



# PLANNING BOARD MEETING

Tuesday, October 24, 2023 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## MINUTES

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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 until March 31, 2025. The public is invited to participate in the meeting via telephone or computer.

### A. Call to Order - Roll Call

Called to order at 6:02pm.

#### PRESENT

Alexandra Alexopoulos  
Tony Plizga  
Peter Taveira  
Lou Sahlu

#### ABSENT

Nereyda Santos-Pina

### B. Chairperson Comments

### C. Approval of Minutes

1. Minutes of 9-26-23

Motion made by Alexopoulos, Seconded by Sahlu to approve the meeting minutes of September 26, 2023.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

### D. Public Speaks

### E. Public Hearings

1. Subdivision - Mill Street (continuation)

The Planning Board has been waiting for a revision to the infrastructure of the subdivision, specifically the waterline to make sure that it is looped. The applicant, Mr. Sun, has an attorney working with the neighbor to obtain an easement and requested a continuation to November 28. The public hearing is still open, but the Board may

choose to close the public hearing if there continues to be a delay, after which time no new information would be considered. Chairman Plizga noted that if they applicant provided drawings showing the proposed waterline, it would be his intent to make a motion- at the appropriate time - to approve it, even if they didn't have the actual easement in place. The Board would make the approval subject to obtaining an easement. Mrs. Alexopoulos would be willing to continue the meeting again in November, if necessary, as long as progress is being made.

Motion made by Plizga, Seconded by Alexopoulos to close to continue the Mill Street subdivision public hearing until November 28, 2023 at 6:15pm.  
Voting Yea: Alexopoulos, Plizga, Taveira, Sahl

## **F. New Business**

### **1. Zoning Ordinance Report**

Planner Tyler provided a copy of the Zoning Ordinance Report to the Board in advance of the meeting. The report highlights the need for updates to the Town's zoning ordinance, recognizing that legislation has changed over the years and the need to clarify and consolidate information. Planner Tyler anticipates that it will be about a year long process dissecting the Town's zoning code.

After reviewing the report, Chairman Plizga was surprised how many zoning districts there are, and feels there are too many. Mr. Sahl asked what the process would be for moving forward. Planner Tyler responded that the Planning Board would have to make an official request in support of codification to be brought to the Town Manager and Council President for consent. Once funding is in place, via either grant or the Town's budget, they would go out to RFP to hire a consultant. Planning Board will establish a scope of work for the consultant that would be working along with anyone affiliated with zoning, such as the Building Commissioner, Conservation Commission and Planning Board, then ultimately the Town Council for their blessing. The process would require a multitude of working meetings and public sessions because any changes to zoning would require public hearings.

Chairman Plizga asked Planner Tyler for the estimated cost of codification. Planner responded likely between \$100,000-\$200,000.

Chairman Plizga would like the Planning Board to make a statement that would be submitted to the Town Council and Town Manager, at a minimum, as a formal correspondence to be read at a public meeting including the following motion:

Motion made by Plizga, Seconded by Taveira that the Planning Board supports and recommends codification of the Randolph Zoning Ordinance and related documents as soon as a funding source is identified.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahl

Mr. Taveira asked if the Board must wait to make adjustments? Chairman Plizga feels it makes more sense to wait rather than make adjustments to what is already very choppy.

## 2. Ponakpoag Pond Project by DCR

The Department of Conservation, Recreation and DCR has been working on a Master Plan to update the Ponkapoag Pond Fisherman's Cove, which spans the Randolph/Canton Line. They are looking at improvements to parking, accessibility, removal of invasive species, protection of some protected habitat and species. The project will restore the wetlands particularly in the waterfront area where canoes and kayaks are launched, as there are no access ramps. There is a green dot trail that goes around Ponkapoag Pond through Canton, the Ponkapoag Golf Course, the YMCA camp and the Appalachian Mountain Club. The first part of this project is on Fisherman Cove.

The Town received advanced notification because we are an environmental justice community, which means we meet some criteria through our minority population, language population or from economics in our population to make sure that we are not unduly burdened with impacts on any large project.

The environmental notification reports are lengthy. The notices have been translated into the languages outlined by the federal government. Planner Tyler pointed out that the firm working on the project, Tighe and Bond, has a very strong reputation and developed great plans and that the Board is welcome to participate in any of the discussions regarding Fisherman's Cove. This project is funded entirely through DCR.

## 3. Land Court Recorder - index Jan-July 2023

Planner Tyler explained that the Land Court Reporter is a annual binder that provides a summary of all land court decisions in the Commonwealth. The Planning Department will receive quarterly indices, that will be forwarded to members along with any Land Court decisions that may impact the Planning Board. Chairman Plizga requested that the Planner review decisions from the past 5 years and flag any that may pertain to Planning Board decisions. Then moving forward, provide a brief summary to the Board on a quarterly basis under staff report.

## G. Staff Report

**\*Active Subdivision Review**

**\*Active Project Review**

**\*Upcoming Projects**

### MBTA Zoning

On Saturday the Planning Department will be holding a workshop to review the zoning requirements of MBTA communities under Chapter 3A. There will be three sessions available at Stetson Hall for residents to gather information, review maps and ask questions of the consultant. The Planning Department has done extensive outreach seeking to engage the community including email blasts, flyers hung at Town Hall, a mailing to religious institutions and multi-family complexes, provided save the date postcards at the Community Services Fair, a full-page ad in the Suburban Shopper, it was posted on RCTV since September, shared it with Haitian Radio - Radio Planet Compas, and a reverse robocall went out to Randolph Residents.

## Complete Streets

The Town received funding for projects recommended through Beta Engineering. The funding is to improve the intersections of South Street and Centre Street; the crossings and intersections at Highland Avenue, Memorial Parkway and Glen Drive; and High Street and Chestnut Street; and provide some sidewalks along Oak street. Beta Engineering developed conceptual plans that were submitted to the State for these projects. Now that it has been approved, DPW will take it up from here and gather bids.

### 33 Mazzeo Drive (Splash Car Wash)

Project exterior is nearly done and moving along smoothly. No target date for completion.

### 259 Allen Street (Convenience Store)

Work seemingly came to a halt but they have recently requested a paving permit. The building has been listed for sale.

### 647 North Main Street (Daycare)

The work is progressing. Not sure they will have the parking area finished by the end of the paving season.

### 19 Highland Avenue (Taj Estates)

Not ready for a certificate of occupancy. Planner has spoken with the Building Commissioner about not issuing the CO until some of the exterior conditions of the Planning Board are complete. Planner will remind the property owner as well.

### 34 Scanlon Drive (Yankee Bus Lines)

General Contractor came in for their demolition permit to begin demolition of the building and site. There will be some changes to the plans to accommodate stormwater once the peer review reports are back. The applicant also wants to make minor modifications to the parking lot and a slight bump out to the building which will need to be reviewed by the Planning Board.

### Randolph Road

No updates until they get building permits.

### Pham Estates

Should be wrapping up soon, the Building Commissioner was doing final inspections on the house. Final paving has been done.

### Country Way Lane

Received final as-builts, they weren't the size we needed, but the Town Engineer was willing to accept them. The subdivision may be ready for the Board to sign off at the next meeting.

### Lafayette Estates

Temporary solar street lights have been put in place, per the Planning Board's request. They will remain in place until permanent street lighting is installed.

### Hughes Estates (E.J. Griffin)

Mr. Scheopplein is awaiting as-builts. There are still some outstanding items to be completed before the Planning Board can sign off.

### Release of Performance Guarantee

At the next meeting, the Planner will request the release of an old passbook retained as a Performance Guarantee since 2002. Planner was unable to find minutes or records indicating why the funds were still being held. The Town Engineer did a thorough search and found no records either. Hearsay is that the funds were being held for a water line issue, but they have nothing on file to refer back to. Planner Tyler feels the Board should return the funds since there is no justification for retaining them.

### Vanderbilt Road

There will be an ANR on Vanderbilt Road at the next meeting.

### Potential Subdivision

A property owner may come before the Board for a casual discussion regarding improvements to a paper street on their property. There's not enough room for a cul-de-sac and may not even be enough room for a hammerhead unless he acquires property from a neighbor, but he has a plan from 1985 to review with the Board.

### High Street

Land across from Lantana was recently cleared. The land was acquired by Mr. Hart, former owner of Lantana, in a land swap with DCR. It's only use is for surface parking with dedicated space for the Smith Trail Head and DCR signage. There are no construction plans for the property and the owner, Core Invest, has a right to clear and grade the land. The owner has had discussions with the Town about discontinuing Billings Way, which is actually the frontage for Lombardo's, despite the fact that it looks like a parking lot. Part of that road discontinuance will include a portion of High Street that leads to Billings Way, that will go before the Town Council and Norfolk County Board of Commissioners.

## **H. Board Comments**

Chairman Plizga wanted to provide an update regarding two PRA projects that fall under the Union Crossing Transit District. The first being the old Good Brother's Ford property. Three years ago they were granted a special permit that is set to expire in December. They will go before Town Council in late November to request an extension and take care of other open items. The project proposal was for approximately 60 units. Currently, they have completed 9 duplexes out of 13 with 6-8 units sold and occupied.

The PRA completed it's work on the Fencourt property (the old Senior Center) back in June. Currently awaiting Conservation Commission final orders. They have asked for an extension to a December Town Council meeting where they will take up the Special Permit discussion.

**I. Adjournment**

Notification of Upcoming Meeting Dates

11-14-23

11-28-23

12-12-23

Meeting adjourned at 6:53pm

Motion made by Taveira, Seconded by Alexopoulos to adjourn the meeting at 6:53pm.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu