



PLANNING BOARD MEETING

Tuesday, July 22, 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. The public is invited to participate in the meeting in person, via telephone or computer. Planning Board meetings are recorded and made available for public viewing.

A. Call to Order - Roll Call

Chairman Plizga called the meeting to order at 6:05 pm.

PRESENT

Araba Adjei-Koranteng
Tony Plizga
Peter Taveira
Lou Sahl

Alexandra Alexopoulos - joined at 6:10 pm

B. Chairperson Comments

Chairman Plizga advised the Board that the next meeting is intended to be a working meeting between Planning Board and Town Council. He views it as a last chance to make changes to the proposed new zoning ordinance before it goes through the formal amendment process.

C. Approval of Minutes

1. Minutes of 7/8/2025

The Planning Board approved the meeting minutes of July 8, 2025, as presented.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the meeting minutes of July 8, 2025, as presented.

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

D. Public Speaks

None

E. Public Hearings

1. 2025-043 Amend the Zoning Map and related text for Multiple Parcels

Chairman Plizga opened the public hearing and provided an overview of the hearing format and procedure. Member Adjei-Koranteng read the public notice into the record, which was published in the Patriot Ledger on July 5, 2025, and July 12, 2025.

Planning Director Michelle Tyler provided the Board with a brief background on the matter. For the past 18 months, there has been a committee working on modernizing the Town's zoning ordinance from start to finish. The zoning bylaws were originally adopted in 1939 and digitized in 2014. Then, in 2023, a study was done by the Barrett Planning Group to make recommendations. In 2024, the Town hired consultants Fisher Associates to look closely at everything that goes into land use. Presently, workshops and public hearings are being held to review and make edits to the zoning. The goal of the zoning recodification project is to create a user-friendly document with clear and easy-to-understand language in consistent terms. Additional objectives include eliminating conflicts and outdated statutory references, reorganization and renumbering, and updating policy. Mrs. Tyler noted that the amendments tonight will bring our zoning map and text into compliance with federal, state and case law.

Mrs. Tyler reported that during the re-codification project, they looked at the zoning map and discovered that some of the zoning districts had no land assigned to them. Two of the amendments on the council order seek to delete designations with no land associated with them, which include items e and g:

Item e. Business Housing Authority District (BHAD), created in 2006 during Fall town meeting, also has no land assigned to it - recommend deletion.

Item g. Residential Two-Family District (R2FD) has no land assigned to it - recommend deletion.

Mrs. Tyler reported that the other items will be changed to bring our zoning into statutory compliance:

Item a. Decelle Drive, parcel ID number 52-A-007, is currently located in the Business Professional District (BP) and instead will now be included in the Residential Single-Family High-Density District (RSHDD).

Item b. 64 Sunshine Avenue, parcel ID number 22-D018, is currently located in the Business District (BD) and instead will now be included in the Residential Single-Family High-Density District (RSHDD).

Item c. 1 Elderly Drive, parcel ID number 53-I-031 is currently located in the Business Professional District (BP) and instead will now be included in the Residential Single-Family High-Density District.

Item d. 721 North Street (aka Meadow Lane), parcel ID number 17-J-013 is currently located in Residential Multifamily 55+ (RMF55+) which will go away, and the land associated will now be included in the Residential Multifamily District (RMFD). This will bring the Town into compliance with statutory law about land ownership or unit ownership. In the zoning recodification committee's research, they found that the zoning regulations for RMF55+ were identical to RMFD. The switch would eliminate the age restriction which, complies with a Superior Court ruling. Any existing condo association

or HOA would remain the same, and any new developments could consider whether or not to have an age restriction for residency, but the actual ownership of land or a unit may not be age-restricted within the law.

Item f. Delete the designation Residential Multifamily 55+ (RMF55+), as the parcel associated with it will now be included in the Residential Multifamily District RMFD.

Chairman Plizga noted as a point of clarification that the properties in items a, b, and c would be moving from business housing districts to residential districts, although nothing physically is changing in those areas, pointing out that if someone wanted to rebuild them in-kind, it would be grandfathered in. Mrs. Tyler agreed with his summary.

