



PLANNING BOARD MEETING

Tuesday, January 24, 2023 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

Member Taveira joined the meeting at 6:10pm

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 12-13-2022

reviewed typographical changes and request to the Planner to review the recording and correct the Board Comments section

Motion made by Alexopoulos, Seconded by Plizga.

Voting Yea: Alexopoulos, Plizga

Voting Abstaining: Santos

Member Taveria not present at the time of review/voting

D. Public Speaks

None

E. Old/Unfinished Business

1. Triangle sign revisions

The Board reviewed the sign revisions submitted 12/5/22 and presented by Alan Layman. Discussion about the dimensions of portions of the sign including the "triangle" that is below the base of the sign the height and thickness of the white sign band and the blue inset.

Motion made by Plizga, Seconded by Alexopoulos to approve the sign request as presented on the plans dated 11/29 revised 12/5/22 with the condition that the only upper case letters are the "T" and "I" and that the white sign band is 2" high by 1.5" deep.

Voting Yea: Alexopoulos, Plizga, Taveira

Voting Nay: Santos

2. Grove Ave Subdivision (Cygnet Lane) release

Owner/subdivider Karl Wells present to discuss the request for retroactive waivers (granite curbing at the intersection) for Cygnet Lane, the modifications (drainage and driveway location) that were made to the subdivision without review and/or approval by Planning Board. Mr. Wells states he always believed that DPW had authority to approve field changes and that he could simply document them on the final as-builts.

Discussion about the requirement for granite curbing at the intersection of Cygnet Lane and Grove Avenue. Mr. Wells believes the Planning Board cannot require granite curbing if the Town doesn't also use it for similar construction on publicly funded road. He quotes a portion of Mass General Law as validation. Planner reviews the section and states that it is questionable and will review with the Town's attorney. If the attorney suggests that the Board's regulations are out of compliance with MGL then the Planner will draft a revision for the Board.

Chairperson Plizga reminds the Board that he requested a site visit by the Planner to assess the curbing type(s) on the streets adjacent to or around Cygnet Lane. The Planner reports that there is no curbing - not even an asphalt berm on Grove Ave or the adjacent streets.

Member Taveira provided lengthy discussion about the need for granite curbing on streets throughout the community when there is concern for pedestrian and vehicle safety. Understands that there is a higher cost for granite but in some cases it is necessary. In the case of low traffic streets, granite curbing at intersections should be required and is the default in the Planning Board regulations.

Member Santos-Pina expressed safety concerns if granite is not installed at the radius citing vehicle speeds and pedestrian safety. Members advised that Grove Ave and Cygnet lane are both dead ends so there is little concern for heavy traffic and speeds.

Board members asked Mr. Wells about the reasoning for changing the location of the driveway and the drainage area. Mr. Wells indicated that drainage was based on field conditions and the driveway was changed to provide more parking for the house.

Member Alexopoulos reminds Mr. Wells that any road or lots approved through the subdivision process must be approved by the Planning Board. The Board will take information from other departments and experts in order to make a decision but the authority to approve is the Planning Board.

Motion made by Plizga, Seconded by Alexopoulos to approve the release of Cygnet Lane from the Planning Board

Voting Yea: Alexopoulos, Plizga

Voting Nay: Santos

Voting Abstaining: Taveira

3. Election of Planning Board positions for 2023 (vice-chair)

Chairperson Plizga notes that when Board positions were voted in January, member Santos-Pina was not present for participation. Plizga nominates member Santos-Pina to serve as vice-chair. Nomination accepted and no other names submitted.

Motion made by Plizga, Seconded by Taveira to approve member Santos-Pina as vice chair of the Planning Board for 2023

Voting Yea: Alexopoulos, Plizga, Santos, Taveira

F. New Business

G. Staff Report

Planner indicates that the Town Manager has made an appointment to the Planning Board. Mr. Lou Sahlu has been appointed to the Board. His appointment letter has been sent to him and he will have to get sworn in by the Town Clerk and take the ethics test before participating in voting at a meeting. He may participate in meetings but not vote until those items are complete.

The Planning Department hired a consulting firm (following procurement standards) to conduct an audit of the Town's Zoning Ordinance. A memo that was provided to the Town Council was read into the record and outlined the goals and objectives of the audit. Members of the Town Council, ZBA and Building Commissioner will be invited to interview with the consultant to discuss any issues or concerns they have with the Ordinance. The Consultant will participate in the 2/28/23 Planning Board meeting for Board members to address their concerns with the Zoning Ordinance.

As part of the review they will also compare rules & regulations to the Zoning Ordinance to help identify inconsistencies and/or make recommendations on topics that could be removed from zoning and placed in regulations or vice versa.

Further discussion by the Board about the need for this approach and at the request of the Board, the Planner will send links to the Zoning Ordinance and the Board's regulations to members as a reminder for review before the meeting of 2/28. The Planner clarifies that this audit does not include subdivision rules & regulations, only chapter 200, Zoning Ordinances.

Member Santos-Pina wonders if the audit will include consideration of compliance with ADA. On discussion, it seems that the topic of ADA accessibility within structures is not spelled out in zoning. Not sure if it needs to be but that question can be asked.

Planner reminds the Board of three public hearings at the meeting scheduled for 2/7. Digital files have been provided and paper files are available on request.

The Board should anticipate the submission of a definitive subdivision plan for the Mill Street project that was reviewed and approved as a preliminary last fall.

Planner is still waiting for a mylar for the Dow Street improvement as well as Perry Estates. Reminders have been sent to both projects. Note that Board members will need to be available for signature on both documents for them to be recorded at the Registry of Deeds.

Civil work has started for the car wash on Mazzeo Drive.

Planner to fix the meeting posting on the Town website at the request of member Alexopoulos.

H. Board Comments

I. Adjournment

Notification of Upcoming Meeting Dates

2/7 and 2/28

3/14 and 3/28

4/11 and 4/25

Adjourned at 7:21pm