



PLANNING BOARD MEETING

Tuesday, January 23, 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 6:03 PM.

PRESENT

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

B. Chairperson Comments

Chairman Plizga welcomed new member Araba Adjei-Koranteng to the Board.

C. Approval of Minutes

1. Minutes of 12/12/2023

The Board approved the minutes of December 12, 2023 as presented.

Motion made by Plizga, Seconded by Sahlu to approve the meeting minutes of December 12, 2023.

Voting Yea: Alexopoulos, Plizga, Sahlu

Voting Abstaining: Adjei-Koranteng, Taveira

D. Public Speaks

Town Councilor Jessie Gordon of 52 West Street wanted to clarify for the community that there are two separate projects located on Scanlon Drive. Chairman Plizga confirmed that the projects are unrelated. The project on the southern side has been approved for Yankee Bus Lines and the proposed project to the north for Maxim Crane.

E. Public Hearings

1. Scanlon Drive - Site Plan, Design and Stormwater Review (6:30 PM)

Chairman Plizga opened the public hearing for Scanlon Drive - Site Plan and Design Review and Stormwater Review by reading the public notice into the record. Public notice was published in the Patriot Ledger on January 6, 2024 and January 13, 2024.

Planner Tyler provided an overview of the project. Board members received a set of plans along with reports for stormwater management, traffic and a narrative about the project including building elevations. The project will take place at the property known as Lantana and adjacent land located in the Blue Hill River Highway District. A portion of the project is required to serve as only surface parking as part of a land agreement with DCR. Phase one of construction will be discussed tonight.

The project is subject to Stormwater review. Once that has been analyzed and approved by the Stormwater Authority they can apply for permits. The project has been sent out for peer review with Weston and Sampson.

The project requires a discontinuance of a portion of High Street by Norfolk County Town Council and discontinuance or realignment of Billings Street by the Town Council. Any denials that would impact the development would force the project to come back before the Planning Board for review. The project also requires lot consolidation by ANR.

Planner Tyler turned it over to the project team for introductions and presentation.

Jeff Ganguly, attorney with Foley Hoag LLP, representing Core Investments introduced the team: Art Campbell of Core Invest, Applicant and Developer; Dave Kadish of Stantec Architecture, Architectural Design; and Andrew Street, Vertex, Civil Engineer.

Approvals required for the project:

- Billings Street Discontinuance
- High Street Discontinuance
- Approval Not Required - lot consolidation plan to restructure lot lines.
- Site Plan Review - reviewed during the hearing
- DPW Stormwater Review - underway
- Conservation Commission Review - in the process of confirming whether the project requires ConCom review.
- MEPA - applicant anticipates they will not need a MEP review
- MassDOT Approvals based on location of 128 there will be a MassDot approval required
- DCR - Approvals
- Fuel Tanks Storage (AST) Permit
- Permits (Building, Demo, ...)

Existing Conditions

The site is made up of 43 Scanlon Drive, 6 Billings Street and a series of High Street properties: 486, 494 and 493 High Street and another lot which is the undeveloped portion.

Dave Kadish of Stantec showed the Board a plan of the Existing Conditions and a plan with an overlay of the parcel uses. He explained that the focus for the hearing tonight is on the Maxim Crane site/parcel A.

Parcelage Uses:

Assemblage A: Maxim Crane site

Assemblage B: future phase/project

Assemblage C: future DCR trailhead

Assemblage D: houses an existing cell tower that will remain

Overall Site Plan/Renderings

The building will be a gray metal building with lush landscaping. The crane yard and employee parking are located to the west.

Engineering/Stormwater Management

Andrew Street of Vertex noted that there was a geotechnical study with borings on site to understand what is underground as well as test pits to understand what is needed on site for stormwater management systems. They have wetland scientists defining the possible resource areas. There have been ongoing discussions with the Conservation Commission regarding any permitting that may be required. Traffic studies have been completed.

Mr. Street showed the Board the proposed water management system for parcel A and noted that there is a culvert that passes through parcel B.

There will be erosion control around the perimeter of the site to capture any sediment run off.

Utility Layout

There will be a looped water system that wraps around the site to ensure adequate flow. For the Maxim property/parcel A, the sewer will come in on the Scanlon side. For parcel B, phase 2, the sewer pipe will need to be relocated.

Snow Storage Plan

Snow storage is marked on the plan in the crane yard area.

Fuel Storage

Details to be determined at a later date.

Fire Apparatus; Discontinuance of Billing Street

Captain Austrino of the Randolph Fire Department was present to discuss the fire apparatus access to parcel/building A. The plans for parcel A require an update to the

truck turning diagrams to reflect updated fire apparatus specifications. Once that correction is made, the fire department sees no issue with the proposal for parcel A.

