



PLANNING BOARD MEETING

Tuesday, February 25, 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 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 6:03pm.

PRESENT

Araba Adjei-Koranteng

Tony Plizga

Peter Taveira

Lou Sahl

Alexandra Alexopoulos joined the meeting at 6:22pm

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 2/11/2025

The Board approved the minutes of February 11, 2025, as presented.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the meeting minutes of February 11, 2025, as presented.

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

D. Public Speaks

None

E. Public Hearings

1. 6:15 PM - Council Order 2025-001 - EV Charging Stations Zoning Amendment - Chapter 200-23

The Planning Director Michelle Tyler read the public notice into the record for Council Order 2025-001 - Electrical Vehicle Charging Stations Zoning Amendment Chapter 200-23. The legal notice was published in the Patriot Ledger on February 4 and February 11, 2025.

Planning Director Michelle Tyler reminded the Board that there are no criteria presently for EV Charging Stations. Recently, there have been a number of EV Charging stations constructed without any oversight or review other than an electrical permit. Some of which have questionable site layouts and were never reviewed for fire safety by the Fire Department.

The zoning ordinance will require site review by the Planning Board or designee and will provide guidance on where certain levels of charging can be located and which securities should be in place. The zoning ordinance is based off an existing ordinance in Massachusetts that was modified for Randolph's use. Mrs. Tyler sent the draft to the Fire Department and Building Commissioner for feedback and received some notes back. After the draft was resubmitted, the Fire Department sent a letter stating they were satisfied with the zoning ordinance and that their concerns had been addressed. The Building Commissioner had no additional comments.

Chairman Plizga summarized for the Board some of the changes that were made to the ordinance. Under definitions there were a few items under battery exchange stations that deleted the term "fully automated." The other two changes were on page 3 related to parking calculations. The Board members agreed that they were satisfied with the changes to the document.

Chairman Plizga opened the public comments portion of the hearing. There were none. Chairman Plizga closed the public comments portion of the public hearing.

Motion made by Plizga, Seconded by Alexopoulos to recommend approval for the zoning amendment 200-33 Electrical Vehicle Charging Stations and Battery Exchange Stations, as presented.

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

The Planning Board closed the public hearing.

Motion made by Plizga, Seconded by Sahlu to close the public hearing.

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

F. Old/Unfinished Business

1. Memorial Parkway (Shaw's) appeal to ZBA

Planning Director Michelle Tyler asked the Planning Board to ignore the Zoning Board of Appeals decision related to Shaw's included in their packet. The decision was filed

with the Town Clerk but has been rescinded due to a series of errors on the document.

At the last meeting, the Planning Board asked Mrs. Tyler to seek advice from outside counsel, Noemi Kawamoto, as to whether an appeal of the ZBA decision to Superior Court would be successful. Mrs. Tyler stated that Attorney Kawamoto felt an appeal would not be successful due to the property's pre-existing non-conforming lot coverage. Another factor is that there are two sections of the zoning that do not agree with each other that must be considered together that would hinder the Town's appeal.

Chairman Plizga feels that the zoning language should be clarified while the zoning recodification is underway to avoid any further confusion.

On the advice of outside counsel, the Chairman and the Board decided they will not move forward with an appeal.

Ms. Tyler stated that there are a few items that do not meet compliance related to van accessible parking and signage that she will request the Building Commissioner follow up on once the paving continues.

G. New Business

1. RCMOD Zoning District review of preliminary proposal South Street

The Planning Director Michelle Tyler explained that projects in the RCMOD Zoning District are allowed by right, but still require site plan and design review by the Planning Board. They do not require a public hearing.

Chairman Plizga introduced Dave Klinert of Collins Engineering Group who was present on behalf of the property owner Ed Daly and his sons. Mr. Klinert requested a preliminary meeting with the Board to review their proposal since the zoning district is new as a result of the MBTA Communities zoning changes.

Mr. Klinert showed the Board their plans to construct 3 duplexes and convert an existing garage into two rental units for a 4th duplex. One of the new duplexes will face Desmond Street and the other two will face South Street. In total there will be 9 units, including the existing house and converted garage.

Mr. Klinert explained that the drainage along rear right corner of the property is an issue and has proposed an infiltration basin that will catch anything flowing from the street. Water that the basin doesn't catch will flow through a swale to a smaller infiltration system. Mr. Klinert feels the system can easily handle the 2-year storm and reviewed some details of the stormwater management measures he intends to implement on the property. Chairman Plizga stated that issues related to stormwater will require a separate review.

Chairman Plizga asked about the driveways. Mr. Klinert stated that two driveways will be off of South Street, in addition to the existing driveway, which will be widened, and one will be off of Desmond Street. He has arranged the parking in a way to limit the amount of impervious surface on the lot. They will infiltrate the roof run off and

install trench drains so no runoff goes out onto South Street. The drawings meet the percentage guidelines for lot and pavement coverage. Mr. Klinert stated they are not requesting any exceptions to dimensional standards.

Mr. Klinert asked the Planning Board for their feedback. Mrs. Tyler stated the driveways look big. Mr. Klinert responded that he wanted to ensure there was enough room to back out of the garage on the duplex units. Mrs. Tyler asked that they double check the measurements. Member Sahlu asked what the units for the garage conversion will look like. Mr. Klinert explained that they will have a similar look to the units at the new project on Centre Street.

Chairman Plizga tried to recall if the Board recently approved an ANR on this property. Mrs. Tyler stated that they had, but since it was never recorded at the Registry of Deeds it is not currently valid. Since that approval, the MBTA zoning went into place creating the RCMOD which allows this new proposed use due to its proximity to the commuter rail. Mrs. Tyler recommends that the Planning Board make a note in the decision that the ANR is no longer valid when it comes before the Board. Mr. Klinert stated that it is currently two lots that will become one lot when it comes before the Board.

Member Alexopoulos has concerns about the elevations. Mrs. Tyler reminded the Board that elevations are out of the Board's purview. Mr. Klinert stated that they will be about 1% higher than the road which is not much higher. Member Alexopoulos stated that they have had issues with water on Truelson and Restarick. Mr. Klinert stated he went back there to view the site and feels they will take care a lot of those issues with this development. Mrs. Tyler stated between the upcoming project on Fencourt that backs up to Restarick and this project there should be a significant improvement. Mrs. Tyler stated that the stormwater authority will be reviewing it. Mr. Klinert stated that his biggest concern on new projects is the drainage.

There was a brief discussion about the grading. Mr. Klinert stated there will be a retaining wall no higher than 4 feet on the Desmond side.

Chairman Plizga asked if the project will be done in phases. Richard Donovan, a representative for Mr. Daly, stated they intend to do it all at once.

Member Taveira asked if the project will be using natural gas for the project and if any of the utilities will be affected by the layout or the drainage. Mr. Donovan stated that there is a gas line that runs parallel with the property on South Street. Mr. Klinert stated that how the process works is that he draws up the plans for water and sewer and then gives them to the gas company to identify the location of the gas coming onto the property and to the units. Chairman Plizga pointed out that the gas company was so slow to act on Centre Street that they installed propane gas instead.

Member Adjei-Koranteng asked if there was adequate room for a fire truck to go in and out of the property. Chairman Plizga stated that driveway requirements are different from roads. Mrs. Tyler explained that whenever there is a site plan review, she has Fire Prevention look at the plans.

Member Adjei-Koranteng asked if someone is currently living in the house on the property and if there would be any protections during construction. Mr. Klinert replied

that there is a tenant in the house and that they will follow the building commissioner's rules and regulations during construction.

Member Taveira asked if there are any changes to the existing sidewalk. Mr. Klinert stated that each of the cuts into the sidewalk will have handicap ramps.

Chairman Plizga thanked Mr. Klinert for his attendance this evening.

H. Staff Report

1. Randolph Road site visit 2.21.25

The Planning Director showed the Board photos of the project on Randolph Road from a recent site visit. The site work is not complete, but the project is on track. Mrs. Tyler showed the Board fencing that was installed along the Meadow Lane side of the property, along with a shot of the interior and exterior of the building. The Board discussed the plantings. They do not have a tenant yet.

2. Subdivision listing

The Board was provided with a subdivision status list. Mrs. Tyler stated currently there are no updates.

Tim Wells has asked for a list of his father's (Karl Wells) outstanding projects, which the Planning Director is putting together for him. Tim Wells has an ANR that Mrs. Tyler and the Town Engineer reviewed but have some questions to go over with Collins Engineering before it comes before the Planning Board next meeting. Chairman Plizga asked Mrs. Tyler to let Mr. Wells know that there are some open items on the PRA project (a project that was his father's).

Chairman Plizga asked Mrs. Tyler to add a status/open items column to the spreadsheet.

Chairman Plizga asked if the Mill Street subdivision is dead. Mrs. Tyler responded yes, that it was never appealed in Superior Court. Member Alexopoulos asked what the technical name for it's status will be. Mrs. Tyler responded that it remains denied.

Chairman Plizga asked if the Board got the as-builts for Mary Lee Estates. Mrs. Tyler stated no, that there have been many failed attempts to get them from the developer, Mr. Greene.

Active Project Review

Daycare Center on 647 N Main Street

They are waiting for the weather to warm up for the road opening to install the signal with MassDOT.

300 Pond Street - Flexcon

Stormwater review has not been finalized. DPW Superintendent Neil McCole noted that they recently started the process which should be finalized by Spring.

19 Highland Avenue - Taj Estates Apartment Building

The project is complete and is on the market for sale.

Dow Street/North Randolph Elementary School Project

The Planning Director is waiting for as-builts for the Dow Street street renovation that was part of the North Randolph Elementary School project. The as-builts should be recorded as it is still a private road that has not been accepted as a public way.

Lantana/Lombardo's Property

The Planning Director will keep the Board updated on any new activity. The Maxim Crane project originally planned for the property failed.

Showcase Cinemas Movie Theatre

The Planning Director stated there is no update to report.

Kohl's Stoughton

Chairman Plizga stated that the Kohl's in Stoughton was sold to Shaughnessy Crane to be used for crane and equipment storage.

Recodification Project

There is discussion about a joint working meeting with Town Council to review the changes while it is in draft format due to the significant size of the document and its restructuring. The working meetings will help the group review the document in small sections. The meetings will be for discussion purposes only with no votes. Mrs. Tyler said it will be similar to the workshops held for MBTA Communities zoning. Member Alexopoulos felt those meetings were really helpful and well structured.

ADUs

Member Adjei-Koranteng asked for an update on ADUs. Mrs. Tyler stated that the State provided final guidance and the Town Council voted to approve the zoning ordinance. ADUs will not come before the Planning Board. Applications will go directly to the Building Commissioner.

Open Meeting Law

Member Adjei-Koranteng asked if there has been an update related to hybrid meetings. Mrs. Tyler stated she has not received any updates but feels it is not going away. Mrs. Tyler stated that members can reach out to their state legislators, if they choose, in support of hybrid meetings.

MBTA Communities Zoning

Member Sahlu saw in the news that the state auditor stated the MBTA zoning is an unfunded mandate and felt it was something to look into. Mrs. Tyler stated that she will wait for the State's guidance on the matter.

Upcoming Agenda Items

March 25 there will be a continued Public Hearing on the Powers Drive subdivision. One of the parties has hired legal counsel.

April 8 there will be a Public Hearing scheduled for the flood plain overlay district zoning amendment which is requirement for the flood insurance rate maps to become effective in July. The Town Council reviewed the zoning amendments and referred it back to the Planning Board for the public hearing.

I. Board Comments

None

J. Adjournment

Notification of Upcoming Meeting Dates

March 11, 2025

March 25, 2025

April 8, 2025

April 22, 2025

The meeting adjourned at 7:15pm.

Motion made by Adjei-Koranteng, Seconded by Taveira.

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