



PLANNING BOARD MEETING

Tuesday, June 09, 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 6:09 pm.

PRESENT

Alexandra Alexopoulos - arrived at 6:11 pm

Araba Adjei-Koranteng

Tony Plizga

Peter Taveira

Lou Sahlu

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 4/28/2026

The Planning Board approved the meeting minutes of April 28, 2026, as presented.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the meeting of April 28, 2026, as presented.

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

Member Alexopoulos arrived after the vote.

2. Minutes of 5/12/2026

The Planning Board approved the meeting minutes of May 12, 2026, as presented.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the meeting minutes of May 12, 2026, as presented.

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

D. Public Speaks

There were no public comments during the public speaks portion of the meeting.

E. Old/Unfinished Business

1. Inclusionary Zoning - revisions

Chairman Plizga noted this evening's Inclusionary Zoning review would focus on definitions, proposed Section 9, and zoning for assisted living, independent living facilities, and mixed-use developments.

Planning Director Michelle Tyler explained that Inclusionary Zoning is intended to promote a range of housing types and affordability levels for Randolph residents and help the Town achieve safe harbor status under Chapter 40B.

Mrs. Tyler noted that the Board reviewed the draft Inclusionary Zoning language at its previous meeting and would be discussing revisions during this session.

Mrs. Tyler noted that the Zoning Ordinance currently provides no guidance on where assisted living or independent living facilities may be located or how they should be permitted. Mrs. Tyler explained that these types of facilities typically have needs for affordable housing. Mrs. Tyler added that the proposed amendments should be forwarded to Town Council as a single package as they cannot stand alone.

Chairman Plizga began with the Definitions page and asked for questions or comments. Chairman Plizga stated they were ready to be forwarded to Town Council, then moved to Section 9.9 (Inclusionary Zoning) and asked for comments on sections A-C, noting that no changes had been proposed previously or currently.

Chairman Plizga moved on to Section D, second table and requested removal of the asterisk because it no longer referenced anything. Chairman Plizga also asked Mrs. Tyler why the affordable housing requirements for 1-9 unit buildings was not set at zero, as it is for multifamily projects. Mrs. Tyler explained that residents entering assisted living facilities are likely to have income below 80% of AMI and recommended keeping the 12.5% requirement.

Member Alexopoulos noted the increase from 12.5% to 15% for developments with 10 or more units and felt it was too large a jump. The Board discussed replacing percentage-based affordable housing requirements with specific unit counts. Chairman Plizga recommended requiring 0 affordable units for developments with 1-9 units and increasing the requirement for 10-19 unit developments from 1 to 2 affordable units. Members Adjei-Koranteng, Taveira and Sahlu preferred keeping the 10-19 unit requirement at 1 affordable unit.

Chairman Plizga reviewed Section E and noted a minor scrivener's error in subsection (4). He questioned why the provision stating that payments to the Randolph Affordable Housing Trust Fund must be used exclusively to promote the Town's affordable housing goals was included in the Zoning Bylaw. Mrs. Tyler explained that the language clarifies that such funds are not deposited into the Town's general fund. After the explanation, Chairman Plizga agreed the provision should remain.

Regarding subsection (5), which addresses the disposition of payments if the Affordable Housing Trust fund is dissolved, Mrs. Tyler stated that she is awaiting guidance from the Town Attorney and Town Manager before finalizing the remaining language.

In Section F, Affordable Housing Restrictions, Chairman Plizga recommended replacing the ampersand in "Housing Marketing & Selection Plan" with the word "and" for consistency.

In Section G, Preservation of Affordability, Chairman Plizga recommended removing subsection (3) because it was blank unless intended as a placeholder. Member Taveira asked about the meaning of "XXX" in the provision stating that no occupancy permit shall be issued unless the XXX has determined that the applicant's affirmative marketing plan complies with the requirement. Mrs. Tyler explained that "XXX" represents the entity responsible for ensuring compliance with the affordable housing marketing and selection plan and recommended that responsibility be assigned to the Planning Board. Chairman Plizga agreed and directed Mrs. Tyler to replace "XXX" with "Planning Board."

Chairman Plizga noted that Section 9 is ready to be forwarded to Town Council once Section E (5) is resolved.

Section 9.1 Mixed-Use

Mrs. Tyler noted that strikethroughs from the previous review remain in this section, and the Board's requested revisions are shown in red. Chairman Plizga noted a minor edit to Section F, adding the title "Affordable Dwelling Units."

Special Residential Regulations

Mrs. Tyler noted that the section title may change but did not want to title it Senior Housing Regulations because assisted living facilities are not limited to seniors. Chairman Plizga recommended the title "Assisted and Independent Living Facilities." Mrs. Tyler noted that, except for the existing Assisted Living Facilities (ALF) definition, all provisions in this section are new.

Under Purpose, Chairman Plizga questioned the reference to age-restricted housing if such developments cannot be age-restricted. The Board agreed to remove the reference. The second sentence was revised to read, "Provide a variety of safe and suitable housing opportunities." Chairman Plizga asked Mrs. Tyler to review and propose alternative language if appropriate.

Regarding Applicability, Mrs. Tyler recommended allowing use by special permit in the RMFD, NRBD, WCBD, OSBD, GBHD and BHRD districts. Member Ajdei-Koranteng expressed concern that the NRBD was not an appropriate fit; however, Mrs. Tyler noted that projects would require special permits and the Board agreed to retain the NRBD district.

Under Dimensional Standards, Chairman Plizga suggested the Maximum Building Height be defined by the applicable Zoning District rather than a uniform four-story limit after the Board expressed concern about four-stories in certain districts. Mrs. Tyler noted that a sub-table could be added to identify height limits by district. Chairman Plizga preferred referencing the existing zoning table to avoid duplication, while Member Ajdei-Koranteng favored including the information in this section for ease of use. Chairman Plizga ultimately agreed to insert the sub-table.

Under Site Design Requirements, Chairman Plizga noted that, regarding the Multiple Buildings provision, he would support reducing the minimum separation distance from

twenty (20) feet to fifteen (15) feet. Mrs. Tyler explained that the twenty (20) foot requirement was intended to accommodate access needs, particularly in assisted living facilities where resident mobility must be considered.

Regarding Parking, Chairman Plizga recommended revising the provision just below the table to read: "Off-street parking and loading spaces, internal ways, and maneuvering areas shall be designed to provide for adequate drainage, snow storage and/or removal, maneuverability and curb cuts."

Chairman Plizga questioned whether the granite curb reveal height is 7 inches as noted or 6 inches and recommended the sentence be rewritten as follows: Granite curbing with a seven-inch (7") reveal shall be used at all roads and private internal ways, and at catch basins. Chairman Plizga questioned whether granite curbing is still required at catch basins. Mrs. Tyler noted that DPW is still considering whether or not granite curbing is needed at catch basins. Chairman Plizga asked Mrs. Tyler to take out "catch basins". And asked Mrs. Tyler to confirm the granite curbing height.

Chairman Plizga and Mrs. Tyler further discussed the term "internal ways" and curb requirements. Chairman Plizga recommended revising the provision to require granite curbing at intersections with public roadways and six-inch (6") concrete curbing on private ways.

Regarding surface parking lot requirements, Chairman Plizga questioned whether a three (3) foot high fence or wall could be permitted as an alternative to the required six (6) foot high landscape buffer. Mrs. Tyler noted that the language is taken directly from the UCTD Zoning. Chairman Plizga recommended revising the provision to allow a three (3) foot high fence on a berm to achieve an effective six (6) foot height. The Board discussed parking space requirements, noting that Independent Living Facilities would require fewer spaces than Assisted Living Facilities, which would need additional parking for staff.

Regarding the Buffer provision, Chairman Plizga noted that the SPGA may allow a reduced buffer and emphasized the need for consistent references throughout the ordinance (some reference SPGA and other Planning Board). Mrs. Tyler stated she would revise all references to use "SPGA".

Chairman Plizga also suggested adding flexibility elsewhere in the ordinance at the SPGA's discretion. Mrs. Tyler noted that waivers currently require a hardship determination by the ZBA. Chairman Plizga asked Mrs. Tyler to draft language for other sections of the ordinance to allow additional flexibility.

Chairman Plizga moved on to the Signs provision, there was no Board discussion.

Regarding the provision that says: "All dumpsters and utility/service areas shall be screened with adequate plantings and/or landscape structures," Chairman Plizga asked if utilities should be under ground. Chairman Plizga requested that Mrs. Tyler provide draft language requiring under ground utilities for new construction. Member Adjei-Koranteng thought it would be helpful to add the term "fencing" rather than landscape structures for the dumpster or transformer enclosure.

The Board reviewed Building Design Standards and discussed several items:

One (1) zero-step entrance: The Board discussed requiring a zero-step entrance instead of a handicap ramp and considered how many would be required and whether the requirement should apply per unit or per building. Mrs. Tyler will revise the language for clarification.

Doorways with thirty-six (36) clear passage: Mrs. Tyler recommended 36-inch doorways, consistent with zoning for assisted living facilities in other communities, to improve wheelchair accessibility.

Maximum Living Area: Chairman Plizga requested that the term "net" be removed from the square footage requirements to remain consistent with other zoning language. Mrs. Tyler noted that the listed square footage requirements are within the minimum livable area standards established by MassHousing.

The Board reviewed the Prohibitions section, including language prohibiting the conversion of independent or assisted living dwelling units into conventional apartments or condominiums. The Board thought the language should remain for now. Mrs. Tyler noted that the Town Attorney has not yet reviewed the provision, and it may be revised based on that review.

Chairman Plizga noted that the first three sections of Inclusionary Zoning Ordinance are ready to go to Town Council, while the fourth section still requires revisions. The Board hopes to submit all four sections to Town Council as a group.

F. New Business

1. ANR - 217 Union Street

Mrs. Tyler noted that the ANR for 217 Union Street creates one conforming lot and one non-buildable lot, which will be conveyed to the northwest lot, making it acceptable and exempt from subdivision control review.

