



PLANNING BOARD MEETING

Tuesday, April 14, 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 6:01 pm.

PRESENT

Alexandra Alexopoulos - arrived at 6:11 pm
Araba Adjei-Koranteng
Tony Plizga
Peter Taveira

ABSENT

Lou Sahl

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 3/24/2026

The Planning Board approved the meeting minutes of March 24, 2026, as presented.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the meeting minutes of March 24, 2026, as presented.

Voting Yea: Adjei-Koranteng, Plizga, Taveira

D. Public Speaks

There were no comments during the public speaks portion of the meeting.

E. New Business

1. Site Plan Review - EV Charging Station at Congregational Church

Chairman Plizga asked Planning Director, Michelle Tyler to summarize the proposed EV charging station at First Congregational Church. The project came to light following a National Grid utility pole request on Turner Lane. Mrs. Tyler asked the Town Council to delay approval pending Planning Board review. The Town Council approved the pole contingent on-site plan and design review.

Paul Meoni was present on behalf of the First Congregational Church, joined by Joseph Giguere, Senior Project Manager, and Gabriel Andreson, President of Inovis Energy.

Mr. Giguere presented an updated site plan to the Planning Board revising the layout due to the transformer pad's proximity to an existing propane tank, relocating it 75 feet away. The proposal also aims to meet the 10% EV parking requirement. He noted that, per Mr. Meoni, the church lot—historically the town's meeting house and currently maintained and plowed by the Town—also serves fire department staff and library users. He argued that nearby roadside parking for the fire department and former Board of Health Building (1 Turner Lane) should be included in the total count, bringing the site to about 65 spaces and supporting 6 EV spaces to meet requirements.

Mr. Giguere noted that the applicant is requesting a Level 3 charging station. Chairman Plizga stated Level 3 chargers are only permitted in commercial, industrial, or municipal settings and does not consider the site appropriate. Mr. Giguere responded that the church is "commercial exempt," but Mrs. Tyler clarified that no such classification exists; the property is in the Crawford Square Business District with a religious exemption. Mr. Giguere then asked whether an exception could be made based on the shared parking arrangement with the Town.

Chairman Plizga recognized Mr. Meoni, who had raised his hand. Mr. Meoni feels the location and parking is sufficient, citing the church's role as the town's original meeting house and the continued relationship with the town allowing municipal use of the lot which the town plows and maintains, though no written agreement exists despite over 5 years of efforts.

Chairman Plizga said he is not comfortable going to a Level 3. Mrs. Tyler noted that the Planning Board cannot grant waivers from the Zoning Ordinance; only the Zoning Board of Appeals can do so. If it is determined that the religious use of the property is neither commercial, industrial or municipal, the applicant can seek relief with the ZBA.

Chairman Plizga stated that after inspecting the parking area, he found only 42 usable spaces, as some counted by the applicant were restricted or occupied by dumpsters and a shed. He estimated this would allow only 4 EV charging stations, assuming a waiver for Level 3 charging under the 10% maximum parking allocation for EV charging.

Mr. Meoni said many towns now require minimum not a maximum EV parking spaces as gas vehicles are phased out, and he feels this burdens the church and asked for reconsideration. Chairman Plizga said a variance from the ZBA would be required.

Chairman Plizga stated that more detailed plans, including the transformer enclosure are needed before submission to the Fire Department for review. According to Zoning, the site is not suitable for a Level 3 charging station and does not meet parking requirements. Mrs. Tyler noted the Planning Board cannot grant a waiver.

There was a brief discussion related to parking locations.

Mrs. Tyler asked if the site plan was prepared by a surveyor or if it was only a sketch and asked how many spaces are on the church parcel. Mr. Giguere said he will confirm whether it is a land survey and stated the parcel has 46 parking spaces. Mr. Andreson discussed higher EV charging percentages in other communities and said Level 3 charging should not carry a negative connotation, particularly since the site is not surrounded by homes.

The Board also discussed whether one space should be ADA-compliant. Mr. Giguere stated that Level 3 charging does not require ADA compliance.

Chairman Plizga asked the applicant to accurately reflect parking counts and clarify whether the spaces occupied by the shed will remain eliminated or be counted if the shed is removed. He also noted the plan lacks details for the transformer enclosure and requested the enclosure and bollard locations be shown on the plan.

Chairman Plizga recommended clearly showing all parking spaces before appearing before the ZBA and requested the applicant return with a revised plan including enclosure details for review by the Fire Department and Planning Board. He stated the Board would then formally deny the project so the applicant could seek a variance from the ZBA.

Member Taveria asked whether the EV charging spaces would be reserved for charging only, and Mr. Meoni replied yes.

2. Subdivision: E Druid Estates - Pett Acres Drive update

Chairman Plizga asked Planning Director Michelle Tyler to give the Board an update on East Druid Hill Estates (Pett Acres Drive).

Michelle Tyler explained that the land was subdivided into 6 lots in 1991, but no progress has been made on completing the road. At the October 28, 2025 meeting, the owners noted a possible sale, and the Board is now requesting a status update.

Property owners Magaly and George Karakostas were present. Mr. Karakostas stated the property is for sale but expressed concerns about the current market. Chairman Plizga granted additional time to market and sell without rescinding the subdivision, requested an update at the October 13, 2026 Planning Board meeting, and advised returning sooner if they felt rescinding the subdivision would improve marketability.

3. Site Plan & Design Review - 420 North Main Street

Chairman Plizga asked Planning Director Michelle Tyler to review the proposed project at 420 North Main Street, involving the addition of a detached structure at the rear of the property.

Michelle Tyler said she declined an initial sign-off request from the Building Department pending site plan and design review. She later received the required application and fee along with sketches from Dave Tonis and a site survey from Greg Bunavitz. The

proposal, submitted by owner Timmy Nguyen, would add a standalone rear building to the Business District property, currently occupied by Timmy the Tailor.

Timmy Nguyen said he plans to add a non-residential accessory building at the rear of the property. Chairman Plizga confirmed it is not for living space and meets the zoning criteria. Mr. Nguyen said the structure will be 20 feet high and measure 48'x24', with a slab foundation and driveway.

Mrs. Tyler noted it will serve as a workshop for the tailoring business. Mr. Nguyen said the rear location best fits the size and added he hopes to eventually hold sewing classes for local kids. The Board briefly discussed the driveway, lighting and hours of operation (9 am - 7 pm).

Motion made by Plizga, Seconded by Taveira to approve the site plan, as presented by the applicant based on the Borderland Engineering drawing proposed structure site plan in Randolph, MA dated February 20, 2026 and architectural sketches that meets our zoning requirements.

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

4. Conservation Commission Plan - Presentation by Jim Pasman

Chairman Plizga introduced Jim Pasman, a volunteer consultant to the Conservation Commission Plan, who presented a plan to help guide future efforts.

Mr. Pasman noted that in 2017, the Commission completed a summary of over 200 acres of conservation land, prioritized by proximity to wetlands and open space. The four priorities of greatest importance include:

1. Protecting our Source Water supply - all areas 1 & 2
2. Maintaining 200+ acres of Conservation deeded property
3. Sustaining the value of key Open Space recreational properties
4. Improving Stormwater management and flood control

Mr. Pasman noted problems with debris and trash all over Town in every single brook, stream, river, pond and reservoir which jeopardizes run-off creating flooding around town. Glovers Brook by the RICC is filled with sedimentation which was previously a free-flowing brook. Two other locations of the brook; 13 Regina Road Backyard and behind St. Mary's School & Cemetery are also filled with sediment and appear more like a pond than a brook of moving water. There is also a beaver damn that needs to be removed along with the sedimentation.

Member Taveira asked about climate change impacts; Mr. Pasman said droughts strain the water table and heavy rain does not effectively clear the brook.

Mr. Pasman noted that the Commission maintains Powers Farm Norroway Pond which comes at a cost to our DPW as unscheduled emergency calls for help via a standing DEP order. They have a scientifically trained member of the Commission that aids the DPW in identifying what to remove.

Mr. Pasman stated they will be seeking Community Preservation Funding for restoration.

Mr. Pasman showed the Board a photo of the intersection of Warren Street and Highland Avenue that has flooded. To remedy they must increase the flow to Glovers Brook. If the drainage capacity was increased (MS4) and redesigned that would create a greater flow rate and subsequently into Glovers Brook. Chairman Plizga feels the area is under designed.

The Commission's Vision for a Plan has five benefits: a more resilient and cleaner source-water and wetland systems with improved stormwater management; well maintained Conservation properties and Open Space; planned maintenance for DPW resources reducing emergency work; educational STEM credit opportunities for young volunteers and expand Project Lead the Way; and increased financial institution investment in our bonds created by ESG and SEJ rating criteria.

The plan will be implemented in three phases:

Phase I

- Retain current part-time administrator/ZBA clerk
- Negotiate and schedule DPW resources
- Appoint a member to our position on CPC
- Develop and accomplish a CPC funding proposal
- Initiate 2025 Plan, then implement Phase II

Phase II

- Review assessment recommendations
- Update draft plan with assessment results
- Develop a communication process
- Negotiate annual Commission budget requirements with the Town Manager

Phase III

- Establish and document responsibilities and performance standards
- Develop the STEM/STEAM/Environmental high school and Scouting volunteer credit programs
- Negotiate and schedule long-term resources from DPW
- Utilize other environmentally qualified services funded by CPC, grants and Town funds
- Organize volunteer resources
- Define and implement public education process

Mrs. Tyler noted that detention areas in previously approved subdivisions are often poorly maintained and suggested distributing educational materials to property owners. Mr. Pasman added that deed restrictions could also help address the issue alongside education.

Mr. Pasman also reviewed the municipal bond rating criteria and the benefits of confirming the Town's status in the ESG and SEJ status for bonds.

Mr. Pasman outlined the potential costs to the Town for the plan, including an initial CPC funding estimate of \$50,000 (likely closer to six figures), future CPC funding for source water restoration projects, DPW labor of at least 500 hours annually (about 30% of an existing full-time employee), maintaining a part-time administrator at an estimated

\$67,000, and additional costs for professional environmental firms following a Phase I assessment.

Mr. Pasman is requesting the Planning Board's support, noting that the Commission has not completed maintenance in the past seven years. He said the proposed work would help protect healthy Source Water supply (what goes into our reservoirs).

Mr. Pasman said the plan will achieve a more resilient and cleaner source-water, well maintained conservation properties and open space; planned maintenance schedule for DPW resources, educational STEM credit opportunities and increased financial institution investment in our bonds

Mr. Pasman stated that while the new water treatment plant will reduce PFAS-6 levels, it will not eliminate the broader PFAS issue in the town, expressing concern that all local wetlands are already contaminated.

Member Taveira asked whether the Blue Hills Reservation or Ponkapoag are within the Commission's purview. Mr. Pasman said portions of Ponkapoag-related waterways are, though they are not part of the open space plan. Mrs. Tyler noted that Ponkapoag has its own Master Plan, but they still must go before either Canton or Randolph's Conservation Commission for any proposed work.

Member Taveira asked if the plan includes a communication process with the public. Mr. Pasman said that falls under the public education part of the plan. Plizga asked about individual actions residents could take, and the Board generally agreed that education is key.

Mr. Pasman said the plan will achieve a more resilient and cleaner source-water, well maintained conservation properties and open space; planned maintenance schedule for DPW resources, educational STEM credit opportunities and increased financial institution investment in our bonds

5. Developing an Affordable Housing Trust

Chairman Plizga introduced Randolph's Housing Coordinator, Elijah Mensah, who presented on the proposed Affordable Housing Trust.

Planning Director Michelle Tyler explained that Mr. Mensah's role focuses on affordable housing, including tracking available units and ensuring compliance with Chapter 40B (minimum percentage of housing dedicated to affordable units). Mrs. Tyler noted the town received a technical assistance grant from the Mass Housing Partnership in December, which supported hiring Mr. Mensah to develop an Affordable Housing Trust.

Mr. Mensah's presentation outlined Randolph's housing challenges, explained what an Affordable Housing Trust is, how it is created and funded, its governance structure, and how it aligns with the Town's Comprehensive Master Plan, with examples of success in other communities.

Mr. Mensah highlighted rising housing costs over the past ten years: median home prices increased from \$260,479 in FY16 to \$546,451 in FY26, and condos from \$158,478 to \$369,370. He noted that low-to-moderate-income residents are

increasingly unable to afford homeownership, with one-bedroom rents reaching \$2,100-\$2,200 in 2026.

Mr. Mensah explained that households spending more than 30% of income on housing are considered cost-burdened, affecting 36% of Randolph homeowners and 57% of renters. He noted that households earning 80% or less of Area Median Income (AMI) may qualify for affordable housing programs. Mrs. Tyler clarified that 80% AMI includes moderate-income earners such as teachers, and Chairman Plizga added that more residents qualify than many realize.

Mr. Mensah reviewed FY23–FY25 fair market rents, ranging from \$2,025 for a studio in FY23 to \$3,761 for a four-bedroom unit in FY25. He also explained that Affordable Housing Trusts may be established under M.G.L. Chapter 44, Section 55C, noting that 152 Massachusetts communities have adopted them.

Mrs. Tyler identified Randolph's deed-restricted affordable housing locations, including Rosemont/Chestnut West, Prynne Hills, Simon Fireman House, Bittersweet Condos, and future units at Fencourt Apartments. Mr. Mensah outlined that the Trust could support preservation of deed-restricted units, acquisition, rehabilitation, redevelopment, and gap financing for new affordable housing development.

Potential funding sources include Community Preservation Act, private donations, land disposition proceeds, local appropriations/free cash, inclusionary Zoning in-lieu fees, development impact fees, and local option transfer fees.

Mr. Mensah explained that the Town Treasurer/Collector will serve as the custodian, while a Board of Trustees would hold fiduciary responsibility for all allocations, expenditures, and annual reporting. Routine audits would also be conducted. Establishing the trust would require acceptance of the statute, adoption of a local ordinance and appointment of at least 5 trustees, including the Town Manager.

Mrs. Tyler noted that approximately \$700,000 in CPC housing funds could help establish the Trust. Mr. Mensah outlined the trustee responsibilities and the Board discussed the importance of including members with diverse expertise and experience.

Mr. Mensah explained that the Trust aligns with the Master Plan goals of increasing affordable housing, preserving and upgrading existing affordable units, promoting homeownership opportunities, and expanding housing choices for residents.

Mr. Mensah answered questions from the Planning Board. Member Taveira asked whether gap financing would be provided as a loan. Mrs. Tyler explained that it would instead be structured as a grant to support the creation of deed-restricted affordable housing and help establish safe harbor protection from 40B developments. Member Taveira felt that structuring the funding as a loan could help replenish funds back into the Trust over time. Mrs. Tyler said the financing would be in form of a grant rather than a loan to incentivize the creation of affordable housing units.

Mr. Mensah said that MHP will assist the Town in establishing the Trust. Mrs. Tyler noted that Mr. Mensah prepared a list of FAQs for the Board to review and provide feedback on before the proposal is presented to the Town Council.

Chairman Plizga asked about the timeline for establishing the Affordable Housing Trust. Mrs. Tyler explained that the Town has a 10-month assistance period with MHP that began in February and hopes to bring the Trust forward for approval in May or June. Mrs. Tyler noted that this would allow work to begin on documents and trustee appointments, with MHP assisting the Trust with rules and regulations.

Chairman Plizga emphasized the need to begin drafting ordinance language now. Mrs. Tyler stated that a draft inclusionary Zoning ordinance has already been prepared, though it does not include a development impact section because of the extensive annual reporting requirements involved.

Member Taveira asked whether there were drawbacks to creating the Trust and whether the funds could be better used elsewhere or on other causes. Mrs. Tyler responded that CPC funds designated for housing cannot be used for purposes other than housing initiatives.

Member Alexopoulos asked what happens when a deed restricted home is sold if its value increased since purchase. Mrs. Tyler explained that the statute may include provisions that limit the resale price or may give the Town or Trust the first right of refusal to purchase the property.

The Board had no further questions.

F. Staff Report

Mrs. Tyler noted that the next agenda will include draft zoning proposals for Inclusionary Zoning and Mobile Food Vendors. Mrs. Tyler also mentioned possible plans for the Union Street cluster development, which was referred back to the Planning Board by the Town Council, and that she is awaiting plans for the Mill Street development.

G. Board Comments

None

H. Adjournment

Upcoming Meeting Dates

April 28

May 12 & 26

June 9 & 23

The meeting adjourned at 8:54 pm.

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

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