



Michelle Tyler <mt Tyler@randolph-ma.gov>

7/18/23 Site Visit Follow-up

4 messages

Michelle Tyler <mt Tyler@randolph-ma.gov>

Thu, Jul 20, 2023 at 9:19 AM

To: Mirajuddin Ahmed <mirajahmed@yahoo.com>, Chi Man <cman@hardymandesign.com>, roger.barboza89@gmail.com, Mohiuddin Ahmed <mohiuddin21@yahoo.com>

This email serves as confirmation of the items discussed with Miraj, Mo, Chi, Michelle and Tony on-site 7/18/23

- 1) Owner must confirm the layout and radius of the property at Warren Street per the approved plans and correct if necessary.
- 2) Owner must confirm the separation between the northwest corner of the building and curbing and correct if necessary.
- 3) Chi states that the height of lighting in the parking lot (foundation + pole + fixture) does not exceed 22 feet.
- 4) Owner must confirm the width and radius of the entrance at Highland Avenue conforms with approved plans.
- 5) Improvements to Diauto Drive are to be completed and include lane markings for 200-300 feet to specify LEFT TURN/STRAIGHT and RIGHT TURN lanes, a striped crosswalk and general road upgrade under the direction of the DPW. Planner to follow-up with additional details.
- 6) Reviewed possible layout of a trellis or other decorative wall to separate the commercial area from the first floor residential unit(s). Town recommends a small square lattice type white vinyl panel. Owner to provide details and specs prior to acquisition/installation.
- 7) Owner requests artificial turf at the amenities area in place of grass pavers.
APPROVED
- 8) Owner requests replacement of Leyland Cypress arborvitae to Emerald Green arborvitae. APPROVED
- 9) Owner and the Town agree to the installation of emerald green arborvitae in front of the windows to the residential unit at the amenities area to provide privacy screening.
- 10) Discussed landscaping on the westernmost corner of the Warren Street entrance. Grub and clear weeds, keep the tree, add low maintenance, salt tolerant shrubs. Planner suggested using rosa rugosa.

- 11) Add green sleeves to the bollards around the transformer.
- 12) Owner requests relocation of air conditioning units from the top of wall to in front of the wall along Highland Ave and a reduction in the number of units. Relocation would include installation of bollards and additional landscaping. Owner to provide a sketch for review and approval by the Planning Board.
- 13) Discussion of directional signage to ensure visitors are aware of entrance locations.
- 14) Discussion of branded signage and lack of a sign plan for the commercial units. Reminded owner to present a concept plan prior to seeking a sign permit.
- 15) Owner notes that they are adding 18 EV charging stations in the parking lot. Those parking spaces will not be "restricted" to EV's only
- 16) Discussion about curbing to be added along the fence line in the parking lot.
- 17) Discussion about the need for ramps at the handicap parking spaces within the parking lot.
- 18) Discussed the tactile pad at the Warren Street entrance. Owner is unable to locate it further east due to an existing culvert preventing any excavation. Owner will stripe a crosswalk between the ramps on either side of the entrance to the property on Warren Street.
- 19) On the Warren Street entrance, the owner will transition from vertical granite curbing to asphalt berm that tapers down to grade at the edge of the property.



Michelle R. Tyler
Director of Planning
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Please be advised that the Massachusetts Secretary of State considers e-mail to be a public record, and therefore subject to the Massachusetts Public Records Law, M.G.L. c. 66 § 10.

Chi Man <CMan@hardymandesign.com>

Thu, Jul 20, 2023 at 9:44 AM

To: Michelle Tyler <mtyler@randolph-ma.gov>, Mirajuddin Ahmed <mirajahmed@yahoo.com>, "roger.barboza89@gmail.com" <roger.barboza89@gmail.com>, Mohiuddin Ahmed <mohiuddin21@yahoo.com>

Hi Michelle,

We are looking into these items and making some of these changes into a revised landscape plan. We should have the revised plan today and will be ready to meet the Board for discussion. When is the very next available Planning Board meeting we can get on to discuss those changes, and give update on site conditions to the Board? Can you put us on the agenda?

Thanks,

Chi Man, PE – Managing Partner



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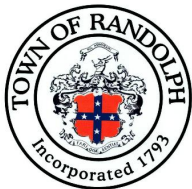
Michelle Tyler <mtyler@randolph-ma.gov>

Thu, Jul 20, 2023 at 9:57 AM

To: Chi Man <CMan@hardymandesign.com>

Cc: Mirajuddin Ahmed <mirajahmed@yahoo.com>, "roger.barboza89@gmail.com" <roger.barboza89@gmail.com>, Mohiuddin Ahmed <mohiuddin21@yahoo.com>

The Planning Board meets next Tuesday, July 25. In order to appear on that agenda, I need a sketch **NO LATER THAN 9am on Friday, July 21**. The next meeting after that is August 15, 2023.



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Chi Man <CMan@hardymandesign.com>
To: Michelle Tyler <mtyler@randolph-ma.gov>

Thu, Jul 20, 2023 at 9:59 AM

Cc: Mirajuddin Ahmed <mirajahmed@yahoo.com>, "roger.barboza89@gmail.com" <roger.barboza89@gmail.com>, Mohiuddin Ahmed <mohiuddin21@yahoo.com>

Great I should have the revised landscape plan to you today.

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