



# PLANNING BOARD MEETING

Tuesday, March 08, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## AGENDA

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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 2-22-2022 for approval

2. Minutes of 2-8-2022 for approval

**D. Public Speaks**

**E. Public Hearings**

1. SUBDIVISION MODIFICATION - PERRY ESTATES

**F. Old/Unfinished Business**

**G. New Business**

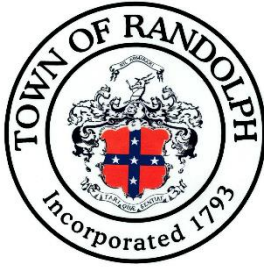
1. 2017 Master Plan goals for Planning Board

**H. Staff Report**

**I. Board Comments**

**J. Adjournment**

Notification of Upcoming Meeting Dates



# PLANNING BOARD MEETING

Tuesday, February 22, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## MINUTES

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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

#### PRESENT

Alexandra Alexopoulos

Tony Plizga

Peter Taveira

#### ABSENT

Steve Monteiro

### B. Chairperson Comments

Chairman Plizga announced that member Sarah Bergman has resigned from the Planning Board due to an impending relocation. Thanks to Sarah for 2 plus years of service to the Town through the Planning Board. Given that Sarah was vice chair, the seat is vacant. Plizga recommends that Pete Taveira take on the role of vice chair until the Board has full membership and then revisit.

Motion made by Plizga to appoint Pete Taveria as vice chair. Seconded by Alexopoulos.

Voting Yea: Alexopoulos, Plizga, Taveira

### C. Approval of Minutes

#### 1. Minutes of 2/8/22

Minutes were not provided for the Board to review. Tabled until the meeting of 3/8/22

### D. Public Speaks

None

## E. New Business

### 1. Goals and objectives of the 2017 Comprehensive Master Plan

the Planner provided an overview of the Master Plan last completed in 2017, discussed the Community Wellness Plan and the connection between the overlapping goals of both. The Town Manager has appointed a Master Plan Implementation Committee to serve in an advisory capacity to him keeping him updated on the progress toward meeting the goals in the plan. The MPIC will likely make a visit to each department/board to understand their work.

Plizga - Sarah served as the Planning Board representative on the MPIC. Want to wait until the Board has full membership before asking for a new representative.

Board members outlined a plan to review the goals in the plan assigned to them. There are 18 short term goals, 22 medium term goals, 0 long term goals and 11 ongoing goals. Need to discuss what those time frames mean to the board and, further, how to prioritize them.

The Board will review Master Plan goals at upcoming meetings.

3/22 - discussion of ONGOING goals

4/26 - discussion of SHORT TERM goals

5/24 - discussion of MEDIUM TERM goals

6/28 - discussion of LONG TERM goals.

## F. Staff Report

Planner announced that the Town was awarded a Community Development Block Grant for \$800,000. The funding will support housing repairs and childcare subsidies for moderate to low income eligible families. Pre-applications were provided to Randolph residents in the spring/summer of 2021; we provided them in 3 languages. We received about 140 preapps for housing repairs. Awards would be in low-interest loans forgivable after 10 years as long as the grantee remains in their home. Those who responded will be the first to receive full applications to complete. The Town will hire a Grants Administrator to manage the CDBG funds and processes; it won't be Town staff.

Alexopoulos asks if local contractors/providers will be doing the work. Planner indicates that's part of the goal of CDBG is to keep the money in the community. The consultant collected lists of local providers as part of the research conducted before the grant request was submitted.

The goal is to go out for RFP in March to hire a grant administrator and be able to make awards to residents this spring.

Subdivision updates - received response from Ed Daly, notes from Todd Sandler/Mike Kmito only.

19 Highland Avenue - conducted a site visit early February with the Planning Board and project owner. Reminded the owner to submit a plan for some type of wall around the raised manhole, discussed the possibility of a change to the landscape plan.

33 Mazzeo Drive - Decision submitted to them. They are awaiting a stormwater permit.

259 Allen - They have submitted requests for demolition.

Next meeting is 3/8/22 and there is a public hearing for Perry Estates (297 Chestnut Street). There is an extensive list of waivers requested. Plans were submitted to Nitsch for review; awaiting their reports.

Planner advised the Board that a potential new member has been recommended to the Town Manager. She has project management experience, uses AutoCAD and can review plans.

## **G. Board Comments**

## **H. Adjournment**

Notification of Upcoming Meeting Dates

Adjourned at 6:53pm

Motion made by Alexopoulos, Seconded by Taveira.

Voting Yea: Alexopoulos, Plizga, Taveira

### **1. Upcoming Meeting Dates**

3/8/22, 3/22/22

4/12/22 and 4/26/22

5/10/22 and 5/24/22



# PLANNING BOARD MEETING

Tuesday, February 08, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

## MINUTES

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

#### PRESENT

Alexandra Alexopoulos  
Sarah Bergman  
Tony Plizga  
Peter Taveira  
Steve Monteiro

### B. Chairperson Comments

Chairman had one open item this evening which was the project at 502 South Main Street. The Center Street Villages was part of the town council project for the union crossing transit district. This project was recently completed and approved. Presently, the applicant is requesting a follow- up discussion with the PRA to conduct the phase one construction which would include all the duplexes and associated items.

### C. Approval of Minutes

#### 1. Minutes of 1/25/22 meeting

A motion was made by Taveira, seconded by Alexopoulos, that the Minutes of 1/25/22 be approved as amended. The motion passed by the following vote:

Voting Yea: Alexopoulos, Bergman, Plizga, Taveira, Monteiro

### D. Public Speaks

No comments made.

### E. Public Hearings

None.

### F. Old/Unfinished Business

## G. New Business

### 1. Tier 2 Review- 33 Mazzeo Drive- proposed car wash

Planner provided an overview of the proposed project.

The proposed project is located at the Great Bear Swamp Highway District. The parcel is mostly wooded with a garage that has been previously used as a propane filling station or a repair center for classic vehicles. At the rear of the property, there was a single-family home that has been vacant for some time and directly abuts two single family residences. The proposal is for a 6000 square foot car wash, building a tunnel car wash system with associated parking vacuum systems. The Planner submitted the plans to Randolph Fire Department for review and reviewed the plans with Randolph Police for traffic circulations. The plan set has been submitted to DPW for storm water review and analysis. The project is in compliance with regulations and it does conform to the zoning requirements. The Fire Department did request a revision of the fire apparatus turning plan based on the size of the apparatus that was used. The applicant did provide the plan today and it has been submitted to the Fire Department.

The Planner reviewed the plan with the safety officer at Randolph Police and some comments were made. There are three curb cuts into the site, one is an entrance only, one is an exit only and another that is gate operated with an entrance and exit. The safety officer had concerns regarding customers potentially backing up thinking that they can go into the facility to the gated entrance. The safety officer has recommended that it be converted into an exit only. The gate should be controlled by an attendant during the course of regular business operations and be lifted at the end of business operations of the day so that fire apparatus emergency services personnel could access access the site.

In the report, the Planner did have a comment on site generated noise. There may be noise from the site that impacts residential neighbors and what the applicants might consider to facilitate or mitigate that issue. From previous experiences, the noise does not necessarily come from the equipment or the operational use, but from the users on nice warm days with music playing while cars are being vacuumed.

Chairman states that any decisions that are made tonight are independent of the storm water authority. The storm water authority is a separate issue.

Brian Dunn- MBL Land Development & Permitting, Corp. -reviewed proposed plan. Brian mentions the existing site is not under the control of Mass highway even though it is a state number road and state highway layout so they will not need a curb cut access permit or a direct access permit from Mass highway for this proposed development, it will stay within the town of Randolph. The proposed plan is a 6000 square foot building, which is 40 by 150 feet long with different areas inside the building. There will be a small office, mechanical rooms and machine rooms. There will be approximately 17 cars that can be in queue in the area at the back of the site and a wall approximately 3 feet high and it varies with a 6 foot high vinyl fence on top. Applicants agreed to make the entrance and exit area to an exit only.

The site is not in flood zone or any conservation areas. It does not have any heritage or endangered species concerns.

The site has 3 employee parking spaces, 15 spaces for the vacuums and 17 cars within the queuing area.

Granite curbing will be used at the entrances and monolithic floor up against the building. There will be concrete bumpers to protect any pedestrians on the sidewalk and the transitional area.

Chairman- What is the curbing along the entrance way into the car wash queue?

Brian Dunn- There will be a vertical granite into the site and then it would be bituminous the rest of the way. It would be an elevated 4 to 6 inches curbing that's bituminous or pour in place concrete and foam it up and make it concrete like a regular Cape cod burn would be formed.

Chairman- Do not want a Cape cod burn and prefers a vertical curb.

Brian Dunn- If Planning Board wishes for a vertical curb, applicants will agree to do so.

Landscaping- All the green grass areas have stones. River rock is a new way with the state fire marshals for all buildings to have some type of stone up against them and can no longer have bark mulch up against the building for fire code and safety concerns. There will be shrubs and seasonal flowers in the front around the sign. There will be some arbovitae, but will keep the landscaping very low along the front of the building.

Site lightings- Same type of site lighting as Cumberland farms, but these are black instead of white.

Poll heights- On the plans the mounting heights say 1815 on the building.

Chairman- Is that the mounting heights of the light with a height of the pole in the case of the light bulbs?

Brian Dunn- It would be the height of where the light is.

Chairman- It would be under 20 feet.

Brian Dunn- Yes.

Landscaping plans were presented. There will be red twig burning bushes to give it some color on the site. There will be a lot of existing trees to the West and from the other parking lot that's off the property surrounding the site will stay.

Brian Dunn provides an over view of his presentation that he mentions.

- Change the entrance/exit to an exit only and having a knock box for emergency vehicles.

- Bituminous burn and pour in concrete for curbing.

- One tree per 30 feet.

- Addressed the height of the polls and the height of the lights on the building.

- Most of the building is cement board faced with a hex clad material.

- Provide store snow storage on the site.

- Hours of operation from Monday to Sunday 7AM-8PM.

- Gates will be open at 8PM for fire access and if they are closed, there will be a knock box for the fire department to use.

Chairman ask the public if there's anybody that would like to speak or comment on the proposed project.

Linda Milan-308 West Street -concerned about the air pollution because there are no surrounding trees around the area.

David Milan- 308 West Street- who's property is higher?

Brian Dunn- The existing site is going to be cut down because at the front grade of the site, the site elevation is at 91 or 92 in the area. In order to make the site flat to 96 or 97, they are actually cutting the site 4 feet down. The elevation for property at 308 West Street is roughly 96. There is a retaining wall that is at the bottom of its 96 and 3 feet higher on the top. On top, there's a six- foot fence to protect the residents of district. When work is finished, the abutters property will be higher.

Chairman- In the application, the normal operation hours were 7AM-10PM and raise the gates after 8PM. In tonight's meeting, hours operation was 7AM to 8PM.

Brian Dunn- Discussed with applicants and agreed on the revised hours from Monday to Sunday 7AM to 8PM and raise the gates at 8PM.

Chairman- What percentage of the water is typically recycled within the car wash plant?

Jason Frank- We try to recycle as much of the water as possible, but it varies on the volume of the cars coming through the car wash because the reclaim system that's being put in has the capacity to reclaim up to 100 gallons of water per minute so during lower volume times, it will recycle much more water than we would during high volume times, but it typically would be about 50%.

Chairman- Will there be one large gate or two smaller gates operated from the inside at the one way exit only?

Jason Frank- Intent was to have it be an exit only to address the need to be able to get emergency vehicle access in there or after hour access for the dump truck or dumpster truck. It will be an exit only with DO NOT ENTER signs on the gates.

Brian Dunn- Discussed that they will put DO NOT ENTER signs with ONE WAY signs going out so it would not confuse the public.



Chairman- There are 10 spaces on the West side and 5 on the East side. On drawing, 12 vacuums are show on the West side and 6 vacuums on the East side. Wants to confirm or is it mislabeling on the drawings. Will the vacuums be black gray?

Jason Frank- Number of vacuum stances differ from the number of vacuum spaces. There is a vacuum on each side of the vehicle. They typically use a royal blue for the color of the vacuums.

Chairman- Do customers have access to the office space or is it for staff only?

Jason Frank- Staff will only have access to the office space. There would probably be a window if a customer had a question and there would be an attendant there to assist.

Chairman- Will there be a directional sign at the car wash entrance?

Jason Frank- Yes, we would like to have a car wash entrance sign.

Chairman turns it to other board member for any further comments or questions.

Monteiro- Will there be any vending machines or a store? Where will customers dispose their trash?

Jason Frank- We do not use vending machines and will not have a convenience store. Each of the vacuum legs have a trash receptacle on it for disposal of trash. There will be a mat washing room with automated machines that will allow customers to take the mat from their car and put it in the machine to wash it. This will be the only reason customer would be entering the building.

Taveira- If someone pulls in the car wash queue accidentally, is there a way for the person to get out of the queue? Is it possible to put some trees in the corners at the Northeast and Northwest area at the site?

Brian Dunn- They would have to stay in queue and there will be an area where they can talk to the attendant and exit the site in that area. Yes, they can put some deciduous trees or arborvitaes in the back.

Alexopoulos- Agrees with Taveira and would like to see more trees in the Northeast and Northwest corners. What is the purpose of the gates?

Jason Frank- Do not want to allow people to access the site just to use vacuums. The designed layout are for people who wash their car to be able to come and utilize the vacuums so that is the purpose of the gates.

Color scheme- Will be contemporary colors such as the greys which will make it modern looking with the black trim. The tower will be a brick tone.

Planning Board makes a conditional motion approval with conditions:

1) Fire Department approval of new submittal.

2) Middle curb cut being exit only with appropriate signage such as DO NOT ENTER and ONE WAY and etc.

3) Entrance sign at the entrance queue to the car wash on the East side.

4) 6- inch vertical concrete curbing in all locations where there is not vertical granite curbing.

5) Trees be added to the Northeast and Northwest corners of the lot and along the Northern edge

6) Hours of operation Monday to Sunday 7am-8pm

7) Color scheme- Tower would be the chateau brick vintage red. Facade of the main building be the sarah clad contemporary smooth silk. Trim of the building be the sarah clad velour dark olive.

8) Signage for users to lower their radios.

9) "FREE VACUUM" sign to be illuminated during open hours only.

A motion was made by Plizga, seconded by Alexopoulos, to conditionally approve the layout for the Splash Car Wash at 33 Mazzeo Drive based on the engineering drawing package dated January 27th, 2022 as amended.

Voting Yea: Alexopoulos, Plizga, Taveira, Monteiro

## H. Staff Report

Perry Estate- modification of a subdivision at 297 Chestnut West. Planner expect to receive report from Nitsch Engineering soon. Abutters notifications have been sent out and legal ad as well. Scheduled hearing for March 8 meeting.

Canton Street subdivision- Waiting for applicant to apply and submit the fees and all the forms to the Planning Board as a preliminary or a definitive.

19 Highland Avenue- Still in progress.

Other updates:

Board should consider modification of fees for the deposit for peer review on subdivision. The Nitsch contract needs to be renewed and their revised rates are higher.

## I. Board Comments

## J. Adjournment

Meeting schedule:

February 22  
March 8 and 22  
April 12 and 26  
May 10 and 24

Adjourned at 7:45 PM.

The Randolph Planning Board will conduct a public hearing on Tuesday, March 8, 2022 at 6:15pm for the request of Michael Perry to modify the subdivision of land at 297 Chestnut Street, Randolph, assessor's map 25-B-68 to create an additional lot. The meeting will be conducted via video conference ZOOM. The link to join is <https://us02web.zoom.us/j/81987961210>. Plans and information may be viewed at the Town Clerk's Office during regular business hours.

Publish 2/18 and 2/25

**FORM C2****REQUEST FOR MODIFICATION, RESCISSION OR  
AMENDMENT TO A DEFINITIVE SUBDIVISION PLAN**

<b>Subdivision Name</b>	<b>297 Chestnut</b>		<b>Date Endorsed by Planning Board</b>	<b>11/25/2002</b>
<b>Norfolk Registry Recording</b>	<small>Plan No.</small> <b>2003-31</b>	<small>Year</small> <b>2002</b>	<small>Plan Book</small> <b>504</b>	<small>Page</small> <b>31</b>
<b>Request</b>	<input checked="" type="checkbox"/> <b>Modification</b> <input type="checkbox"/> <b>Rescission</b> <input type="checkbox"/> <b>Amendment</b>			
<b>Description</b>	Applicant is proposing to subdivide the lot previously designated as Lot 8-B into			
two, conforming lots and extend the right of way.				

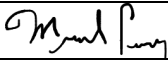
All modifications require back-up material to support the request and a filing fee per the Fee Schedule. Modifications may require review by the Planning Board consulting engineer, the expense to be borne by the Applicant.

Major Modifications require a public hearing and must meet the requirements of MGL Chapter 41, Section 81W and the Planning Board Rules and Regulations Governing the Subdivision of Land. All prior conditions of approval shall remain in full force and effect.

Pursuant to MGL Chapter 41, Section 81W, this Modification/Rescission/Amendment shall take effect when (1) the Plan as originally approved or a copy thereof and a certified copy of the vote of the Planning Board making such Modification/Rescission/Amendment and any additional plan referred to in such vote, have been recorded and (2) an endorsement has been made on the plan originally approved as such vote is indexed in the grantor index under the names of the owners of record of the land affected.

Permission of the owners affected by any change to the subdivision plan and of the mortgage holders must be obtained. The Modification/Rescission/Amendment approved shall not affect the lots in the subdivision which have been sold or mortgaged in good faith and for valuable consideration or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage(s) if any thereon. Written consent from said owners and mortgages, if any is attached hereto.

*\*Attach a list of lot owners, addresses and signatures of consent.*

Applicant	Michael Perry		
Contact person	Michael Perry		
Address	297 Chestnut Street Randolph MA 02368		
Phone	781-727-9096	Email	mperry02368@yahoo.com
Signature	 11 / 11 / 2021		

☒ Check if Applicant is equitable owner (purchaser on a purchase and sales agreement)

Property Owner			
Address			
Address2			
Phone		Email	
Signature			

### PLANNING OFFICE USE ONLY





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

Items Received: ☐ Application ☐ Print Copies ☐ Digital File

Filing fee paid AMT: \_\_\_\_\_ Check # \_\_\_\_\_

TITLE	form_c2_modification_to_approved_definitive_draft_final_eff...
FILE NAME	form_c2_modificat...ive_1-28-2020.pdf
DOCUMENT ID	b657c4bc6f95e87e71d8ceef839cf088ae3a9895
AUDIT TRAIL DATE FORMAT	MM / DD / YYYY
STATUS	● Completed

## Document History

 SENT	<b>11 / 10 / 2021</b> 20:11:32 UTC	Sent for signature to Michael Perry (mperry02368@yahoo.com) from info@mundenengineering.com IP: 64.18.157.12
 VIEWED	<b>11 / 10 / 2021</b> 20:31:48 UTC	Viewed by Michael Perry (mperry02368@yahoo.com) IP: 184.90.63.203
 SIGNED	<b>11 / 11 / 2021</b> 18:44:18 UTC	Signed by Michael Perry (mperry02368@yahoo.com) IP: 184.90.63.203
 COMPLETED	<b>11 / 11 / 2021</b> 18:44:18 UTC	The document has been completed.

