



PLANNING BOARD MEETING

Tuesday, March 12, 2024 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 until March 31, 2025. 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 6:01 pm.

PRESENT

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

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 2/27/2024

The Board voted to approve the minutes of February 27, 2024, as presented.

Motion made by Alexopoulos, Seconded by Taveira to approve the minutes of February 27, 2024, as presented.

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

2. Minutes of 2/20/2024

The Board voted to approve the minutes of February 20, 2024, as presented.

Motion made by Alexopoulos, Seconded by Sahl to approve the minutes of February 20, 2024 as presented. Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahl

D. Public Speaks

Chairman Plizga called on members of the public for comments. Mr. Considine wished to speak regarding 647 North Main Street. The discussion will be held under “new business” later in the meeting.

E. Public Hearings

1. 43 Scanlon Drive - Site Plan & Design Review (continuation at 6:15pm)

Planner Tyler stated that since the last meeting the applicant provided changes to the plans, along with siding and color samples.

Jeff Ganguely of Foley Hoag, outside counsel for CORE Investments introduced the development team: CORE Investments (the applicant), Stantec Architecture, Vertex Companies for Civil Engineering and Landscaping, Callahan Construction, Howard Stein Hudson for Transportation, and VHG for permitting. Mr. Ganguely stated that this is the third hearing following a continuation from the meetings on January 23 and February 27 for a Tier 3 Site Plan and Design Review.

Dave Kadish of Stantec Architecture reviewed the supplemental package with the Board.

1. Confirm lighting pole base height for max 25' height

YG3 and YG4 Polls will be changed to 20' with a 4' concrete base for protection within the Laydown Yard. Street lighting will be 24' height with a flush base. There will be no lighting facing above 90-degrees and there will be timeclocks and integrated sensors on the poles to dim lighting when no people are detected.

2. Include all light fixtures on Landscape plan L-103

Lighting fixtures have been added to the landscape plan.

3. Update signage plans to show all required signs

Plans were updated to reflect all the signage required on site.

4. Coordinate site plans dimensions between architecture and landscape plans

Site plan dimensions are now in sync on all plans.

5. Confirm dumpster type, size and location

Dumpster size will be 20 yards (11W x 6H x8D). It will sit on a concrete pad located in the back northwest corner behind the building. Chairman Plizga asked for the pad to be called out on the drawing. Andy Street stated the pad is shown on the civil plan. They will add a label to call it out on the plan.

6. Confirm where tires will be stored

All tires new and old will be stored inside and the tire company will haul away any old tires when the new ones are mounted.

7. Update zoning matrix to include set backs

Setbacks have been added to the plans and code summary sheet.

8. Show snow storage on Landscape plan L-103

Snow storage area has been highlighted on the plan.

9. Update South and East elevations to comply with 35' facade length variation requirement

The team made variations to the facade to comply with 35' length variation requirement. Chairman Plizga is disappointed that more was not done based on suggestions in the Town's regulations such as pilasters, canopies, windows, parapets, etc.

Chairman noticed a discrepancy on the plans as to the amount of doors shown on the east elevation. Mr. Kadish confirmed there will be 2 doors. Chairman Plizga wonders if they could add a red canopy to break up the facade similar to the front entrance over the side doors? Mr. Kadish replied yes. Mrs. Alexopoulos suggested extending the front entrance canopy around the side. Mr. Kadish will add those details to the plans.

10. Review roof top equipment visibility

The architect reduced the equipment and shifted it to the western side on the downslope of the building, making it very hard to see from Scanlon and High. Chairman has concerns about viewing equipment from the hill on High Street and wonders if they could put a 4' high parapet wall along the south side of the building for shielding? Mr. Kadish stated he will study the possibility. Ms. Adjei-Korentang felt the sidewalk plans didn't look sloped for ADA compliance. Mr. Kadish stated they will be in full compliance.

Chairman Plizga requested that Mr. Kadish update drawing A-201 to show the awning and canopy and the parapet on the south elevation (east and west elevations and cross view).

Chairman asked the team not to post date the drawings as it makes it difficult to make a motion on a plan with a future date on it.

Chairman Plizga asked Planner Tyler to provide a brief overview of what the decision might look like. Planner Tyler explained the decision will reference any plans and drawings received by the Planning Board; the decisions and conditions based on the last dated plan set provided to the Planning Board; any conditions, if any, required of the Conservation Commission; any approvals required by the Stormwater Authority - with a notation that if any changes to the grading or building will need to come back to the Planning Board; the gate for the Fire Department; and the abandonment of Billings Street and partial abandonment of High Street which will then lead to an ANR to consolidate lots. Planner will circulate a draft decision for the team to look at.

Chairman Plizga indicated that he intends to make a motion for the project at the next hearing. Chairman Plizga would like the applicant to address the parapet and awnings and canopies on the east side at the next hearing.

Motion made by Plizga, Seconded by Alexopoulos to continue the public hearing for 43 Scanlon Drive to March 26 at 6:15pm.

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

F. Old/Unfinished Business

1. Short Street - Site Plan and Design Review

The applicant's attorney Kevin Reilly was present for a Tier 2 Site Plan and Design Review for exterior renovations to the Short Street restaurant. Since the last meeting, the Board has received updated plans for the project.

Chairman Plizga had Planner Tyler summarize an email received related to the project from the property owner at 35 North Main Street. The email expressed concerns related to work already done at the rear of the property to the walkway and retaining wall and also the easement on the lot which is believed to be incorrectly shown on the plan and concerns about trash removal. Planner Tyler responded to the email and directed the property owner to the Building Commissioner and Engineer for any work related to the retaining wall and advised him of this evening's Planning Board meeting.

Chairman Plizga stated that the work to the retaining wall was done prior to their application to the Planning Board, therefore outside their domain and to be resolved between the respective property owners. The retaining wall is reflected on drawing S1. Chairman Plizga requested that drawing S1 be deleted from the package, as he does not intend to refer to it in the decision. Attorney Reilly stated he would have no objection to that. In response to the owner at 35 North Main Street, Mr. Reilly stated that no changes would be made to the building impacting the easement and that the retaining wall is contained within the Short Street property.

Chairman Plizga asked Mr. Reilly to begin his review with plan A-101. Attorney Reilly explained some of the changes to the plan include mark-ups to show that the work to the sidewalks extends to the property lines east and west. The new sidewalk and restaurant entrance will be handicap accessible. The plan shows a planter box under the canopy to add greenery. The overhang has been called out on the plan along with the mechanical equipment in that area. The equipment will remain - if replacement is needed it will be in-kind. At the rear of the building, the backdoor stairway handrail was moved to the opposite side leaving a 46-inch clearance between the stairs and cooler to pass through. The fence at the rear will be 6-foot white vinyl. The surfaces within the fenced area will be permeable pavers except for the pads for the coolers and dumpster.

On plan A-102, Attorney Reilly explained that the unknown symbol on the the previous plan was confirmed to be a cut-off view of the fence. Four lighting fixtures have been added to the back of the building. Lights have been added to illuminate the sign on the front of the building - one on each side. There will also be four downlights on the front of the building over the windows. The door on the side of the building was updated.

The rendering shows 2 planters, while the plan showed only one. Mr. Reilly clarified that it would be a single planter. Board discussed the planter box and size - noting it will be a single planter. Chairman asked if Attorney Reilly knew what the purpose of the easement was? Attorney Reilly explained it was for a former business owner (Fred's Fish) on N. Main to access the rear of the building for the delivery of fish or maintenance issues etc.

Chairman Plizga would like the following updates made to the plans prior to the next meeting:

1. Show the curb cut at the easement on plan A-101
2. Clarifying the planters -ensure that the renderings and drawings agree
3. Change the note on the plan regarding the sidewalk which reads: "new concrete sidewalks slope up to meet landing" by adding "adjust and reset curbing" ensuring it gets raised
4. Update the revision dates on the plans (A101 and A102)
5. Delete S1 from the coversheet
6. Chairman Plizga would like to review the updates plans before meeting
7. Change the zoning table to correct the calculations under "Proposed Business" in the third column and add a revision date
8. Update the railing description on the left side of the building

Chairman recommends that the following be included in the decision:

1. As-builts be provided within 60 days or a letter stating there are no changes to the latest round of drawings.
2. Construction to be completed by September 30, 2024
3. Sidewalk and curbing work to be coordinated with the DPW.

Motion made by Plizga, Seconded by Alexopoulos to continue the Short Street Site Plan and Design Review to March 26, 2024 at 6:05pm.

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

Attorney Reilly asked if they could paint to keep the process moving? Chairman Plizga stated the inspection would be based on the drawings so the color would need to match.

G. New Business

Temporary Occupancy for 647 North Main Street

Planner Tyler was approached by the Building Commissioner regarding a temporary occupancy permit for the daycare located at 647 North Main Street. The request came in late, after the agenda was posted. The Planner would like the Board to review the request as the installation of a traffic signal onto North Main Street was one of the conditions of occupancy. Chairman Plizga read the decision. During the approval process the Board had concerns about traffic exiting the daycare and made the installation of signal similar to the one at the Fireman House one of the conditions. This signal work is being approved through MassDOT.

Mr. Considine noted his appreciation to the Board for allowing them to move forward on the project prior to MassDOT approval. The process through MassDOT has been lengthy and still ongoing. He is hopeful that the latest iteration of plans, which moves the road a few feet to the south and includes some sidewalk enhancements, will be approved. The building is complete aside from some minor elements such as the playground and a container for the trash receptacle. Mr. Considine asked if they could hold off on installing the fencing for the trash enclosure until after the intersection work is complete due to its location and impact on vehicles entering and exiting the property. Mr. Considine is willing to move the trash receptacle area at the Board's discretion. The applicant is requesting a limited compacity occupancy to accommodate 45 students and 8 staff members which is approximately one third the capacity. The occupancy would temporarily use the existing curb-cut. The applicant's request is for a 90-day temporary/partial occupancy.

Chairman Plizga asked Mr. Considine when they made their first request to MassDOT? Mr. Considine stated that he believes it was within 60 days of the decision, with 4-5 different reviews during the process. Mr. Considine stated that the process has been lengthy despite going along with all of their requests.

Ms. Adjei-Korentang asked what the completion date on the decision was? Planner Tyler stated the end of 2024. Mrs. Alexopoulos is concerned with the timeframe given how long the past reviews have taken over the last 20 months. And that is just for approval, not completion of work. Mr. Considine agrees with Mrs. Alexopoulos' assessment. However, believes this review will be quicker since it appears to be the last. With regard to the work, Mr. Considine believes the work could be completed by MassDOT within 60 days. Mrs. Alexopoulos asked if MassDOT provided that time frame or if it is being assumed? Mr. Considine has not heard definitively from MassDOT. Mrs. Alexopoulos stated the only way she could see allowing the temporary occupancy is if it was a right turn only coming onto N. Main Street. Mrs. Alexopoulos wonders what happens during construction? If folks enter and exit through Orchard Street that may become an issue. Chairman asked Planner if the 90 day temporary occupancy is standard? Planner Tyler said that is up to the Building Commissioner.

Chairman Plizga requested the discussion be continued to the next meeting. He would like Planner Tyler to check with Public Safety on the right turn only. Chairman Plizga also would like to see the playground installed before opening and discuss temporary means for the trash at the next meeting. Mr. Considine stated they must have a playground in order to open the facility. They have the materials onsite, it just needs to be installed.

Mr. Considine stated they would be willing to fence in areas of the site during construction for safety purposes.

Chairman Plizga and Mr. Considine agreed to continue the discussion until March 26, 2024.

1. Cygnet Lane - Covenant (possible)

Cygnet Lane was a subdivision the Planning Board approved with a covenant in 2019. The Planning Board subsequently released the covenant but it was never recorded at the Registry of Deeds by the subdivider. The subdivider cannot locate the original and the current owner cannot sell the home until the covenant release is

recorded. A new release of covenant will be endorsed by the Planning Board for recording at the Registry of Deeds.

2. Mary Lee Way Covenant (possible)

Mary Lee Way was a subdivision off of South Main Street. The work was complete and the Board received as-builts and signed off on a covenant release. Since the land is registered in land court it requires a notary be attached to the release of covenant. Planner Tyler has updated the form to be notarized by the Town Clerk.

H. Staff Report

Active Subdivision Review

Planner is going through some old performance guarantees which are mostly tied to receipt of as-builts. Once the Board receives the as-builts, the balance of the performance guarantees may be released.

Active Project Review

Randolph Road

Project team notified Planner Tyler that they have begun land clearing and provided a clearing schedule that will be provided to the residents on Meadow Lane. Land surveys have been done with stakes located at the perimeter. A pre-blast survey will be done.

Zoning Re-codification Project

Planner had a kick-off meeting with Fisher Associates. There will be lots of engagement with the Planning Board with the committee and consultants to review current zoning and it's challenges.

MBTA Communities

The consultant would like to have a joint Planning Board and Town Council meeting to review the options of the zoning districts/densities they have been working on. The meeting would be outside of the regular scheduled meetings. The required zoning changes would need to be in voting queue by October to have everything voted and in place by December 31. Chairman asked if an appeal period must be factored in. Planner Tyler stated not in this case. Mr. Taveira asked if the Zoning Re-Codification project should wait until the MBTA Communities zoning process has been completed or vice versa. Planner replied no, that the zoning recodification process is at minimum an 18-month process that has just started which doesn't seem feasible to delay.

Next meeting (Town Council Order 2024-007)

The Board will be holding a public hearing to review a proposed amendment to Town Council Order 2024-007. Planner Tyler provided the Board with a re-write of what was submitted by Town Council for review. The Board can approve the original or the amended version or make additional edits before sending the final recommendation to Town Council for a public hearing.

I. Board Comments

Mrs. Alexopoulos addressed recent complaints regarding Splash Car Wash. She went down to see for herself and was very pleased with site's function and exceptional customer service. Mrs. Alexopoulos felt the complaints were unfounded.

J. Adjournment

Notification of Upcoming Meeting Dates

3/26/2024

4/9/2024

4/23/2024

5/14/2024

The meeting adjourned at 7:51 pm.

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

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