



PLANNING BOARD MEETING

Tuesday, October 28, 2025 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

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

A. Call to Order - Roll Call

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 10/14/2025

D. Public Speaks

E. Public Hearings

1. 6:15 pm - Town Council Order 2025-070 - to Amend Zoning Map for Various Parcels on Stackpole Ave

F. Old/Unfinished Business

G. New Business

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

H. Staff Report

*Active Subdivision Review

*Active Project Review

*Upcoming Projects

I. Board Comments

J. Adjournment

Upcoming Meeting Dates

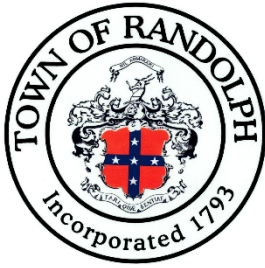
November 18

December 2

December 16

File Attachments for Item:

1. Minutes of 10/14/2025



PLANNING BOARD MEETING

Tuesday, October 14, 2025 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location. 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 6:06pm.

PRESENT

Alexandra Alexopoulos
Araba Adjei-Koranteng
Tony Plizga
Peter Taveira
Lou Sahlu

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 9/23/2025

The Planning Board approved the meeting minutes of September 23, 2025, as presented.

Motion made by Alexopoulos, Seconded by Taveira to approve the meeting minutes of September 23, 2025, as presented.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

Voting Abstaining: Adjei-Koranteng

D. Public Speaks

None

E. Public Hearings

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

Chairman Plizga opened the public hearing for Town Council Order 2025-069 the amendments and recodification of Chapter 200 Zoning Ordinance. Member Adjei-Koranteng read the meeting notice into the record, which was published in the Patriot Ledger on September 26, 2025, and October 3, 2025.

The Planning Director, Michelle Tyler, provided the Board with an overview explaining that this is the final iteration of the work completed to date by the Zoning Recodification Committee over the last 18 months, to modernize our Zoning Ordinance.

Chairman Plizga proposed that the Planning Board go through the zoning ordinance by each article.

Article 1. Purposes and Authority

The Board made no amendments to Article 1.

Article 2. Definitions

The Board made no amendments to Article 2.

Article 3. Establishment of Districts

Chairman Plizga asked Mrs. Tyler if the date referencing the zoning map needed to be updated due to recent zoning map amendments. Town Attorney Griffin said that it could be left as is, since it states "as amended."

The Board made no amendments to Article 3.

Article 4. Use Regulations

Chairman Plizga pointed out that under *Commercial Uses*, there is a category for vendor carts that was supposed to be deleted, but is still there. Mrs. Tyler noted that it was deleted from one section and inadvertently left in another, but it should be deleted. The regulation of vendor carts was going to be turned over to the Licensing Board, which will meet after the beginning of the year to discuss the change.

Motion made by Plizga, Seconded by Alexopoulos to amend the table of commercial uses, by deleting Retail, vendor carts from the table of uses.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahl
Motion Passes 5-0-0

Article 5. Dimensional Regulations

Chairman Plizga offered an amendment on page 49, noting that under the Residential Multifamily District (RMFD), there are a couple of blank boxes, one under *Green Area Open Space* that should be 70% and the other under *Maximum Coverage* that should be 30%.

Motion made by Plizga, Seconded by Adjei-Koranteng to amend the table of dimensional requirements specifically Residential Multifamily District (RMFD) by inserting 70% in the Green Area Open Space box, and 30% in the Maximum Coverage box for two-family houses.

Article 6. Nonconforming Uses, Structures, and Lots

The Board made no amendments to Article 6.

Article 7. Off-Street Parking

The Board made no amendments to Article 7.

Article 8. Signs

The Board made no amendments to Article 8.

Article 9. Special Regulations

Chairman Plizga noted that there will be some changes to *Section 9.4 Accessory Dwelling Units* beginning on page 118. Mrs. Tyler reported that since we passed our ordinance for ADUs, there have been some updates to the recommended guidance from the State that says anywhere you allow housing, you must allow ADUs. Our ordinance is currently limited to Residential High-Density District (RHDD) and Residential Medium Density (RFMD).

The change will be made to the first sentence under section *B. General Requirements* so that it now reads, as follows:

ADU's are permitted by right on the same lot where any type of principal dwelling is permitted subject to the following:

The subsections were also updated to incorporate the changes.

