



PLANNING BOARD MEETING

Tuesday, September 22, 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 6:06 PM.

PRESENT

Alexandra Alexopoulos

Araba Adjei-Koranteng - joined the meeting at 6:07 PM

tony Plizga

Lou Sahlu

ABSENT

Peter Taveira

B. Chairperson Comments

Chairman Plizga noted that the former Master Plan Implementation Committee is now defunct following the creation of the Master Plan Steering Committee. Planning Director Michelle Tyler provided an overview of the upcoming Master Plan update. Planning Board member Araba Adjei-Koranteng volunteered to serve as the Planning Board's appointee to the Master Plan Steering Committee.

C. Approval of Minutes

1. Minutes of 9/8/2026

The Planning Board approved the Planning Board Minutes of September 8, 2026, as presented. Member Adjei-Koranteng arrived after the vote.

Motion made by Plizga, Seconded by Sahlu.

Voting Yea: Alexopoulos, Plizga

Voting Abstaining: Sahlu

D. Public Speaks

Chairman Plizga opened and closed the Public Speaks portion of the meeting with no comments received in person or online.

E. Public Hearings

1. 6:15 PM - Council Order 2026-068: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To Amend Article 9 to Add A Provision Concerning Inclusionary Zoning

Chairman Plizga opened the public hearing on Council Order 2026-068, regarding an amendment to Article 9 to add provisions for Inclusionary Zoning (Housing). Member Adjei-Koranteng was asked to read the public notice, published in the *Patriot Ledger* on September 1 and September 8, 2026, into the record.

Mrs. Tyler provided an overview of the proposed amendment that would mandate a certain percentage of affordable housing in residential developments with 10 or more units, which would be added to the Town's affordable housing inventory and align with the Town's Chapter 40B requirements.

Mrs. Tyler noted that a definitions section for Inclusionary Housing also needs to be added, as it was not included in the version submitted to the Town Council.

Chairman Plizga opened the hearing up for public comment. Hearing none, Chairman Plizga closed the public comment portion of the meeting and opened it to the Board.

Chairman Plizga made a motion to amend Council Order 2026-068 to include a definitions section.

Motion made by Plizga, Seconded by Alexopoulos to make an amendment to Council Order 2026-068 to add the definitions incorporated in a new section 2.6 entitled "Definitions Associated with Inclusionary Zoning".

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

Chairman Plizga made a motion to recommend approval of Council Order 2026-068, as amended.

Motion made by Plizga, Seconded by Sahlu to recommend approval of Council Order 2026-068, as amended.

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

Chairman Plizga closed the public hearing for Town Council Order 2026-068.

2. 6:15 PM - Council Order 2026-069: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – Concerning Assisted and Independent Living

Chairman Plizga opened the public hearing on Council Order 2026-069, concerning Assisted and Independent Living. Member Adjei-Koranteng was asked to read the public notice, published in the *Patriot Ledger* on September 1 and September 8, 2026, into the record.

Mrs. Tyler provided an overview of the proposed amendment, which would ensure that zoning allows Assisted and Independent Living developments, but in locations that would specifically handle the increase in density and traffic. The amendment would also incorporate provisions for Inclusionary Housing and revise the Table of Allowable Uses to designate the Planning Board, rather than the Town Council, as the Special Permit Granting Authority (SPGA).

Mrs. Tyler recommended amending existing ordinance language found in Section 11.2, D.2, j. to remove "assisted living facility" from the section, as it references the Town Council as the SPGA.

Chairman Plizga proposed minor edits to the Council Order. Under Section M.(5), he recommended adding/amending:

- h. Utilities
- i. Grading and drainage
- and changing "may" to "shall": "Development plans that ~~may~~ shall include"

Motion made by Plizga, Seconded by Adjei-Koranteng to amend Section M. of Section 9.10 (5) changing "may" to "shall" and adding utilities as little h. and grading and drainage as little i.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Sahu

Chairman Plizga asked the Board if there were any questions or amendments.

Motion made by Plizga, Seconded by Alexopoulos to recommend approval of Council Order 2026-069, as amended.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Sahu

Chairman Plizga closed the public hearing for Council Order 2026-069.

3. 6:15 PM - Council Order 2026-070: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph –Concerning Mixed Use and Section 9.1 of the Ordinance

Chairman Plizga opened the public hearing on Council Order 2026-070, concerning Mixed Use and Section 9.1 of the ordinance and asked Member Adjei-Koranteng to read the public notice, published in the Patriot Ledger on September 1 and September 8, 2026, into the record.

Mrs. Tyler provided an overview of the proposed amendment that will align the Zoning Ordinance with the adoption of Inclusionary Housing. Mrs. Tyler stated that recommended changes include designating the Planning Board as the sole Special Permit Granting Authority (SPGA), revising commercial versus residential thresholds, reducing the parking requirement from 1.25 to 1 space per unit, and replacing existing references to "Affordable Housing" with the new Inclusionary Housing provisions.

Chairman Plizga opened the hearing up for public comment. Hearing none, Chairman Plizga closed the public comment portion of the meeting and opened it for Board discussion. There were no comments from the Board.

Motion made by Plizga, Seconded by Sahlu recommendation to approve Council Order 2026-070, as presented.

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

Chairman Plizga closed the public hearing for Council Order 2026-070.

