



# PLAN REVIEW AUTHORITY MEETING

Monday, May 13, 2024 at 5:00 PM

Town Hall - Washington Room - 41 South Main Street  
Randolph, MA 02368

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## DRAFT- MINUTES

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This is an in-person meeting. The public is invited to attend this meeting in person at Randolph Town Hall, Washington Room, 41 South Main Street, Randolph, MA 02368. This meeting is being posted pursuant to the state statute authorizing temporary remote participation as described here: <https://www.randolphma.gov/DocumentCenter/View/1864/remotemeetings23>

**Call to Order:** Mr. Tony Plizga called the meeting of the Plan Review Authority Subcommittee to order.

**Roll Call – Plan Review Authority Subcommittee Members Present:** Councilor Richard Brewer, and Mr. Tony Plizga

### Project Update

Present on behalf of the applicant Taj Estates of Randolph II, LLC, are Attorney Kevin Reilly, Design and Civil Engineer Chi Man, and Principal of the Company Miraj Ahmed and son.

Mr. Miraj: The construction fence is up and we have started the asbestos abatement to prepare for demolition. Mr. Plizga: Has a stormwater permit been applied for? Mr. Chi Man: Not yet. Have you put an orange ribbon on the rear 20-foot buffer -Mr. Miraj: A survey has been ordered so we can track the regular trees.

### Landscaping

#### 1. Landscaping Plans

Mr. Plizga: I asked that landscape and building finish drawings be updated in the plans and submitted to Natalie. Original drawings were used for discussion. When updating the drawing, update the outline of things that have been changed such as the road, trash compactor, dumpster, and outdoor play area. Make it consistent with the rest of the drawings. I'd like to see arborvitaes to enclose the whole playground. If you're concerned about the property boundary. I wanted to note that I also solicited the opinion of the town planner and she didn't have additional comments on the landscaping. What about taking arborvitaes down the whole property line instead of wrapping around the playground since this is still your property? Right along the boundary. There's a six-foot-high fence so we can line it right along the fence. They grow to a full height of 12 feet.

Councilor O'Connell entered the meeting at 5:18 pm.

Mr. Plizga made a motion to amend drawing L-100 to be revised with updates outlining the elimination of the road, compactor area and what needs to be done for vegetation, and the sidewalk, and show the arborvitae going full length along the entire east side of the property and to submit revised plans within 90 days to the Town Council Clerk, seconded by Councilor Brewer.

Roll call vote: 3-0-0

Motion passes.

Mr. Plizga: With the permission of the subcommittee members, I can okay the revised plans if I see no problems. All the Subcommittee members agreed.

## **Building Finishes**

### **1. Building Finishes Drawings**

Mr. Plizga: I had requested new façade samples to reflect more of a colonial finish. The facades are very linear. There are no bump outs and I'm wondering if you can bump out any of the levels to give it an offset and change of colors. It's hard to bump these buildings at grade so I'm suggesting bump outs at the upper levels.

Mr. Chi Man: The porches can be an overhang. Attorney Reilly: Keep that stone that was shown in the original plans in the updated plans. Each building would have the same set of colors organized differently.

Councilor O'Connell: I don't mind it being the same color but the colors that were presented in the original plans look inviting and the ones we see here today are different. Mr. Plizga: I think we all agree that the bump outs can be in the second and third floors. Mr. Maraj: The balcony breaks up the solidness. I like the way the balconies sit. I can't change it right now considering weight-bearing issues. Bump outs in the second or third floor even a foot to a foot and a half could be very expensive to make those changes now. I'm also worried about the extra bending stress this could create. Mr. Plizga: Building finishes and facade is all-encompassing including the facade.

Mr. Plizga: What other means would you consider or suggest to break up the straight line in each building? Mr. Chi Man: what about bumping out windows by a foot? Mr. Miraj: I will look into that and get back to you. Mr. Plizga: Instead of doing light blue and pearl up top, getting a few color options would be great.

Councilor Brewer: Are the banisters where the sliding doors are made out of glass? Mr. Miraj: Yes. Councilor O'Connell: I like that. I don't want to hurt their ability of being able to sell but I like the lighter blue. Mr. Plizga: Whatever the color is, it should look like a clapboard. I don't know if this rendering reflects what is being indicated until I see a sample of the stone.

Mr. Plizga: I'd like to see updated clapboard samples and the drawings including light blues and pearl gray clapboard samples and then think about the bump outs. I'd like to see some contrast in the buildings. I like the natural stone look instead of brick and I suggest bringing different shades of gray, not white. We would like samples of the proposed clapboard and stone facades for the project files.

### **Adjournment**

The meeting was adjourned at 5:50 PM by a unanimous vote of the members present. The meeting was continued to June 10, 2024, at 5 PM.