Chairman Plizga opened the meeting to public comments.

Genevieve Pickering of 27 Jacobs Road in Randolph joined the meeting via Zoom and asked how these changes would affect their property. Mrs. Tyler stated that it does not impact her property, but the Town was required by law to notify anyone within 300 feet of the subject property. Mrs. Tyler further explained that there are no developments or construction plans in place.

Andy Milhaich of 1702 Meadow Lane was present and asked if the zoning change would prevent them from creating a 55-plus owner-occupied community. Mrs. Tyler stated that you cannot restrict land ownership by age, only residency.

Judy Watson of 605 Meadow Lane was present and asked if this change is related to the MBTA Community Law. Chairman Plizga stated it has no effect on MBTA zoning, which was already approved and on the zoning maps. Mrs. Tyler added that the Town has been fully compliant with the State since December. Mrs. Watson asked if other communities are making similar changes to their zoning. Chairman Plizga believes it is an administrative cleanup. Mrs. Tyler stated that she has not looked into what other towns have been doing. The proposed changes are a result of working with the Town's legal team and consultant to ensure we comply with the law. Mrs. Watson spoke with board members from other 55+ communities, and they knew nothing about this. Member Alexopoulos stated that other communities might already comply, but we do not.

Corine McCovery of 105 Meadow Lane was present. She stated that she believed her questions had been answered.

Liliana Perez of 87 North Street joined the meeting late via Zoom. She stated that she received a letter about what she believed was construction near her property and wished to see how this would affect their property. Mrs. Tyler stated that the letter was not related to any construction and does not impact her property, but the Town was required by law to notify anyone within 300 feet of the subject property.

Chairman Plizga closed the public comments portion of the meeting.

Chairman Plizga provided a summary and asked the Board if they had any questions before taking a vote. Member Adjei-Koranteng asked Mrs. Tyler to go over section g once more. Mrs. Tyler stated that once she gets the go-ahead to eliminate the zoning district, it will also allow her to eliminate any text related to it in the zoning.

Motion made by Plizga, Seconded by Alexopoulos to recommend approval of Council Order 2025-043 request for the Town Council to initiate an amendment to the Randolph Zoning Ordinance Chapter 200 of the General Code, Town of Randolph, to amend section 200-5 zoning map for various parcels identified pursuant to Mass General Law, Chapter 40A, Section 5, as so outlined in the order.

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

The public hearing was closed.

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

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

F. Old/Unfinished Business

None

G. Staff Report

EV Station Infrastructure

Planning Director Michelle Tyler advised the Board that the Town received notification from MASS DOT that they are looking to increase the number of EV charging stations, specifically along Route 139 (Mazzeo Drive). They have identified a parcel at 45 Mazzeo Drive. Mrs. Tyler reported that the locust map does not match the address listed and has reached out for clarification.

35 Wilmarth Road ANR

The Planning Board previously approved an ANR for 35 Wilmarth Road that resulted in a substandard-sized lot. The applicant went before the Zoning Board of Appeals for a waiver of frontage that was denied. Mrs. Tyler reviewed a proposal for street layout that would create a one-lot subdivision with a hammerhead that the applicant is considering. They will likely bring definitive plans to the Board this fall.

PermitEyes - online permitting system

Mrs. Tyler reported that they are working on some minor tweaks to the online permitting system for Planning, Conservation Commission and Zoning Board of Appeals. The Building Department is already online. A future goal is to have all of the departmental permits linked by parcel.

478 South Main Street

The applicant has submitted plans with a proposal to switch it to two units, remove the garage door, add a storefront and update the facade. Mrs. Tyler has requested updates to the plans prior to approval.

Zoning Recodification

Mrs. Tyler reported that the changes to the zoning will be identified on a cross-referenced document for the joint meeting with the Town Council on August 12. Chairman Plizga feels

the meeting will be a beneficial way to discuss and hammer out any possible changes before it goes to the Town Council for formal approval.

H. Board Comments

None

I. Adjournment

Upcoming Meeting Dates: 8/12, 9/9, 9/23

Meeting adjourned at 6:52 pm.

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

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