



PLANNING BOARD MEETING

Tuesday, September 10, 2024 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 in person, via telephone or computer.

A. Call to Order - Roll Call

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

PRESENT

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

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 8/13/2024

The Planning Board approved the meeting minutes of August 13, 2024 as presented.

Motion made by Plizga, Seconded by Taveira to approve the minutes of August 13, 2024.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

Voting Abstaining: Adjei-Koranteng

D. Public Speaks

None

E. New Business

1. Subdivision - Druid Hill

Chairman Plizga stated that the Druid Hill subdivision was approved in 1991. The Planning Director, Michelle Tyler, believes the subdivision name may be incorrectly titled on the agenda and stated that the street name is Pett Acres Drive.

The Planning Director stated there is an existing home on the land that was subdivided known as 38 E. Druid Hill Avenue. Over the years, there has been interest in the subdivision, but nothing has been constructed. The Planning Director questions whether the lots are buildable due to wetlands and conservation restrictions.

Chairman Plizga asked the Planning Director if the fact that part of the land is in Holbrook has any impact on the Planning Board potentially rescinding the subdivision. The Planning Director stated that the Holbrook Planning Board would likely consider rescinding the subdivision as well so that the records are clean. If the Planning Board moves to hold a public hearing to rescind the subdivision it would return to its original state as one lot.

The Planning Director stated that all of the potential purchaser's of the subdivision have walked away after learning what the obligations are. Member Adjei-Koranteng asked what they are. The Planning Director stated that a road needs to go in and the wetlands were a factor.

Chairman Plizga recommends that the Board holds a public hearing to rescind the subdivision. The Board discussed how to proceed. The Planning Director suggested pausing the meeting to access a file in her office. Chairman Plizga paused the meeting to allow the Planning Director to gather the property file and the meeting resumed. Considering there was no recent correspondence in the file, the Planning Director recommended sending a letter to the owner before scheduling a public hearing to consider rescinding the subdivision.

Chairman Plizga requested that the Board send a letter to the owner requesting their presence at the next meeting on September 24, 2024 to discuss the matter. If there is no response, the Board will schedule the public hearing to consider rescinding the subdivision.

2. Project - 259 Allen Street - Convenience Store

The Planning Director, Michelle Tyler, explained that the project at 259 Allen Street convenience store has stalled. The interior is incomplete. The exterior is complete but the property landscaping is not being maintained.

The Planning Department sent a letter (via certified return receipt mail) reminding the owner that the property must be maintained and the work needs to be completed. The Planning Director provided Code Enforcement with a copy of the letter for them to follow up so they may levy fines if the work is not done.

F. Staff Report

- *Active Subdivision Review

- *Active Project Review

- *Upcoming Projects

Subdivision Review

Lafayette Estates

The Planning Director has requested extension numerous times from the developers. One of the developers is very ill, however, Mr. Pickering has finally submitted a request for an extension. Most of the items are complete, however, they still have to do the street lights, the curbing and the berm at the accessible ramps, final touch up to stormwater basin, top coat for the road, install the bounds, provide the as-builts and loam for the grass strip. The Planning Director suggested a one-year extension as a reasonable time-frame. The Board had a discussion about how to proceed with the extension.

Chairman Plizga made a motion to continue the completion date for Lafayette Estates to October 31, 2025, seconded by Member Sahlu then opened it up for Board discussion. Member Adjei-Koranteng asked about the outstanding items and if, besides Mr. Marotta's health, there were any other issues getting the work completed. The Planning Director went down the list of outstanding items and noted that the project was a large 17 lot subdivision with multiple streets. Member Taveira asked about any access issues regarding snow plows etc. Planner Tyler stated no, that the binder course is in and that the street is still private so the Town does not maintain it.

Motion made by Plizga, Seconded by Sahlu to continue the completion date for Lafayette Estates until October 31, 2025

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

Cherry Circle

The Planning Director stated that the Planning Board has received the as-builts and the conveyance of utilities. The Town Engineer reviewed the work onsite. Then signed the Planning Board's certificate of completion and recommended acceptance by the Planning Board. The Planning Director said the construction was approved with waivers, there were no approved or unapproved field changes, the binder course has been subjected to one winter prior to application of the final course, drainage and utilities have also been exposed to one winter season, as have trees and landscaping. Chairman Plizga stated that the disagreements with the neighboring property owner, whom has appeared before the Board in the past, are between the property owners not with the Town. The Planning Director agreed.

Motion made by Plizga, Seconded by Alexopoulos to accept the completion of Orchard Estates based on the documents received and that it be recommended for acceptance as a public way.

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

Powers Drive Subdivision

On August 7, 2024 a certified letter (return receipt) went out to the property owner which requested the owner's participation at the meeting on Tuesday, September 10 for a discussion so that the Board could consider any potential action to rescind the subdivision. The letter was returned unclaimed. The subdivision which created the potential for two lots was approved in 1980. No work has been done. Chairman Plizga

asked the Board members if they would object to a hearing to rescind the subdivision. The Board was unanimous to hold a public hearing to consider rescinding the subdivision.

