



PLANNING BOARD

Tuesday, December 13, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

DRAFT MINUTES

In accordance with Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 COVID 19 emergency, the Planning Board shall meet remotely to avoid group congregation.

A. Call to Order - Roll Call

Called to order by the chair at 6:03pm

PRESENT

Alexandra Alexopoulos
Steve Monteiro
Tony Plizga
Peter Taveira

ABSENT

Nereyda Santos

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 11-15-2022

Reviewed and minor typographical edits were made.

Motion made by Taveira, Seconded by Alexopoulos to accept the minutes with edits.

Voting Yea: Alexopoulos, Plizga, Taveira

Voting Abstaining: Monteiro

D. Public Speaks

None

E. Old/Unfinished Business

1. Triangle sign revisions

Planner specifies that the sign company provided updated renderings that were forwarded to the Board for review. Also notes that an invitation to this meeting was extended to them -- but it was sent late so they likely did not receive it. Planner offered to review plans with the Board.

Plizga recommends tabling the item until member Santos-Pina can be in attendance as she presented concerns and requests originally.

Will review at the first meeting in January 2023.

2. Master Plan Initiatives

MPIC meeting with newly formed Board of Recreation in December to review initiatives.

Member Taveira and Santos-Pina still working on proposed language for ordinance(s) relative to electric vehicle charging stations.

The work conducted jointly by the Planning Board and Historic Commission relative to set-backs as they affect historic properties was formally submitted to the Town Council and referred out for public hearings to be scheduled.

F. New Business

1. Election of Planning Board positions for 2023

For the role Chairperson: Motion to nominate Plizga for chair made by Taveria and seconded by Alexopoulos.

In favor: Alexopoulos, Monteiro, Plizga, Taveira

For the role of vice chair, member Plizga indicates his intent to nominate Santos-Pina but would like to delay until she is present to accept or decline the nomination. To take up the vote for vice-chair at the next meeting.

2. Grove Ave Subdivision (Cygnet Lane) release

Planner outlined that the subdivider requested a release of covenant through his attorney in April 2020. The Planner reviewed the decision and conditions established for the subdivision against the work completed to determine compliance. The Planner submitted correspondence to the attorney and subdivider outlining the work that was completed in contradiction to the approved decision and conditions without the approval of the Planning Board. Some of this information has been previously communicated to the subdivider.

In September 2022, the attorney for the subdivider submitted correspondence repeating the request for a release of covenant specifying that the contradiction in work constructed vs. the approved plans was approved by the DPW Superintendent at the time. The correspondence also requested a retroactive waiver for granite curbing.

The DPW Superintendent who supposedly provided approval is no longer employed by the Town and there are no records to validate such approval. The Planner reached out to the Town's Engineer who confirms that the DPW Superintendent at the time gave verbal approval to the subdivider for the field changes.

The Planner points out that at no place in the Randolph Subdivision Rules and Regulations or in the Subdivision Control Law does the DPW superintendent have authority to amend the decision and conditions established by the Planning Board. While there may be modifications required due to field conditions, unless there is an emergency, they should be presented to the Planning Board for review and approval in advance. And if they are "urgent" in nature, they should be presented to the Board afterward with a request for minor modification. At no point did this happen despite correspondence to the subdivider requesting it.

Items impacting stormwater utilities fall within the DPW to review and approve as they are within the purview of the stormwater authority. However there is no record of stormwater review, approval or permit on file nor were the modifications ever presented to the Planning Board.

Plizga reminds the Board that there is a request to waive the granite curbing at the radius where Cygnet Lane meets Grove Avenue. Had previously requested the Planner make a site visit to determine what type of curbing exists along Grove Ave. Indicates that the Planner previously reported to the Board that there is no curbing - even an asphalt berm - along Grove Avenue.

Plizga indicates that given the information he thinks the Board should release the covenant. Member Taveira wonders why the subdivider is retroactively requesting a waiver of the granite curbing. A definitive set of plans was provided with plenty of opportunity to request a waiver at the outset but it wasn't. Taveira is not inclined to waive the granite retroactively. Monteiro concurs.

Plizga asks the Planner what actions could result from voting at this meeting given that it appears there may be a split vote of 2 in favor and 2 opposed. The Planner states with that vote, the Covenant would not be released and there would be additional discussion with the subdivider and/or his attorney. Discussion followed about tabling the item until the first meeting in January when there will likely be 5 members of the Board available for voting.

Alexopoulos makes a motion to table the request until the first meeting in January. Seconded by Monteiro.

On discussion, the Planner suggests the second meeting in January to ensure that there is a 5th Board member available.

Motion amended to review this item the second meeting in January.

Voting Yea: Alexopoulos, Monteiro, Plizga, Taveira

3. Complete Streets Policy

Planner provided a presentation on the Complete Streets Program and how it impacts decisions made by the Planning Board relative to subdivisions as well as commercial projects where traffic circulation is affected. Complete Streets prioritizes safety, access and circulation for pedestrians, mobility assisted devices, bicycles and scooters over vehicles. All projects must consider those factors in the development process. The Town Council adopted the policy on December 8, 2022 and it has been sent to MassDOT for review and approval.

G. Staff Report

The Planner reminds the Board that the Registry of Deeds requires their signatures to be on file as those authorized to endorse plans. Still need signatures from 2 members.

The Board was reminded about upcoming public hearings in the new year that will include zoning amendments, a street discontinuance and the work to comply with Chapter 3A for MBTA communities multifamily zoning.

A resident abutting the Lafayette Estates subdivision contacted the office to ask if fencing or other barrier would be installed around the retention area. The Planner will review the Board's decision and conditions and will also reach out to Joe Dunn to understand if Conservation Commission included anything in their Order of Conditions.

The Planner outlined work being conducted by DPW and BETA engineering to advance a Complete Streets Policy. Upon approval of a policy, the Town could request funding for improvements to infrastructure that advance safe transportation for pedestrians and bicyclists.

H. Board Comments

Review of proposed 2023 meeting dates. Changed February meeting date from 2/14 to 2/7, correct typo of dates in June and change August 8 to August 15. Board members concur with dates.

The chairman asked Board members if the 6:00pm meeting time still met with members' schedules as the last few meetings haven't started on time. Members indicate meetings should remain at 6:00pm.

The chairman makes note that the property at 32 South Main (daycare across from Town Hall) has installed the canopy. Also notes that foundation work is underway at Pham Estates (Mary Lee Way).

Member Santos-Pina asks if there is any update from the state regarding a return to in-person meetings. The Planner indicates there has been no decision made and communicated yet. There is a possibility that legislation could be updated to permit a hybrid meeting style going forward but likely with some regulations such as methods by which members would have to identify themselves or ensure that they appear on screen.

The chairman asks if the appeal period for the Dow Street improvement has been passed and if any appeals have been made. The Planner indicates that there is another 4-5 days of the appeal timeframe remaining and there are none filed at this time.

Member Taveira asked about the Holbrook Transfer Station and whether the public comments time frame had lapsed. The Planner indicates that there are many, many public comment periods because there are so many permits required. She will try to obtain additional information to share with the Board. Additional comments were reminders about the Holbrook Old English Square project that's nearby, their associated roadwork that will include a new traffic signal. Also, Randolph DPW is working with the state for a paving plan that impacts the intersection of Union & Center Streets. There are additional locations that the state will be paving -- only on state controlled roads such as Mazzeo Drive, Warren Street and more.

I. Adjournment

Notification of Upcoming Meeting Dates

Adjourned at 6:50pm