



PLANNING BOARD MEETING

Tuesday, June 25, 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 6:01pm

PRESENT

Araba Adjei-Koranteng

Tony Plizga

Peter Taveira

Lou Sahlu

Alexandra Alexopoulos - joined meeting at 6:18pm

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 6/11/2024

The meeting minutes of June 11, 2024 were approved as presented.

Motion made by Plizga, Seconded by Taveira to accept the meeting minutes of June 11, 2024 as presented.

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

D. Public Speaks

None

E. Public Hearings

1. Request to rezone the parcel at 661 North Street

Chairman Plizga stated that tonight's hearing is to rezone the parcel at 661 North Street, not for any construction at this time. Chairman Plizga read the public hearing notice into the record which was published in the Patriot Ledger on June 11 and June 18.

Chairman Plizga asked Planner Tyler to provide an overview for the Board. Planner Tyler stated that approximately 60 abutter notices were date stamped on June 10, 2024 at the USPS.

Planner stated that for many years there was an odd zoning line splitting the parcel between multiple zones: Residential on North Street and Industrial at the rear. Planner Tyler stated that the project at Broadmeadow was changed from Industrial to Multi-Family zoning. Planner Tyler stated that her initial recommendation to the Planning Board and Town Council was to eliminate the zoning line and to consider changing it to allow for Multi-family development. Planner Tyler went on to state that this could be considered spot-zoning and withdrew that recommendation in favor of changing the parcel's zoning to Residential High Density which aligns with the other residential properties to the south and west of the parcel. Planner Tyler stated the public hearing could continue and the change to the district could be made by an amendment. Chairman Plizga asked what the Residential High Density district allows. Planner stated that it allows for residential single-family homes with a minimum of 12,000 square feet with 100 feet of frontage. It could also be duplexes under a special permit.

Chairman Plizga opened up the hearing to the public.

Public comments

Alice Soloway of 21 Gloria Road inquired about the blasting taking place recently, which turned out to be related to a different project on Randolph Road.

Gloria Lambros of 16 Gloria Road asked the purpose of the zoning change and if the residents had a stake in the decision. Chairman Plizga stated that the Planning Board would likely make a recommendation that would then go to Town Council for a public hearing and final determination. If the zoning is changed in the developer's favor, they would likely come back before the Planning Board to review and approve the project (unless it is a single family home).

Einniu Heaney of 20 Gloria Road had a question about the impact on conservation land. Chairman Plizga stated they would have to go before the Conservation Commission for review as part of the approval process.

After hearing any other questions from Chairman Plizga closed the public comments portion of the public hearing.

Chairman Plizga stated that technically the way the parcel is zoned, an industrial development could go in on that property if it met the criteria. Gloria Lambros asked if they would have to cut through North Street anyway? Chairman Plizga stated yes.

Chairman Plizga stated that one of the Town Councilors suggested they change the zoning to Residential Multi-family to include a broader area of the district to avoid spot

zoning. Chairman Plizga stated the problem with that is that some properties would be nonconforming which creates challenges if you want to make changes to your property. Chairman Plizga felt it would create potential hardships for property owners. Planner Tyler and Chairman Plizga felt the change to residential-high density was a good alternative as the adjacent neighborhoods currently fall under that zoning.

Planning Board Discussion - Member Sahlu asked about the size of the area for the zoning change. Planner Tyler said it is the one parcel that is approximately 7 acres with over 200 feet frontage.

Member Adjei-Koranteng asked what would happen to the historical structure on the property if it is developed? Planner Tyler stated that because the structure is over 100 years old they would have to get approval from the Historical Commission.

Member Alexopoulos asked, for clarification purposes, if the dotted line across the parcel on the plan indicates where the zoning changes. Planner stated yes. Then asked if the green line showed the border of the wetlands. Planner replied yes but cautioned the map may not be up-to-date. The Planning Board discussed the wetlands and the regulations briefly.

Planner Tyler noted there are significant contours on the lot.

Member Alexopoulos noted that the proposed zoning would change the zoning of 661 North Street to the same zoning as the adjacent residential neighborhood (parcels on Gloria Road, Alice Road, and Canessa Street).

After hearing no further questions or comments, Chairman Plizga made a motion to recommend a zoning change.

Motion made by Plizga, Seconded by Taveira to amend Town Council Order 2024-023 as follows: to change the zoning of the property located at 661 North Street, Assessors Parcel 34-A-5 from residential and industrial to residential single family high-density.

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

Chairman Plizga thanked the public for their participation and encouraged them to attend the Town Council's public hearing.

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

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

F. New Business

1. Chapter 3A (MBTA Zoning) - draft text

Planner Tyler provided an overview of the MBTA zoning process. The Planning Board reviewed the draft zoning language, section by section:

Purpose - Section A

No comments from the Chairman or the Board.

Section B

Planner Tyler clarified some subdistricts discussed in the subcommittee meetings. The Station District is Union Street - commuter rail district; Chestnut West is Chestnut West; and Gill Farm District is Kellaway Drive.

Section C

Underground parking garages - Member Adjei-Koranteng asked if they are considered a story (as it relates to building heights). Planner replied no.

Section D - Dimensional Standards

Chairman Plizga questioned the minimum lot size in Gill Farm District which is 130,000 square feet. Planner Tyler clarified that may be the district size rather than the lot size.

Table - regarding setbacks, Chairman Plizga asked about the references to 200-28 D, C & B. Planner believed it relates to what can be included in a buffer strip, then clarified that 200-28 is front yards.

D-5 Exceptions - Chairman Plizga feels the reference should be D not E.

Section E - Off Street Parking

Chairman Plizga asked if there is there a minimum number of parking spaces specified for off-street parking? Planner stated the language typically states maximums rather than minimums.

Member Adjei-Koranteng asked why Gill Farm District is 1 rather than 2, is it because it's near the train station? Planner stated she believes that was the rationale.

Section E-2 - Chairman asked if there is a difference between parking spaces and storage spaces as it relates to bicycle spaces and such. Chairman believes it should be clarified in the text. Also that the language regarding bicycles should be in a consistent format (either table or sentence format).

The Planning Board briefly discussed e-bikes and parking.

Section F

Section F-4 - Chairman asked if the 10% is fixed for affordability. Planner Tyler noted that they can apply for more if there is a justification for it, however the State's website stated 20% is the threshold. Member Adjei-Koranteng thought definitions for some of the terms in this section would be helpful. Planner stated as part of the Zoning recodification process they will be placing definitions in one location within our zoning which is Section 200-3. The Board discussed qualifications for affordable housing.

Site Plan Review - Item B - the Board discussed the section as it relates to which projects meet criteria for an Administrative Review, or go before the Planning Board, or Town Council for approval. Planner explained the certain projects within specific districts under MBTA zoning, will only come before the Planning Board because they are allowed by right.

Item D- Watershed and Wetland Protection Overlay - Member Alexopoulos asked if projects will still go before Con Comm for review. Planner Tyler explained that this does not change any other ordinance, it just says you can put up a housing unit without a special permit.

Item 2A - Chairman Plizga wonders if the Planning Board's fee structure is set up to handle this and worries it may not be adequate for large scale projects. Member Alexopoulos and Chairman Plizga want to ensure the fee is large enough to cover large projects.

Under E - Chairman Plizga wonders if the number of hard copies and electronic copies should be specified in the text. Planner Tyler does not believe it is necessary will review it.

Item 3/Timeline - Member Alexopoulos wonders if the text should read "filing" rather than "submission" of the application. Planner believes submission is fine because it is not being "filed" with the Town Clerk. The Board discussed the language about failure to act. Chairman Plizga requested Planner Tyler consult the Town Attorney to ensure the language is sufficient seeing the timeline seems tighter than normal. Member

Item 3B - Related to simple majority, Adjei- Koranteng wonders if it because it is allowed by right. Planner stated yes, but also because it is increasing housing.

Chairman Plizga asked where Subsidized Housing Inventory is listed. Planner stated that was eliminated.

Chairman Plizga wonders why the consultants did not use overlay districts for the three subdistricts (Station, Chestnut West and Gill Farm). Planner explained the overlay districts relates to whole zoning where subdistricts each have different requirements.

Member Adjei-Koranteng asked if LIP (Local Initiative Program) under section 3B will have a definition. Planner Tyler will see if that should be added.

Planner Tyler will go back to the consultant with the questions, revisions and clarifications discussed tonight:

- Clarification of subdistricts
- Take out the table for bicycle spaces and make it text
- Clarify outdoor parking spaces versus indoor storage
- Take out the reference to mixed-use
- Define LIP
- Add how many copies are acceptable for submission on an application
- Discuss the decision-making time frame with Town Attorney

The Board discussed whether or not to vote on the language tonight seeing the revisions were so minor. Chairman Plizga asked if any Board members had objections to Planner Tyler making the edits and getting them to Town Council. None of the Planning Board members objected. The Board discussed holding a joint meeting with the Town Council. Chairman Plizga prefers to have it come back to the Planning Board

2. ANR - Scanlon/Billings

Chairman Plizga asked Planner Tyler to give a brief overview of the ANR (approval not required) before the Board this evening for (formerly) Billings Way and Scanlon Drive. Planner Tyler explained that the Planning Board and Town Council's vote to discontinue and abandon Billings Way the property reverts back to specific owners. The ANR tonight is one of at least two that will be required for this project area. The ANR provides for two lots. One that includes the Lombardo's property and adjacent land and the other includes the Lantana property that will become part of the Maxim Crane project. Planner Tyler noted the second ANR will come before the Board once the County discontinues the portion of High Street that impacts the project.

