



PLANNING BOARD MEETING

Tuesday, December 02, 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 6:00 pm.

PRESENT

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

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 11/18/2025

Motion made by Plizga, Seconded by Sahu to approve the meeting minutes of November 18, 2025, as presented.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahu

Voting Abstaining: Adjei-Koranteng

D. Public Speaks

Chairman Plizga opened the public comments portion of the meeting and, hearing none, closed it.

E. New Business

1. Planning Board member nominations and appointments for 2026

Motion made by Plizga, Seconded by Sahlu to approve Tony Plizga as Chair, Araba Adjei-Koranteng as Vice Chair, and Alexandra Alexopoulos as representative to the Community Preservation Committee (CPC).

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

F. Public Hearings

1. 6:15 PM - Ledgeview Terrace Subdivision - continuation of public hearing

The public hearing for the Ledgeview Terrace Subdivision, addressing the potential rescission of the approval due to inactivity, was opened by Chairman Plizga. Mrs. Tyler reported that the applicant is actively working on modifications to the plans to address stormwater requirements, which were not needed when the subdivision was initially approved.

The Planning Board decided not to rescind the Ledgeview Terrace Subdivision approval, noting that the applicant is making progress and expects to submit modifications in February or March, potentially requiring a future public hearing depending on the scope of the changes. Chairman Plizga recommended closing the public hearing without taking any action.

Discussion on the motion:

The Board discussed continuing the hearing to retain the option of rescinding the subdivision if progress stopped, but Mrs. Tyler recommended closing the current public hearing and opening a new one should the subdivision become inactive again.

Motion made by Plizga, Seconded by Adjei-Koranteng to take no action and close the public hearing.

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

G. Staff Report

Active Project Review

Amazon Building - 100 Mazzeo Drive

Mrs. Tyler reported that Amazon is reactivating its facility 100 Mazzeo Drive as a robotics renovation and repair center for equipment used at other sites, with no exterior changes requiring Planning Board review. It will not be a delivery facility. Amazon has discussed its plans for the new use with the Building Commissioner and Fire Prevention.

Lantana/Lombardo Property - Scanlon Drive

Mrs. Tyler reported that plans for site plan and design review for the Lantana site are expected late December or early January. Demolition of the main structure may occur before year-end, and proposed changes to the DCR trailhead access will be returned to the Planning Board for administrative review. The single-family home still must be demolished, and access to the cell tower is being addressed. The applicant intends to return to Norfolk County Commissioners to discontinue the portion of High Street leading to Billings Street prior to its discontinuation and has filed stormwater permit documents to begin that

process. They will also need to appear before ConCom for a small area near the highway off-ramp.

Movie Theater (Showcase Cinemas) on Mazzeo Drive

Mrs. Tyler reported that the cinema property is on the market and may be sold this month to a buyer who could continue operating it as a movie theater potentially under a different user temporarily while evaluating development options given the zoning district and specific site conditions due to its deep infrastructure.

59 Mazzeo Drive (Former Bob's Store)

Mrs. Tyler reported that the owner of 59 Mazzeo Drive was working with an Asian Grocery store to occupy the former Bob's Store location.

Planned Residential Development - Union Street

Town Council is expecting a special permit application for a Planned Residential Development on Union Street, which requires a Planning Board review and report with recommendations before the Council can vote. If the Council rejects any of the Board's recommendations, it must document why.

Hai Lua Plaza - 900 North Main Street

Chairman Plizga asked whether anything could be done about the large vacant metal sign structure in front of Pho 89 at 900 North Main Street. Mrs. Tyler will follow up.

Zoning Recodification

Mrs. Tyler reported that the zoning update was adopted by the Town Council on November 24, 2025. It is available as a PDF on the Planning and Building Department webpages and has been sent to General Code for digitization.

H. Board Comments

None

I. Adjournment

Upcoming Meeting Dates

December 16

January 13

January 27

The meeting adjourned at 6:25 pm.

Motion made by Adjei-Koranteng, Seconded by Taveira to adjourn the meeting.

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