PLANNING BOARD MEETING

Tuesday, July 14, 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 6:06 pm.

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

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 6/23/2026

   The Board approved the meeting minutes of June 23, 2026, as amended by Member Lou Sahlu.

   Motion made by Plizga, Seconded by Taveira to approve the meeting minutes of June 23, 2026, as amended by Lou Sahlu.
   Voting Yea: Adjei-Koranteng, Plizga, Taveira, Sahlu
   Voting Abstaining: Alexopoulos

D. Public Speaks

There were no public comments during Public Speaks.

E. Public Hearings

1. 6:15 PM - Ledgeview Terrace Subdivision - to consider major modification

Chairman Plizga provided an overview of the public hearing process for the Ledgeview Terrace Subdivision (E.G. Schaner Circle). Member Adjei-Koranteng read the public hearing notice into the record. The notice was published in the *Patriot Ledger* on June 24, 2026 and July 1, 2026, and mailed to 57 abutters on June 23, 2026.

Planning Director Michelle Tyler reported that the subdivision was originally approved in September 2006 with a roadway and four house lots, but no construction occurred. In 2024, the Planning Board contacted the property owner for a status update and considered rescinding the approval for a lack of action. The applicant indicated a desire to proceed but must now comply with stormwater management regulations, requiring revisions to the approved plan. The updated plans have been submitted to the DPW for review. Mrs. Tyler noted that she received a letter from DPW today. The Fire Department is also reviewing the plans for turning apparatus requirements.

Chairman Plizga introduced the applicant's team and asked for a summary of the revisions. Samantha Cripps of PMP Consulting, Inc. explained that the proposed four-lot residential subdivision off Mark Terrace remains unchanged in its roadway layout and lot configuration with the development located to the rear due to the Boston Edison powerline easement across the front of the property.

Ms. Cripps summarized the revisions as follows:

- Increased the roadway slope toward Mark Terrace (while meeting design standards) to bring the highpoint of the road as close to Mark Terrace as possible and direct more stormwater to rear infiltration facilities
- Added a bioswale around the cul-de-sac that leads runoff to a sediment forebay and infiltration basin
- Roadway stormwater will sheet flow to curb inlet, then through the forebay to the infiltration system
- Returned to the original gravity sewer design after DPW raised concerns about a proposed force main alternative
- Expanded the water main loop to Nightingale Circle at the DPW's request
- Added a buildout plan
- Revised the plans to route lot drainage to the infiltration facility within drainage easements and added an easement for the infiltration system
- Awaiting peer review comments from Weston & Sampson and will address all DPW stormwater requirements
- Submitting a waiver for stormwater permit for the stormwater requirement for the watershed to the front of the property (during the original permitting there was no room for infiltration facilities and part of original design was to put a catch basin at the entrance of the subdivision roadway)
- Revised driveway layouts to take into account stormwater

Chairman Plizga asked whether agreements were in place for the revised driveways, particularly one crossing the transmission line corridor. Ms. Cripps stated the design change is limited to grading and confirmed that agreements had been reached with the affected abutters. The property owner Mr. Saccone confirmed an agreement is in place that transfers with the property, and Mrs. Tyler stated she has a copy on file.

Ms. Cripps concluded that the subdivision design remains substantially unchanged aside from utility and grading revisions. Chairman Plizga requested comments from the Fire Department regarding the fire truck turnaround before the Board takes a vote.

Chairman Plizga asked Mrs. Tyler to summarize the DPW letter received that day, which stated that the DPW met with the applicant and engineer on July 10, 2026 to review the plans and anticipates a Stormwater Authority hearing on July 24, 2026. The letter noted that the plans did not include the required water main loop through the existing easement to Nightingale Circle. Chairman Plizga noted that this has since been addressed. DPW also objected to the proposed grinder pump and force main sewer system, stating it would not maintain the system after subdivision completion, and instead requested an 8-inch gravity sewer from E.G. Schaner to Mark Terrace, which seems to be feasible and will be taken under consideration during peer review.