Arthur Campbell was present via zoom for the meeting. Chairman Plizga asked Mr. Campbell if he had anything he would like to add for comments. Mr. Campbell replied no.

Chairman Plizga stated that the drawing in front of the Board this evening is an ANR plan of land *High Street/Billings Street, Randolph* dated 6/18/2024. Member Adjei Koranteng wanted to know what the frontage of the property was to ensure that it complies with the *Blue Hills River Highway District* requirements for frontage. Chairman Plizga asked Mr. Campbell to confirm that the frontage of Scanlon Drive is 635 feet and the frontage for the currently proposed lot 2 is 465 feet on High Street. Mr. Campbell stated that is correct.

Chairman Plizga stated that he intends to make a motion to approve the ANR subject to some minor changes. Chairman Plizga had a comment about General Note #6 on plan which states: "Billings Street was discontinued via a decree of discontinuance April 29, 2024 Council Order 2024-020." Chairman Plizga stated that is was actually approved on June 10, 2024. Chairman Plizga requested that the plan be redated and resubmitted adding the lot frontage for Lot 1 and Lot 2 and the making the correction to the date in General Note #6. Mr. Campbell stated he would take care of that right away.

Member Adjei-Koranteng inquired about the public way and whether it was because it is along Scanlon Drive. Planner Tyler stated yes.

Motion made by Plizga, Seconded by Sahlu, to approve the ANR plan of land High Street and Billings Street, Randolph, Norfolk County, MA 02368 to combine Parcels A, B, C & D into one contiguous parcel known as Parcel (Lot) 1, and to combine Parcels E, F & G into a second contiguous parcel known as Lot 2. And, to request that the applicant update the drawing via the revision process to reflect that Lot 1 has a frontage of 635 feet on Scanlon Drive (or thereabouts) and add the frontage of Lot 2 on High Street to 465 feet (or thereabouts) and to correct note 6 to reflect the Town Council approval of the discontinuance was June 10, 2024.

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

Planner Tyler asked Mr. Campbell to provide the updated mylar to be endorsed by the Planning Board.

Zoning Recodification Project

Planner Tyler stated task one was to review definitions and duplicative text. Task two is to look at the structure of the zoning and the order or flow section by section of the text. Task three is to look at the substance.

G. Staff Report

Active Subdivision Review

Orchard Estates (Cherry Circle)

Planner Tyler continues outreach to the developer. Their bond expires at the end of August and will need to be renewed if the outstanding work is not completed. Chairman Plizga inquired about delinquency. Planner stated they could call the bond with funds returned to the Town leaving the Town responsible for complete the work. Chairman Plizga requested that Planner Tyler request for the developer to appear at the second meeting in July.

Lafayette Estates

Planner Tyler recommends asking the developer to appear before the Planning Board. They have needed an extension to the complete the subdivision and are ignoring correspondence sent by the Planner. Chairman Plizga asked if they have a bond. Planner Tyler noted they have a covenant in place. They still have some lots to develop. Chairman asked Planner Tyler to check to see if all the building permits for the subdivision have been issued before the next meeting.

Planner recommends a review of all outstanding subdivisions and to call bonds for subdivisions and rescind subdivisions approved but never constructed where the developer has remained unresponsive to correspondence from the Planning Director. Chairman Plizga stated he would be willing to do that but not until after the developer has a chance to appear before the Board for a discussion. Planner agreed and stated she would provide the Board with the correspondence.

Active Project Review

Scanlon/High/Billings

Planner Tyler received draft facade plans for 20 Scanlon Drive. 34 Scanlon Drive is the Yankee Bus Lines facility. The modifications will be exterior only and fall within an administrative review. Planner stated it is currently an old brick building. The proposed changes look like the facade of the new building/maintenance facility at 34 Scanlon

Drive. Planner noted that there is a proposed bridge over the Hunt River that will tie the two parcels together. That will go to the Army Corp of Engineers for approval.

Mazzeo (Sunoco/Dunkin')

Planner anticipates an administrative approval next week for the plans to eliminate the carwash and addition to expand Dunkin' Donuts.

Upcoming Projects

300 Pond Street (July 23 Hearing)

The project will include a 50,000 square foot addition to their existing building near Pacella Park Drive. It will go to the Conservation Commission along with Stormwater review.

Liberty Street - Henry Lee

The Board can anticipate a casual conversation with Mr. Lee about subdividing a his parcel of land. This is version four or five.

Country Way Lane - Release

Planner asked the Board to sign the release for Country Way Lane.

H. Board Comments

None

I. Adjournment

Notification of Upcoming Meeting Dates

July 9, 2024

July 23, 2024

August 13, 2024

September 10, 2024

September 24, 2024

Meeting adjourned at 7:50 pm.

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

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