# FORM D

## REQUEST FOR WAIVERS IN A DEFINITIVE SUBDIVISION PLAN



Subdivision Name	297 Chestnut				
Assessor Parcel ID	10155	Norfolk County Registry of Deeds	Book/Page or Certificate # 29949/0482		
Parcel Location	297 Chestnut St Randolph MA	Existing Way	<input type="checkbox"/> Public Way <input checked="" type="checkbox"/> Private Way	Zoning	
Parcel Size (sq. ft.)	42,427	Total proposed lots	2		
Definitive plan date	<u>12</u> / <u>20</u> / 2021	Revision Date Revision Date	<u>  </u> / <u>  </u> / <u>  </u>		
Proposed Way #1 to be used as frontage	<input type="checkbox"/> Public Way <input checked="" type="checkbox"/> Private Way	Est Length	332.7 ft		
Proposed Way #2 to be used as frontage	<input type="checkbox"/> Public Way <input type="checkbox"/> Private Way	Est Length			

Applicant	Michael Perry		
Contact person	Michael Perry		
Address	297 Chestnut Street Randolph MA		
Address2			
Phone	781-727-9096	Email	mperry02368@yahoo.com

☐ Check if Applicant is equitable owner (purchaser on a purchase and sales agreement)



I hereby request that the Planning Board waive the requirements of the Sections of the Randolph Subdivision Rules and Regulations referenced below and as the aforementioned Applicant, affirm that without the Planning Board granting said waiver(s), it would pose an unnecessary hardship upon me and, due to specific circumstances relative to the subdivision, or conditions of the land in such subdivision, the granting of this waiver(s) would not be contrary to the spirit and intent of the Town of Randolph Subdivision Rules and Regulations. *(Attach additional sheets if necessary)*

Regulation	Reason for Waiver	
	Proposed alternative	Explanation of why the regulation cannot be accomplished.
<b>VIII.B4e</b>	Less than 25 degree radius could be provided due to the width and position of the lot.	Existing lot line radii at the street does not have a 25 ft radius on the eastern side.
<b>VIII.B5</b>	25 ft right of way width provided.	The lot to be subdivided has 50 ft of frontage on Chestnut Street and reduces to 25 ft width within the first 30 ft of the depth.
<b>VIII.B6</b>	Road grading of 0.5% is provided between stations 2+00 and 2+50	For engineering design of the road this waiver is requested to prevent over cut/fill quantities and keep the natural grading of the site as it is as possible.
<b>VIII.D3-4/6,19</b>	Calculations are performed with 24-hr rainfall data using TR55/TR20 methodologies. / HDPE piping proposed with infiltration system within right of way.	24-hr rainfall data and the TR55/TR20 is the accepted and recommended methodology to calculate peak rate of runoff. HDPE piping is proposed withstanding H-20 loads with adequate cover. The infiltration system is provided under the cul-de-sac for optimal siting.
<b>VIII.BE3a/4a</b>	No fire hydrants or water mains provided.	The proposed right of way and road is to serve one existing single family dwelling with an existing water service connection. Proposed additional lot is closer to the street than the existing house and therefore the new house is also proposed to connect to water main on Chestnut St. with a service line.
<b>VIII.H1-9</b>	No sidewalks provided.	Proposed limitations for road with does not allow room for sidewalks and the proposed road will serve 2 single family dwelling with no room to road extension.
<b>VIII.I</b>	HMA berm provided.	The right of way will serve 2 single family dwellings with no sidewalks .
<b>VIII.M</b>	No Trees Provided	Proposed limitations for road with does not allow room for sidewalks and the proposed road will serve 2 single family dwelling with no room to road extension.

I acknowledge, as the Applicant, that this waiver is requested in accordance with the provisions set forth in the Subdivision Control Law of the Commonwealth of Massachusetts and the Rules and Regulations Governing the Subdivision of Land by the Planning Board of the Town of Randolph.

*G M for Michael Perry*  
Applicant

Gamze Munden signed for Michael Perry

Printed Name

01/10/2022

Date

**To:** Town of Randolph Planning Board  
Att: Michelle Tyler  
41S Main street  
Randolph MA 02368

January 11, 2022

**Re:** Modification to Approved Definitive Subdivision Submittal

Location: **297 Chestnut Street**

Dear Ms. Tyler,

On behalf of the Applicant and Property Owner, Michael Perry, Munden Engineering, LLC has prepared the site plans for the modification to approved definitive subdivision at 297 Chestnut St in Randolph MA. The surveyor's subdivision plan can be found as the sheet 2 of the plan set. At your request we can submit additional copies of this page.

The proposed modification to the approved definitive subdivision and site development involves subdividing the existing lot 8-B into two lots and modifying the existing roadway to serve both proposed lots. The project will require the partial demolition of the existing driveway that serves the existing single-family home on lot 8-B and reconstructing the existing roadway layout to be 322-ft long by 25-ft wide right-of-way with a 50-ft radius cul-de-sac. The cul-de-sac will provide access to the proposed two-lot subdivision, lots 8-B1 and 8-B2. The existing single-family home will reside on the proposed lot 8-B2 and the construction of a new residential home with associated utility services is proposed on lot 8-B1. A stormwater management system is proposed within the improved roadway layout and consists of a deep-sump, hooded catch basin, proprietary treatment system and subsurface infiltration chambers.

We have also prepared stormwater management report for detailed hydrological and compliance calculations and a stormwater permit is being submitted to the engineering department at the same time as this submission.



Munden Engineering

mundenenginee  
[info@mundenengineering.com](mailto:info@mundenengineering.com)  
781-302-6099

Section E, Item 1.

Munden Engineering represents the applicant for civil engineering design and permitting services. Please contact our offices at 781-302-6099 or at [info@mundenengineering.com](mailto:info@mundenengineering.com) should you have any questions or need additional information.

Best Regards,

Gigi Munden, P.E.  
Munden Engineering  
781-302-6099  
[info@mundenengineering.com](mailto:info@mundenengineering.com)

**Enclosures:**

Form C2 – Request For Modification, Rescission or Amendment To A Definitive Subdivision Plan

Form D – Request for Waivers in a Definitive Subdivision Plan

Site Plan prepared by Munden Engineering and Don Rosa, PLS with plan set date 12/20/2021



LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
RIGHT-OF-WAY LINE		
ABUTTERS LOT LINE		
EASEMENT LINE		
BUILDING SETBACK		
LIMITS OF WORK		
BUILDING		
EDGE OF PAVEMENT		
DIRT ROAD		
EDGE OF CURB		
SIDEWALK		
PAVEMENT SAWCUT LINE		
INTERMEDIATE CONTOURS		
INDEX CONTOURS		
SPOT GRADE		
GRAVITY SANITARY SEWER		
STORM DRAIN		
WATER SERVICE		
UNDERGROUND ELECTRIC LINE		
TEL-DATA SERVICE		
COMMUNICATION SERVICE		
CABLE TV SERVICE		
GAS SERVICE		
SANITARY SEWER MANHOLE		
STORM DRAIN STRUCTURES		
WATER SERVICE STRUCTURES		
ELECTRICAL SERVICE STRUCTURES		
COMMUNICATION STRUCTURES		
GAS SERVICE STRUCTURES		
STONE WALL		
TREELINE		
EROSION CONTROL (SILT FENCE)		
TEST PIT		

GENERAL NOTES:

- NO CONSTRUCTION SHALL BEGIN UNTIL ANY AND ALL PERMITS ARE OBTAINED FROM THE TOWN OF RANDOLPH.
- THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, COORDINATION WITH THE OWNER AND ALL SUBCONTRACTORS, AND THE MEANS AND METHODS OF CONSTRUCTING THE PROPOSED WORK.
- COMPLY WITH THE LATEST OSHA STANDARDS FOR EXCAVATING WORK. FOLLOW ALL REQUIREMENTS OF OSHA EXCAVATION STANDARDS INCLUDING, BUT NOT LIMITED TO, THE PROVISION FOR A COMPETENT PERSON ON SITE AND ANY REQUIRED DOCUMENTATION REQUIRING CERTIFICATION BY A PROFESSIONAL ENGINEER.
- PER MASSACHUSETTS LAW, CALL 1-888-DIG-SAFE (1-888-344-7233), THE MUNICIPALITY, AND OTHER UTILITY OWNERS IN THE AREA NOT ON THE DIGSAFE LIST AT LEAST 72 HOURS PRIOR TO ANY UNDERGROUND EXCAVATION ON SITE. SUBMIT DIGSAFE VERIFICATION NUMBER TO THE APPROPRIATE MUNICIPALITY PRIOR TO ANY DIGGING, TRENCHING, ROCK REMOVAL, DEMOLITION, BORING, BACKFILLING, GRADING, LANDSCAPING, OR ANY OTHER EARTH MOVING OPERATIONS.
- LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IN ADDITION, SOME UTILITIES MAY NOT BE SHOWN. DETERMINE THE EXACT LOCATION OF UTILITIES BY TEST PIT OR OTHER METHODS, AS NECESSARY TO PREVENT DAMAGE TO UTILITIES AND/OR INTERRUPTIONS IN UTILITY SERVICE. PERFORM TEST PIT EXCAVATIONS AND OTHER INVESTIGATIONS TO LOCATE UTILITIES, AND PROVIDE THIS INFORMATION TO THE ENGINEER, PRIOR TO CONSTRUCTING THE PROPOSED IMPROVEMENTS. THE ENGINEER WILL USE THE TEST PIT INFORMATION AND OTHER INFORMATION COLLECTED BY THE CONTRACTOR ON THE LOCATION OF EXISTING UTILITIES TO DIRECT THE CONTRACTOR IN THE EVENT THAT THERE IS A CONFLICT BETWEEN AN EXISTING UTILITY AND THE PROPOSED WORK.
- TEST PITS TO LOCATE EXISTING UTILITIES MAY BE ORDERED BY THE ENGINEER.
- NOTIFY THE ENGINEER OF ANY UTILITIES IDENTIFIED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE DRAWINGS OR THAT DIFFER IN SIZE OR MATERIAL.
- FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS ARE OBSERVED THAT VARY SIGNIFICANTLY FROM THOSE SHOWN ON THESE PLANS, IMMEDIATELY NOTIFY THE ENGINEER IN WRITING FOR RESOLUTION OF THE CONFLICTING INFORMATION.
- THE CONTRACTOR IS RESPONSIBLE TO INSTALL UTILITIES ACCORDINGLY WITH THE TOWN OF BROOKLINE STANDARDS AND TO REQUEST AND SCHEDULE INSPECTIONS.
- PROPOSED AND EXISTING UTILITY ELEVATIONS MUST BE CONFIRMED PRIOR TO INSTALLATION AND BACKFILLING AND APPROVED BY THE ENGINEER OF RECORD.
- WATERPROOFING AND OTHER STRUCTURAL DETAILS MUST BE PERFORMED AND DEPICTED BY A REGISTERED STRUCTURAL ENGINEER.
- AS OF JANUARY 1, 2019, ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES, BOTH ON PUBLIC AND/OR PRIVATE PROPERTY.
- AFTER ALL ENGINEERING PERMITS ARE OBTAINED, THE CONTRACTOR NEEDS TO NOTIFY THE ENGINEERING DIVISION A MINIMUM OF 48-HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE SITE UTILITIES AND STORMWATER COMPONENTS INSPECTED. THE SYSTEM & UTILITIES MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM & UTILITIES MAY BE BACKFILLED.
- THE NEW SERVICE(S) AND/OR STRUCTURE(S) SHALL BE PRESSURE TESTED OR VIDEOTAPED AFTER FINAL INSTALLATION IS COMPLETE. METHOD OF FINAL INSPECTION SHALL BE DETERMINED SOLELY BY THE CONSTRUCTION INSPECTOR FROM THE TOWN ENGINEERING DIVISION. THE SEWER SERVICE WILL NOT BE ACCEPTED UNTIL ONE OF THE TWO METHODS STATED ABOVE IS COMPLETED. A CERTIFICATE OF OCCUPANCY WILL NOT BE RECOMMENDED UNTIL ALL PIPING AND STRUCTURES ARE TESTED AND PASS.
- PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT, AN AS-BUILT PLAN MUST BE SUBMITTED TO THE ENGINEERING DIVISION IN BOTH DIGITAL FORMAT AND IN HARD COPY. THE PLAN MUST SHOW ALL UTILITIES AND DRAINAGE COMPONENTS (UTILIZING SWING TIES), ANY EASEMENTS AND FINAL GRADING. THE AS-BUILT PLAN MUST BE STAMPED, SIGNED, AND DATED BY A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR.
- ALL WORK MUST BE DONE IN ACCORDANCE WITH "TOWN OF RANDOLPH ZONING BY-LAWS". ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE TOWN OF RANDOLPH ENGINEERING DEPARTMENT.
- ALL GAS AND ELECTRIC SERVICE LINES ARE SHOWN AS CONCEPT. THE UTILITY PROVIDER AND OR ELECTRIC/MECHANICAL ENGINEER MUST PROVIDE CONSTRUCTION AND DESIGN DETAILS INCLUDING BUT NOT LIMITED TO THE SIZE, LOCATION, TRENCH DETAIL, AND SETBACKS.

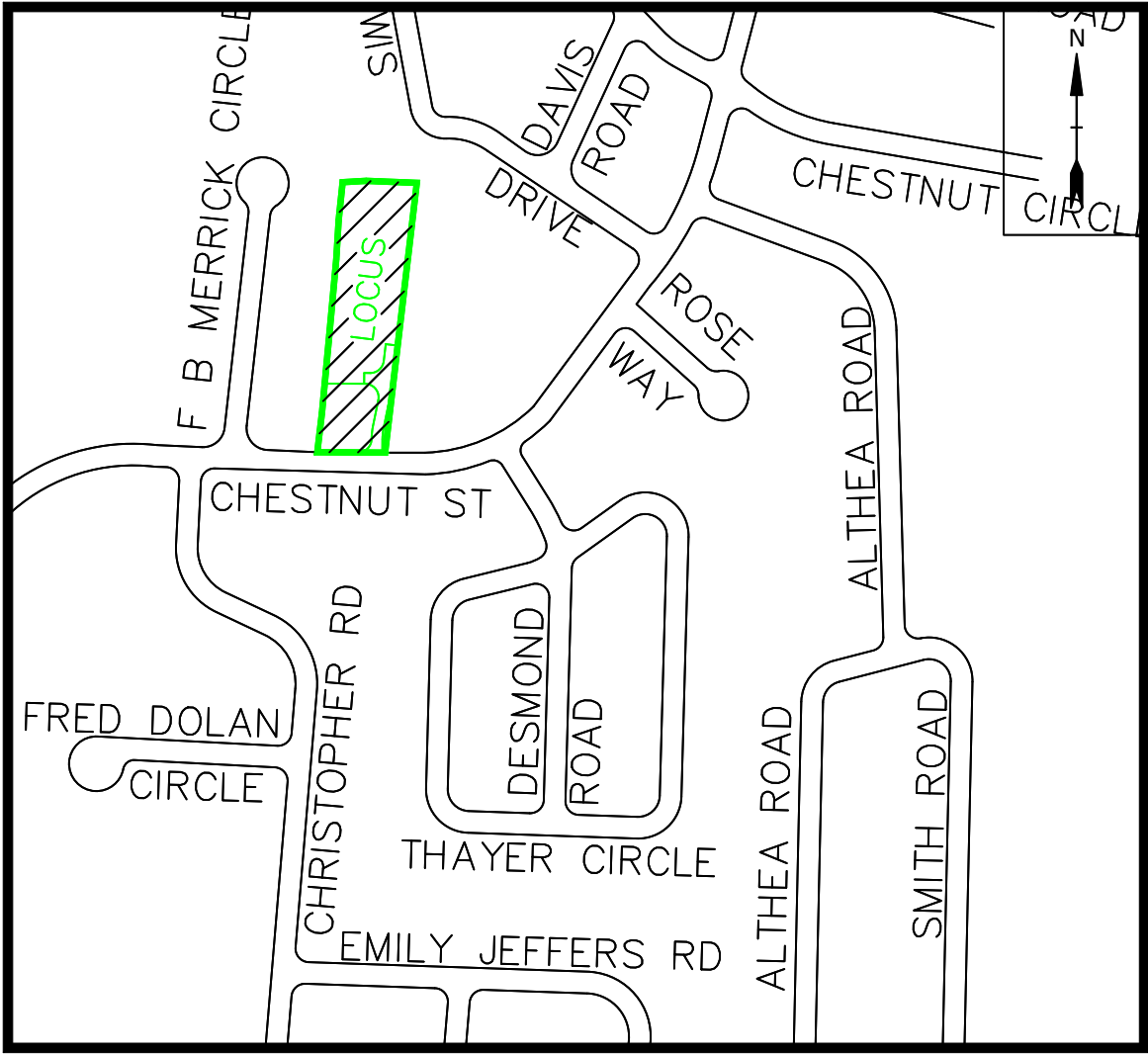
EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE TOWN OF HOLBROOK CONSERVATION COMMISSION ONE (1) WEEK PRIOR TO THE START OF CONSTRUCTION FOR INSPECTION OF THE EROSION CONTROL MEASURES.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
- ALL DISTURBANCES TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
- THE CONTRACTOR SHALL MAINTAIN A SURPLUS SUPPLY OF NECESSARY EROSION CONTROL DEVICES ON-SITE FOR EMERGENCY USE (STRAW BALES, WATTLES, FILTER BERM, SILT FENCE, STAKES, CRUSHED STONE).

CONSTRUCTION SEQUENCE NOTES:

ITEMS MUST OCCUR IN THE ORDER LISTED; ITEMS CANNOT OCCUR CONCURRENTLY UNLESS SPECIFICALLY NOTED.

- NO CONSTRUCTION CAN BEGIN UNTIL ANY AND ALL PERMITS ARE OBTAINED FROM THE TOWN OF RANDOLPH.
- STAKE LIMITS OF CLEARING.
- INSTALL EROSION CONTROL BARRIERS AT LIMIT OF WORK AS DEPICTED.
- SCHEDULE INSPECTION BY CONTACTING THE TOWN OF RANDOLPH.
- PERFORM DEMOLITION OF THE EXISTING SITE APPURTENANCES.
- PERFORM CLEARING AND CURB CUT NECESSARY TO INSTALL STONE CONSTRUCTION ENTRANCES.
- INSTALL CONSTRUCTION ENTRANCES.
- INSTALL REMAINING EROSION CONTROL SYSTEMS.
- SCHEDULE INSPECTION BY CONTACTING THE CITY OF FRAMINGHAM.
- PERFORM CLEARING AND GRUBBING AS NECESSARY.
- STRIP AND STOCKPILE LOAM.
- PERFORM EARTHWORK CUT AND FILLS FOR ROUGH GRADE.
- INSTALL CONCRETE FOUNDATION FOR THE PROPOSED STRUCTURES.
- CONSTRUCT UPPER STRUCTURE INCLUDING ROOFS AND SIDING.
- INSTALLATION OF UTILITIES.
- REMOVE TEMPORARY CONTROLS EXCEPT PERIMETER CONTROLS AND STONE CONSTRUCTION ENTRANCE.
- PERFORM FINE GRADING AND PREPARE SUBGRADE FOR PAVING.
- PERMANENT/FINAL STABILIZATION.
- REMOVE STONE CONSTRUCTION ENTRANCE AND PERIMETER EROSION CONTROLS.
- PERFORM AS-BUILT SURVEYS AND SUBMIT TO TOWN OF RANDOLPH FOR ACCEPTANCE.



LOCUS MAP  
N.T.S.

BASE PLAN NOTES:

- THE EXISTING CONDITIONS INFORMATION SHOWN ON THE DRAWINGS IS BASED ON THE FOLLOWING:
  - EXISTING CONDITIONS TAKEN FROM A CAD FILE TITLED "P2252.DWG" PROVIDED TO THE ENGINEERING CONSULTANT BY BORDERLAND ENGINEERING, INC VIA EMAIL IN DWG FORMAT IN AUGUST 2021.
  - AS-BUILT PLAN OF LAND PROVIDED BY NORFOLK RAM GROUP TITLED "LOT 8-A CHESTNUT ST., LOT 8-B PROPOSED ROADWAY OFF CHESTNUT ST." AND DATED MAY 2008.
  - THE DRAWING IS BASED ON N.A.V.D. 88 DATUM.
  - SUB-SURFACE EXPLORATIONS WERE OBSERVED BY GREGORY BUNAVICZ (S.E. #2712). THE SUBSURFACE EXPLORATION LOGS AND LOCATIONS ARE SHOWN ON THE PLANS.
  - THE PROPERTY IS LOCATED WITHIN A SURFACE WATER PROTECTION AREA (ZONE C).
  - THE PROJECT AREA IS NOT LOCATED WITHIN NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP) LIMITS OF ESTIMATED PRIORITY HABITAT.
  - THE PROJECT AREA IS NOT LOCATED WITHIN THE LIMITS OF BORDERING LAND SUBJECT TO FLOODING (BLSF) AND THE 100-YEAR FLOOD ZONE (PANEL #250250, EFFECTIVE DATE 07/17/2021).
- BOLD TEXT AND LINES INDICATE PROPOSED WORK. LIGHT TEXT AND LINES INDICATE APPROX. EXIST. CONDITIONS.