4. 6:45 PM - Ledgeview Terrace Subdivision Major Modification Continuation

Chairman Plizga asked Mrs. Tyler for an update on the Ledgeview Terrace public hearing. Mrs. Tyler noted that the applicant's engineer, Mrs. Cripps, requested an additional extension to complete the plan revisions requested by the Planning Board. The Board continued the hearing to October 27, 2026 at 6:45 PM.

Discussion on the motion:

Member Sahlu asked about the next step if the hearing needs to be continued again. Chairman Plizga said they could either continue the hearing or close it and restart when the applicant is ready.

Motion made by Plizga, Seconded by Alexopoulos to continue the Ledgeview Terrace public hearing to October 27, 2026 at 6:45 PM.

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

F. Old/Unfinished Business

1. Revised Draft 2027 Meeting Schedule

The Planning Board voted to approve the 2027 Planning Board meeting schedule.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the 2027 meeting schedule, as presented.

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

G. Staff Report

1. Subdivision Updates - Holbrook Gardens, Prospect Hill, Richard Estates and Spring Estates

Mrs. Tyler provided an update on correspondence regarding incomplete subdivisions and outstanding items. The letters requested installation of private road signs until the roads are accepted by the Town and submission of as-builts within 60 days.

Mrs. Tyler reported that photo confirmation was received verifying the installation of private way signs on Kelli Road (Spring Estates), Prospect Avenue, and Richard Road. The sign on East Patterson is expected to be installed this week.

Mrs. Tyler noted that subdividers are actively working on as-built plans. An as-built plan for Richard Road was received but rejected because it was not submitted in an acceptable format. The subdivider was advised to consult with his land surveyor regarding the proper format for submission to the Planning Board.

Permitting Software

Mrs. Tyler stated that the Town is still in the process of selecting a new permitting software vendor.

EV Charging Ordinance

Mrs. Tyler recommends updating the EV Charging Ordinance to include regulations for fleet charging stations, which were not addressed in the current ordinance.

Lantana Scanlon Drive

Mrs. Tyler and Building Commissioner Lum approved a demolition permit for the former Lantana building on Scanlon Drive. The applicant is currently grubbing and grading the parking area on the west side of High Street.

Master Plan

Mrs. Tyler reported that the meetings will begin once a consultant has been selected.

Accessory Dwelling Units

Mrs. Tyler reported that the Commonwealth has issued updates regarding accessory dwelling units (ADUs); however, no zoning amendments are necessary at this time.

Battery Energy Storage/Solar

Mrs. Tyler reported that amendments will be needed to the zoning regulations governing battery energy storage systems and solar energy to accommodate larger-scale solar operations and address residential solar installations.

H. New Business

1. Site Plan Review - 19 Memorial Parkway

Chairman Plizga asked Mrs. Tyler to update the Board on the Site Plan Review request for 19 Memorial Parkway for a renovation and new tenant, O'Reilly Auto Parts. Mrs. Tyler raised concerns regarding proposed sign changes that exceed the sign guidelines, which initially leaned toward denial. Following a site visit with Chairman Plizga, they determined the matter should be brought before the Board for a decision. The proposed elevations were provided in the agenda packet.

Mike Kindle of CASCO introduced himself to the Board. CASCO is the design and engineer firm for the proposed O'Reilly Auto Parts project, which includes interior renovations and exterior storefront modifications. Mark White, the project designer for O'Reilly Auto Parts, was also present and had no additional comments.

Chairman Plizga noted that the plan displayed shows the proposed exterior modifications which includes a new sign/facade.

Member Alexopoulos disclosed that she is in the automotive repair business and uses O'Reilly Auto parts as a supplier. Chairman Plizga did not see it as a conflict.

Chairman Plizga feels the existing "A" frame dormers contribute to the building's architectural character. He expressed concern that O'Reilly's proposal to remove the front dormer and replace it with a large rectangular sign structure would alter the building's architecture and could set a precedent for similar requests.

Member Adjei-Koranteng's agreed with Chairman Plizga, she also felt the the proposed red background was a bit jarring compared to other signage in the Plaza. Member Alexopoulos also expressed concern about setting a precedent and preferred retaining the existing dormer shape, but had no objection to the corporate sign colors.

Chairman Plizga asked the applicant to respond. Mike Kindle explained that the proposed sign facade would be approximately three fee lower than the existing structure and said he would discuss using the existing dormer with O'Reilly.

Chairman Plizga asked Mr. Kindle to work with O'Reilly on sign design using the existing dormer, with the sign limited to 40 square feet. The Board clarified that the amount of red paint was not restricted as long as it remained within the 40-foot sign area.

Mrs. Tyler asked the design team to modify the Exterior Elevations page of the plans (A2 2.2) based on discussion with the Planning Board. Mrs. Tyler advised Mr. Kindle that as long as she has the revised plans by October 8, it could be on the next meeting agenda for consideration on October 13.

Chairman Plizga provided a summary of the requested revisions:

- keep the existing dormer
- keep existing paint colors on the dormer
- come up with a sign configuration with up to three colors, area not to exceed 40 feet

Mrs. Tyler told Mr. Kindle she would sign off on the interior modifications so they could get started while awaiting the exterior approval.

I. Board Comments

None

J. Adjournment

Notification of Upcoming Meeting Dates

October 13, October 27, November 10, November 24

The meeting adjourned at 7:06 PM.

Motion made by Adjei-Koranteng, Seconded by Alexopoulos to adjourn.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Sahl