For parcel B, the Fire Department has concerns about the discontinuance of Billings Street. The discontinuance would limit their access to the hotel sprinkler room located on the north side of the building at 1374 North Main Street. It would also eliminate a turnaround for fire apparatus on the property.

Dave Kadish of Stantec noted that they are working on updates to the plans for both parcel A and B to address the Fire Department's concerns.

Correspondence

The Planning Board received a letter on behalf of of hotel management from Mr. Patel. He wrote with concerns about discontinuing Billings Street as it serves as a major access point to their property and to eliminate it could pose a safety issue. Planner Tyler recommended that Mr. Patel send correspondence to the Town Council as they will be holding the hearing for the road discontinuance.

Public Speaks/Comments

Joe Burke of 54 Hills Street has concerns over weight of the cranes being stored on the property and the effect on water/sewer. He pointed out troubles they had in the past on Pond Street for the water treatment plant from Sears. Mr. Burke asked if they can't put the crane company there, what can they put there?

Mr. Street said they have separators designed to capture run-off with a trench drain that goes to oil and gas separators before it's discharged. Chairman Plizga explained that the applicant can build whatever they want on the site as long as it complies with the Town's Zoning Regulations.

Steve Newton of 8 Waldo Street asked if the Town Council has approved the taking of a portion of High Street and the discontinuance of Billings Street for this project?

Mr. Plizga replied they have not and the portion of High Street will need to go before Norfolk County.

Mr. Newton has concerns that the applicant is putting the cart before the horse in that they are eliminating a portion of High Street for Parcel A with no real design or proposed use for Parcel B. He is also concerned about the traffic volume and the size of the vehicles flowing in and out of the property and believes it will be quite difficult for a crane to manage the turn at the light by the gas station coming off of Rt 28. Mr. Newton asked what considerations have been made regarding off hour access to the property (regular hours 6:00 am - 7:00 pm). Mr. Newton also inquired if the new bus terminal was taken into consideration regarding traffic?

Mr. Street noted that the traffic consultant was not available this evening, but that is something they can provide greater detail on at a future meeting.

Art Campbell noted that he does not anticipate expanded hours of operations outside of normal business hours. Planner Tyler noted that hours of operation are not under

the purview of the Planning Board. The applicant would need a special permit for 24-hour operation.

Planner Tyler participated in a road safety audit in December along Rt 28 looking at ways that stretch of road can be improved with regard to traffic and accidents in the area.

Sue Baker of 21 Mitchell Street has concern about light pollution the project brings to the area.

Mr. Plizga replied that they have not submitted lighting plans, but that they will have to meet regulatory requirements.

Town Councilor Jesse Gordon of 52 West Street spoke on behalf of the Friends of the Blue Hills in favor of the proposed DCR trailhead to Smith Trail and is pleased with the proposed plans for that area.

Joe Burke of 54 Hill Street asked how the public would know when they are going before Norfolk County?

Planner Tyler said they provide public notice for their hearings. It will be on a public notice for the Town Council meeting.

Hearing no further questions, Chairman Plizga closed the Public Speaks portion of the hearing.

Planning Board Discussion

Existing Conditions

The applicant will be seeking a discontinuance of roads and an ANR to combine and reorganize the lots accordingly.

Chairman Plizga scanned through the soils report and wonders if there are any EPA issues on the site presently? Mr. Campbell replied there are not.

Chairman Plizga asked the age of the house on site? Planner Tyler will find the age noting that if it is over 100 years it would be reviewed by the Historic Commission.

The applicant will provide an easement to the existing Cell Tower. Chairman Plizga requested the easement be shown on the plans. Mr. Kadish will update the plans. The applicant ensures uninterrupted access to the cell tower during construction. Ms. Adjei-Koranteng asked if there would be any cell service disruption during construction? Mr. Campbell said there would be no downtime.

Demolition Plan

All existing structures will be raised and done in phases beginning on Parcel A, then Parcel B.

Ms. Adjei-Koranteng asked what measures would be taken to protect the surrounding properties during demolition? Chairman Plizga said he did not believe there would be

a need for any blasting, but that would be done under state regulations, if necessary. Mr. Street does not anticipate any disruption to the roadways during the demolition phase.

Mr. Taveira asked if the rock in the area of the trailhead parking will need to be blasted? Mr. Street believes the rock may be able to be ripped out versus blasted. A wall may be necessary to balance the grading difference. The area will be fenced for privacy as well as safety.

Fire Apparatus Plan

Chairman Plizga asked Captain Austrino if any new fire hydrants would be necessary? Captain Austrino replied that what has been presented is sufficient.

