



PLANNING BOARD MEETING

Tuesday, August 11, 2026 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 6:07pm.

PRESENT

Alexandra Alexopoulos
tony Plizga
Peter Taveira
Lou Sahl

ABSENT

Araba Adjei-Koranteng

B. Chairperson Comments

Chairman Plizga stated that Member Taveira, who was joining via Zoom while traveling, should not worry if he was disconnected after the vote to continue the Ledgeview Terrace public hearing to September 8.

C. Approval of Minutes

1. Minutes of 7/14/2026

The Planning Board approved the minutes of July 14, 2026, as presented.

Motion made by Plizga, Seconded by Sahl to approve the meeting minutes of July 14, 2026, as presented.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahl

D. Public Speaks

There were no comments in person or via ZOOM during Public Speaks.

E. Public Hearings

1. 6:15 PM - Ledgerview Terrace Subdivision - to consider major modification - continuation

Chairman Plizga opened the continued public hearing for the Ledgerview Terrace Subdivision and summarized the changes requested by the Board at the previous meeting. Mrs. Tyler reported that the applicant's engineer, Samantha Cripps, requested additional time to complete the necessary plan updates. The Board continued the public hearing to 6:45 p.m. on September 8, 2026.

Motion made by Plizga, Seconded by Alexopoulos to so move the recommendation to continue the Ledgerview Terrace Subdivision Public Hearing to September 8, 2026 at 6:45 p.m.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahl

F. New Business

1. Holbrook Gardens - Subdivision Status Update

Mrs. Tyler reported that the Board is awaiting final as-builts for completion of the Holbrook Gardens subdivision, which have been requested since approximately 2023. Mrs. Tyler noted that the subdivision was secured by a covenant and homes were sold in violation of the covenant.

Chairman Plizga asked if the road was intended to be permanently private. Mrs. Tyler reported that the subdivision was a continuation of Patterson Avenue and believes it would have been recommended for a public right of way. Mrs. Tyler recommended requiring a private way sign at the developer's expense so homeowners understand the road is not the Town's responsibility.

The Board agreed to send a letter to the developer requiring installation of a private road sign and submission of the road as-builts within 60 days of the letter's date.

Motion made by Plizga, Seconded by Taveira to have Michelle Tyler send a letter out requesting that a Private Way sign be installed within 30 days of the date of this letter and that final road as-builts be provided within 60 days of the date of this letter, or the Board will take further action.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahl

2. Ledgewood Estates - Subdivision Status Update

Mrs. Tyler noted that Alan Paine's Ledgewood Estates subdivision, located off High Street, has been ongoing for more than 15 years. Mr. Paine was unable to attend the meeting due to health issues, and has requested a partial bond release. Mrs. Tyler was not prepared to recommend a partial release until she could review the work needed for completion with the Town's engineer to ensure receipt of the final as-builts.

Chairman Plizga agreed, noting that releasing the bond proportionately could eliminate the Town's leverage to ensure completion. Mrs. Tyler suggested that Town Engineer Jean Pierre-Louis review the outstanding work and provide an estimate of the remaining costs. Outstanding items include installation of bounds, which are needed before the as-builts can be completed, and to raise and secure a manhole rim and cover currently obstructed by a neighbor's belongings (junk and debris).

The Board's consensus was to consult the Town Engineer Jean Pierre-Louis and have Mrs. Tyler report back with his findings and recommendation at the next meeting.

3. Prospect Hill - Subdivision Status Update

Mrs. Tyler reported that the Prospect Hill subdivision predates all current Planning Board members. Mrs. Tyler noted that, under the deeds, the developer owns the road rather than the individual property owners. The subdivision has a cash surety, though Mrs. Tyler was unsure whether it remains valid and will check whether the funds were transferred to Find Mass Money. Chairman Plizga believes the funds were already there. Mrs. Tyler noted that the surety was a passbook account listing Town Manager Howard as the Town's signatory and that he will be retiring in January.

Mrs. Tyler recommended a demand for a private road sign. The Board agreed to send the developer a letter requiring installation of a private road sign and submission of final as-builts by a specified deadline.

Motion made by Plizga, Seconded by Sahlü to send a letter to the legal representative for the Prospect Hill subdivision requesting a private road sign within 30 days of the date of the letter and final as-builts within 60 days of the date of the letter, or the Board will take further action.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlü

4. Richard Estates - Subdivision Status Update

Chairman Plizga reported that conveyance of utilities, placement of bounds, and final as-builts remained outstanding for the Richard Estates subdivision. The subdivision was secured by a covenant rather than cash surety. Mrs. Tyler explained that the conveyance of utilities transfers maintenance responsibility to the Town and can be completed using a simple form.

The Board agreed to send a letter to the legal representative for Richard Estates requiring placement of a private road sign within 30 days, submission of a conveyance of utilities form, placement of bounds and to submission of final as-builts within 60-days.

Motion made by Plizga, Seconded by Sahlü to send a letter to the legal representative for Richard Estates that they place a road sign within 30 days of this letter and provide a Conveyance of Utilities Form, complete the placement of bounds, and complete final as-built drawing within 60 days of the date of the letter or the Planning Board will take further action.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlü

5. Spring Estates - Subdivision Status Update

Mrs. Tyler stated that, to complete the Spring Estates subdivision, the developer would need to remove the temporary turnaround shown on the plan. Mrs. Tyler suggested meeting with the developer to discuss a modification. Chairman Plizga noted that outstanding items include conveyance of utilities, final as-builts, sidewalks, and the top course of asphalt.

Mrs. Tyler believes completion may have been held up due to a land deal the applicant has with the Town to purchase land at the end of Kelli Road. Mrs. Tyler pulled up the

GIS map to show the Board the temporary turnaround which is not part of the road layout.

The Board discussed how to proceed. Chairman Plizga believes the Board should require the applicant to come before the Board to discuss the temporary turnaround and a potential major modification to the subdivision.

Motion made by Plizga, Seconded by Sahlu to send a letter to the Spring Estates responsible contractor requesting that a private road sign be installed within 30 days (unless its already up) and to contact the Planning Department regarding a major modification to change the temporary turnaround to permanent and to contact the Planning Department within 30 days to come before us at a future meeting, or further action will be taken.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

Discussion on the motion: Member Alexopoulos asked if they should add the sidewalks and top course of asphalt to the motion. Mrs. Tyler stated that they can't do as-builts without it.

Member Alexopoulos suggested sending a letter to the neighbors in the subdivision as a way to nudge the applicant to complete the subdivision. Mrs. Tyler didn't feel that approach would be effective and felt the Planning Office would bear the brunt of the calls and questions. Mrs. Tyler feels the challenge is that we no longer have a performance guarantee now that all the homes have been constructed and sold, since it was by covenant. The Board briefly discussed how the covenants get missed at conveyance and how to prevent it in the future, perhaps by adding notes to the plan set recorded at the Registry of Deeds.

6. 2027 Planning Board Meeting Schedule

The Board discussed the draft 2027 meeting calendar and proposed changes for a vote at the next meeting.

G. Staff Report

Mrs. Tyler anticipates a ribbon cutting for Advanced Auto Parts at its new Mazzeo Drive location, as well as a ribbon cutting for Yankee Bus Lines this fall.

H. Board Comments

None

I. Adjournment

Upcoming Meeting Dates

September 8, September 22, October 13, October 27

The meeting adjourned at 6:54 pm.

Motion made by Taveira, Seconded by Plizga to adjourn the meeting.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu