



PLANNING BOARD MEETING

Tuesday, October 28, 2025 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 6:03 pm.

PRESENT

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

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 10/14/2025

Motion made by Plizga, Seconded by Alexopoulos to approve the meeting minutes of October 14, 2025, as presented.

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

D. Public Speaks

E. Public Hearings

1. 6:15 pm - Town Council Order 2025-070 - to Amend Zoning Map for Various Parcels on Stackpole Ave

Chairman Plizga opened the public hearing for the zoning amendment for various parcels on Stackpole Avenue. Member Adjei Koranteng read the public meeting notice for Town Council Order 2025-070, which was published in the *Patriot Ledger* on October 10 and 17, 2025. Abutter notices were sent by certified mail on October 14, 2025.

The Planning Director Michelle Tyler reported that Councillor Burgess requested a zoning amendment for various parcels on Stackpole Avenue, changing the designation from Residential Single-Family Medium Density to Residential Single-Family High Density which reduces the required parcel size from 16,000 to 12,000 square feet to better align with the surrounding parcels.

Chairman Plizga commented that the change is more consistent with the neighborhood and could potentially allow for more housing.

Chairman Plizga opened the hearing up for public comments and closed it after hearing none.

Motion made by Plizga, Seconded by Adjei-Koranteng to recommend Town Council Order 2025-070 for approval, as presented.

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

Motion Passes 5-0-0

Motion made by Plizga, Seconded by Alexopoulos to close the public hearing.

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

Motion Passes 5-0-0

F. Old/Unfinished Business

None

G. New Business

1. Subdivision: E Druid Estates - Pett Acres Drive update

Chairman Plizga asked the Planning Director to provide the Board with an overview since the Board last met with the owner on October 8, 2024. Mrs. Tyler reported that at that meeting Mr. Karakostas made known his intent to sell the subdivision and requested more time. A meeting was set for September 2025 and postponed until this evening to consider initiating a public hearing to rescind the subdivision due to inactivity. Mrs. Tyler has not received any communication from Mr. Karakostas indicating his intent for the subdivision.

Mr. Karakostas was present in the audience and stated no progress has been made since the last meeting due to health issues and requested more time. Chairman Plizga agreed to an extension and asked Mr. Karakostas to appear before the Planning Board in April to provide an update, at which time the Board will determine whether to proceed with the recission process. Mrs. Tyler advised Mr. Karakostas to consult with an engineer in the meantime.

H. Staff Report

Active Project Review & Upcoming Projects

Scanlon Drive Update

Mrs. Tyler had originally anticipated having plans completed by the end of the calendar year for the proposed project on both parcels; however, this will likely be delayed until 2026.

The projects at 20 and 34 Scanlon Drive are progressing nicely.

Mrs. Tyler stated that they wanted to make some minor modifications to the DCR parking for the trailhead while still meeting all required criteria.

Planning Residential Development

Mrs. Tyler anticipates a filing for a Planned Residential Development and asked that the Board come up to speed on the zoning, since it will be a first of its kind. The parcel is on Union Street and has already gone before the Historical Commission.

Zoning Amendments

Rear Liberty Street

Mrs. Tyler reported that a zoning amendment hearing is scheduled for November 18 to change the property known as Rear Liberty Street (sheep pasture), owned by Henry Lee, from Medium Density to High Density to better align with surrounding parcels.

Food Truck Vendors and Short-Term Rentals

The Assistant Town Manager, Monica Lamboy, will be introducing some zoning amendments for *Food Truck Vendors* and *Short-term Rentals (Airbnbs)* after the first of the year.

Housing Coordinator

Mrs. Tyler announced that Elijah Mensah will serve as the new Housing Coordinator to help the Town meet affordable and subsidized housing regulations.

I. Board Comments

None

J. Adjournment

Upcoming Meeting Dates
November 18
December 2
December 16

The meeting adjourned at 6:28 pm.

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