Section B (3) will now read as follows:

ADU's are allowed within or attached to an existing principal dwelling or as a detached accessory building with a permanent foundation that is accessory to an existing principal dwelling structure.

Section B (4) will now read as follows:

One (1) ADU is permitted per principal dwelling.

Mrs. Tyler recommended an amendment to section *C. Prohibitions*, to delete Section C (1). Text to be deleted: *ADUs are not permitted on any lot or any structure that contains two (2) or more primary dwelling units.*

Board discussion:

Member Adjei-Koranteng asked why not list the various districts where ADUs are permitted. Mrs. Tyler replied that it would be too lengthy, and this way it encompasses any changes to where the Town allows residential units in our zoning. Member Adjei-Koranteng asked would they be allowed anywhere we allow residential housing, as long

as it meets all of the other requirements. Mrs. Tyler replied yes, it is an as-of-as long as they meet all the criteria.

Motion made by Plizga, Seconded by Sahlu to amendment Section 9.4 Accessory Dwelling Units (ADUs), as proposed by Mrs. Tyler to be consistent with the decisions issued by the Attorney General.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

Motion Passes 5-0-0

Article 10. Overlay and Special Districts

The Board made no amendments to Article 10.

Article 11. Administration and Enforcement

The Board made no amendments to Article 11.

Motion made by Plizga, Seconded by Alexopoulos to recommend adoption of Council Order 2025-069 with the three amendments adopted previously to be forwarded to Town Council for final review and approval.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu.

Motion Passes 5-0-0

Chairman Plizga opened the hearing up to public comments. There were no public comments.

Motion made by Plizga, Seconded by Adjei-Koranteng to close the public hearing.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

Motion Passes 5-0-0

F. Staff Report

Potential Zoning Amendments for 2026

ADUs and Inclusionary Zoning

Mrs. Tyler reported that there may be additional changes coming for ADUs that warrant a more intense conversation with the Building Commissioner. This will happen at the beginning of the year, along with a discussion about inclusionary zoning. Inclusionary zoning is how we allow a percentage of housing to be deemed affordable.

Energy Projects

Mrs. Tyler attended a webinar from DOER outlining a statute for public process related to energy projects and how they are permitted. It will be treated more like a comprehensive permit with approval at the state level under a pre-review, and then a tightened timeline for municipal review, and will likely be allowed by right with only health and safety considerations. If it passes the legislature, it will need to be in place by December 2026, including a circuit-rider to help municipalities through the process.

Solar Access and Battery Energy Storage Systems

Mrs. Tyler reported that these facilities are covered under the Dover Amendment allowed as of right anywhere. Projects will likely only require site plan review for health and safety.

Ledgeview Estates (E.G. Schaner Circle) Public Hearing - December

The Planning Board has a continuation of a public hearing to consider rescinding E.G. Schaner Circle due to inactivity since its approval many years ago. If the applicant decides to develop the property, any changes they wish to make would need to be reviewed under another public hearing. Mrs. Tyler met with an abutter to discuss their concerns about the project.

Public Hearing for Zoning Map Changes to Stackpole Avenue

Mrs. Tyler reported that the zoning for Stackpole Avenue is proposed to change from a Medium-Density District to a High-Density District, which will reduce the lot size requirement and allow for more housing.

Scanlon Drive/Lantana Site

The applicant has been doing their due diligence, but I have not received anything yet.

Crovos Liquors Renovations

Mrs. Tyler has been monitoring the progress to ensure they are following the plans submitted.

1125 North Main Street old bank to restaurant conversion

An applicant has proposed a new restaurant at the old Randolph Savings Bank location in North Randolph. They currently own a restaurant in Brockton.

Yankee Bus Lines

The applicant has proposed EV Charging Stations that must go before the Con Com before review by the Planning Board.

Proposed Meeting Schedule for 2026

The proposed meeting schedule will be available for a vote at the November 18 meeting.

G. Board Comments

Planning Board Fees

Chairman Plizga asked Mrs. Tyler to think about whether any of the Planning Board fees need to go up before a discussion on fees on October 28.

Outback Steakhouse - Plaza

Member Adjei-Koranteng asked for an update regarding the Outback Steakhouse Plaza. Mrs. Tyler reported that they are considering a market that specializes in Haitian foods.

H. Adjournment

Upcoming Meeting Dates

October 28

November 18

December 2

December 16

The meeting adjourned at 6:52 PM.

Motion made by Adjei-Koranteng, Seconded by Taveira to adjourn the meeting.

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

Motion Passes 5-0-0

File Attachments for Item:

1. 6:15 pm - Town Council Order 2025-070 - to Amend Zoning Map for Various Parcels on Stackpole Ave

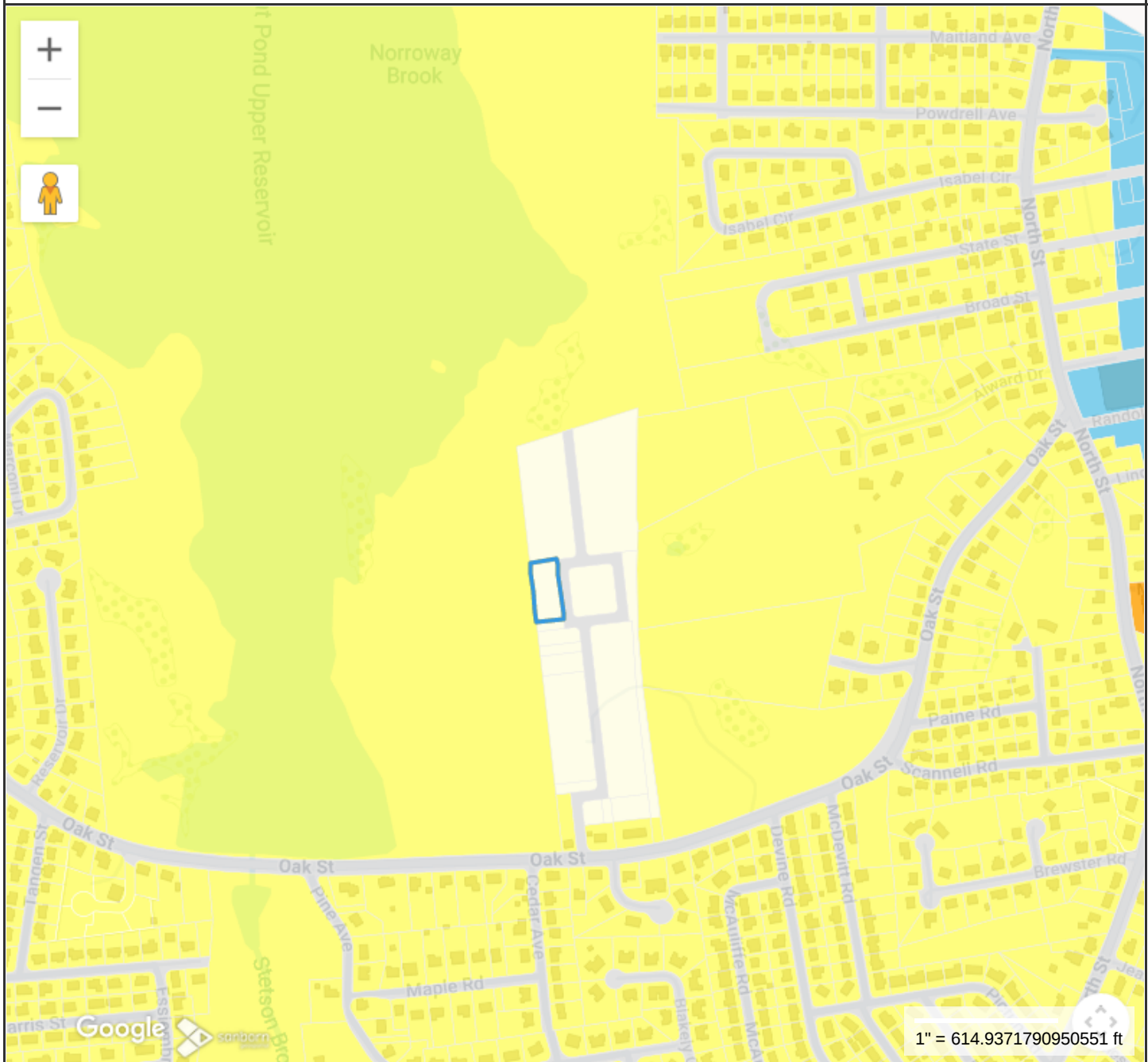
RANDOLPH ZONING ORDINANCE AMENDMENT**LEGAL NOTICE****PUBLIC HEARING****Council Order: 2025-070**

Planning Board will hold a public hearing on Tuesday, October 28, 2025 at 6:15pm which may be attended in person at Randolph Town Hall, Washington Meeting Room, 41 South Main Street, Randolph or virtually via ZOOM or telephone on Town Council Order 2025-070 for a request to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To Amend the Zoning Map For Various Parcels on Stackpole Avenue as Identified Pursuant to M.G.L. ch. 40A, sec. 5. The proposed language may be viewed at the office of the Town Clerk during regular business hours. The link to join the meeting is on the Town of Randolph website on the meeting calendar.

AD#11708173

PL 10/10, 10/17/2025

Stackpole Parcels

**Property Information**

Property ID 19-A-002.119
Location STACKPOLE AV
Owner OAK LEDGE PROPERTIES LLC

**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 August 2025
Data updated August 2025

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

Map Theme Legends

Section E, Item 1.

Zoning

-  Residential Multi-Family District
-  Residential Multi-Family 55+ District
-  Residential Single Family High Density District
-  Residential Single Family Medium Density District
-  Business District
-  Business Professional District
-  Industrial District
-  Blue Hill River Highway District
-  Great Pond Commerce Center Overlay District
-  North Randolph Business District
-  West Corners Business District
-  Crawford Square Business District
-  Great Bear Swamp Highway District
-  Sanitary Facility District
-  Orchard Street Business District

Council Order: 2025-070

Introduced By: James F. Burgess, Jr.

Date: September 29, 2025

**Request for the Town Council to Initiate
An Amendment to the Randolph Zoning Ordinance –
Chapter 200 of the General Code of the Town of Randolph –
To Amend the Zoning Map, For Various Parcels as Identified
Pursuant to M.G.L. ch. 40A, sec. 5**

ASSESSOR PARCEL ID	LOCATION	CURRENT ZONING	PROPOSED ZONING
19-A-001.107	Stackpole Ave	RSMDD	RHDD
19-C-001.57-82	Stackpole Ave	RSMDD	RHDD
19-A-002.119	Stackpole Ave	RSMDD	RHDD
19-A-003.121	Stackpole Ave	RSMDD	RHDD
19-B-001.47-55	Stackpole Ave	RSMDD	RHDD
19-C-002.56	Stackpole Ave	RSMDD	RHDD
19-A-004.124	Stackpole Ave	RSMDD	RHDD
19-A-005.126	Stackpole Ave	RSMDD	RHDD
19-A-006.130	Stackpole Ave	RSMDD	RHDD
19-A-007.152	Stackpole Ave	RSMDD	RHDD
19-C-003.12-46	Stackpole Ave	RSMDD	RHDD
19-A-008.154	Stackpole Ave	RSMDD	RHDD
19-C-004.7-11	Oak Street	RSMDD	RHDD
19-C-006.3-5	Oak Street	RSMDD	RHDD

RMDD = Residential Medium Density District

Minimum parcel size = 16,000 square feet

RHDD = Residential High Density District

Minimum parcel size = 12,000 square feet

File Attachments for Item:

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

TOWN OF RANDOLPH
41 SOUTH MAIN STREET
RANDOLPH, MASSACHUSETTS 02368

Section G, Item 1.



PLANNING DEPARTMENT
Michelle Tyler
Director of Planning
mtyler@randolph-ma.gov
(781) 961-0936

September 25, 2025

Magaly and George Karakostas
38 East Druid Hill Avenue
Randolph, MA 02368

RE: Pett Acres Drive – East Druid Hill Estates

Dear Magaly and George,

The Randolph Planning Board is following up on their meeting of October 8, 2024 when you joined a discussion about the status of the subdivision known as E. Druid Hill Estates. The subdivision of 38 E. Druid Hill by then owner Anthony Pettinato created (6) lots and Pett Acres Drive in 1991 and to date there has been no activity identified toward the completion of the road and installation of utilities as required.

At the meeting of October 8, 2024, you advised the Planning Board that you anticipated a sale of the land in early 2025. The Board respectfully requests an update and new information regarding the intent to construct, revise or discontinue the private way known as Pett Acres Drive in order for the Board to consider all actions available to them. Pursuant to Massachusetts General Law Chapter 41 Section 81W:

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

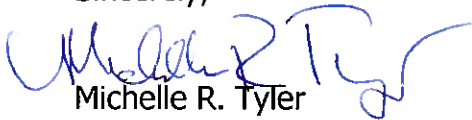
No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification, amendment or rescission when there has been a sale to a

single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Planning Board requests your participation at their meeting of Tuesday, October 28, 2025 at 6:00pm. 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

If I can provide any information to you 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