Motion made by Plizga, Seconded by Sahlu to conduct a public hearing for Powers Drive Subdivision for October 8, 2024 at 6:15pm to consider rescinding of the subdivision.
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

Ledgeview Terrace

The Planning Director stated there has been a series of correspondence requesting a status update. In 2020 a letter went out certified return receipt, which we did receive the green card back. Letters went out in March 2020, May 2020 and July 2024. The latest mailing was July 25, 2024 for which we have not received a green card (receipt) back yet. The subdivision was approved in September 2006. There has been no activity to develop the project. Chairman Plizga made note that the last letter to go out requested the owner's participation at the September 10, 2024 meeting and made a motion to proceed with a public hearing to consider rescinding the subdivision. Member Sahlu asked if the owner responded back to the Board's letter in 2020. The Planning Director replied no.

Motion made by Plizga, Seconded by Adjei-Koranteng to conduct a public hearing to consider the possible rescinding of the Ledgeview Subdivision on October 8, 2024 at 6:30pm.

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

Roel Court

The Planning Director stated that correspondence went out on July 31, 2024 by certified mail with return receipt requested. The letter was received. The current property owner was not the subdivider and purchased the property in 2018. The subdivision was approved in 2007. The Planning Director stated that most of the remaining lots are wet - it backs up to Belcher Park. The Planning Director had an in person meeting with the property owner. The property owner was going to look into his options, and was aware of the dates and times for the meeting. Considering there was communication between the land owner and the Planning Director and given the option to appear at the meeting, Chairman Plizga made a motion to hold a public hearing to consider rescinding the subdivision.

Motion made by Plizga, Seconded by Sahlu to hold a public hearing on Roel Court Subdivision on October 8, 2024 at 6:45pm to consider the possible rescinding of the subdivision.

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

Miscellaneous

Chairman Plizga requested that the Planning Director provide the subdivision status spreadsheet at the next meeting. The Planning Director stated that she is working with the Treasurer/Collector going through old passbook cash surety performance guarantees. Some of the passbooks may have been reclaimed by the state due to inactivity. The Treasurer/Collector is working on reviewing the status of the passbook accounts, following up with the banks and the state regarding the process. The Planner believes there are five in total.

Active Project Review

The Planning Director stated that Sterling Plaza is under new ownership. Bob's Store's bankruptcy should be completed this month. The new owner has an agreement with a new tenant, Aldi supermarket, which will occupy the majority of the Bob's Store space. The owner would like to divide out a portion of that space for another business. The owner's target is to have everything built out by next November. The Planner stated that the owner owns multiple properties in Cambridge and the greater Boston area, primarily plazas and liquor stores. The Planner stated that there was a discussion about an additional building at the rear of the property, but those are long term plans. The property owner is also considering putting an EV charging station in the overflow parking area next to Splash Carwash. The plaza will be renamed.

Randolph Road (warehouse project)

The Planning Director stated that the walls have gone up. The neighbors were surprised by the size of the walls. They are aiming to complete exterior work to focus on the interior over the winter.

The Planner stated there will be an administrative review for the vacant parcel that remains on Randolph Road for Sea & Shore Contracting. It will be for outdoor storage with a concrete pad and stormwater management and drainage.

19 Highland Avenue (Taj Estates)

Chairman asked if there are any updates for the outstanding items. The Planning Director has not heard anything and will follow up.

647 North Main Street (Daycare)

Chairman Plizga inquired about the request for full occupancy. The Planning Director explained that it seemed there was a disconnect between the property owner and the tenant as to that request. The owner knew it would not be possible since they are still waiting on the approvals from the state. The Planner received a sign permit request.

8 Short Street

Chairman Plizga stated the enclosed deck is a different material than what was approved and has concerns the sidewalk work may not be complete by winter.

Amazon Building

Chairman Plizga asked if there has been any news Amazon building. The Planning Director has not received any status updates.

Stoughton Town Line - Landscaping issue on Mazzeo Drive

The Planning Director received correspondence from a resident requesting they reach out to the Town of Stoughton about the overgrown landscaping at the Town line on Mazzeo Drive.

Upcoming Projects

There is a public hearing at the next meeting for a special permit for a two family home. The home is currently used as single family with an in-law. They have received constructive approval from the ZBA. Chairman Plizga stated the Planning Board's role is a formality to comply with zoning.

MBTA Zoning

The Planning Director stated that she formally submitted the MBTA Zoning for approval to the State and has confirmation it was received. The State will now evaluate whether we comply with the State statute.

Zoning Re-Codification Committee

Will be meeting next week to review the work that the consultant has done.

1. Holbrook Gardens Subdivision

The Planning Director, Michelle Tyler, sent a letter reminding the developer that the Board still needs as-builts to reach completion.

G. Board Comments

Fencourt Avenue Project

Chairman Plizga provided an update regarding the Fencourt Avenue project which was approved by Town Council and the PRA at the old Senior Center property. The lot is being cleared to the extent they can and the demolition is complete.

H. Adjournment

Notification of Upcoming Meeting Dates

9/24/24 - public hearing

10/8/24

10/22/24

11/12/24

The meeting adjourned at 6:59pm

Motion made by Alexopoulos, Seconded by Taveira adjourned at .
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahl