

Project Narrative

Trim Way Definitive Subdivision

**358 & 360 North Street
Randolph, Massachusetts**

Submitted to:

**Town of Randolph Planning Board
December 13, 2022**

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1.0 INTRODUCTION

On behalf of Steinsharpe, LLC we have provided this Project Narrative to describe the Project and give background and a design basis for the proposed conditions. All proposed work is shown on the Plans titled *“Definitive Subdivision Plan, “Trim Way” (A Permanent Private Way)”*.

2.0 SITE DESCRIPTION

Zoning

The Site lies within the Industrial (I) zoning district as displayed on the most recent Town of Randolph Zoning Map.

Project Site

The Project Site (Site) is located at the existing 358 and 360 North Street (2 Trim Way) properties. The two parcels total approximately 7.0 acres and each contain a building and appurtenant paved parking lots, utilities and drainage to serve the buildings. Main access to the Site for both properties is from the existing 25-foot wide shared driveway from North Street. The existing lots are both pre-existing non-conforming based on current dimensional requirements.

3.0 PROJECT DESCRIPTION

Project Background

The Applicant met with the planning Board most recently on October 11, 2022 to review the proposed Preliminary Plan which was approved by the Board that evening. Earlier, the Applicant had met with the Board in June 2022 to discuss a landswap between 358 and 360 North Street to better accommodate existing conditions such as parking areas to be provided on their respective lots. An Approval Not Required (ANR) Plan was presented at that meeting detailing the proposed landswap.

The two lots, comprising 358 and 360 North Street were created under an ANR land subdivision plan endorsed by the Randolph Planning Board in 1989. The means of access to both properties was through Trim Way from North Street. This shared access per the town planner's records is neither an accepted public way or a private way approved as such by the Town. Instead, the way, which has 90 feet of frontage on North Street, serves as a shared driveway for both lots, which frontage was apparently adequate under the Town's Subdivision Rules' requirements in 1989.

In 2005, the Town increased the required frontage to 75 feet on an established street required for a driveway in the Industrial Zoning District that the properties are located. That new rule appears to apply to any new lots and any changes/new subdivisions of existing lots. To qualify for ANR status and treatment of any new or modified subdivision, each lot subject to the subdivision must now meet that 75-foot frontage on a public (or private) way. However, each existing lot (358 and 360 North Street) has only 45 feet of frontage on North Street, which is acceptable as grandfathered per the pre-2005 requirements as long as no further zoning relief is requested at either lot. A variance would be needed in this instance since there is no sufficient frontage to satisfy the current dimensional requirements. In order to conduct the land swap and memorialize the desired property layouts of each owner, the attached Definitive Subdivision Plan was prepared to ensure each lot has the necessary frontage, through a private way.

Development Scope

The Project will consist of developing a paper street (Trim Way) which will be considered a Permanent Private Way unless brought to town standard in the future. Existing conditions will remain as-is as the existing 25-foot-wide access is sufficient to accommodate emergency vehicles. We have prepared a Fire Truck Turning Plan (Sheet C-301) to show that the largest vehicle used by the Randolph fire department can access and traverse the proposed right of way without having to enter each of the properties. Much of the proposed Trim Way right of way is located in existing pavement.

Parking

Parking will remain consistent with existing conditions.

Traffic

Traffic will remain consistent with existing conditions since the use of the site will not change as a result of the proposed improvements.

Stormwater

In September of 2020, the Applicant submitted a *Site Stormwater Assessment* as required by Town of Randolph Ordinance – Chapter 195 for the 358 North Street property. The Applicant is currently coordinating with town officials to upgrade portions of the existing stormwater system to prevent flooding on the property and to meet recommendations from the Assessment. However, portions of the system lie within an existing easement held by the town and on property not controlled by the Applicant. Coordination is on-going and the Applicant is eager to complete the work as soon as possible.

Utilities

Existing utilities will remain and are not proposed to be altered as part of the Project.

Additional Permitting

The front yard setback for 360 North Street does not and cannot meet the required 50-foot front yard requirement based on existing property geometry which is not controlled by the Applicant. The Board appeared to agree with this assessment and that the Applicant would not have to go to the ZBA. However, the Applicant is prepared to do so if required.

4.0 WAIVER REQUESTS

Since existing conditions are proposed to be maintained for this paper street, we intend to respectfully request waivers from a majority of the *Town of Randolph Planning Board Rules and Regulations Governing to Subdivision of Land (effective 1-28-2020)* (Subdivision Regulations). Waiver requests have been included with this submission on the required Form D and Form D Attachment.