

PLANNING BOARD MEETING

Tuesday, May 23, 2023 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 5/9/23

D. Public Speaks

E. Old/Unfinished Business

1. Subdivision - Trim Way (continuation)
2. Subdivision - Mill Street (continuation)

F. New Business

1. ANR - Joy Lane

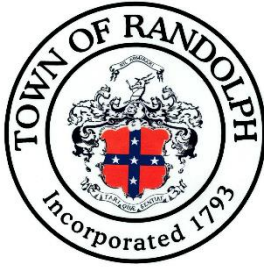
G. Staff Report

- *Active Subdivision Review
- *Active Project Review
- *Upcoming Projects

H. Board Comments

I. Adjournment

Notification of Upcoming Meeting Dates



PLANNING BOARD MEETING

Tuesday, May 09, 2023 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

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

A. Call to Order - Roll Call

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of April 25, 2023

Chairman Plizga forwarded edits typographical edits to Planner Tyler.

Mr. Taveira joined the meeting underway.

Ms. Santos-Pina would like to add signage and way-finding as items she highlighted during the meeting on page 5 under "general topics".

Motion made by Plizga, Seconded by Santos-Pina to accept the minutes of April 25, 2023 as amended.

Voting Yea: Alexopoulos, Plizga, Santos-Pina, Taveira

Voting Abstaining: Alexopoulos (3-0-1) Passes

1. Minutes from 4-25-2023

Chairman Plizga made some typographical edits to the minutes and forwarded them to Planner Tyler.

Mr. Taveira joined the meeting late.

Ms. Santos-Pina would like to add to page 5, paragraph 6 that she also highlighted signage and way-finding.

Motion made by Plizga, Seconded by Santos-Pina to approve the April 25, 2023 minutes, as amended.

Voting Yea: Plizga, Santos-Pina, Taveira

D. Public Speaks

Councilor Jesse Gordon asked about the letter dated May 4, 2023 from the Master Plan Implementation Committee (MPIC). He is hoping OSRP (Open Space and Recreation Plan) will be part of the Planning Board's reassessment of the Master Plan. Planner Tyler did not have this as an agenda topic. Chairman Plizga gave Councilor Gordon an opportunity for a very brief overview. He noted that MPIC was re-formed last year. During that time they contacted all the relevant Boards for their status on Master Plan items and are ready to move into the second phase which is updating the Master Plan under the jurisdiction of the Planning Board. He would like to see OSRP included and has Community Preservation Committee (CPC) funding to undertake that task. Chairman Plizga looks forward to discussing it further at the next meeting.

Hearing no other public comments, Chairman Plizga closed the Public Speaks portion of the meeting.

E. Public Hearings

1. Site Plan and Design Review - 34 Scanlon Drive (continuation at 6:15pm)

Mrs. Alexopoulos missed the Public Hearing for 34 Scanlon Drive. Since the meeting, she had the opportunity to watch the meeting playback and signed an Affidavit of a Missed Meeting pursuant to MGL Chapter 39, Section 23D.

Planner Tyler had Doug McGarrah introduce members of the project team here tonight: Michelle Kayserman, Barry Hosmer, Ted Galante and Don Dunham.

Planner Tyler provided an overview of the project. The Board previously reviewed plans for 34 Scanlon Drive, which is a Tier 3 Site Plan and Design Review located in the Blue Hill River's Highway District, allowed by right, but subject only to Site Plan and Design Review. The project is also subject to Conservation Commission and Storm Water Authority review. At the last meeting, the Board heard public comments followed by a significant presentation by the project applicant and Board deliberations. Some of the items discussed by the Board were the possibility for an onsite water reclamation system, alternative energy planning, roof access, way-finding and signage.

Chris Pellitteri Superintendent of the Department of Public Works was present, as he will be overseeing the stormwater permit. Mr. Pellitteri would like an overview of what structures will be used for recharge/pretreatment and what materials will be used. He noted the scope and fee for Peer Review from Weston and Sampson is pending.

Mr. McGarrah would like to review the stormwater issues, along with concerns raised at the previous meeting such as curb heights on the site plans, landscape planning issues primarily along High Street, overall site sustainability, and solar readiness. He asked Michelle Kayserman to begin with the stormwater review.

Stormwater

Michelle Kayserman reviewed the utilities page of the plans noting the stormwater utilities in pink. The roof runoff will be routed to the rain garden to the south of the page which would overflow into the existing drainage swale that outlets to the culvert into the wetlands. This allows the runoff to infiltrate the rain garden before it outlets. There are catch basins routed to a water quality unit and then into an infiltration system. The overflow ties into the existing culvert so that stormwater is then discharged to the wetlands so the water receives TSS treatment. Infiltration on the site is sized for .8 inch over the entire proposed area onsite.

Ms. Kayserman noted that the site is graded with the intersection of Scanlon Drive and High Street as the high point that then grades to the grass area in the top right-hand corner of the plan which contains a water quality unit inlet routed to the rain garden. North of the building are catch basins that outlet into a water quality unit that flows into an infiltration system to allow for recharge. Overflow from the recharge system flows then into the wetlands. Ms. Kayserman explained that the the flow pattern is similar to what is currently on site except they are adding infiltration, reducing the impervious area and providing treatment - as there are currently a few daisy chain catch basins that directly outlet to the wetlands.

A portion of the vehicle parking area - not for buses - has a high water table that did not allow for the infiltration system that provides a 2-foot separation from the groundwater. Instead, this area will have water quality unit inlets that discharge to the wetlands so they are providing the 80% TSS.

Chairman Plizga asked Superintendent Pellitteri if he had any questions. Mr. Pellitteri said he does not at this time, but will hand it off to Peer Review for comment and then go from there.

Curbing

Michelle Kayserman showed the Board the updated detail for the proposed curbing. It will have a 6-inch call out and will be updated on the plan.

Landscape Plan

Barry Hosmer noted that they created a landscape that enhances the building, contributes to the streetscape and enhances the site. Along the front, they have created a narrow landscape border of ornamental grasses which creates a living texture to the front facade, changing throughout the seasons. Along Scanlan, separating the bus travel way from the sidewalk and street is a narrow band of deciduous ornamental and evergreen shrubs, interspersed with perennials. Near the intersection of Scanlan and High and further to the east side of the property they will utilize columnar oaks. At the intersection they will utilize lower growing evergreen and ornamental shrubs which helps to maintain the sight distance. The bus and vehicular entrances allowed for a denser planting, but still low growing, under planting the street trees. This concept was carried further to the east on the other side of the vehicular parking access. The planting of a number of columnar trees were planted in the parking lot to break up the expanse of asphalt. Along High Street, they will be replacing the existing evergreen hedge with a narrow, growing dense form of arborvitae. In the southeast corner, in addition to the privacy fence, they are placing a

number of evergreen trees within the existing vegetated buffer as a further option to create a four-season screen in this area.

Following Mr. Hosmer's presentation, Chairman Plizga asked the Board if they have any questions. Mrs. Alexopoulos asked what the fence material will be. Mr. Galante said they are considering a cedar fence with a decorative element at the top with more of a residential scale that is warm and friendly and neighborly facing.

Chairman Plizga would like to see some of the items discussed tonight detailed on updated plans such as the adjusted curb height, and the type of fence to be used. As of now, it is described on the plan as a privacy fence. Mr. Galante agreed to submit a drawing - both plan and elevations - describing the fences used on the project. They intend to use a wooden fence along the neighborhood side of the property and a chain link fence along the High Street side. Chairman Plizga noted that at the last meeting the public was concerned about lights and noise etc. He wonders if the applicant would consider a slightly higher fence, perhaps 8-feet high. Mr. Galante said they would consider it as long as the Town Ordinance allows it. Planner Tyler believes the maximum height is 6-feet, but she will check with the Building Commissioner.

Mr. Taveira asked if there was any way to preserve the existing evergreen barrier rather than replace them. Mr. Hosmer explained that the existing arbovitae have been topped/cut down at the top which has largely destroyed the trees from growing well in the future. He believes replacing them will create more of a solid visual barrier. Chairman Plizga drove by and agrees that you can see clearly through the existing hedge. Mr. Taveira wondered how snow removal and storage will affect the greenery. Mr. Hosmer explained that there are two areas on the plan labeled snow storage (top right and lower right corner of the parking area). Ms. Kayserman noted that the top right area on the plan for snow storage will be graded with a depression and a berm along the back fence area to be conscious of Conservation jurisdictional areas. This will allow salt and sand to sit in that area and then flow into the parking lot, picked up by the system instead of flowing directly into the wetlands.