There was a discussion about gates on the Maxim Crane property and the cell tower property. The Maxim site will be gated and the cell tower area will remain gated as well (around the site itself - not the easement).

Mrs. Alexopoulos noticed that the snow storage area appears to be along the access area between the buildings on parcel A & B and asked for clarification. Mr. Street noted that the snow storage area could potentially change as the plans for Parcel B are further developed. Fire would have access between the Maxim building and the diagrammatic building on parcel B.

Chairman Plizga pointed out that Fire and DPW require separate taps for fire protection and water.

Captain Austrino noted that any gates that go up will need to be done in coordination with the Fire Department to ensure they have access through them.

Mr. Taveira asked Captain Austrino about the approval process for onsite fuel storage on site? Any fuel storage over a certain limit will need to go before the licensing board for approval and require permitting by the Fire Department. Once the project is further along, the applicant provides the Fire Department with a Hazard list by which they determine what permits and licenses they may need. The location of the storage tanks would be approved by the Licensing Board and DEP. The Fire Department would oversee the construction/installation of the tanks.

Stormwater Management

The Board will defer to the Stormwater Authority and the Peer Review.

Final Grading and Drainage

Under the purview of the DPW and Stormwater Authority.

Utilities

The utilities will be located underground. EV charging stations will likely be installed, with further details to follow.

Easements

Possibly one for the DCR parking area. One for access to the cell tower.

Lighting Plan

Not available on the current plan. Chairman Plizga requested the update on the next plan set.

Signage

Chairman Plizga requested demarcation of directional signage on the next set of plans.

Fuel Pad

Chairman requested fuel pad details on the next plan submittal including the dimensions, details and if it includes a curbing to contain any spills.

Site Layout Plan

Chairman Plizga requested the following be added to the next revision: building footprint dimensions, gates, EV charging spaces, dumpster locations (showing fencing, if any), fence details, transformer location, erosion control (shown on an individual sheet or on the site plan). Mr. Taveira requested they include any plans for renewable energy on site such as solar or infrastructure for future installation. Chairman requested a zoning matrix be shown on the cover sheet for parcel A, with a separate matrix for parcel B. Planner Tyler pointed out the lots for DCR parking and cell tower parcels would be listed as non-buildable, therefore no need to provide a matrix for those parcels.

Ms. Adjei-Koranteng asked if the Maxim employee parking could be used during off hours for the DCR trailhead access? Parking for the DCR will be limited to designated spots for trailhead access.

Mr. Taveira asked about the types of cranes stored on site and if they would be stored in an upright position? Mr. Campbell said that Maxim Crane's uses two types of cranes: tower cranes (assembled & disassembled and stored in pieces) and crawler cranes situated on a truck chassis flattened behind the fence line. Mr. Campbell feels that between the height of the building, fencing and landscaping, views of the cranes will be limited. Mr. Taveira asked the Board if they would be interested in putting a height restriction on anything stored there? As a point of order, Planner Tyler noted that is beyond the Board's purview. The Board could not restrict the type of equipment stored at that site, as it is allowed by right. Mr. Kadish pointed out that the site will be heavily landscaped to keep visibility of cranes low. Mr. Campbell pointed out that the site will also be used to store shrink wrapped parts such as air handlers etc.

Traffic Study

There were some notes in the traffic study about some ADA improvements at nearby traffic lights. Chairman Plizga asked the applicant to be prepared to discuss improvements they would be willing to make. Planner Tyler noted that it would fall under MASSDOT control (on Rt 28), that's not to say they couldn't coordinate with

them on it. Chairman Plizga would like Maxim to limit their use of High Street for moving the cranes by using Scanlon to access the highway.

Planner Tyler outlined the items to be reviewed at the next hearing:

- The Board will review architectural and landscaping plans at the next meeting.
- Planner Tyler summarized open items to be discussed further at the next meeting:
 - Updated Fire Apparatus Plan
 - Details on proposed gates
 - Utilities - water - separate taps for water and fire protection
 - Lighting for the site including photometrics
 - Directional Signage
 - Fuel pad details including any curbing that would need to be installed to contain spills.
 - Add building dimensions on the site plan
 - Identify EV spaces on site with intended level of charge (at all locations - Maxim and DCR)
 - Call out any dumpsters or trash enclosures on site
 - Call out the details of the fences (height, type)
 - Transformer location on site and if there is intention to install bollards for protection.
 - Call out erosion control on the plan.
 - Have traffic consultant/engineer available to address question at the next meeting
 - Be prepared to discuss any renewable energy plans for the site
 - Landscape plan
 - Identify parking space sizes on the plan
 - Color samples for building materials

Motion made by Plizga, Seconded by Taveira to continue the Public Hearing for Scanlon Drive to February 27 at 6:30pm.