Chairman Plizga asked about the implications if DPW did not accept the proposed 2 inch water main should the applicant later seek to have the private road accepted as a public way. Mrs. Tyler explained that utility specifications are addressed through the Subdivision Control process and outlined the process for the Town to accept the road as a public way.

Chairman Plizga opened the public comment portion of the meeting. No comments were received via Zoom.

Donald Clements of 53 Mark Terrace was present and asked about the approximate construction timeline. Chairman Plizga stated he will ask that of the applicant during discussion.

Mr. Clements commented that a swale, gravel bed, and underground pipe in his backyard extend into the easement and cross the proposed road. Mr. Clements expressed concern that blasting and construction could disrupt the water table. Chairman Plizga noted that blasting would be supervised by the Fire Department and that these concerns should be documented during the initial pre-blasting survey. Mr. Clements also stated that he would lose access to his driveway during construction and asked whether temporary parking accommodations could be made due to his wife's limited mobility. Ms. Cripps responded that the applicant would be amenable to providing temporary driveway access until the new driveway is completed. Chairman Plizga requested notes be added to the drawings for a temporary driveway to be placed and maintained until the new one is accessible.

Chairman Plizga asked whether the electrical utilities would be installed underground. Ms. Cripps stated they would be added to the plans. Mrs. Tyler noted that current regulations require underground electrical utilities but was unsure what the requirements were when the subdivision was originally approved.

Chairman Plizga asked about the anticipated project timeline following Stormwater Management approval. Mr. Saccone estimated construction would be completed within one year.

Chairman Plizga asked about the subdivision's light poles. Ms. Cripps stated that the Build-Out Plan (Sheet 8) shows four light poles.

Chairman Plizga asked whether the applicant would install the 8-inch water main requested by the DPW to facilitate acceptance of the road as a public way. Ms. Cripps replied that the applicant was willing to do so, noting it was in their interest and that the 8-inch main was included on the original plans. Mr. Saccone noted that 6-inch lines would connect the homes to the 8-inch main. Mr. Saccone explained that the water main had been changed from the original design due to concerns about ledge, but those concerns were resolved after test pits were dug.

Chairman Plizga had Mrs. Tyler display the rear lots of the subdivision and noted that one lot would require approximately 10 feet of excavation into the hillside, while the adjacent lot would require about 20 feet of fill, resulting in the need for an 18-foot high concrete block retaining wall along the property line. He stated that he has never seen a residential retaining wall exceeding 4–6 feet in height in town.

Chairman Plizga explained that the neighboring Nightingale property already has an existing 8-foot natural embankment, and the proposed 18-foot wall would extend well above the second-floor level of the adjacent home. Although the plans indicate the wall was to be reviewed by a structural engineer, he questioned its feasibility and fairness to neighboring properties. He suggested limiting the wall height, noting that doing so would require regrading the lots and redesigning the stormwater system. He also raised concerns about drainage from weep holes, hydrostatic pressure, surcharge loading from the nearby house, and the potential for wall failure. Based on these concerns, Chairman Plizga stated he considered the project a nonstarter.

During Board discussion, Member Adjei-Koranteng asked about the easements. Ms. Kripps explained that the utility easement is existing and that two new drainage easements are proposed within the residential lots at the bottom of the subdivision.

Member Alexopoulos shared the Chairman's concerns regarding the steep drop toward Nightingale and potential drainage impacts. Chairman Plizga added that saturated soils would increase pressure on the retaining wall. Ms. Kripps acknowledged the site's challenges and stated that the cul-de-sac itself could possibly be lowered to taper grade. Chairman Plizga can't see more than four-foot wall and would like to see the engineering calculations for the wall design before the Planning Board approves it.

Member Taveira asked how the project would affect Mary Lee Brook, noting that it bisects Nightingale Circle. Ms. Cripps responded that the drainage study found most of the watershed flows toward South Street through the utility easement, while only localized drainage flows toward Nightingale.