Chairman Plizga referring back to the previous meeting, asked Mr. Galante if they plan to place bollards in front of the transformer or generator to protect it? Mr. Galante believes that was the intent is to put bollards there but they are not shown on the plans, but will add them to the updated drawing.

Chairman Plizga asked for drawing C-201 to be pulled up on the screen and asked if the Board had any questions on it. Hearing none, he asked to move on to the lighting plan - L 102 and another sheet showing the light poles. Chairman Plizga asked if anything specifies the maximum height of the light poles? Mr. Galante will check with their lighting consultant on the height. Chairman Plizga noted that 20-feet is the maximum. Mr. Galante will comply with that ordinance. Chairman Plizga noted that anything higher would need to be noted on the plan because the intensity levels would be different.

Hearing no further questions, Chairman Plizga would like to go through the architectural renderings. Mr. Galante showed a rendering illustrating its readiness for photovoltaic panels on the roof for future greening of the building.

Mr. Galante showed the Board a rendering of the front and side of the building facade - front to the rear - will be precast concrete panels that are pre-stressed and pre-insulated. The panels are made in a factory with a much lower carbon footprint. The front facade materials consist of pre-cast concrete, metal panel rainscreen, terra cotta rainscreen, curtain wall and glass bricks. The drawing shows a dark gray panel of metal rainscreen inset with glass bricks that provide daylight into the building. The beige terracotta rainscreen outlines the glass curtain walls. There might be a hint of yellow color under the cantilever helping to define the area. For signage, they are proposing simple raised letters that say "Yankee Line" along the top of the building. In terms of way-finding, the comfort level is to have very simple signage. They will add the number 34 to the building per the Fire Department's requirement. Mr. Galante reviewed the plans of the side and rear noting precast concrete paneling for siding, some windows in the wash bays and the overhead doors to be glazed to allow for natural light. Chairman Plizga appreciates the location of the loading dock which will not be very visible from High Street.

Ms. Santos-Pina likes the mix of materiality within the elevation. Looking at the design, she feels the glass bricks are a little foreign as she does not see that design repeated anywhere else and suggested perhaps adding it in another spot for cohesion. She wonders if a different material could be used. Ms. Santos-Pina asked what the material under the cantilever would be. Mr. Galante said it will be a metal panel. She likes the design and the color yellow and feels it relates to branding. Ms. Santos-Pina feels the interior stairway wall as seen through the glass from the street provides an opportunity for a green wall or a mural or something that communicates to the people driving by. She asked if the building is a LEED building? Mr. Galante said it is not, but their approach is to plan and design with LEED principles in mind and make the building as clean and energy efficient as they can.

Mrs. Alexopoulos asked if the trim for the garage doors will be yellow? Mr. Galante described them as glass panels with yellow trim, some panels at the bottom may be aluminum.

Mr. Taveira asked if there would be additional A/C units or HVAC units not on the rendering. He would like to see them hidden. Mr. Galante said he would intend to conceal them.

Ms. Santos-Pina wondered if there is a capability to retain and recycle the water used onsite. Mr. Galante noted they have had a lot of discussion regarding the capture and reuse of water. Ms. Kayserman noted if there was, it would be for gray water, potentially supplemented with some of the roof runoff because that is clean.

Mrs. Alexopoulos asked where the two underground diesel tanks would be located? They are adjacent to the building with fueling station/peninsula just outside of the wash bays that allows for fueling on both sides. There was a discussion about the process of fueling before the wash, the size of the tanks etc. Don Dunham explained that the two underground tanks are 15,000 gallons each, compartmentalized, and double walled fiberglass. They will be plumbed together for a total of 30,000 gallons. Mrs. Alexopoulos requests that the tanks be shown on the civil plan set. Ms. Kayserman said when they submit the final stamped set, the tanks location will be on the site plan as well.

Chairman Plizga asked for a timeframe if the project was approved tonight. Mr. Galante noted they approximately 6 months to do documents, and construction approximately 9 months. He asked if December 30, 2024 would meet their needs? Mr. McGarrah thought completion by June 2025 or within 2-years would be more realistic.

Chairman Plizga itemized the conditions:

Subject to lot consolidation, approval not required (ANR) being completed.

Subject to Stormwater Authority and Conservation Commission conditions.

That bollards be installed at the transformer/generator area

That the rear fence be identified as a cedar fence and be 6-8 feet in height.

That the light pole height not exceed 20-feet.

That the curb height be annotated to say 6-inch minimum reveal.

That the storage tanks and fuel area be added to the layout plan.

That any HVAC units on the roof be shielded from public view.

That the length of construction to be 2-years subject to 1-year extensions.

As-builts be provided within 3-months of completion of construction.

That updated drawings be submitted to Planner Michelle Tyler before the start of construction to reflect the agreed upon items.

Chairman Plizga asked the Board if there were any conditions he missed. Hearing none, he made a motion to approve the project.

Motion made by Plizga, Seconded by Taveira, that they approve the Yankee Bus Terminal at 34 Scanlan Drive based on the Architectural Drawings dated April 20, 2023, the Lighting Drawing dated March 14, 2023 and the Site Plan Package Drawings dated April 20, 2023

Voting Yea: Alexopoulos, Plizga, Santos-Pina, Taveira (4-0-0) Passes

Planner Tyler explained that she will document the decision and conditions with the approval. It will be posted with the Town Clerk for a 20-day appeal period. Once the appeal period has passed, the Town Clerk sign the certification and copies and the original will be sent to the applicant.

2. Subdivision - Mill Street Definitive (continuation at 7:00pm)

Chairman Plizga asked Planner Tyler to provide an update on the Mill Street subdivision known as Clifton Court. At the last Planning Board meeting on April 25, 2023, there was a discussion regarding the water line and the need for it to be reviewed by the Department of Public Works. Superintendent Pelletteri has spoken with engineer, Jim Burke of Decelle-Burke-Sala and outlined a plan, with 3

opportunities, to address the water line which has some challenges. Mr. Burk requested the public hearing be continued to May 23, 2023 at 6:15pm. At that time he hopes to have a solution to the water line that will be satisfactory to the Department of Public Works.

Motion made by Plizga, Seconded by Alexopoulos to continue the Mill Street Public Hearing to May 23, 2023 at 6:15pm.

Voting Yea: Alexopoulos, Plizga, Santos-Pina, Taveira (4-0-0) Passes

F. Old/Unfinished Business

1. 19 Highland Avenue - windows at commercial unit

Chairman Plizga asked Planner Tyler to provide an update for the Highland Avenue project.

Planner Tyler noted the property owner Mirage Ahmed is present for the meeting. At the last meeting, there was a discussion about the window space on the commercial unit of the building. The tenant going into the commercial space requested the addition of a window on the blank wall along the commercial space.

Planner Tyler showed a number of options for windows, including a 2-bay 6.5-foot storefront window, a 3-bay 9-foot window, and a window that matches the residential portion of the building.

Chairman Plizga personally does not care the residential style window and prefers 3-bay over 2-bay.

Mr. Ahmed prefers the 2-bay option but is open to discussion from the Board.

Ms. Santos-Pina asked for the window placement. Mr. Ahmed said it will be inline with the windows above regardless of the selection made. Ms. Santos-Pina prefers the 3-bay. The Board discussed the options. The consensus was the 3-bay option. Ms. Santos-Pina feels the placement of the window should be centered between the two commercial doors, and not necessarily line up with or be tied to the residential portion of the building above. Mr. Ahmed noted that the sprinkler system might prevent them from centering it. He likes the idea of centering it, but if there is a restriction he might have to move it's location to the left.

Motion made by Plizga, Seconded by Santos-Pina to approve the installation of the 3-bay commercial type window centered on the wall subject to a site review by the Town Planner and, if so needed, allow a slight shift the left, and at her discretion if it is too far left she would bring it back to the Board..

Voting Yea: Alexopoulos, Plizga, Santos-Pina, Taveira (4-0-0) Passes

2. Trim Way Definitive Subdivision

Planner Tyler noted that she had another discussion with the agent for the applicant, Mike Khoury for the Trim Way Subdivision and then a subsequent conversation with engineer, Steve Boulay about the need for a performance guarantee under

Subdivision Control Law. There has been much discussion about the fact the intend to construct the road and their feeling that a performance guarantee should not be required. The Town's legal council has yet to reach an agreement with the agent for the applicant. Mass General Law outlines that requirement so unless they can provide some case law, they will need to present a performance guarantee to the Board.

Planner Tyler noted that the Public Hearing was closed in March and according to the Statute, the Board needs to take action within 90 days, which bring us to June 12, 2023. There is only one meeting between now and June 12. Chairman Plizga requests that a member of the applicant's team be present at the next meeting on May 23, 2023 so if the Board takes action it is with their full knowledge.

G. New Business

1. 60/64 Mazzeo - site plan revision request from 68 Mazzeo Drive

Planner Tyler provided an updated regarding 60/64 Mazzeo Drive. At the previous meeting there was a discussion regarding 68 Mazzeo Drive (Popeyes Restaurant) and their access from Mazzeo Drive which has been labeled on and off on various deeds as Circuit Drive, even though it was not actually a right of way. In the past five years or so, the property that was owned by National Amusements for overflow parking, has been sold creating: 60 Mazzeo Drive - Holiday Inn Express; 64 Mazzeo Drive - Mexicali Grill; and 84 Mazzeo Drive - Popeyes. Since those projects took place, the parcel at 68 Mazzeo has changed ownership. The new owners have been in discussion with various abutting properties regarding the public use of Circuit Drive.

Planner Tyler and Chairman Plizga welcomed Mr. Greenbaum of Greenbaum, Nagel, Fisher & Paliotti to the meeting. Mr. Greenbaum represents the owner of 68 Mazzeo Drive and wants the Board to be clear that the driveway is registered land, wholly owned by his client. Further noting, that whatever was represented to the Board at the time the restaurant and hotel were permitted was probably incorrect and therefore needs to be revised. Mr. Greenbaum has been in communication with the owner of 60/64 Mazzeo Drive, Mr. Patel.

Chairman Plizga had Planner Tyler pull up a plans for Mexicali Grill and Holiday Inn Express. Chairman Plizga pointed out that Circuit Drive appears to be partially owned by Mexicali Grill. Chairman Plizga would like to discuss this further with Mr. Patel and Mr. Greenbaum at the next meeting as it appears to be a boundary line issue.

Chairman Plizga will Mr. Greenbaum will come back to the meeting on May 23, 2023 at 6:45pm.

2. Special Permit Application Form - possible edits

Planner Tyler recommended changes to the application to Special Permit Application Form that will help the applicant identify whether their project requires review by another Board or Authority. She added some prompts that will make it easier for the applicant to recognize when further review is required. The Board made a suggestions for a few changes that Planner Tyler will add to the application.

H. Staff Report

*Active Subdivision Review

*Active Project Review

*Upcoming Projects

Active Project Review

Allen Street project continues. Siding has been installed in a darker gray than what was approved by the Board. Planner Tyler asked the Board to let her know if they would like it addressed.

647 North Main Street/Day Care - still no update from MassDOT for traffic signal.

33 Mazzeo Drive/Splash Car Wash - construction continues, no issues.

Mazzeo Drive/Audio Spectrum - across from the Outback Plaza. They have submitted a request for taller garage doors to the Building Department. Planner Tyler anticipates it will require Planning Board Administrative review.

Short Street/Rocco's Tavern - Planner Tyler has not received anything yet.

Active Subdivision Review

Planner Tyler noted that she is organizing the subdivision files and creating a spreadsheet so the Board will have a more comprehensive list of all the subdivisions.

Regarding Toby Lane, the subdivision of 297 Chestnut Street, now that the plan has been recorded at the Registry of Deeds, Planner Tyler will send out correspondence reminding the applicant that their address will now officially be changing from 297 Chestnut Street to Toby Lane.

Upcoming Projects

The Board should anticipate plans for the Randolph Road Project in the Industrial District.

There is a ANR for 1 Joy Lane for a lot line change that will not be creating any new lots.

Planner Tyler noted that she sent a best practices for

1. Stormwater Pollution Prevention Guide

Planner Tyler noted that she mailed out a Stormwater Pollution Prevention Guide to the active subdivisions which shares best practices for stormwater management. This was done as part of outreach requirements for our partnership with the Neponset River Watershed Association. In addition, she also makes quarterly posts to the website to bring attention to ways to avoid water pollution.

I. Board Comments

Chairman Plizga asked if Planner Tyler had any luck reaching out to Lafayette Estates. She left a voicemail but has not gotten in touch yet.

J. Adjournment

Notification of Upcoming Meeting Dates

Section C, Item 1.