SHEET KEY	
SHEET NO.	SHEET TITLE
1	LEGEND & GENERAL NOTES
2	RE-DIVISION OF DEFINITIVE PLAN OF LAND
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	PROPOSED CONDITIONS PLAN
5	DETAILS-1
6	DETAILS-2

TP-1

DEPTH	EL.
0"	199.10'
12"	198.10'
30"	196.60'
84"	192.10'

NOTES:  
NO MOTTLES OBSERVED  
NO GROUNDWATER OBSERVED  
TERMINATED DUE TO BOULDER

TP-2

DEPTH	EL.
0"	198.0'
16"	196.67'
33"	195.25'
77"	191.58'
92"	190.33'

NOTES:  
NO MOTTLES OBSERVED  
NO GROUNDWATER OBSERVED  
NO LEDGE OBSERVED

SUBSURFACE EXPLORATION NOTES:

- TEST PITS WERE PERFORMED BY GREGORY BUNAVICZ (S.E. #2712).
- THE LOGS SHOWN ABOVE REPRESENT THE SOIL DATA PROVIDED BY BORDERLAND ENGINEERING, INC. AND RECIEVED BY MUNDEN ENGINEERING VIA EMAIL ON 08/13/2021.
- THE LOCATION OF THE TEST PITS WERE DETERMINED BASED ON FIELD MEASUREMENTS PERFORMED BY GREGORY BUNAVICZ.
- ELEVATIONS AT THE TEST PIT LOCATIONS WERE DETERMINED BASED ON THE GROUND SURFACE LOCATIONS SHOWN ON THE EXISTING LAND SURVEY PLAN PROVIDED BY DON ROSA, PLS.
- STRATIFICATION LINES REPRESENT APPROXIMATE BOUNDARIES BETWEEN SOIL AND BEDROCK LAYERS. ACTUAL LAYERING MAY BE GRADUAL. FLUCTUATIONS OF GROUNDWATER MAY OCCUR DUE TO OTHER FACTORS THAN THOSE PRESENT AT THE TIMES IT WAS MEASURED.

SUBSURFACE EXPLORATION LOGS  
NOT TO SCALE

Prepared By:



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02368

STORMWATER MANAGEMENT NOTES:

- ALL STORMWATER MANAGEMENT AND EROSION CONTROL SYSTEMS PROPOSED IN THIS PLAN REFER TO THE STORMWATER REPORT ACCOMPANYING THIS PLAN PREPARED BY THE SAME OFFICE.

EXISTING UTILITY NOTES:

- EXISTING UTILITIES ARE AS SOWN IN MOST RECENT SURVEY AND/OR AS SHOWN ON THE AS BUILT PLAN ENTITLED "AS-BUILT PLAN OF LAND" PREPARED BY NORFOLK RAM GROUP AND DATED MAY 2005.
- SEWER MANHOLE RIM ELEVATIONS ARE AS DETERMINED BY THE LATEST SURVEY. SMH #1 INVERT ELEVATION AS PROVIDED BY RECET SURVEY. SMH #2 INVERT ELEVATION CALCULATED BY SUBTRACTING THE RIM-INVERT DIFFERENCE OF THE AS-BUILT PLAN FROM THE RIM ELEVATION DETERMINED BY RECENT SURVEY.
- INVERT AT THE NEW SERWER SERVICE CONNECTION MUST BE DETERMINED ON-SITE BY THE CONTRACTOR AND MUST BE CONFIRMED BY THE ENGINEER OF THE RECORD PRIOR TO CORING, CONNECTION AND BACKFILL, BY THE ENGINEER OF THE RECORD.







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RANDOLPH MA  
02368


Rev. No.	Rev. Date	Description
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Date: 12/20/2021

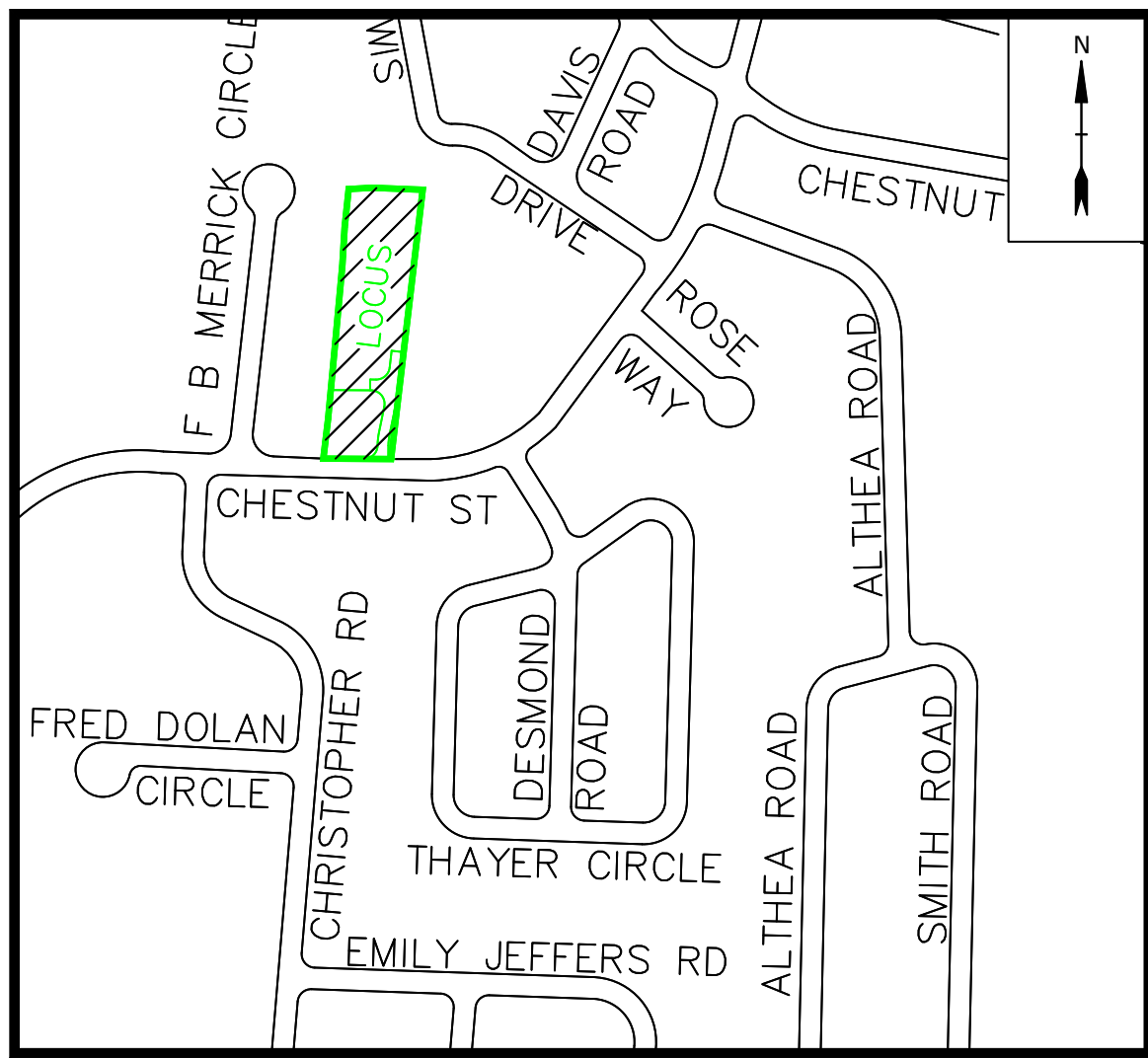
Drawn by: JLV

Approved by: GM

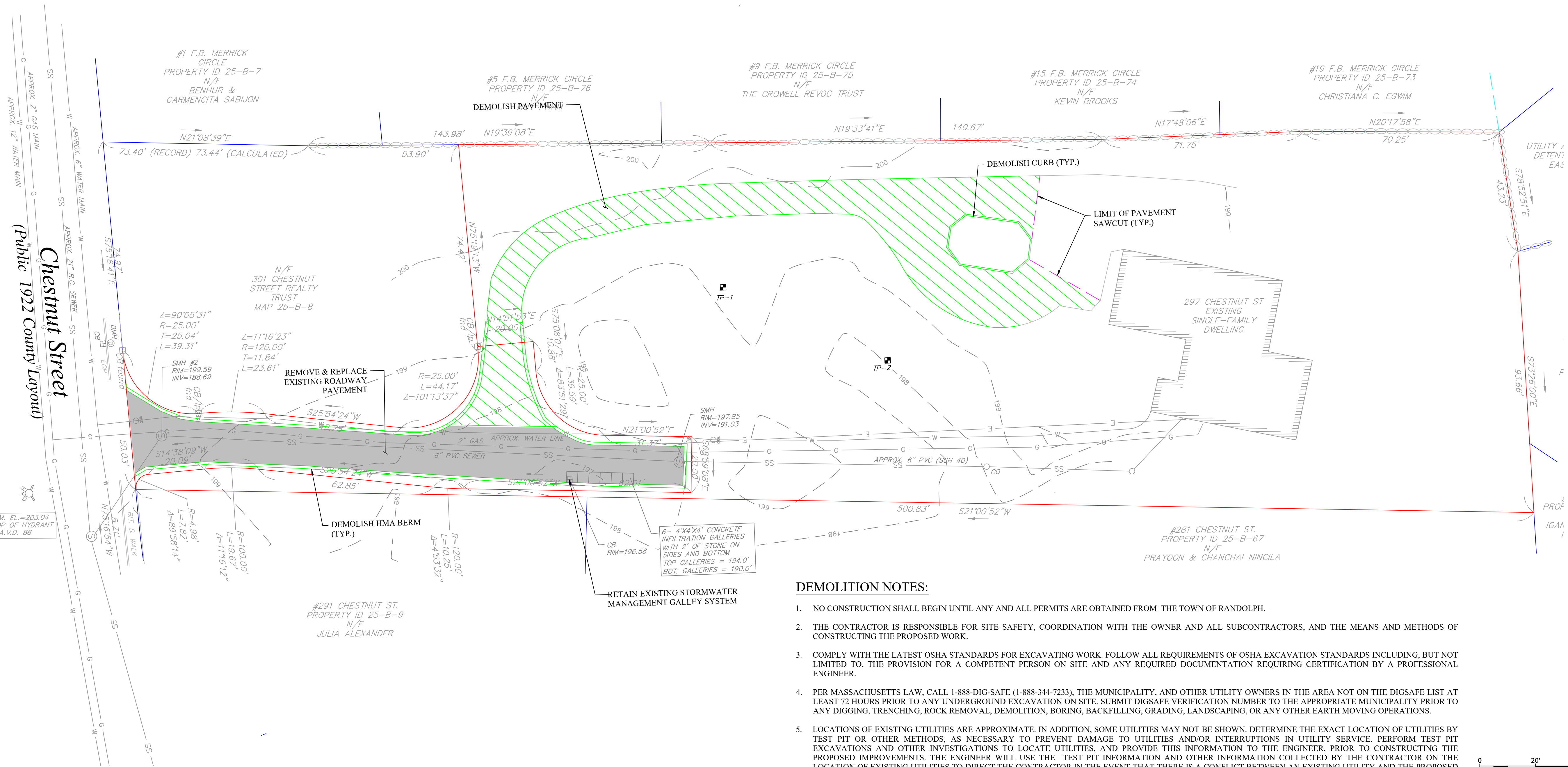
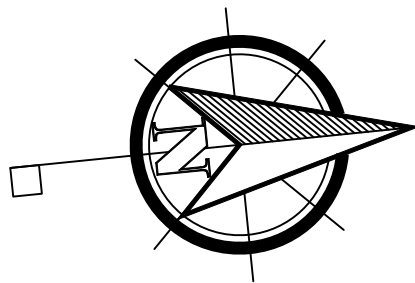
EXISTING  
CONDITIONS AND  
DEMOLITION PLAN

SCALE: AS NOTED

SHEET 3 OF 6

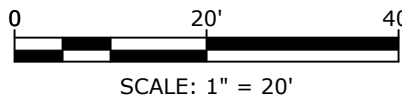


LOCUS MAP  
N.T.S.



DEMOLITION NOTES:

- NO CONSTRUCTION SHALL BEGIN UNTIL ANY AND ALL PERMITS ARE OBTAINED FROM THE TOWN OF RANDOLPH.
- THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, COORDINATION WITH THE OWNER AND ALL SUBCONTRACTORS, AND THE MEANS AND METHODS OF CONSTRUCTING THE PROPOSED WORK.
- COMPLY WITH THE LATEST OSHA STANDARDS FOR EXCAVATING WORK. FOLLOW ALL REQUIREMENTS OF OSHA EXCAVATION STANDARDS INCLUDING, BUT NOT LIMITED TO, THE PROVISION FOR A COMPETENT PERSON ON SITE AND ANY REQUIRED DOCUMENTATION REQUIRING CERTIFICATION BY A PROFESSIONAL ENGINEER.
- PER MASSACHUSETTS LAW, CALL 1-888-DIG-SAFE (1-888-344-7233), THE MUNICIPALITY, AND OTHER UTILITY OWNERS IN THE AREA NOT ON THE DIGSAFE LIST AT LEAST 72 HOURS PRIOR TO ANY UNDERGROUND EXCAVATION ON SITE. SUBMIT DIGSAFE VERIFICATION NUMBER TO THE APPROPRIATE MUNICIPALITY PRIOR TO ANY DIGGING, TRENCHING, ROCK REMOVAL, DEMOLITION, BORING, BACKFILLING, GRADING, LANDSCAPING, OR ANY OTHER EARTH MOVING OPERATIONS.
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- TEST PITS TO LOCATE EXISTING UTILITIES MAY BE ORDERED BY THE ENGINEER.
- NOTIFY THE ENGINEER OF ANY UTILITIES IDENTIFIED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE DRAWINGS OR THAT DIFFER IN SIZE OR MATERIAL.
- FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS ARE OBSERVED THAT VARY SIGNIFICANTLY FROM THOSE SHOWN ON THESE PLANS, IMMEDIATELY NOTIFY THE ENGINEER IN WRITING FOR RESOLUTION OF THE CONFLICTING INFORMATION.
- REFER TO LOCAL UTILITY COMPANIES FOR LOCATION, CONSTRUCTION DETAILS, AND SPECIFICATIONS.





NOTES:

- DRAIN PIPES TO BE LAID AT A MINIMUM 1.0% SLOPE.
- UNDERGROUND UTILITIES (I.E. ELECTRIC, GAS, TEL, CATV) SERVICE LOCATIONS TO BE COORDINATED WITH LOCAL UTILITY COMPANIES.
- SUFFICIENT COVER SHALL BE MAINTAINED OVER EXISTING UTILITIES AND COORDINATED WITH LOCAL UTILITY COMPANIES.
- THE PROPOSED SUBSURFACE INFILTRATION SYSTEM FOR THE COLLECTION OF THE STREET DRAINAGE SHALL BE OPERATED AND MAINTAINED THROUGH A HOMEOWNER'S ASSOCIATION (HOA) ESTABLISHED BETWEEN LOTS 8-B1 AND 8-B2.
- THE APPLICANT OR PROPERTY OWNER SHALL GRANT AN EASEMENT TO THE TOWN OF RANDOLPH ALLOWING ENTRY ON THE PROPERTY AS NECESSARY TO INSPECT, REPAIR OR MAINTAIN THE STORMWATER STRUCTURE OR SYSTEM(S).

LAND DISTURBANCE NOTES:

EXISTING IMPERVIOUS AREA:

ROOF 2,970 SF  
DRIVEWAY 7,764 SF  
ROADWAY 3,286 SF

EXISTING TOTAL: 14,020 SF

PROPOSED IMPERVIOUS AREA:

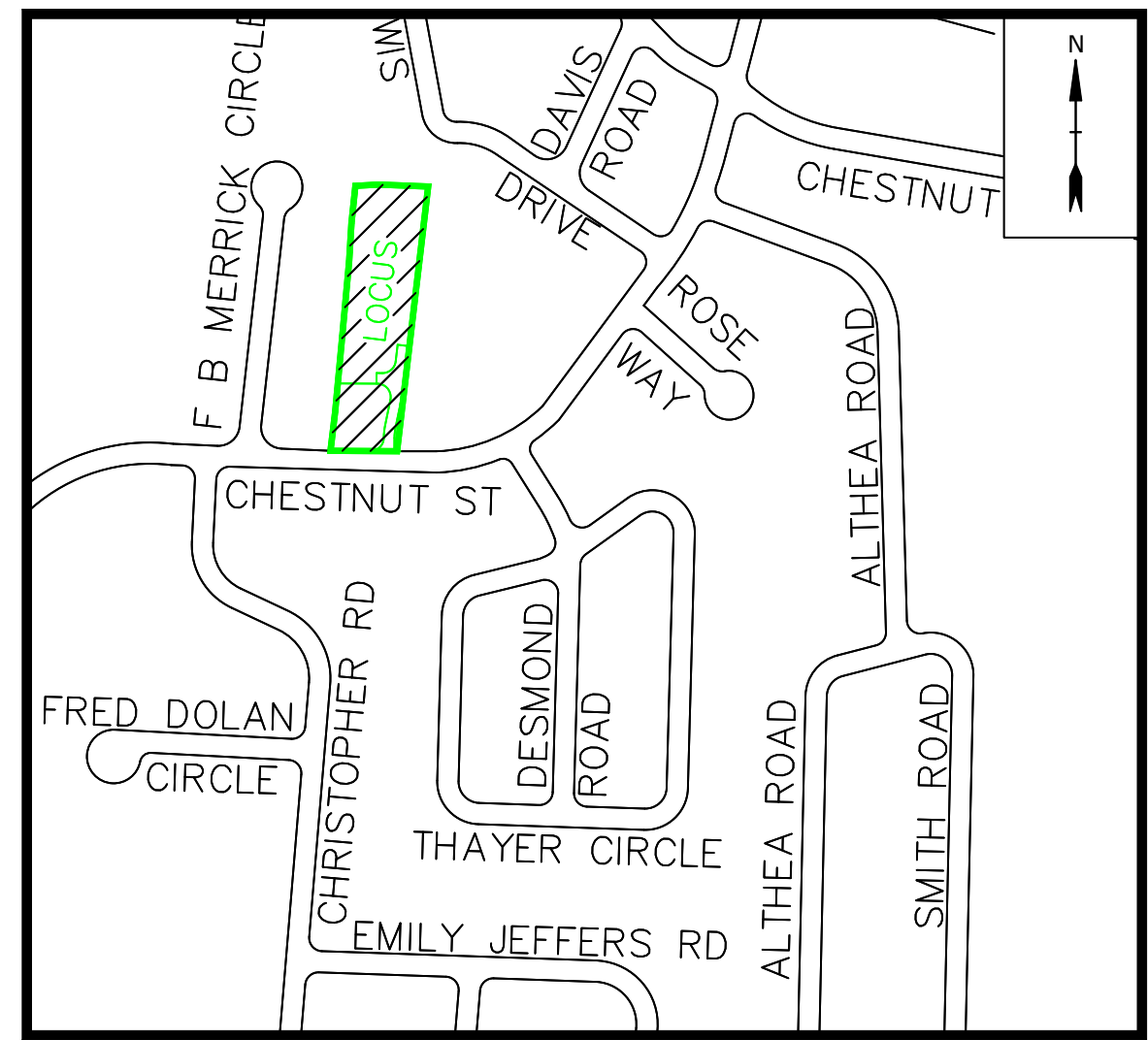
ROOF 4,362 SF  
DRIVEWAY 4,123 SF  
ROADWAY 11,026 SF

