



PLANNING BOARD MEETING

Thursday, April 14, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

In accordance with Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 COVID 19 emergency, the Planning Board shall meet remotely to avoid group congregation.

A. Call to Order - Roll Call

PRESENT

Alexandra Alexopoulos
Tony Plizga
Nereyda Santos
Peter Taveira

ABSENT

Steve Monteiro

B. Chairperson Comments

No comments made.

C. Minutes of 3-22-2022

Will be reviewed at the next meeting.

D. Public Speaks

None made.

E. Old/Unfinished Business

Planning Board members had a lengthy discussion of regarding the natural and cultural resource items section of the Master Plan. Board requested the Planner reach out to the Historic Commission to discuss the potential for a joint meeting to discuss the recommendations regarding amending the demolition delay ordinance and the dimensional requirements (setbacks) in zoning.

Chairman requested for a Planning Board member to volunteer and serve as the Planning Board Representative to the Master Plan Implementation Committee. Chairman nominated Nereyda Santos to serve as the Planning Board Representative to the Master Plan Implementation Committee.

A motion was made by Plizga, seconded by Alexopolous, that Nereyda Santos serve as the Planning Board Representative to the Master Plan Implementation Committee. The motion passed by the following vote:

Voting Yea: Alexopoulos, Plizga, Santos, Taveira

F. New Business

1. Discussion - potential frontage for Liberty Street lot

Planner gave an over view of the proposed plan reminding the Board that an Approval Not Required was previously endorsed that resulted in one large lot remaining “not buildable” because it has zero frontage on any way.

The applicants are proposing a 20 foot wide passageway referenced on the deed to be modified with a hammerhead that would create frontage on Liberty Street. The plan has been devised to potentially create 100 feet of footage.

Planner advised that Liberty Street is a county layout. Any amendment to the layout of Liberty Street would need to be approved by Norfolk County.

There does not appear to be an option for the applicant to acquire additional land to create a private way wider than 20 feet. Planning Board members have a concern with the undersized width of the proposed way specifically regarding access by emergency services apparatus.

Further discussion with the applicants to evaluate other opportunities to create frontage including creating a way off of Lee Farm Road. The applicants will consider other options.

2. 28 South Main Street - modification to canopy (previously approved 10/12/21)

Planner gave an over view of the canopy plan that was previously approved on October 2021. The proposal included installation of a canopy above a transformer and was approved on the condition that the utility company approve it. The utility company is not in favor of any structure over the transformer and the applicant has prepared a revised plan.

Derek Rubinoff (architect)- proposed plan is to extend the existing roof a little further at the same slope and to use the extension to funnel the ice and snow into the existing planter. There will be a 3 feet high fence or gate that would always be unlocked in front of the electrical rooms to discourage people from walking in that area when there is snow. The structure would have asphalt shingles, wood PVC fascia at the end and underside ends would be finished with tongue and groove cedar. The railing system would be black steel posts with half inch balusters. The proposal also includes a business sign on the roof, but applicant is aware that will have to be approved by the Zoning Board of Appeals.

Board discussion about additional lighting that might be provided. Additional recessed lights are being added as well as up-lighting in the landscaped bed.

Lengthy discussion of where to place the daycare signage that might be acceptable for permits rather than requiring a variance. The applicant will review options to determine a course of action for the signage.

A motion was made by Plizga, seconded by Taveira, to approve the proposed canopy design 28-30 South Main Street as shown on the architectural drawings dated 3/16/22 and the structural drawings dated 2/7/22 as presented with the understanding that the applicant will go to the ZBA for a roof sign or Ron and Michelle for a sign that may be mounted. The motion passed by the following vote:

Voting Yea: Alexopoulos, Plizga, Santos, Taveira

G. Staff Report

19 Highland Ave.- Continued the installation of the siding.

259 Allen- Finished with demolition and have not started construction.

Upcoming Projects Anticipated-

a) Preliminary subdivision review- Canton Street

b) Rescission of a subdivision - Oak Street

c) Continued public hearing- Perry Estates

d) 647 North Main Street- site plan and design for a day care

e) 106 Mazzeo Drive- site plan and design review for Burger King (going to ZBA first)

Other updates:

a) FEMA and FIRM updates- zoning code amendment required. Written and approved by regional rep. Introducing the Town Council to initiate.

b) MBTA Communities- housing density charges. Required presentation to the Town Council on 4/25. Waiting for FINAL guidance and requirements before we consider any ordinance changes.

c) CDBG – contracts signed and hope to have applications ready in May.

d) School based health care – received federal funding for construction. Codman Square has received funding for operations. Establishing a project team (school + Town + Codman) to begin design.

e) Mass Save – grant in collaboration with QARI to help residents and small businesses reduce energy costs. Will have outreach at many public events.

f) Sharing Housing Services Organization (SHSO) – request for funding made to Community Preservation Committee. This multi-municipal partnership would hire a firm to manage all aspects of affordable housing monitoring and reporting for each partner community.

H. Board Comments

I. Adjournment

Notification of Upcoming Meeting Dates

1. Upcoming Meeting Dates

April 26

May 10 & 24

June 14 and 28