



PLANNING BOARD MEETING

Tuesday, October 13, 2026 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

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

The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

Chairman Plizga called the meeting to order at 6:02 PM.

PRESENT

Araba Adjei-Koranteng

Tony Plizga

Peter Taveira

Lou Sahl

ABSENT

Alexandra Alexopoulos

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 9/22/2026

The Planning Board approved the meeting minutes of September 22, 2026, as presented.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the meeting minutes of September 22, 2026, as presented.

Voting Yea: Adjei-Koranteng, Plizga, Sahl

Voting Abstaining: Taveira

D. Public Speaks

Chairman Plizga opened and closed the Public Speaks portion of the meeting with no comments received in person or online.

E. Old/Unfinished Business

1. Site Plan Review - 19 Memorial Parkway

Chairman Plizga asked Mrs. Tyler to provide an update for the Board. Mrs. Tyler reported that O'Reilly Auto Parts is leasing space at 19 Memorial Parkway and had submitted plans for interior renovations and exterior modifications which originally included the removal and reconfiguration of a gable roof structure where the sign would be placed. At the last meeting, the Planning Board had requested revisions to retain the original gable design.

Mike Kindle of O'Reilly Auto Parts presented the revised plans, which retained the original gable structure but changed the trim color to Shermin-Williams Shoji White, noting that the existing Hardie board color would remain unchanged, just refreshed. Member Adjei-Koranteng asked why they chose a different trim color. Mr. Kindle stated it goes better with the O'Reilly's colors. Chairman Plizga wondered if the property owner would consider changing the trim on the other gables within the Plaza so they match. Member Adjei-Koranteng agreed the gable trim colors should match.

Mr. Kindle made note that the unit address is officially 47 Memorial Parkway. Mrs. Tyler stated that the parcel address is 19 Memorial Parkway.

Elysia Joslin of O'Reilly Auto Parts joined the meeting via ZOOM and asked about adding more red background to the proposed sign for greater visibility. Chairman Plizga explained that adding more red would enlarge the sign beyond 40 square feet, requiring a ZBA appeal. Mrs. Tyler pointed out that the existing monument sign on Memorial Parkway could provide street visibility if they added their sign to it, which she had no objection to. Chairman Plizga offered the option for additional red trim around the windows and doors below, though O'Reilly prefers green trim. Member Sahlu asked for the corporate colors, which were identified as *Sherman Williams* Shoji White, Delorean Gray and Positive Red.

Ms. Joslin also asked whether eliminating the red sign background would allow for larger lettering and backlighting. Mrs. Tyler noted any increase to the size of the sign would require ZBA approval. Chairman Plizga and other members were not opposed to internally illuminating the sign.

Chairman Plizga noted additional exterior changes, including replacing rear security lighting fixtures in the same locations and making cosmetic and maintenance-related upgrades to the handrail and ramps. Chairman Plizga noted that these changes were less concerning than the facade.

Chairman Plizga asked Ms. Joslin their preference of sign style following the discussion. Ms. Joslin replied they prefer to make the red background bigger, but understands the Board's stance. The secondary ask would be to make the sign larger and potentially eliminate the red behind it adhering to only the olive green that currently exists with only backlit lettering. Chairman Plizga suggested maximizing the lettering within the 40 square foot limit to avoid requiring ZBA approval. Mr. Kindle noted that the proposed sign has only a narrow red strip behind the lettering, which already extends nearly to the sign's edge. Chairman Plizga agreed after taking a second look at the plans. Member Adjei-Koranteng asked whether the sign would read "O'Reilly" only or include "Auto Parts." Ms. Joslin said it would be both.

Ms. Tyler went over procedures with the Board. Chairman Plizga felt it might be cleaner to approve the site plan as submitted with a tweak to the fascia color, allowing O'Reilly the flexibility to propose a different sign if they chose with increased area and illumination that Mrs. Tyler could deny in order to trigger a ZBA appeal.

Ms. Joslin asked further about changing the orange-toned brick on the storefront to Delorean Gray. The Board raised no objection.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the site plan improvements depicted on Casco drawing package dated 8/20/26 and the revised drawing A2.2.2 rev. 1, which is undated in terms of the revision, with the exception that the fascia board trim around the "A" frame is to remain the existing color
Voting Yea: Adjei-Koranteng, Plizga, Taveira, Sahl

Discussion on the motion:

Chairman Plizga stated that although internal sign illumination is not permitted by zoning, he considers it consistent with existing practices within the plaza. Members supported illumination in a straw poll.

Mrs. Tyler reviewed next steps with the O'Reilly Auto Parts team, stating she would send the decision to them and the Building Department, along with notes about the sign.

F. New Business

1. Spring Estates Subdivision Discussion with West Point Development

Chairman Plizga invited Mike Kmito of West Point Development and Todd Sandler to join the meeting via ZOOM. Planning Director Michelle Tyler reviewed outstanding subdivision items for Spring Estates (Kelli Road), including pavement topcoat, utility conveyance, and the temporary cul-de-sac.

Chairman Plizga asked Mr. Kmito if he intends to remove the cul-de-sac. Mr. Kmito expressed a preference to keep the cul-de-sac for neighborhood turning purposes. He explained that he had delayed completing the road after purchasing adjacent land because he was unsure whether utilities or access would be routed through there. Chairman Plizga noted that retaining the cul-de-sac would necessitate a major modification to the subdivision requiring compliance with current fire apparatus turning-radius standards, deed corrections, and a public hearing.

Mr. Kmito agreed to contact Collins Engineering, which prepared the original plans, to prepare revised plans for review, estimating completion in a few months. Mrs. Tyler will follow up in late January or February regarding progress.

Chairman Plizga confirmed with Mr. Kmito that the private way sign had been installed.

G. Staff Report

Pett Acres Drive (off East Druid Hill)

Mrs. Tyler reported that the subdivision is on the market and that she had spoken with the prospective buyers. She also spoke with the Karakostas family, who will appear before the

Board at its first November meeting to provide a status update. Chairman Plizga noted that this subdivision extends into Holbrook and that the applicants would need to contact Holbrook once the Randolph issues are resolved. He also noted the presence of wetlands. Mrs. Tyler noted that the applicant would need to consult the DPW regarding stormwater management.

Scanlon Drive / Lantana

Mrs. Tyler reported that Lantana has been demolished. No plans have been finalized beyond stormwater infrastructure. In the short-term the site will be used for parking while long-term plans are developed. Mrs. Tyler reminded the Board that the west side of High Street may only be used as a parking lot under a land-swap agreement between former Lantana owner Paul Hart and DCR approved in 2005. The owner intends to go to Norfolk County to discontinue the portion of High Street north of Scanlon Drive. Chairman Plizga and Mrs. Tyler discussed the Board's role in approving the parking lot.

First Congregational Church EV Charging Stations

Mrs. Tyler reported that installation of the EV charging stations is underway. Chairman Plizga reminded Mrs. Tyler to ensure the bollards are installed near the propane tank.

19 Highland Avenue

Chairman Plizga asked Mrs. Tyler to follow up on the missing panel in the barrier between the deck and the unit on the right.

October 27 Meeting

- Ledgeview Estates (E.G. Schaner)
- Possibly Lantana Parking Lot Designs
- Future meetings - zoning amendments for Fleet EV Chargers, etc.

H. Board Comments

None

I. Adjournment

Notification of Upcoming Meeting Dates

October 27, November 10, November 24, December 15

The Planning Board meeting adjourned at 7:13 PM.

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

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