PROPOSED TOTAL: 19,511 SF

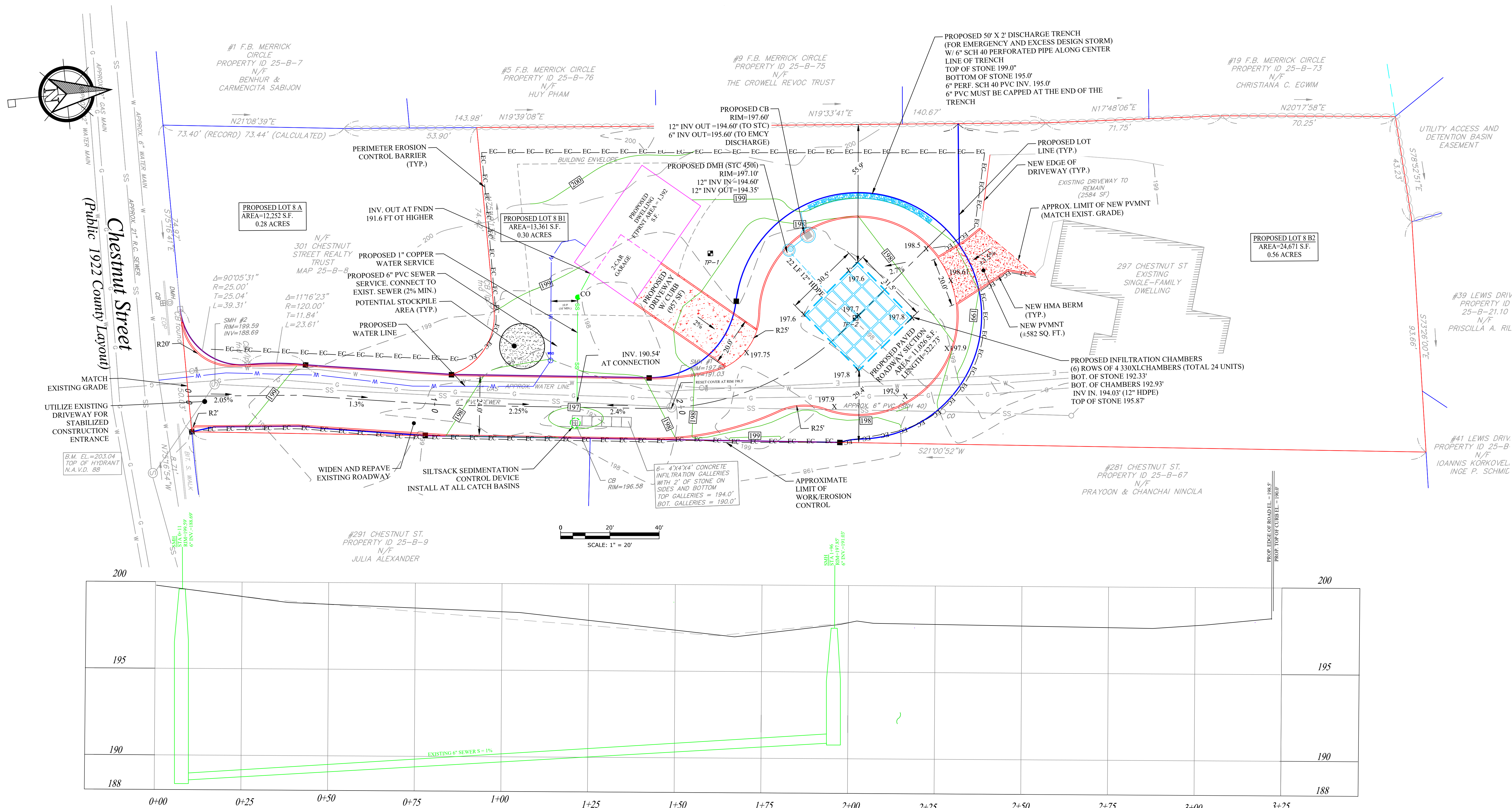
INCREASE IN IMPERVIOUS AREAS: 5,491 SF

WAIVERS REQUESTED FROM DESIGN STANDARDS:

- MINIMUM RADIUS FOR CORNER INTERSECTION LESS THAN 25-FT (SUB-SECTION VIII.B4e.).
- RIGHT-OF-WAY WIDTH LESS THAN 40-FT EXCEPT AT CUL-DE-SAC ((SUB-SECTION VIII.B5).
- ROADWAY GRADE LESS THAN 1% BETWEEN STATIONS 2+00 AND 2+50 (SUB-SECTION VIII.B6.).
- THE 2-YR, 10-YR AND 25-YR STORM EVENTS WERE USED FOR DESIGN COMPUTATIONS FOR STREET DRAINAGE (SUB-SECTION VIII.D3/D4.).
- TECHNICAL RELEASE (TR) 20 AND TR-55 METHODOLOGIES WERE APPLIED TO GENERATE A REPRESENTATIVE MODEL OF THE EXISTING AND PROPOSED STORMWATER CONDITIONS (SUB-SECTION VIII.D4.). NO FUTURE LAND DEVELOPMENT WILL BE ALLOWED FOR THE PROPOSED 2-LOT SUBDIVISION. (SUB-SECTION VIII.D3/D4.).
- PROPOSED 12-INCH STORM DRAIN TO BE HDPE WITH ADEQUATE STRENGHT (H-20 LOADING) IN LIEU OF REINFORCED CONCRETE (SUB-SECTION VIII.D6.).
- SUBSURFACE INFILTRATION SYSTEM FOR SREET DRAINAGE PROPOSED WITHIN RIGHT-OF-WAY (SUB-SECTION VIII.D19.).
- NO WATERMAINS OR FIRE HYDRANTS PROPOSED. WATER SERVICE SHALL BE PROVIDED FROM EXISTING WATERMAIN ON CHESTNUT STREET (SUB-SECTION VIII.E3a/E4a).
- NO PAVED SIDEWALKS PROPOSED (SUB-SECTION VIII.H1-9.).
- HMA BERM PROPOSED IN LIEU OF VERTICAL GRANITE CURBING (SUB-SECTION VIII.I2.).
- NO STREET TREES PROPOSED (SUB-SECTION VIII.M.).



LOCUS MAP  
N.T.S.



GRADE PROFILE  
NTS

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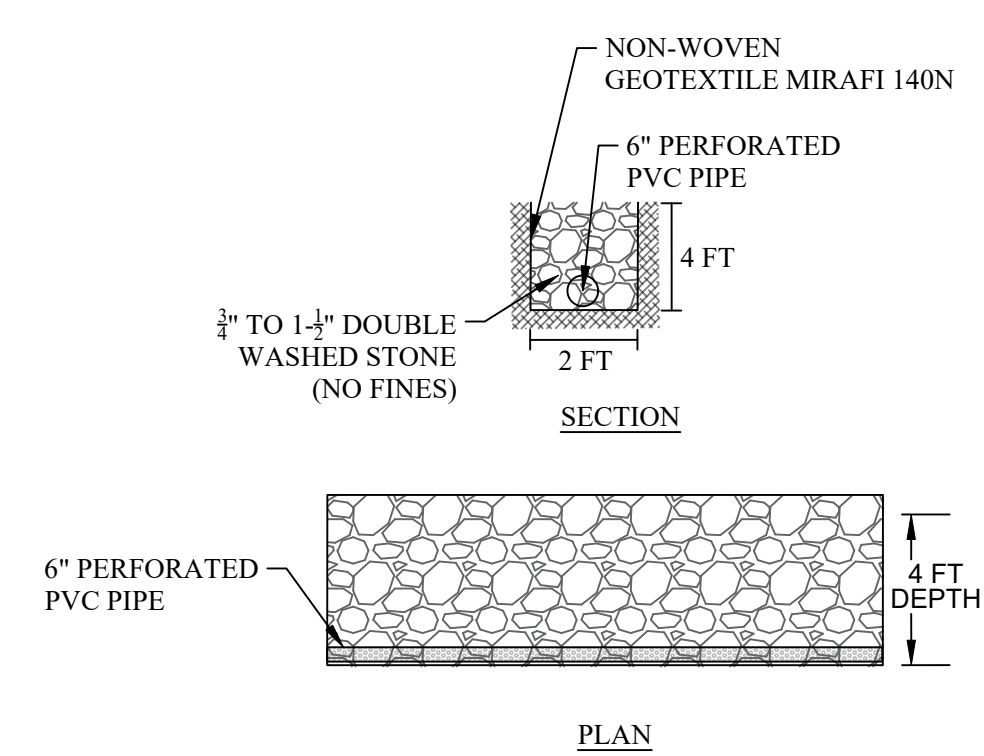
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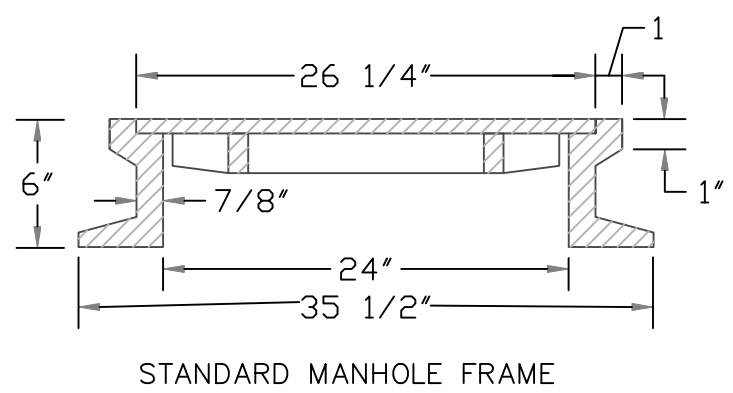
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02368


Rev. No.	Rev. Date	Description
Date: 12/20/2021		
Drawn by: JLV		
Approved by: GM		
PROPOSED CONDITIONS GRADING&DRAINAGE& EROSION CONTROL PLAN		
SCALE:		AS NOTED
SHEET 4 OF 6		

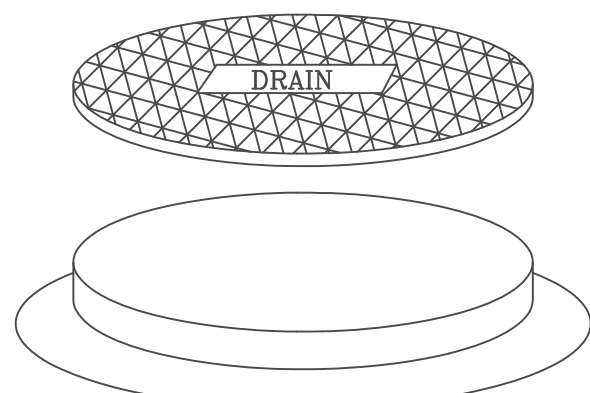




DISCHARGE TRENCH DETAIL  
NOT TO SCALE



STANDARD MANHOLE FRAME

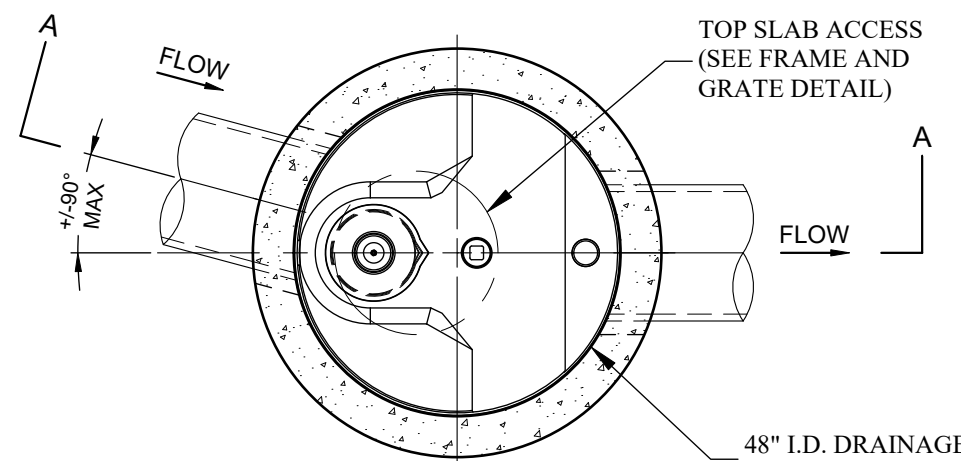


STANDARD MANHOLE COVER

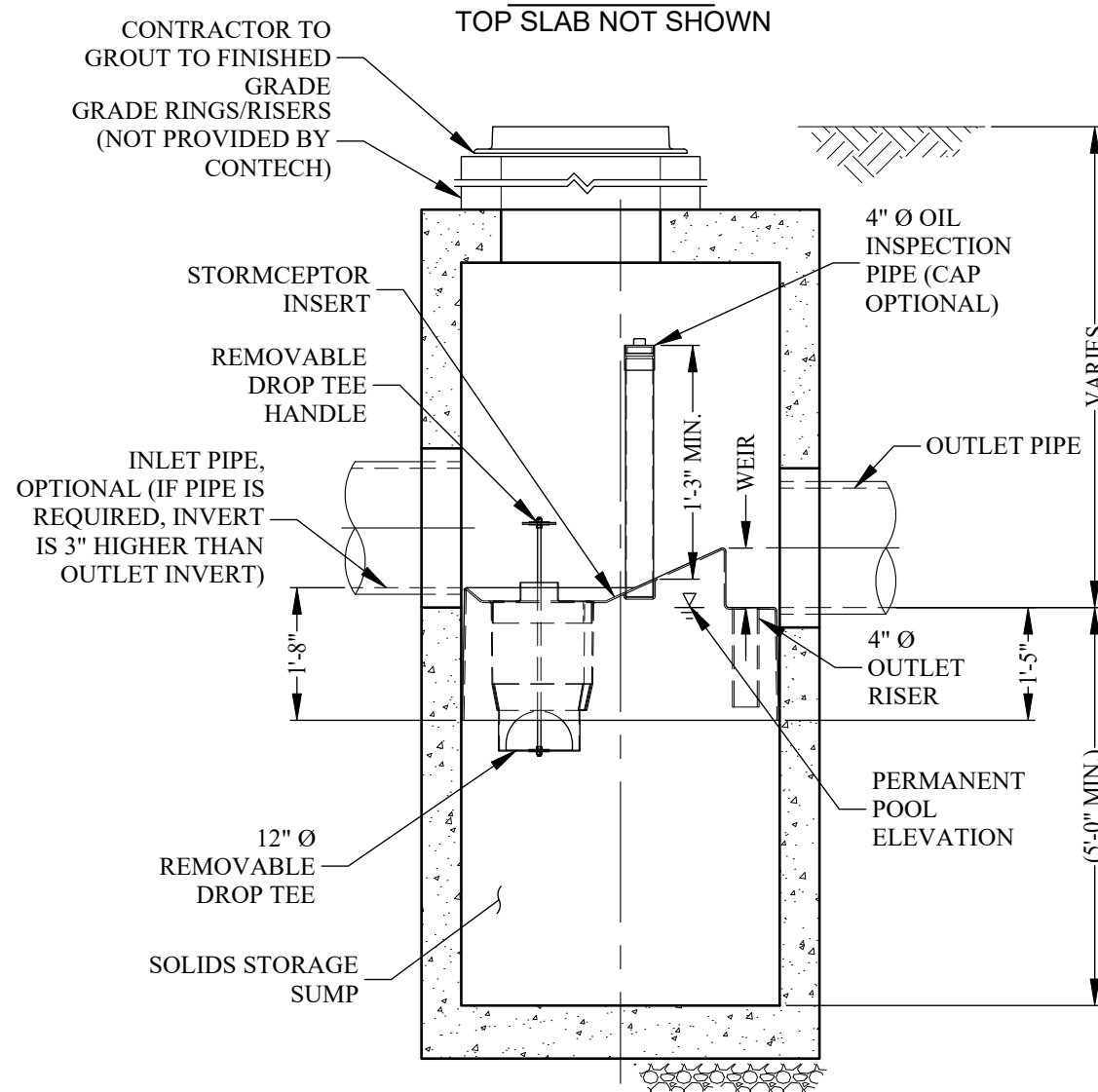
NOTES:

1. FRAME AND COVER TO BE EJUSA OMA226000002(FRAME) AND EJUSA OMA211000005 (COVER) OR APPROVED EQUAL.
2. LETTERING SHALL BE CAST INTO COVERS AS SPECIFIED.

MANHOLE FRAME & COVER  
NOT TO SCALE



PLAN VIEW  
TOP SLAB NOT SHOWN

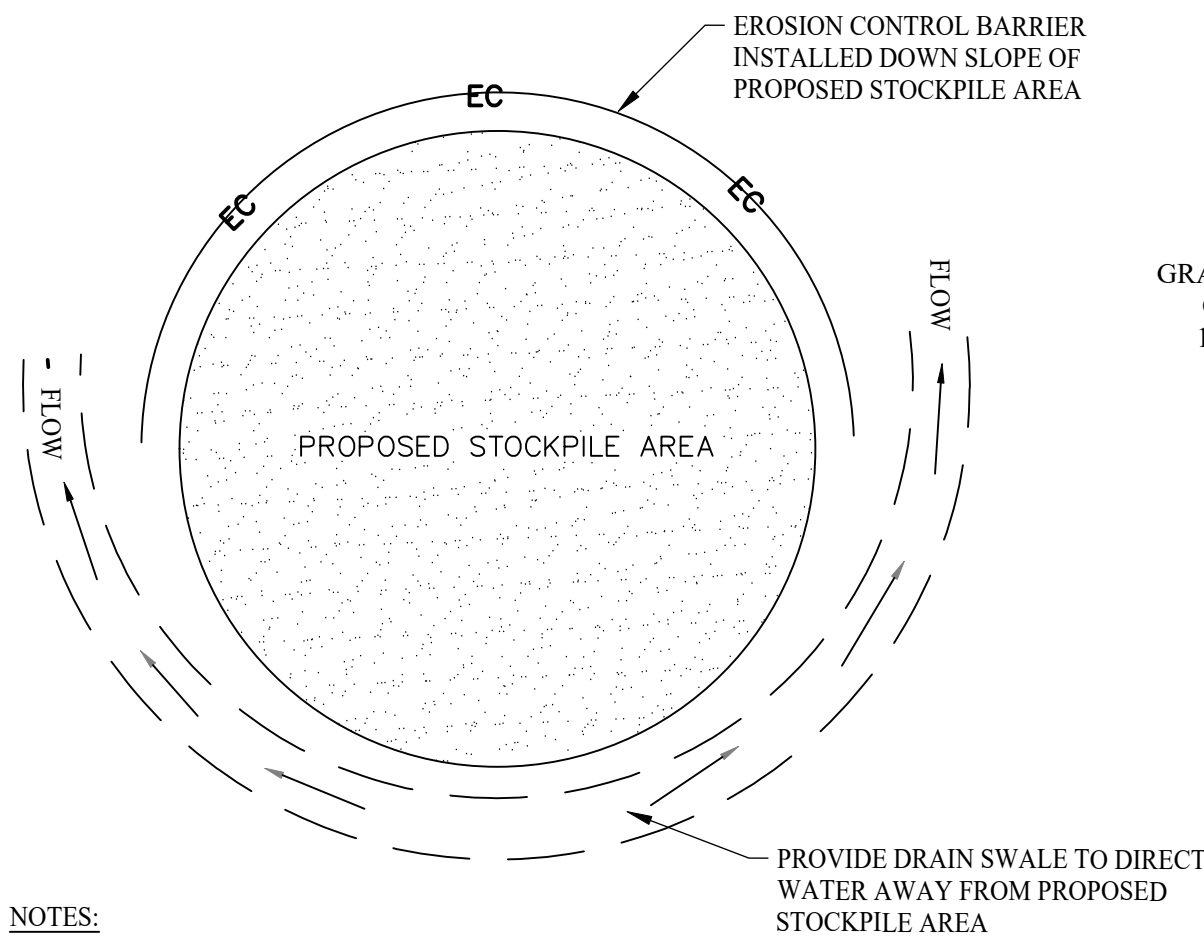


SECTION VIEW

NOTES:

1. THE USE OF FLEXIBLE CONNECTION IS RECOMMENDED AT THE OUTLET WHERE APPLICABLE.
2. THE COVER CONFIGURATION SHALL BE A GRATED INLET WITH CURBING.
3. SWTU SHALL BE STC 450L PRECAST CONCRETE STORMCEPTOR, OR EQUAL.

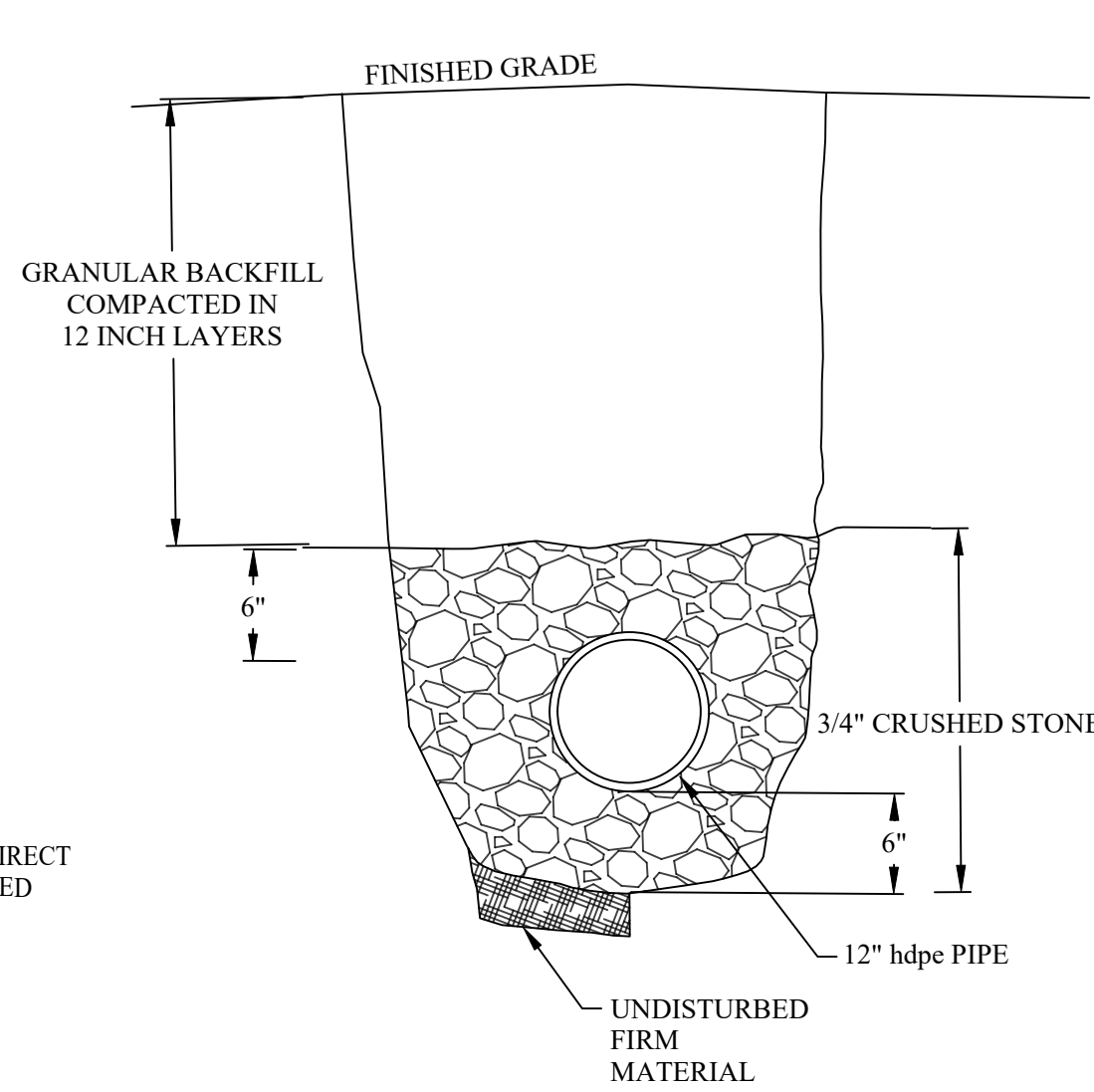
STC 450L PRECAST CONCRETE STORMCEPTOR®  
STORMWATER TREATMENT UNIT (SWTU)  
NOT TO SCALE



NOTES:

1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH HAY AND MULCH (AT 100LBS/1,000 SF), OR WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
2. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEEDED WITH WINTER RYE (FOR FALL SEEDING AT 1LB/1,000 SF) OR OATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.

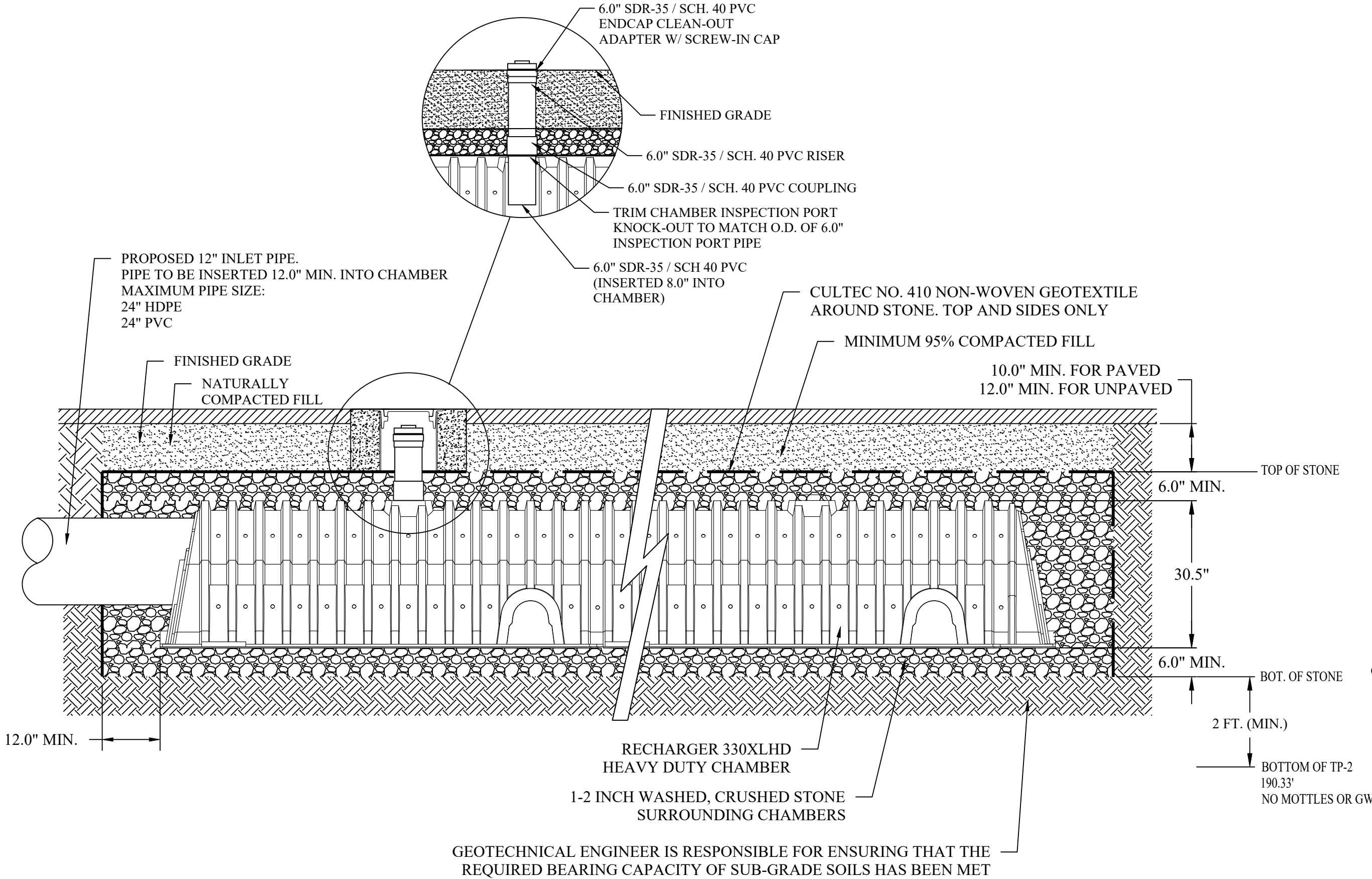
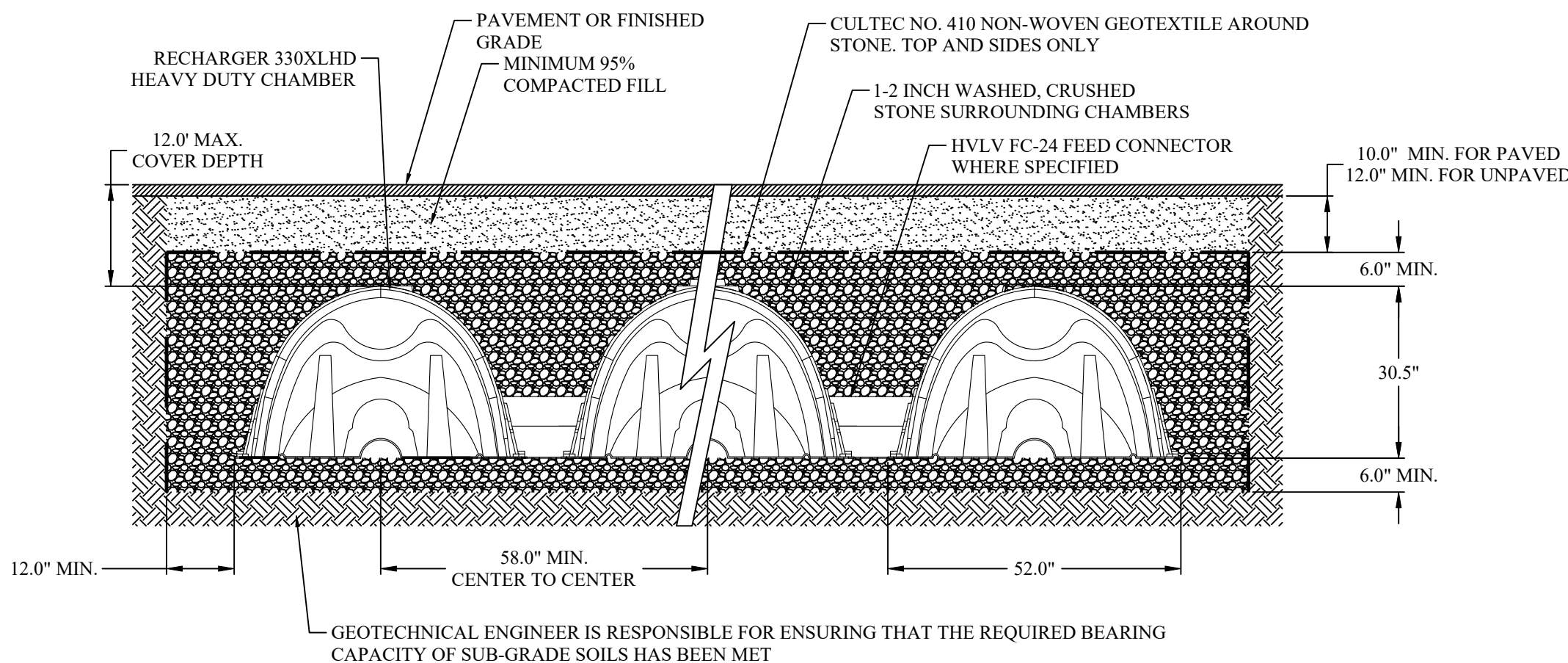
STOCKPILE PROTECTION DETAIL  
NOT TO SCALE



NOTES:

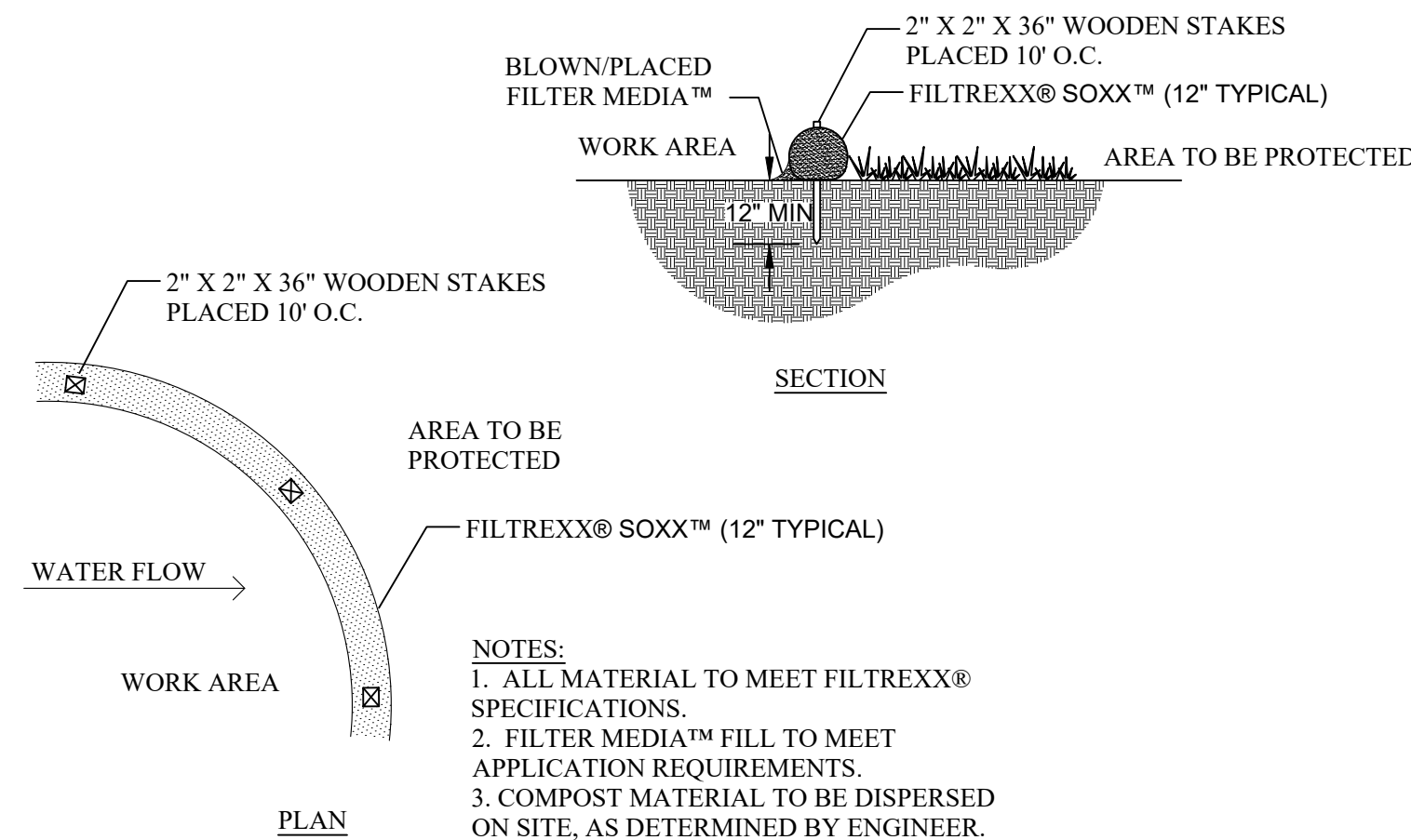
1. MATERIAL USED FOR BACKFILLING MUST NOT CONTAIN STONES LARGER THAN 3 INCHES IN GREATEST DIMENSION.
2. ANY EXCAVATION BELOW 6" BELOW THE PIPE INVERT ELEVATION DUE TO UNSUITABLE SOILS MUST BE REPLACED WITH 3/4" CRUSHED STONE.

12" STORM DRAIN PIPE TRENCH DETAIL  
NOT TO SCALE

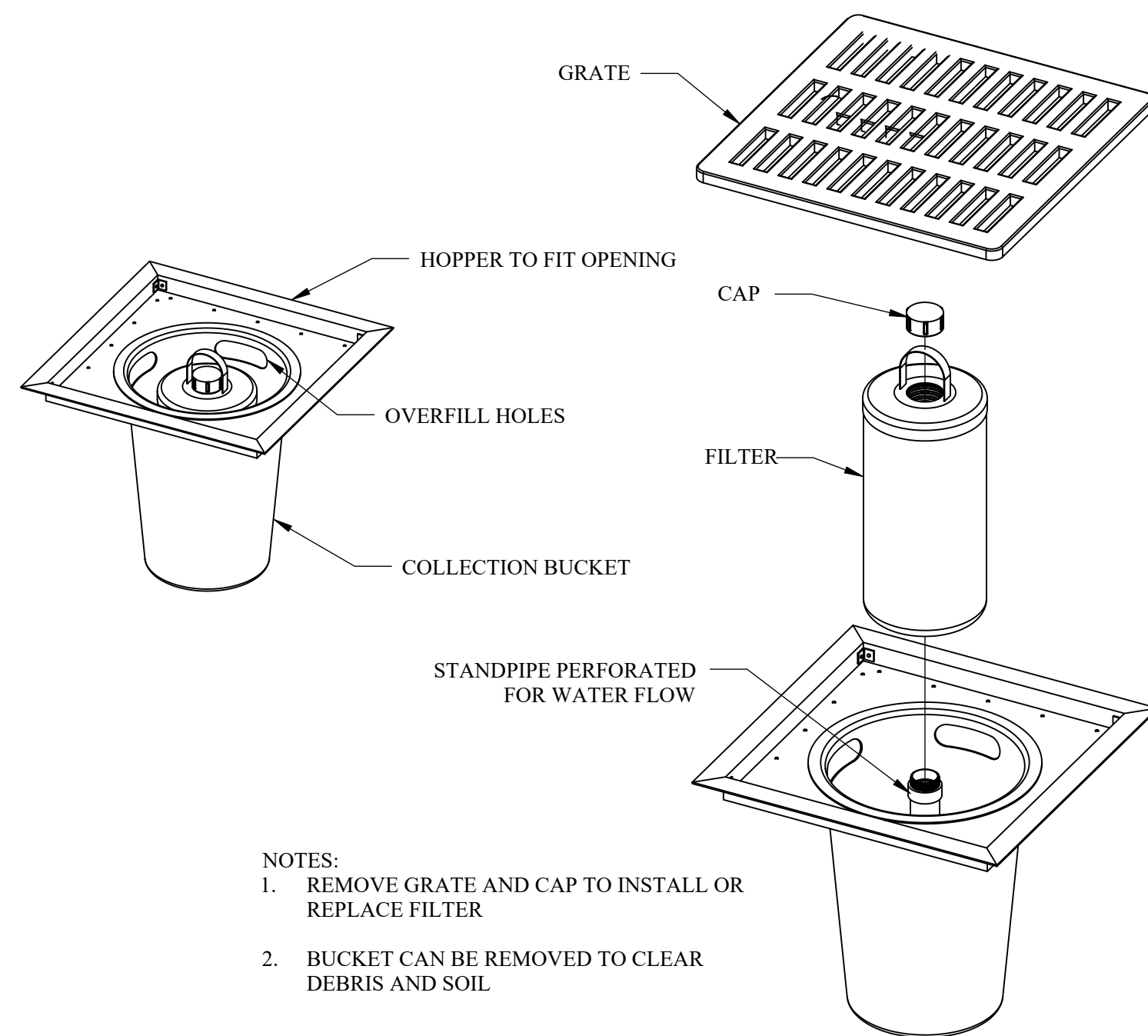


GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR ENSURING THAT THE REQUIRED BEARING CAPACITY OF SUB-GRADE SOILS HAS BEEN MET

CULTEC® 330 XL INFILTRATION CHAMBERS  
NOT TO SCALE



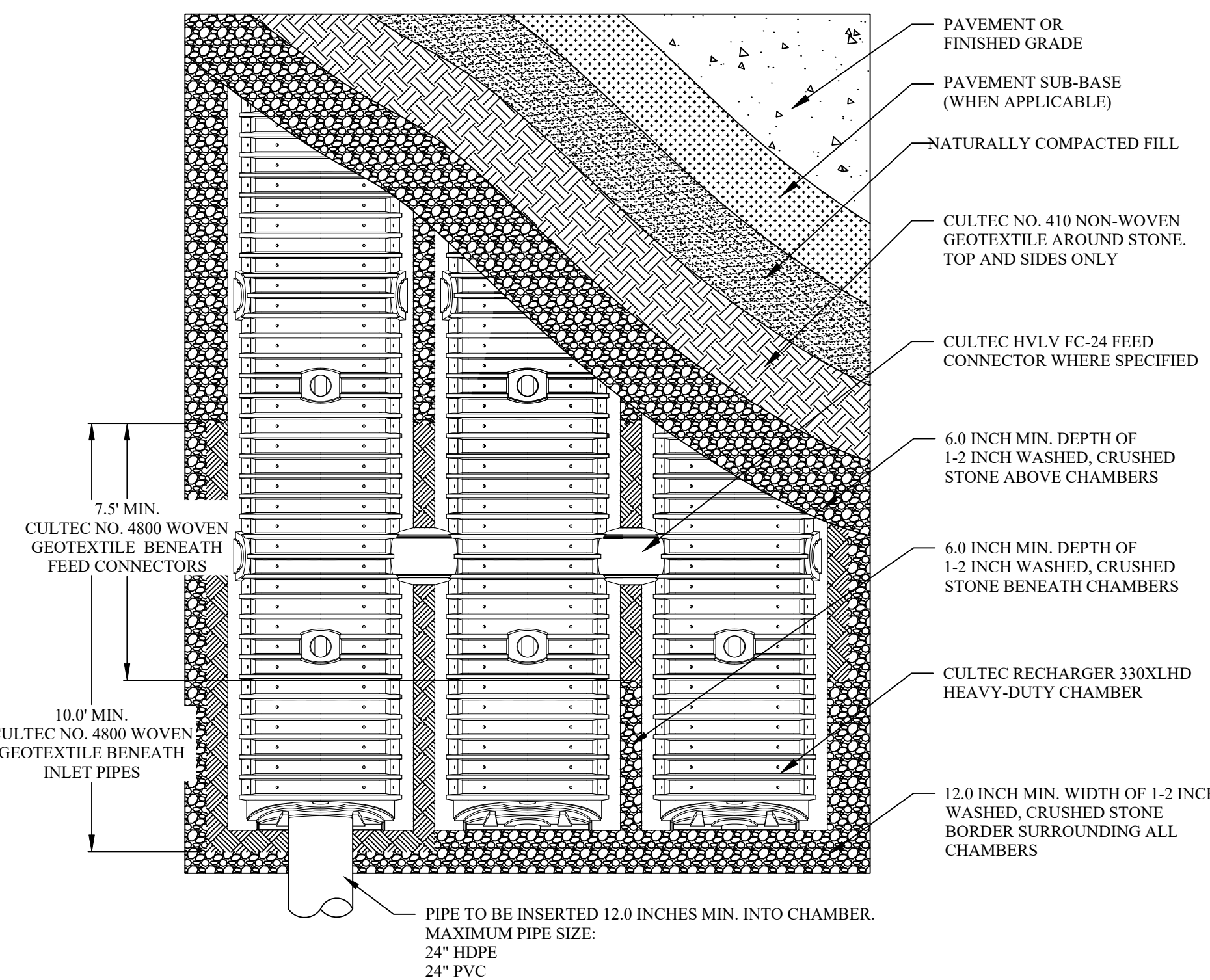
FILTREXX® SEDIMENT CONTROL  
NOT TO SCALE



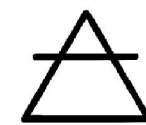
NOTES:

1. REMOVE GRATE AND CAP TO INSTALL OR REPLACE FILTER
2. BUCKET CAN BE REMOVED TO CLEAR DEBRIS AND SOIL

FILTREXX® CATCH BASIN INLET PROTECTION  
NOT TO SCALE



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*Gamze Munden*

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02368

Rev. No.	Rev. Date	Description
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Date: 12/20/2021

Drawn by: JLV

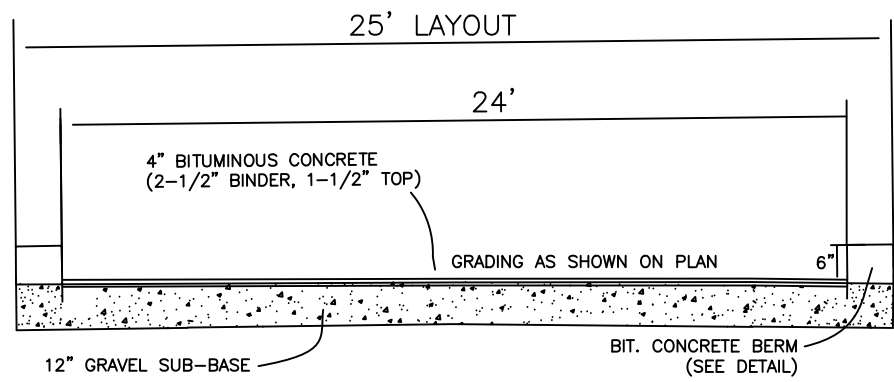
Approved by: GM

STORMWATER  
MANAGEMENT DETAILS

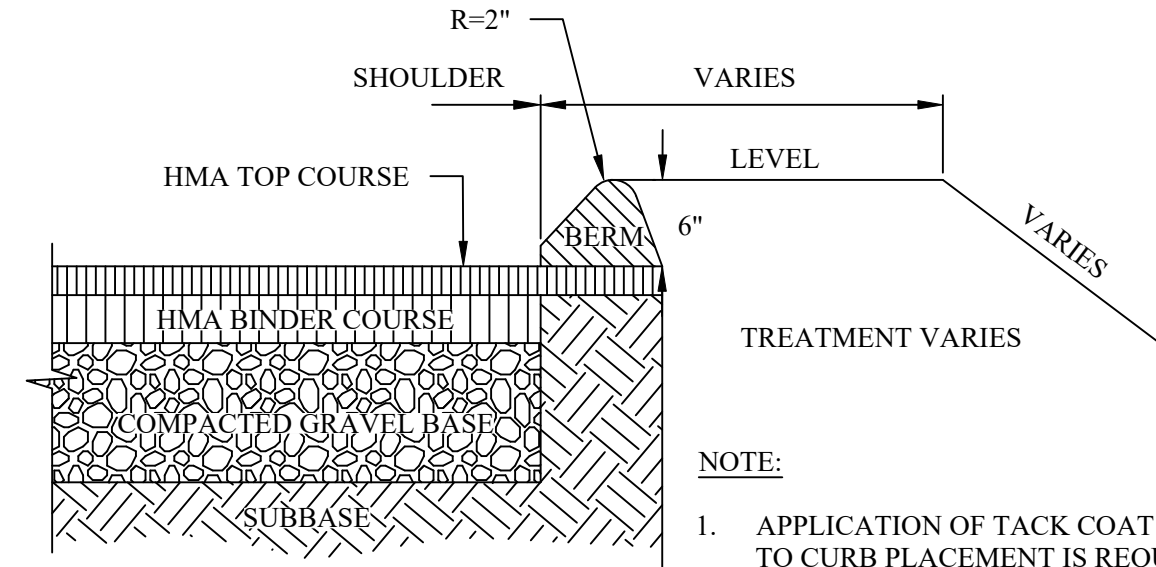
SCALE: AS NOTED

SHEET 5 OF 6

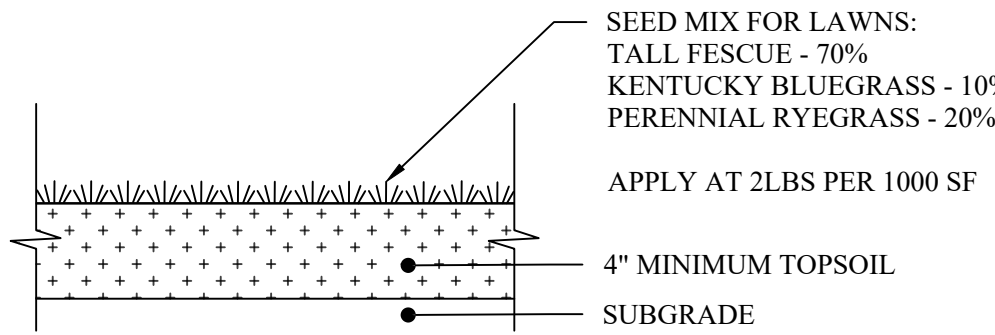




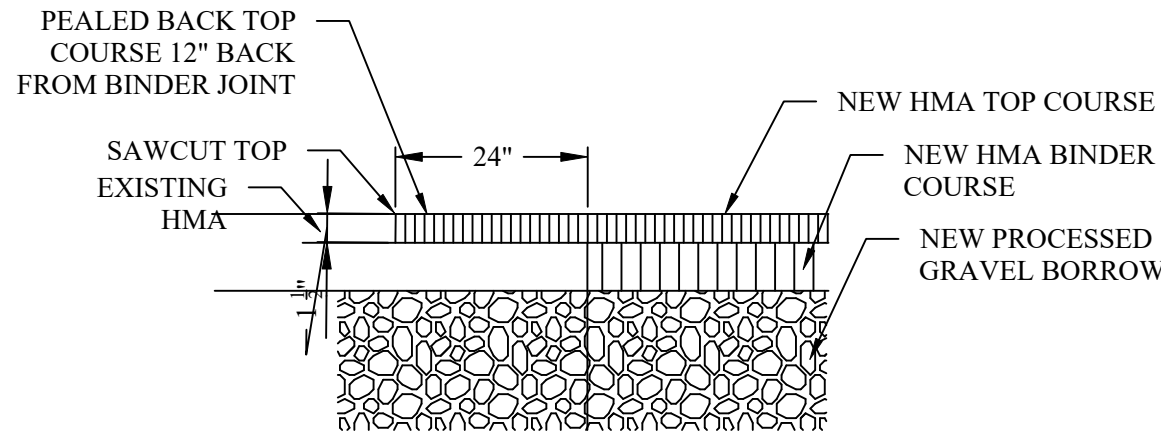
25 FT RIGHT OF WAY LAYOUT  
NOT TO SCALE



HMA BERM DETAIL  
NOT TO SCALE



LAWN AREAS  
NOT TO SCALE



TYPICAL BUTT JOINT  
TO EXISTING PAVEMENT  
NOT TO SCALE

FLAT TOP		
ITEM NO	WEIGHT	
1 HOLE MH4-FT4ID	1,620#	
2 HOLE MH4-FT4ID2H	930#	

ECCENTRIC CONE		
HEIGHT	ITEM NO	WEIGHT
1'-0"	MH4-18CS4ID	1,335#
2'-0"	MH4-24CS4ID	1,783#
2'-6"	MH4-30CS4ID	2,140#
3'-0"	MH4-36CS4ID	2,677#
4'-0"	MH4-48CS4ID	3,425#

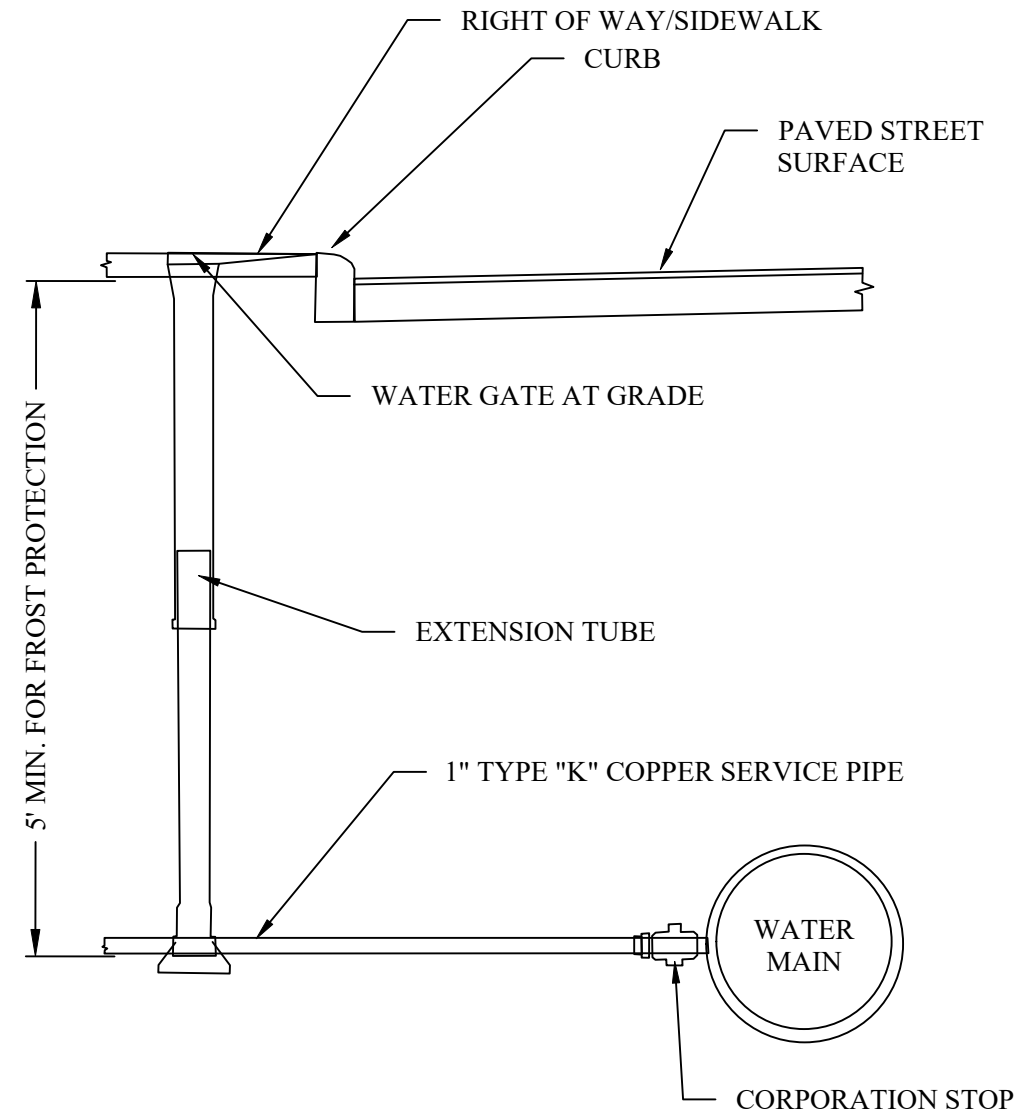
RISER SECTION		
HEIGHT	ITEM NO	WEIGHT
1'-0"	MH4-12CS4ID	856#
2'-0"	MH4-24CS4ID	1,712#
2'-6"	MH4-30CS4ID	2,140#
3'-0"	MH4-36CS4ID	2,568#
4'-0"	MH4-48CS4ID	3,424#
5'-0"	MH4-60CS4ID	4,280#

BASE SECTION		
HEIGHT	ITEM NO	WEIGHT
2'-0"	MH4-24S4ID	2,640#
2'-6"	MH4-30S4ID	3,067#
3'-0"	MH4-36S4ID	3,495#
3'-6"	MH4-42S4ID	3,922#
4'-0"	MH4-48S4ID	4,350#
4'-6"	MH4-54S4ID	4,777#
5'-0"	MH4-60S4ID	5,205#
5'-6"	MH4-66S4ID	5,633#
6'-0"	MH4-72S4ID	6,060#

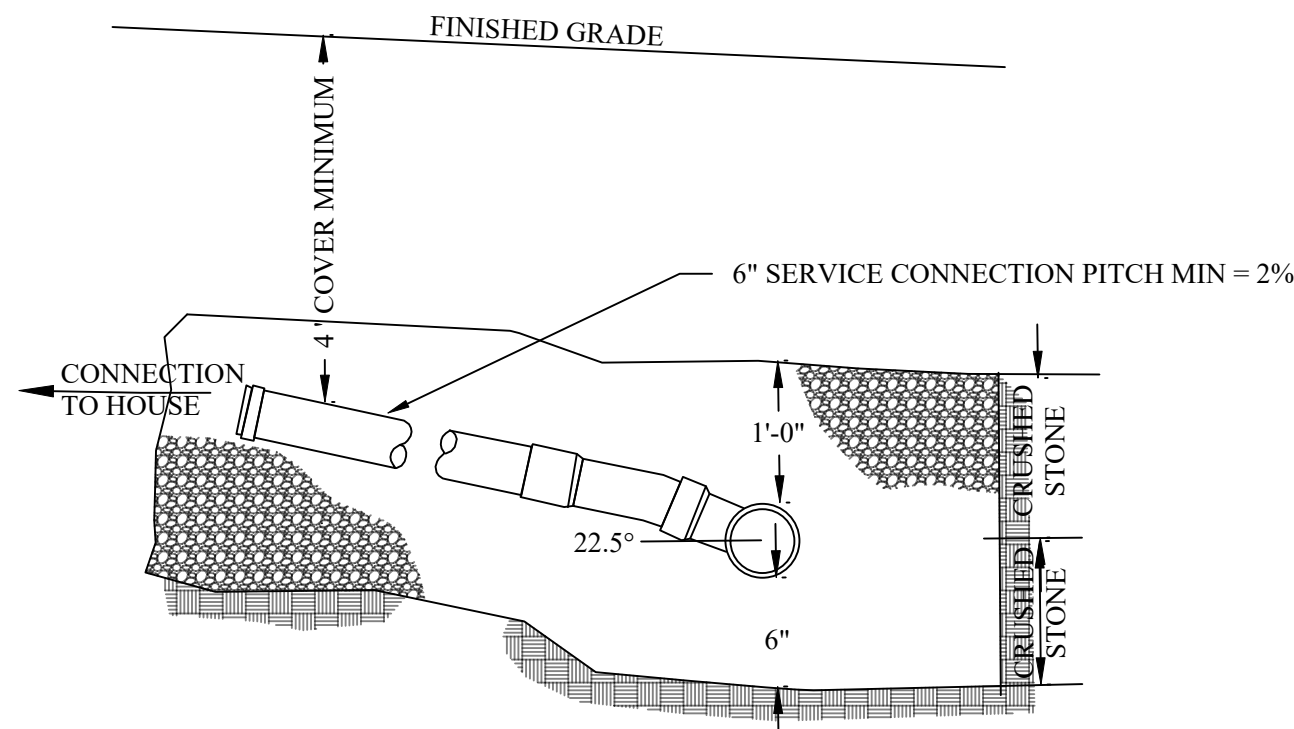
NOTES:

- CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
- REINFORCED STEEL CONFORMS TO ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
- DESIGN LOADING PER AASHTO HS-20, 1 TO 5 FEET COVER.
- MANHOLE DESIGN SPECS CONFORM TO ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

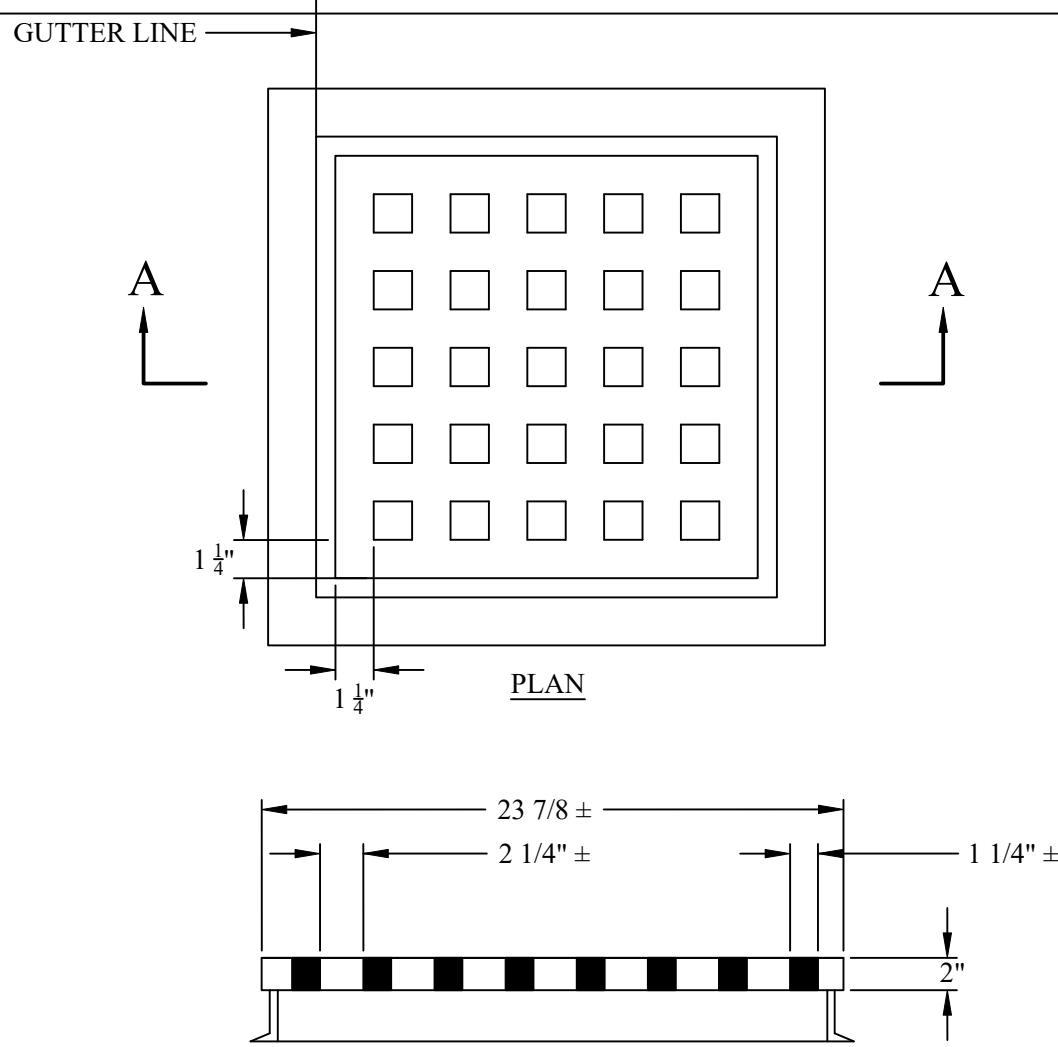
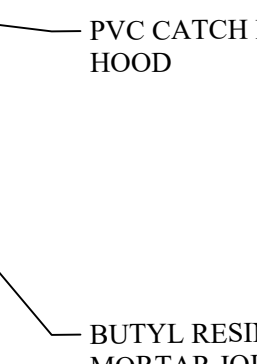
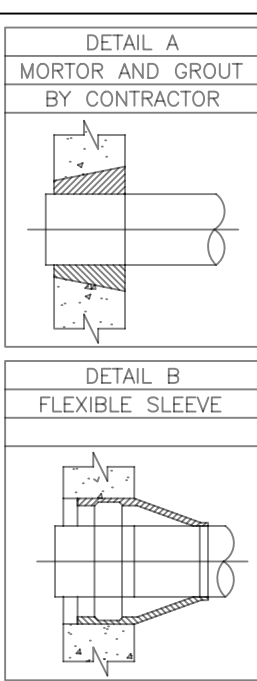
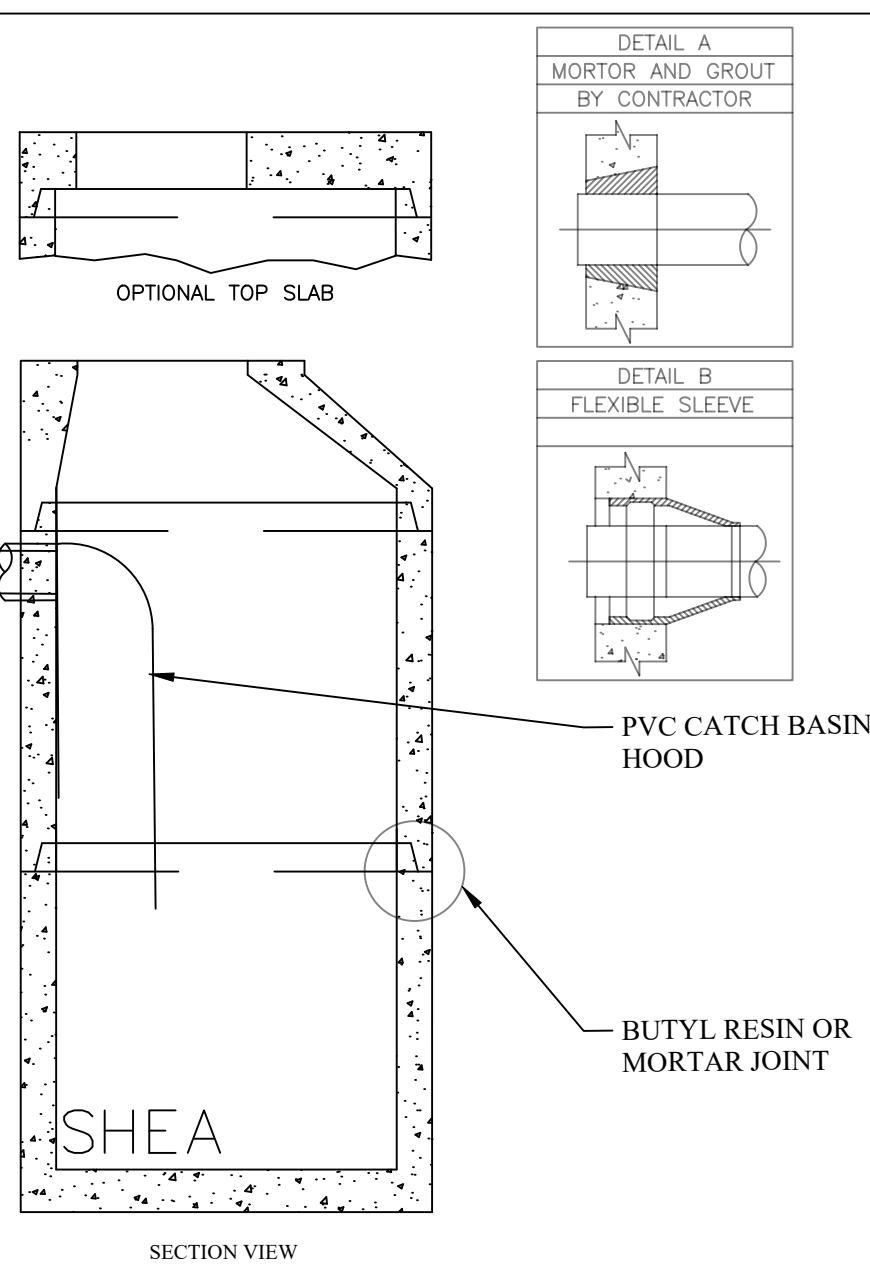
PRECAST CONCRETE CATCH BASIN  
NOT TO SCALE



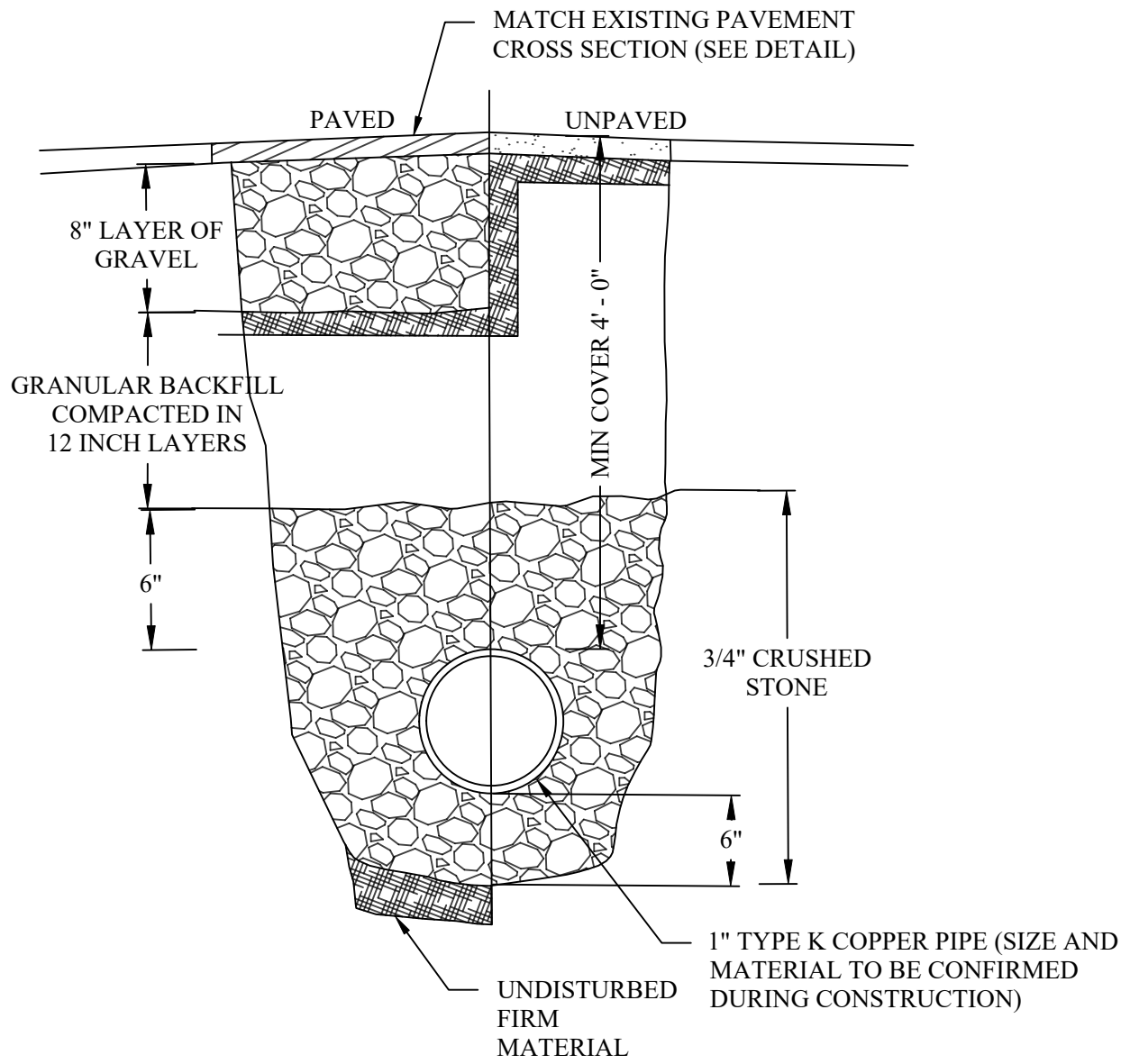
WATER SERVICE CONNECTION DETAIL  
NOT TO SCALE



SEWER SERVICE CONNECTION DETAIL  
NOT TO SCALE



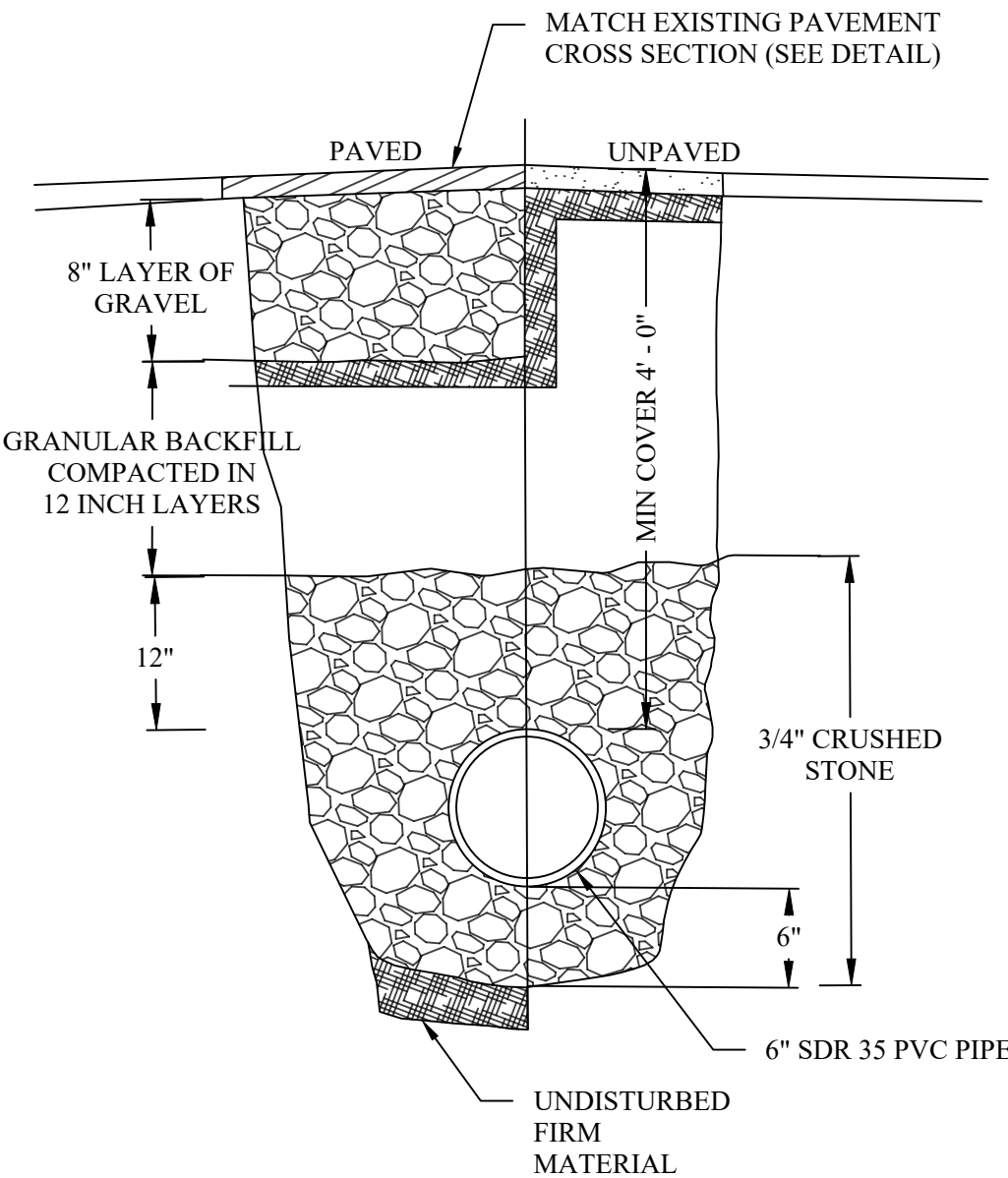
SECTION A-A  
CATCH BASIN GRATE  
NOT TO SCALE



NOTES:

- MATERIAL USED FOR BACKFILLING MUST NOT CONTAIN STONES LARGER THAN 3 INCHES IN GREATEST DIMENSION.
- ANY EXCAVATION BELOW 6" BELOW THE PIPE INVERT ELEVATION DUE TO UNSUITABLE SOILS MUST BE REPLACED WITH 3/4" CRUSHED STONE.

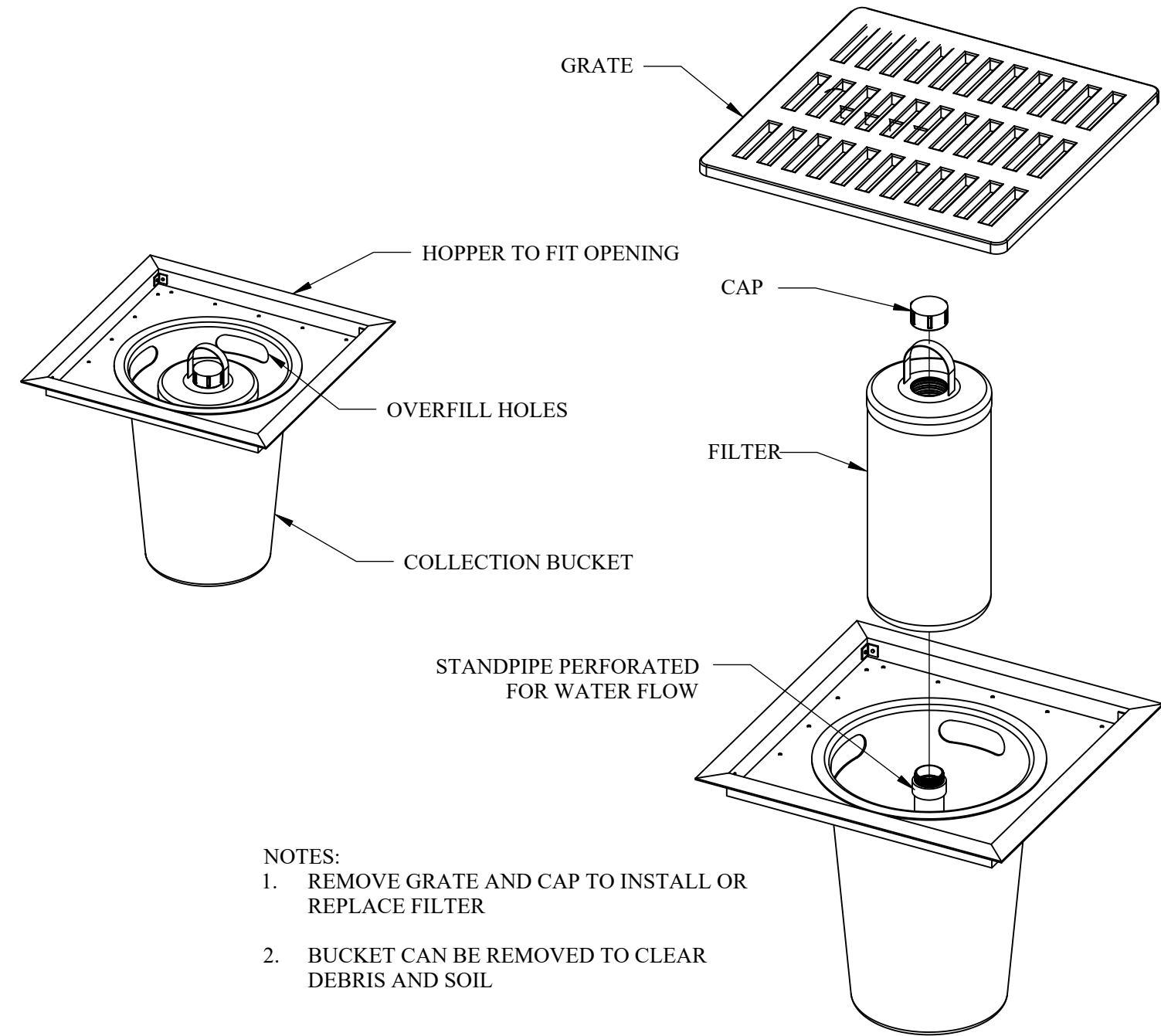
WATER SERVICE TRENCH DETAIL  
NOT TO SCALE



NOTES:

- MATERIAL USED FOR BACKFILLING MUST NOT CONTAIN STONES LARGER THAN 3 INCHES IN GREATEST DIMENSION.
- ANY EXCAVATION BELOW 6" BELOW THE PIPE INVERT ELEVATION DUE TO UNSUITABLE SOILS MUST BE REPLACED WITH 3/4" CRUSHED STONE.

SEWER SERVICE TRENCH DETAIL  
NOT TO SCALE



FILTREXX® CATCH BASIN INLET PROTECTION  
NOT TO SCALE

NOTES:

- REMOVE GRATE AND CAP TO INSTALL OR REPLACE FILTER
- BUCKET CAN BE REMOVED TO CLEAR DEBRIS AND SOIL

Prepared By:



Munden Engineering

P.O. Box 990211  
Boston MA 02199  
781-302-6099  
mundenengineering.com



*G. Munden*

Prepared For:

MICHAEL PERRY  
297 CHESTNUT ST  
RANDOLPH MA  
02368

Rev. No.	Rev. Date	Description

Date: 12/20/2021

Drawn by: JLW

Approved by: GM

DETAILS-2

SCALE: AS NOTED

SHEET 6 OF 6

March 2, 2022

Ms. Michelle Tyler  
Randolph Planning Board  
Town Planner  
41 South Main Street  
Randolph, MA 02368

RE: Nitsch Project #11123.8  
Perry Estates  
Site Plan Review  
Randolph, MA

Dear Ms. Tyler:

Nitsch Engineering reviewed the revised plan set for the proposed Perry Estates subdivision located at 297 Chestnut Street in Randolph, Massachusetts (the Town).

Nitsch Engineering received the following documents:

1. A plan entitled, "Perry Estates 297 Chestnut Street Subdivision," dated December 20, 2021, prepared by Munden Engineering (6 Sheets); and
2. A letter entitled, "Modification to Approved Definitive Subdivision Submittal" dated January 11, 2022, prepared by Munden Engineering; and
3. A document entitled, "Form C2 Request for Modification, Recission or Amendment to a Definitive Subdivision Plan" dated January 11, 2021 (2022), prepared by Munden Engineering; and
4. A document entitled, "Form D Request for Waivers in a Definitive Subdivision Plan" dated January 10, 2022, prepared by Munden Engineering.

Nitsch Engineering reviewed this information to determine conformance to the Town of Randolph Planning Board Rules and Regulations governing the Subdivision of Land, effective January 28, 2020, and Procedural rules of the Planning Board of Randolph, Massachusetts, the Massachusetts Department of Environmental Protection's (MassDEP) Stormwater Handbook (current edition), and for standard engineering practice.

## OVERVIEW

The Applicant proposes to subdivide an existing parcel into two (2) lots, 8-B1 and 8-B2, and modify the existing roadway to provide access to both parcels.

The existing home and all utility connections at 297 Chestnut Street are to remain. The existing roadway includes a 6" sanitary sewer main and two sewer manholes that are also to remain. The Applicant proposes to install a new sanitary sewer lateral and water lateral for the proposed single-family dwelling at lot 8-B1. The sanitary sewer lateral will connect to the existing 6" sanitary in the road and the water service will connect to the 6" water main on Chestnut Street. In addition, the Applicant proposes stormwater infiltration chambers with an overflow to a perforated pipe and stone system. Minor tree clearing will occur within the site to accommodate the road, utility, and residential construction.

The site is within the Residential Single Family High Density Zoning District. The site does not appear to be within a Priority or Estimated Seasonal Habitat, Zone II, Flood Zone or other protected areas.