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

F. Old/Unfinished Business

G. New Business

1. Discussion about potential renovations to 334 Center Street

Planner Tyler received a request for a casual discussion before the Planning Board for potential renovations to 334 Centre Street, currently known as Bova's.

Planner Tyler introduced engineer Sean Hardy of Hardy and Mann Design Group to speak on behalf of the potential project. Mr. Hardy explained that the building is situated on a small lot with little parking. The owner would like to expand by adding a second level for office space and storage. Parking may be an issue in order to meet the number of required spaces. It is a family owned business with 2-3 employees there at a time. Mr. Hardy wanted to run the proposal by the Board before moving forward.

Chairman Plizga asked what the first floor would be used for? Mr. Hardy explained it would remain a kitchen but would be modernized to enhance operations. Chairman asked if the building encroaches across the property line. Mr. Hardy doesn't believe so - a survey would be needed. The Board discussed zoning and whether or not the property is pre-existing non-conforming. Planner Tyler recommended a check-in with the Building Commissioner for review.

Pat Fisher of Fisher Associates, Inc., the architect for the project provided a memo to the Board. The summary described the property as an existing wood framed building on a partial foundation with a sloped roof containing a bakery for off-site bread sales containing 1,418 square feet of space on 4,800 sq ft lot. The space within the building currently contains bakery, storage, sales floor, toilet room and mechanical space. The proposed second story addition will be 1,400 sq ft with private offices, additional bakery space, and one toilet room with exit stairs for the second floor on the exterior of the building. First floor will be renovated with a baking dumb waiter installed in a fire rated enclosure between the floors. Bakery is seasonal – 6-month use. Office space is year-round.

Planner Tyler was able to confirm that the property is located in the Business District which requires a minimum of 12,000 square feet, which would likely require ZBA review/approval. Planner will forward the details to the Building Commissioner for review.

2. Subdivision - Perry Estates - Request for Extension

Planner Tyler received a request from Mike Perry for an extension for completion of the subdivision known as Perry Estates set to expire in May of 2024. Due to health issues the one lot subdivision approved in 2022 remains incomplete. The driveway became the road and the street sign "Toby Lane" has gone up but no construction has taken place.

Chairman Plizga suggested an 18-month extension. He asked if the Board members had any questions before making a motion. Mr. Taveira asked if the owner switched his ownership to a living trust prior to completion if that has any impact on Planning Board? Planner Tyler explained that under Subdivision Control Law the subdivision can be transferred without notifying the Planning Board, as the decision runs with the land.

Motion made by Plizga, Seconded by Alexopoulos to move the completion date from the current date of May 10, 2024 to November 1, 2025.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahl

Voting Abstaining: Adjei-Koranteng

H. Staff Report

Active Project Review

33 Mazzeo Drive (Splash Car Wash)

Transformer is being installed and should be opening late winter early spring.

259 Allen Street (Convenience Store)

Interior nearing completion. Anticipated Spring opening.

647 North Main Street (Daycare)

Mass DOT has asked for an extension of the sidewalk related to where the lights are which will take place this spring prior to opening.

34 Scanlon Drive (Yankee Bus Lines)

Received a minor change to the site plan to swap some green space for parking - a 1:1 swap. Also, a minor modification to the building to accommodate their fueling system.

MBTA Zoning

The consultant has taken all the feedback from the four workshops that were held and put them on a map to identify potential districts. They are now applying our zoning density to determine if we comply using our existing zoning density. If not, changes to existing zoning will need to be established to bring the town into compliance.

Zoning Recodification

Funding is available for economic development for zoning recodification. The town will use Fisher Associates. Town Manager will be appointing a committee with members from ZBA, Planning, Town Council and the Building Commissioner as well as ad hoc participation by other municipal staff. This is roughly an 18 month project. Kick off meeting is anticipated for March.

Mill Street Subdivision Denial Appeal

The Mill Street Subdivision denial has been formally appealed and will go before Superior Court. Outside Counsel has been retained. The water line is still an issue. Planner will be meeting with interim DPW Superintendent Blythe Robinson, Town Engineer Jean Pierre-Louis and Neil Crowley, Water and Sewer Supervisor to discuss any other possible solutions.

Upcoming Projects

Request for amendments for 7 Short Street. Planner has concerns about the plot plan. Request to convert a single family to a multi-family home.

I. Board Comments

None

J. Adjournment

Notification of Upcoming Meeting Dates

Feb 13 and 27

Mar 12 and 26

Meeting adjourned at 8:32 pm.