Chairman Plizga noted he will be making a motion to continue the Public Hearing and asked for the following items to be addressed on the revised plans:

1. Modifications to retaining wall which will change the stormwater layout
2. Provide engineering calculation for the retaining wall
3. Update the plan to show the 8-inch sewer main, eliminating the 2-inch mains with grinders
4. Show temporary driveway at 53 Mark Terrace for the Clements family
5. Make a note on the plan for the catch basin on Mark Terrace that you are requesting a waiver

6. The original plan also had a note that the lots are a single-family home. Add the single-family home notation to the plan page that will be endorsed
7. Add the water line to the plan set as an additional plan page
8. Show the electrical service on the plans and specify underground

Chairman Plizga stated that Mrs. Tyler will update the applicant upon receiving feedback from the Fire Department and will share their letter.

9. Chairman Plizga made a motion to continue the Public Hearing.

Motion made by Plizga, Seconded by Taveira to continue the Public Hearing to August 11, 2026 at 6:15 PM.
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

Chairman Plizga did not close Public Comments, anticipating additional comments due to the changes.

F. Old/Unfinished Business

1. Inclusionary Zoning Ordinance

Chairman Plizga noted that the Board reviewed the proposed Inclusion Zoning Ordinance at the previous meeting and previous changes were accepted. Chairman Plizga also noted that the asterisk in the second table should be removed. Chairman Plizga asked for additional comments, and the Board had none.

2. Mixed-Use Zoning Ordinance

Chairman Plizga noted the Board had previously reviewed Mix-Use Zoning Ordinance and asked for additional comments, noting prior comments had been addressed. The Board had no further comments.

3. Assisted Living / Independent Living Zoning Amendment

Chairman Plizga proposed that the Board review the Assisted Living / Independent Living Zoning Amendment section by section, as they had not fully reviewed it at the previous meeting.

Definitions/Purpose: No Board comments.

Applicability: Chairman Plizga asked that the word "and" be added to the last line of the last paragraph "Promote the objectives of this chapter and will not be detrimental...." No further comments from the Board.

Dimensional Standards Table: Chairman Plizga asked the Board if they had any comments and noted that Mrs. Tyler imported the building heights into the table from the specific districts.

Site Design Requirements: In this section, Chairman Plizga asked Mrs. Tyler to capitalize "accessory" and "uses".

Accessory Uses, Multiple Buildings or Common Outdoor Space: No Board comments.

Parking: Chairman Plizga - in the last sentence: "The design should be compatible with the adjacent architecture and shall be installed to ensure that light from cars within the surface lots do not spill into adjacent streets and properties.", Chairman suggested it reads adjacent residential properties. The Board did not object.

Member Adjei-Koranteng asked whether it should include how many handicapped parking spaces are required. Mrs. Tyler noted that it falls under Federal standards.

Member Taveira asked whether they should consider something other than granite curbing such as a Cape Cod berm for greater wheelchair accesibility. Chairman Plizga noted that if there is a sidewalk it would require handicap ramps. Mrs. Tyler noted that the vertical curbing provides greater protection for pedestrians.

Buffer: No Board comments.

Signs: No Board comments.

Building Design Standards: Member Taveira asked whether the provision applied to dorm-style or group home living. Mrs. Tyler clarified that this housing is not considered assisted living.

Affordability: Mrs. Tyler noted she needed to assign Zoning chapters and subsections and definitions under this category.

Prohibitions: Chairman Plizga noted a correction to the following sentence: "Dwelling Units constructed under this section shall not be eligible <u>for</u> (instead of *to)* subsequent conversion."

Stormwater Management: Chairman Plizga requested for the word "management" to be capitalized.

Site Plans: Chairman Plizga recommended this section be reworked to incorporate all the items required under Site Plan Review.

Approval Criteria: Chairman Plizga noted that this section is more detailed than everywhere else. Mrs. Tyler explained that this is the standard requirement for a special permit and conditions to be included in the motion. Chairman Plizga said he has no objection.