Ms. Michelle Tyler: Nitsch Project #11123.8  
 March 2, 2022  
 Page 2 of 5

## WAIVERS

The Applicant is requesting the following waivers, which are also listed on Sheet 4 of the plan set:

1. Section VIII.B4e states that all corners of street intersections shall be rounded or cut back to provide for a minimum radius.
2. Section VIII.B5 states that ways shall be laid out to widths of forty feet (40') or fifty feet (50') based on type. Ways of greater width may be required by the Board where traffic or other considerations warrant.
3. Section VIII.B6 states that streets having a grade of less than one percent (1%) shall be approved only in the Board's discretion.
4. Section VIII.D3 states that the design storm should have a rainfall frequency of occurrence of once in ten (10) years shall be used for design computations for street drainage.
5. Section VIII.D4 states that runoff for any area shall be calculated using the Rational Formula.
6. Section VIII.D6 states that all storm drains shall be reinforced concrete except that in off-street locations bituminous coated, galvanized, corrugated metal pipe or pipe arch may be used if approved by the Planning Board. All pipes shall conform to the Massachusetts Highway Department Standard Specifications for Highstreets and Bridges.
7. Section VIII.D19 states that drainage facilities in the form of detention or retention basins or subsurface infiltration systems may not be located within any street right-of-way, nor on any proposed building lot, nor within any open space area intended to be conveyed to the Town. Such facilities, if required as part of a subdivision, shall be located on separate parcels which are to be retained by the Applicant or conveyed to a successor organization.
8. Section VIII.BE3a states that all subdivisions shall provide for the installation of water mains, including all related apparatus, and fire hydrants to meet the requirements of fire safety and of anticipated water consumption.
9. Section VIII.BE4a requires that hydrants shall be provided every five hundred running feet (500') or portion thereof on one (1) side of each street unless a greater distance is approved by the Fire Department in writing.
10. Section VIII.H1 thru H9 include design criteria related to sidewalks.
11. Section VIII.I includes design criteria related to curbing.
12. Section VIII.M covers requirements for street trees.

## PLANNING BOARD SITE PLAN RULES AND REGULATIONS

The plans are in general conformance with the Rules and Regulations except for the following.

### SITE PLAN CONTENT

1. Section V.A3 requires the Applicant submit two (2) sets of drainage calculations signed and stamped by a Registered Professional Engineer. Nitsch recommends the Applicant submit the required information.
2. Section V.A6 requires the Applicant submit a certified list of abutters within 300 feet of the subject property. Nitsch recommends the Applicant submit the required information.

Ms. Michelle Tyler: Nitsch Project #11123.8  
 March 2, 2022  
 Page 3 of 5

3. Section V.D1 requires the plans be drawn to a horizontal scale of 1"=40' and vertical scale of 1"=4'. In addition it requires a cover sheet that includes a locus at a scale of 1"=800', subdivision name, zoning compliance table, etc. The plans appear to be drawn at a horizontal scale of 1"=20' and the profile is not to scale, Nitsch recommends the Applicant request a waiver for this requirement, or update the plans to be the scale required by the regulations. Nitsch also recommends the Applicant submit a cover sheet with all required information in section V.D1.
4. Section VIII.BE3a states that all subdivisions shall provide for the installation of water mains, including all related apparatus, and fire hydrants to meet the requirements of fire safety and of anticipated water consumption. A waiver has been requested for this work. The proposed water service from Lot 8 B1 appears to be approximately 220 feet in length and the existing service to Lot 8 B2 is approximately 400 feet. The Applicant should comment on the length of the water services and explain the decision to not install a new water main. In addition, Nitsch recommends the Applicant confirm with the Randolph Fire Department that an additional Hydrant on the proposed roadway is not needed.
5. Section VIII.B4f states that intersections greater or less than ninety degrees, the radius on each corner of the intersection will be increased one foot for each two degrees greater or less than ninety degrees. Nitsch recommends the Applicant request a waiver for this section.
6. Section VIII.B7a states that any street designed to be a permanent dead-end shall be not less than 250' and shall have a paved turn-around at the closed end as specified below. In addition, Section VIII.B7b states that the length of the dead-end street shall be measured from the intersection with a street providing alternate access to the beginning of the cul-de-sac. Nitsch recommends that the Applicant confirm the 250' minimum requirement is met per the standard.
7. Section VIII.C2 requires that secondary streets in Residential Zoning Districts shall have a minimum radius for a circular turnaround of 50 feet. Nitsch recommends the Applicant submit a fire truck turning radius plan for Nitsch and the Randolph Fire Department to review.
8. Section VIII.D12 states that the full length of pipe, except the bell, must rest upon undisturbed soil except as hereinafter specified. The '*12" storm drainpipe trench detail*' on Sheet 5 shows the pipe laid on 6" of  $\frac{3}{4}$ " crushed stone. Nitsch recommends the Applicant revise the detail to show the pipe resting on undisturbed soil or explain why the 6" of crushed stone is better suited for design. In addition, there does not appear to be 12" drainpipes used in the design, therefore, Nitsch recommends updating the detail to reflect the size of pipes used in the design.
9. Section VIII.E3f requires a 1000 gallon per minute minimum flow shall be required for all new subdivisions. Nitsch recommends the Applicant confirm this requirement is met.
10. Section VIII.E4c requires all residential units shall be serviced by a water supply that provides a minimum flow in gallons per minute at 20 psi or current ISO and NFPA standards, whichever is more restrictive. In addition, Nitsch recommends the Applicant confirm the minimum flow requirement is met.
11. Section VIII.K states that prior to submission of a Definitive Plan to the Planning Board, the Applicant should contact the local postmaster to determine the location of collection units and note the approved location on the plans. Nitsch recommends the Applicant confirm this was completed.

Ms. Michelle Tyler: Nitsch Project #11123.8  
March 2, 2022  
Page 4 of 5

## **DRAINAGE**

12. Section VIII.D1 states that each drainage plan submitted for approval shall be accompanied by a design analysis prepared by a qualified Registered Professional Civil Engineer. The analysis shall clearly indicate all the computations for the drain including determination of pipe size and strength, and a statement concerning the disposition of flow. Nitsch recommends that the Applicant provide storm calculations for the 25- and 100-year events and provide analysis indicating that there are no local or downstream impacts during these storms. Nitsch recommends the Applicant submit pipe sizing calculations, or the Applicant should submit a waiver.
13. Section VIII.D2 states that a drainage area map shall be prepared for each section of a subdivision and all other watershed areas tributary to the subdivision drainage system. Nitsch recommends the Applicant submit a drainage area map with the drainage calculations.
14. Section VIII.D5 states that the proper drain size shall be calculated by using the "Manning's Formula" with a Kutter's n value of 0.013 for concrete pipe, and 0.024 for corrugated metal pipe. Nitsch recommends the Applicant provide drainage calculations.
15. Section VIII.D7 states that all pipes shall be laid out on a slope so that the minimum velocity with the pipe flowing full shall be two feet per second (2.0 ft/sec). Please confirm the pipes were designed to meet this standard.
16. Section VIII.D9a states that drain inlets located in streets shall be catch basins with a sump 24" or more lower than the invert of the outlet pipe. Nitsch recommends the Applicant confirm this requirement is met and update the detail to show at least a 24" sump.
17. Section VIII.D9d states that catch basins shall be 4 feet in diameter. Nitsch recommends the Applicant update the detail to show the dimension of the catch basin and thickness of the catch basin walls.
18. Section IX.D requires the Applicant submit a long-term Operation & Maintenance plan for stormwater management. Nitsch recommends the Applicant provide an Operation & Maintenance plan.

## **GENERAL COMMENTS**

19. The proposed CB rim does not appear to be at a low point. The proposed Stormceptor DMH located 10 feet from the CB has a rim elevation of 197.10' whereas the CB has an elevation of 197.60'. Please confirm this is the design intent.
20. The stormwater calculations in the Stormwater Report provide calculations for the 2 and 10-year storms. Nitsch recommends the Applicant also run the 25 and 100-year storm and include the perforated pipe & stone in the model.
21. Nitsch recommends the Applicant add proposed rim elevations to the existing CB and the existing SMH to remain in the roadway.
22. The Filtrexx Catch Basin Inlet Protection detail is duplicated on Sheet 6.
23. Nitsch recommends adding a driveway curb cut detail.

Ms. Michelle Tyler: Nitsch Project #11123.8  
 March 2, 2022  
 Page 5 of 5

24. Please update the callouts for the water service and sanitary sewer service to point to the correct service.
25. The proposed 1" water service should maintain a minimum 10' offset from the sanitary sewer line within the proposed roadway.
26. Nitsch recommends the Applicant submit a wye-connection detail for the connection of the 6" sanitary lateral to the main.
27. Nitsch recommends the Applicant submit a sanitary sewer cleanout detail.
28. Section 200-10.C of the zoning regulations state that in a residential district, no one-family dwelling house shall cover more than twenty percent of the lot area. Please confirm that this requirement is met.
29. The proposed roadway appears to travel along the eastern property line. Please refer to the Board as to whether this is acceptable.
30. Nitsch recommends the Applicant submit a curb cut detail for the driveways. The current layout does not include radii at the curb openings. The driveway for Lot 8 B1 may be difficult to access without first turning around in the cul-de-sac. Nitsch recommends the Applicant submit a vehicle turning radius diagram showing a passenger car entering from the road and pulling into the driveway of Lot 8 B1.
31. There appears to be an existing sidewalk on Chestnut Street that will be affected by the widened roadway layout. Nitsch recommends the Applicant clearly show the extents by which the sidewalk will be altered and confirm with the Board that this is acceptable.

## RECOMMENDATION

The plans and calculations appear to conform to the Town of Randolph Subdivision Regulations and Procedural Rules of the Planning Board of the Town of Randolph and the Stormwater Handbook, except as noted. Nitsch Engineering recommends that the Applicant revise and re-submit the plan set to include additional items noted in the letter or requested by the Board for review. If the Board has any questions, please call.

Very truly yours,

**Nitsch Engineering, Inc.**



Brian Biagini, EIT  
 Senior Project Designer

Approved by:



Steven Ventresca, PE, LEED AP BD+C  
 Senior Project Manager

BB/SV

# 2017 COMPREHENSIVE MASTER PLAN IMPLEMENTATION GRID

LAND USE		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
<i>Master Plan Task</i>							
LU1	Review and update zoning to encourage mixed-use and strategic commercial development.	PLANNING BOARD Town Council	X				
LU2	Update the current design review regulations to enhance design guidelines and extend design review to more types of development.	PLANNING BOARD Town Council	X				
LU3	Identify and market priority sites to attract new development.	Planning Dept.	X				
LU4	Clearly “brand” and promote the Crawford Square area as the Town Center.	PLANNING BOARD Town Council	X				
LU5	Continue working to protect open space resources through investment, reforestation, zoning, and design review regulations.	PLANNING BOARD Town Council				X	
LU6	Promote sustainable land use and development practices.	PLANNING BOARD Town Council	X				
LU7	Provide for the mitigation of negative impacts associated with development through developer’s contributions to the provision of new infrastructure, the creation of public amenities, or user fees.	PLANNING BOARD Town Council	X				

ECONOMIC DEVELOPMENT		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
<b>Master Plan Task</b>							
ED1	Produce marketing and promotional materials and events.	Planning		X			
ED2	Facilitate broader outreach to the business community	Planning Chamber of Commerce		X			
ED3	Provide developers and owners of vacant and underutilized properties with information and guidance through town regulations and ordinances to guide appropriate development of these parcels.	<b>PLANNING BOARD</b> Planning Dept	X				
ED4	Develop curriculum and workshops to assist businesses with parcel development.	Planning Dept Chamber of Commerce		X			
ED5	Engage the local business community	Planning Dept Chamber of Commerce		X			
ED6	Identify areas in the town that are appropriate for employers of Professional and Technical Services and Accommodation and Food Services.	<b>PLANNING BOARD</b> Planning Dept Chamber of Commerce		X			
ED7	Market under-utilized parcels for mixed use, including the development of medical office space.	<b>PLANNING BOARD</b> Planning Dept Town Council		X			
ED8	Use results of the retail gap analysis described herein to promote retail development in target areas.	<b>PLANNING BOARD</b> Planning Dept Chamber of Commerce		X			



HOUSING		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
Master Plan Task							
H1	Increase affordable housing availability in appropriate locations to ensure the needs of current and future residents are met.	Planning Dept Housing Authority		X			
H2	Preserve, maintain, and upgrade existing affordable housing units.	Housing Authority				X	
H3	Promote homeownership throughout the town.	Housing Authority				X	
H4	Expand the mix of housing choices throughout town for a range of incomes, ages, and family types.	PLANNING BOARD Planning Department Town Council		X			

OPEN SPACE AND RECREATION		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
Master Plan Task							
OSR1	Continue the protection of existing open space parcels and acquire new lands.	PLANNING BOARD ConCom Planning Dept Town Council				X	
OSR2	Preserve and maintain sufficient habitats for native plant and wildlife species.	PLANNING BOARD ConCom Planning Dept Town Council				X	
OSR3	Create multi-modal links between open space and recreation areas.	Recreation		X			
OSR4	Improve public access at and within land managed by the Conservation Commission.	ConCom Planning Dept	X				
OSR5	Continue working to protect open space resources through investment, reforestation, zoning, and design review regulations.	PLANNING BOARD Conservation Commission Planning Dept Town Council				X	
OSR6	Maintain and provide sufficient active recreation facilities.	Recreation				X	
OSR7	Provide for the mitigation of negative impacts associated with development activities through impact fees to assist in the funding of open space and recreation oriented initiatives.	PLANNING BOARD ConCom Planning Dept Town Council		X			

NATURAL AND CULTURAL RESOURCES		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
<b>Master Plan Task</b>							
<b>NHC1</b>	Continue working to preserve natural resources through the acquisition of vulnerable open space areas to protect them in perpetuity.	<b>PLANNING BOARD</b> ConCom Planning Dept Town Council				<b>X</b>	
<b>NHC2</b>	<p>Review Town ordinances to consider impact of zoning and other regulations on historic properties to introduce coordinating measures, such as:</p> <ul style="list-style-type: none"> <li>Monitor impact of Site Plan and Design Review process on historic resources.</li> <li>Amend Residential District Setback Provision, Section 200-28. A (2), and allow for relief from strict adherence to the 25' setback to match the setback of adjacent historic houses.</li> <li>Notify the Historical Commission of buildings 50 years old or older that are cited under Chapter 83, Security and Maintenance of Abandoned and/or Dilapidated Buildings.</li> </ul>	Historic Commission <b>PLANNING BOARD</b> Planning Dept Town Council		X			
<b>NHC3</b>	Change threshold of Demolition Delay Ordinance to the national standard of 50 years old or older, and extend the delay period to nine months or more.	Historic Commission <b>PLANNING BOARD</b> Planning Dept Town Council		X			
<b>NHC4</b>	Expand availability of HRI documents by including links to them on the Town's webpage.	Historic Commission Planning Dept	X				
<b>NHC5</b>	Add historic designations to online GIS.	Historic Commission Planning Department	<b>COMPLETED 2021</b>				

NHC6	Establish a History Room in the Turner Free Library to provide better access to historic material about Randolph.	Historic Commission Library		X			
NHC7	Restart historic marker program, and establish historic street signage program.	Historic Commission		X			
NHC8	Encourage the use of historic properties as economic development tools by using state and federal Historic Rehabilitation Tax Credits.	Historic Commission Planning Department		X			
NHC9	Work with Preservation Massachusetts to utilize their Circuit Rider Program.	Historic Commission Planning Department		X			
NHC10	Take advantage of all funding sources for historic preservation, including: <ul style="list-style-type: none"> <li>Massachusetts Preservation Projects Fund</li> <li>Massachusetts Historical Commission Survey and Planning Grants</li> <li>CPA Funds</li> <li>Preservation Massachusetts Predevelopment Loan Fund</li> <li>The MCC</li> </ul>	Historic Commission Planning Department Mass Cultural Council		X			

SERVICES AND FACILITIES		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
<b>Master Plan Task</b>							
<b>SF1</b>	Prioritize allocation from the local budget towards improving aged utilities and educational facilities.	DPW Town Council	X				
<b>SF2</b>	Assess the needs for upgrades to school facilities on a regular basis.	DPW RPS				X	
<b>SF3</b>	Provide access to areas and amenities of all schools' building interior, including ADA-accessible restrooms, elevators, drinking fountains, and parking.	RPS	X				
<b>SF4</b>	Review the needs of residents to ensure programs that are offered by the Town reflects the needs and interests of all Randolph residents.	Town Manager				X	
<b>SF5</b>	Centralize social services information at one location to make it easier for residents and visitors to get the information they need.	DPW Health Dept Planning Dept Town Manager		X			
<b>SF6</b>	<b>Replace the Randolph-Holbrook Treatment Plant.</b>	<b>DPW</b>	<b>IN PROGRESS</b>				
<b>SF7</b>	Complete the cleaning and lining of the water mains.	DPW	X				
<b>SF8</b>	Provide new 8-Inch water mains.	DPW	X				
<b>SF9</b>	Increase fire flow protection.	DPW	X				
<b>SF10</b>	Remove sump pumps from the sewer system.	DPW	X				
<b>SF11</b>	Continue inflow/infiltration detection and removal.	DPW				X	
<b>SF12</b>	Educate the public about proper disposal of grease and cleaning products.	DPW	X				

TRANSPORTATION		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
Master Plan Task							
T1	Decrease congestion along roads that are operating at an unacceptable level.	DPW Planning Dept		X			
T2	Make changes to parking policy to organize the public parking supply to be more efficient and reflect current demand.	DPW	X				
T3	Increase pedestrian and bicyclist safety.	Planning Dept	X				
T4	Expand viable transit options for all Randolph residents and employees.	DPW		X			
T5	Develop local capacity to address transportation and circulation needs on an ongoing basis.	DPW Planning Dept Town Manager		X			



ABOUT US

ACTION CENTER

ADVOCACY

EDUCATION

EVENTS

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# All About Circuit Riders

## Who are the Preservation Circuit Riders?

The Circuit Riders are part-time employees of Preservation Massachusetts. They are professionals with expertise in a variety of areas and are trained to bring relevant and necessary resources to local groups and communities. Working in the field, they deliver mentoring support, education, resources and technical assistance directly to those facing preservation challenges or projects.

As staff of Preservation Massachusetts, they do not have regulatory or legal authority and will not offer any such advice but rather refer you to the appropriate agency or professional. They work in constant collaboration with the staff in our main office and other partner organizations and agencies from across the state.

## How does the program work?

The state is divided into two regions, east and west, roughly using Worcester as the dividing line. Each region has a dedicated Circuit Rider who works "in the field" and not in PM's main office. Through investigative visits, consultations and meetings they help to define relevant issues and develop preservation strategies. They also empower preservation efforts through building local capacity and resource networks.

## YAY! Is the Circuit Rider a free consultant for my project?

No, the Circuit Riders are not consultants. If they feel your project or issue needs a consultant they will offer some suggestions for you to contact. The role of the Circuit Rider is to offer information and make a connection to information, resources or professionals that will be of most use to a particular project or issue.

## Who can contact a Circuit Rider?

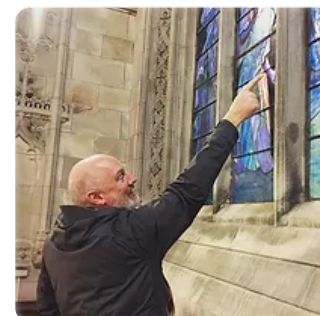
Everyone! Any person, organization or community dealing with preservation challenges, issues or projects in the Commonwealth. You can contact a Circuit Rider with a question via email or phone. They will get back in touch with you in order to better understand your question and issue before determining if a meeting "in the field" is necessary.

## How is the Circuit Rider paid for?

As a program of Preservation Massachusetts, the Circuit Riders are part of our annual budget. We receive no state or federal funding and raise our operating funds each year through donations, events and grants. If you have benefited from Circuit Rider support, we ask that you join as a member so we can continue to offer this important program to others.

Currently the Eastern Massachusetts Circuit Rider is generously supported by the Kuehn Charitable Foundation.

Has a Circuit Rider assisted you? Please consider [joining as a member](#) so we can continue offering important program services like our Circuit Riders!



## Our Office

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# Preservation Circuit Riders

**The Preservation Circuit Rider Program brings the support, mentoring, and resources of Preservation Massachusetts (PM) directly to individuals, groups, and communities across the Commonwealth. They work with people who are working on preservation projects and to those who have questions in various communities, especially those areas that are currently underserved in terms of preservation expertise. Working in the field, they deliver mentoring support, education, resources, and technical assistance to those facing preservation challenges.**

Through the Preservation Circuit Rider program, PM can better assist and educate people in preserving, restoring, and revitalizing important places while growing our grassroots preservation community.