

TOWN OF RANDOLPH
41 SOUTH MAIN STREET
RANDOLPH, MASSACHUSETTS 02368



PLANNING DEPARTMENT
Michelle Tyler
Director of Planning
mtyler@randolph-ma.gov
(781) 961-0936

March 26, 2026

Magaly and George Karakostas
38 East Druid Hill Avenue
Randolph, MA 02368

RE: Pett Acres Drive – East Druid Hill Estates

Dear Magaly and George,

The Randolph Planning Board is following up on their meeting of October 28, 2025 when you joined a discussion about the status of the subdivision known as E. Druid Hill Estates. The subdivision of 38 E. Druid Hill by then owner Anthony Pettinato created (6) lots and Pett Acres Drive in 1991 and to date there has been no activity identified toward the completion of the road and installation of utilities as required.

At the meeting of October 28, 2025, you advised the Planning Board that you needed additional time to consider the sale of land or development of the project. The Board respectfully requests an update and new information regarding the intent to construct, revise or discontinue the private way known as Pett Acres Drive in order for the Board to consider all actions available to them. Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of it's retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification, amendment or rescission when there has been a sale to a

single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Planning Board requests your participation at their meeting of Tuesday, April 14, 2026 at 6:00pm. You may participate in person at Town Hall, 41 South Main Street, Randolph in the Washington Room on the first floor or virtually via Zoom. The link to the meeting can be found on the Planning Board webpage at www.townofrandolph.com

If I can provide any information to you in advance of the meeting, please call me at 781-961-0936.

Sincerely,



Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Anthony Plizga, Planning Board Chairperson