Motion made by Plizga, Seconded by Adjei-Koranteng that allows Planning Director Michelle Tyler to update the Assisted Living and Independent Living Facilities with the administrative references and minor edits we discussed and that Assisted Living and Independent Living Facilities, Mixed-Use and Inclusionary Housing, including the definitions for Inclusionary Housing be referred to Town Council.

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

G. New Business

1. <u>Comprehensive Master Plan Update</u>

Planning Director Michelle Tyler reported that the Town's last Master Plan was accepted in 2017 by the Planning Board and, because updates are typically completed every 10-15 years, a request for proposals to hire a consultant has been posted on the Town website through September 14, 2026.

As part of the process, Mrs. Tyler noted, that a Steering Committee will be appointed by the Town Manager and is expected to include representatives from the Planning Board Town Council, School Committee, Historic Committee, and members of the community, similar to the previous committee. The Planning Board must adopt and legally accept the Master Plan before it is submitted to the State.

Mrs. Tyler asked the Planning Board to consider which member(s) should serve on the Steering Committee, which will review the goals and objectives that will guide Randolph's development over the next ten years.

H. Staff Report

Active Project Review

Yankee Bus Lines Project

Mrs. Tyler anticipates a temporary certificate of occupancy by early September with a ribbon cutting this fall.

Lantana

Mrs. Tyler reported that the owner is awaiting an onsite meeting with the Conservation Commission. A previously unidentified wetland was discovered, and there is ongoing discussion over whether the stream is perennial, which could affect the parking lot and DCR access. This has delayed further design and development of the Lantana and DCR site.

Lombardo's

Mrs. Tyler reported that, due to cost considerations, the owner is likely to demolish the building next year rather than renovate it. She added that the replacement building will be smaller.

73 Mazzeo Drive / Movie Theatre

Mrs. Tyler reported that the owner has signed a multi-year lease with Regal Cinemas.

Advanced Auto Parts

Mrs. Tyler reported that Advance Auto Parts will relocate to the former Bob’s Stores space on Mazzeo Drive after completing interior renovations, leaving its current location at 330C N. Main Street vacant.

North Main Street Parcels

Mrs. Tyler reported that the parcel containing Zorba’s is for sale. A prospective buyer has inquired about potential site uses and allowable building height. She also noted that another interested party inquired about the auto repair shop next to America’s Food Basket.

The Board briefly discussed properties at Liberty Street and 10 Highland that are for sale.

GIS Consultant / AUL sites

Mrs. Tyler reported that she is working with our GIS Consultant to list AUL sites as a layer on the Town's GIS.

Amazon Facility

Mrs. Tyler reported that there were no updates.

Mill Street PRD

Mrs. Tyler reported that the project was approved by Town Council subject to Stormwater Review.

Upcoming Public Hearings - Zoning Amendments

- Data Centers
- Planned Residential Developments
- Battery Energy Storage Systems and Solar and Consolidated Permitting

Governor's Bond Bill

Mrs. Tyler reported that the Governor’s Bond Bill passed with significant changes to the Zoning Act/Chapter 40A. She provided a summary of the changes and noted that she is awaiting further guidance.

Active Subdivision Review

Mrs. Tyler reported that she reviewed incomplete subdivision items and sent certified letters to applicants with outstanding issues, requesting they appear before the Board at the August 11 meeting to provide updates.

Chairman Plizga asked if the subdivisions had performance guarantees. Mrs. Tyler explained that some had restricted covenants that should have restricted the sale pending completion, but all lots have since been sold. Older subdivisions used cash bonds held in passbooks which if left dormant are transferred to Find Mass Money.

I. Board Comments

None

J. Adjournment

Notification of Upcoming Meeting Dates:
August 11, September 8, September 22, October 13

The meeting adjourned at 7:46 pm.

Motion made by Adjei-Koranteng, Seconded by Taveira to adjourn.
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu