTURES AND OTHER IMPERVIOUS	25.0 %		15.55 %
MAXIMUM BUILDING HEIGHT STORIES	2.5 STORIES		1.5 STORIES
MAXIMUM BUILDING HEIGHT FEET	40 FEET		18.0 FEET

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

ASSESSOR'S MAP 45 , PARCELS 12 & 13  
ZONING : SINGLE FAMILY HIGH DENSITY  
DEED REFERENCE : BOOK 40049 PAGE 174  
PLAN REFERENCES : BOOK 2876 PG 304  
BOOK 4027 PG 50  
BOOK 223 PG 98

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

RANDOLPH PLANNING BOARD

DATE:

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED.

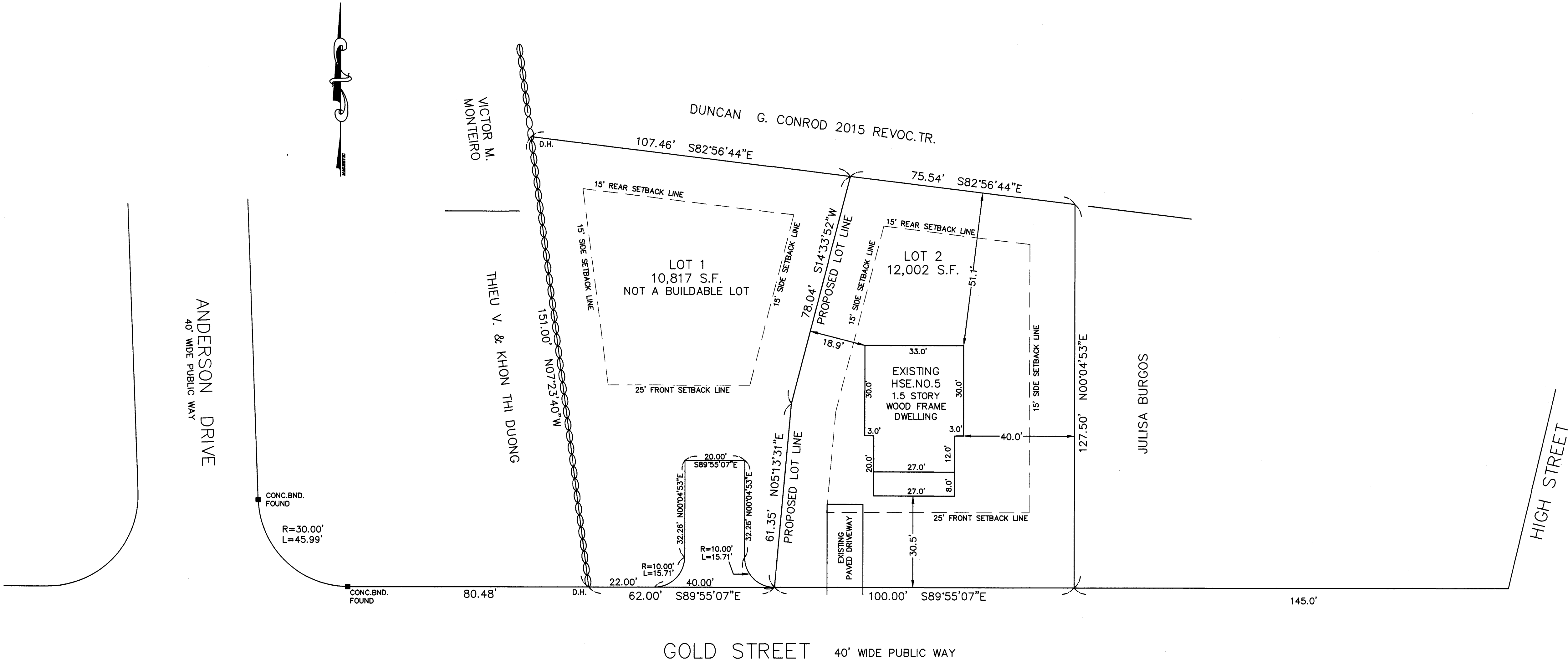
OWNER & APPLICANT :

MICHAEL E. BROWN  
13 AVON STREET  
ANDOVER, MA. 01810

PLAN OF LAND  
IN  
RANDOLPH , MA.  
SCALE: 1"=20' APRIL 15, 2025

CRAIG E. CYGAWNOSKI DATE

**RIM**  
ENGINEERING CO., INC.  
P.O. BOX 32 MANSFIELD, MA. 02048  
(508) 339-3731 RIMENGINEERING@VERIZON.NET  
BROWN 5 GOLD STREET RANDOLPH  
ANR PLAN APRIL 15, 2025



## PLANNING DEPARTMENT

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

Assessor Parcel ID	28-C-007.1	Norfolk County Registry of Deeds	Book/Page or Certificate # Book 40049, Page 174
Parcel Address	5 Gold Street, Randolph, MA		

Applicant	Michael E. Brown		
Address	13 Avon Street, Andover, MA 01810		
Address2			
Phone	(617) 459-3537	Email	mikex.brown@intel.com

Surveyor/Engineer	RIM Engineering Co., Inc.		
Address	P.O. Box 32, Mansfield, MA 02048		
Address2			
Phone	(508) 339-3731	Email	rimengineering@verizon.net

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

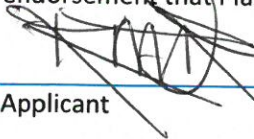
Property Owner	Same		
Address			
Address2			
Phone		Email	

PURPOSE OF PLAN
Explanation, purpose of plan and change to/from
Applicant seeks to divide existing 22,612 square foot lot so as to create second parcel for potential development as single-family residence.

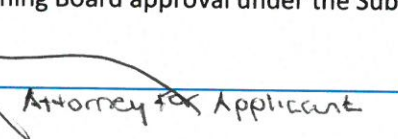
Specify the reason why the Plan of Land is not a subdivision requiring approval by the Planning Board under the Subdivision Control Law (Select A, B, C or D - **choose only ONE**):

- 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



Attorney for Applicant

Date

PLANNING BOARD USE ONLY

Items Received: ☐ 5 print copies    ☐ 1 Electronic File    ☐ Owner Authorization

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

Fee Received:    Amount\_\_\_\_\_    Check#\_\_\_\_\_    Date:\_\_\_\_\_

Reviewed by Engineering: \_\_\_\_\_    Date:\_\_\_\_\_

Reviewed by Assessor: \_\_\_\_\_    Date:\_\_\_\_\_