Chairman Plizga noted that the lot has existing non-conforming frontage that is unchanged and still meets the minimum area for a single-family lot; Lot B is inaccessible and will be conveyed to the adjoining lot.

Motion made by Plizga, Seconded by Sahlu to approve the ANR drawing prepared by Collins Engineering Group dated May 27, 2026 for a plan of land in Randolph, Massachusetts at 217 Union Street.

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

2. Zoning Amendment Discussion - Data Centers

Chairman Plizga introduced a discussion on Zoning for Data Centers and asked Mrs. Tyler for an overview.

Mrs. Tyler explained that the proposed Data Center zoning would establish regulations—or potentially prohibit—data centers in Randolph, which currently has no zoning provisions addressing them. Mrs. Tyler noted concerns seen nationwide regarding the significant water and electricity demands of large data centers. The Board must decide whether to recommend regulations that restrict the size and impact of data

centers or prohibit them entirely. Any proposed zoning changes would still require review by Town Council and undergo the public hearing process.

Mrs. Tyler said the draft language was developed with assistance from a colleague in another community and is modeled after restrictions adopted in Mansfield.

Chairman Plizga noted that a key difference between Randolph and Mansfield is that Mansfield operates its own electric department. Chairman Plizga also referenced information provided by Member Sahlu regarding Tier One, lower-impact data center types but focused on AI-related facilities, which can consume an estimated 15 to 40 million gallons of water annually. Mrs. Tyler noted that Randolph has just under 13,000 housing units. Chairman Plizga estimated that a data center with that level of water demand would be equivalent to adding 2,000 households and could significantly impact the Town's water system. Based on those concerns, Chairman Plizga indicated he is leaning toward prohibiting data centers in Randolph.

Member Sahlu stated that the likelihood of a data center locating in Randolph is low and noted that current water-use estimates are based on existing facilities, which generally consume more water and electricity than newer designs. Member Sahlu explained that advances in technology have improved efficiency, even among hyperscale facilities, and expressed his belief that Randolph would be more likely to attract a small Tier 1 facility. Member Sahlu also noted that Massachusetts has approximately 61 data centers, most of which are relatively small. Based on these factors, Member Sahlu felt that a prohibition may be too restrictive.

Mrs. Tyler expressed concern that regulating data centers could be difficult for the Town to administer at this time. Mrs. Tyler noted that if a prohibition were adopted, it could be amended in the future as technology improves and resource demands decrease. Mrs. Tyler also suggested that the Town consider a moratorium on data centers to allow time to gather additional information and develop appropriate regulations.

Chairman Plizga noted that even if we put regulations in place for a Tier One/Low Impact facility, they are very technical and would be difficult for the Board to review without assistance from a peer review from an outside party. Chairman Plizga expressed concern over not having much control over the process.

Member Alexopoulos stated that a prohibition may be the preferable approach at this time, as a moratorium would require an expiration date and ongoing monitoring to determine whether it should be extended or replaced with permanent regulations.

Member Taveira stated that he is not opposed to a prohibition but questioned whether water used by data centers could be recycled to reduce overall consumption.

Member Adjei-Korenteng expressed support for a prohibition, stating that it is the best option at this time until the Town can be confident that data center would not place a significant demand on water.

Chairman Plizga requested that Mrs. Tyler draft zoning language prohibiting data centers for the Board's review and consideration. Chairman Plizga added that any comments or objections from Board members who oppose the prohibition would be included in the Board's report to Town Council.

G. Staff Report

Mill Street PRD

Mrs. Tyler informed the Board that it will review the Mill Street Planned Residential District project at its next meeting. The project had originally been scheduled for the current meeting, but the applicant requested additional time to prepare. The applicant appeared before Town Council, where numerous requests were made for revisions and clarification. Mrs. Tyler noted that Town Council's interpretation of certain zoning provisions differed from that of the Planning Board and that the project also generated significant public comment. Mrs. Tyler added that she has been working with the applicant to address the requested changes.

300 Pond Street - FlexCon Industries

Mrs. Tyler noted that the Board approved the site plan review for 300 Pond Street in August 2024, which included an 18-month construction window. She explained that the applicant did not receive stormwater permit approval until November 2025 due to circumstances beyond their control. As a result, Mrs. Tyler requested that the Board extend the construction deadline through the end of 2027. She added that if the applicant is unable to meet that deadline, they would be required to return to the Planning Board to request a formal extension. Chairman Plizga requested completion of construction by December 31, 2027.

Motion made by Alexopoulos, Seconded by Adjei-Koranteng to allow 300 Pond Street to extend their construction completion date to December 31, 2027.

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

Union Crossing Transit District

Mrs. Tyler informed the Board that a project in the UCTD is expected to come before it for technical review this summer. While no plan set has been submitted yet, the applicant intends to file soon. Mrs. Tyler noted that architectural plans have not yet been prepared and advised that they should be included with the submission, as the application would otherwise be considered incomplete.

H. Board Comments

None

I. Adjournment

Upcoming Meeting Dates

June 23, July 14, August 11, September 8, September 22

The meeting adjourned at 8:07 pm.

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

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