



# PLANNING BOARD MEETING

Tuesday, May 23, 2023 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## MINUTES

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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

Called to order at 6:00pm

#### PRESENT

Tony Plizga  
Nereyda Santos-Pina  
Peter Taveira  
Lou Sahlu

#### ABSENT

Alexandra Alexopoulos

### B. Chairperson Comments

None

### C. Approval of Minutes

#### 1. Minutes of 5/9/23

Minutes approved as presented.

Motion made by Santos-Pina, Seconded by Sahlu to approved the minutes from May 9, 2023.

Voting Yea: Plizga, Santos-Pina, Taveira

Voting Abstaining: Sahlu

### D. Public Speaks

None

### E. Old/Unfinished Business

1. Subdivision - Trim Way (continuation)

Chairman Plizga provided a brief summary of the project, noting that the subdivision essentially creates a paper street by which the owners could straighten out a parking situation. The Board was in favor of the project but the wording as it related to the Performance Guarantee has held up the approval.

Chairman Plizga asked Planner Tyler for an update. She noted the intent of the applicant at 358 North Street is to combine their frontage with 360 North Street to create 90 feet of frontage on Trim Way. This creates a paper street with no plans to ever construct the road. The applicant's attorney, Mike Khoury, has provided edits to the Decision that she believes will meet their criteria for approval. Planner Tyler reviewed the changes to the Decision, as follows:

Section D - The applicant shall be responsible for sweeping North Street and Trim Way when any construction debris is present.

11. Roadway Acceptance - Trim Way shall remain a Private Way.

12. Ownership of Private Way - Except where expressly stated otherwise in the deeds by which such owners acquired title to said lots, the rights and obligations of the owners of the lots abutting Trim Way shall be defined as set forth in Massachusetts General Laws ("MGL"), including but not limited to MGL Chapter 183, Section 58 (Real Estate Abutting a Way) and MGL Chapter 187, Section 5 (Installation of Public Utilities for Abutting Owners on Private Way)

Conditions Prior to Plan Endorsement; 1. Performance Guarantee - Planner Tyler summarized this section noting that the applicant at 358 North Street, with the consent of the owner's of 360 North Street, agree that if there would be any road construction in the future, the proponent seeking to construct the road would have to file a Performance Guarantee in accordance with Mass General Laws. It further specifies that the Town of Randolph is not liable for any maintenance, improvement or cleaning of Trim Way. It also requires that as-builts be filed only if there is any construction to the roadway or if there are any new or modified structures at Trim Way.

Planner Tyler noted the applicant has no intent to construct the road, but feels the language added to the Decision provides the Town with enough protection in case any construction were to take place at Trim Way.

Motion made by Plizga, Seconded by Santos-Pina to approve the Trim Way definitive subdivision plan as presented on the Tetra Tech, Inc. plan sheets dated February 20, 2023 with the waivers identified on Attachment A. Since no construction activities are planned at this time, any subsequent revisions, such as right-of-way construction, sidewalk construction, utility improvements, drainage revisions, street light additions, etc., shall be submitted to the Planning Director for review and to the Planning Board for review and approval prior to the start of construction activities.

Voting Yea: Plizga, Santos-Pina, Taveira, Sahlu

Planner Tyler will file the decision with the Town Clerk to initiate the appeal period, after which it will be recorded at the Norfolk County Registry of Deeds.

## 2. Subdivision - Mill Street (continuation)

Chairman Plizga noted that the hearing was continued to this evening in hopes that the water line issues had been worked out between DPW Superintendent Chris Pellitteri and the applicant's engineering team. Having not reached a conclusion, Chairman Plizga would like to continue the hearing until next meeting.

Motion made by Plizga, Seconded by Taveira to continue Mill Street Subdivision to June 13, 2023 at 6:10pm.

Voting Yea: Plizga, Santos-Pina, Taveira, Sahlu

## F. New Business

### 1. ANR - Joy Lane

The applicant Denise Joy and her attorney Kevin Reilly were present.

Planner Tyler received a Form A including a fee for a creation of a lot and the mylar for the property at 115 Canton Street and 1 Joy Lane.

Attorney Reilly explained that Mrs. Joy would like to join the property described as A2 shown on the plan with 1 Joy Lane expanding her property to incorporate land from 115 Canton Street that she currently uses as a garden. Mrs. Joy has no intent to create a buildable lot and the property at 115 Canton Street will remain a conforming lot.

Hearing no questions from the Board, Chairman Plizga made a motion.

Motion made by Plizga, Seconded by Santos-Pina to endorse the ANR for 115 Canton Street based on the plan of land drawing dated May 6, 2023 prepared by Mark Bezio and Associates.

Voting Yea: Plizga, Santos-Pina, Taveira, Sahlu

## G. Staff Report

### \*Active Subdivision Review

### \*Active Project Review

### \*Upcoming Projects

#### Active Project Review

19 Highland Street - The stone facade is being installed and is a huge improvement. The store-front window has been installed and they are working toward completing some other punch list items.

33 Mazzeo Drive - Splash Car Wash - Concrete block is going into place. There was a request to relocate the central vacuum system which will be fully enclosed by a fence and should not impact the neighbors from a sound standpoint. The change impacts the snow-load area which was moved to a different portion of the lot.

34 Scanlon Drive - The Decision has been completed and is in the appeal period. Planner Tyler noted that an elected official had some questions regarding the lack of street trees along High Street. Per the presentation, the plan was to install a new wall of arborvitae. The applicant has agreed to install approximately 4 street trees - a low growing columnar oak that will not interfere with the power lines - interspersed between the arborvitae. They revised the landscaping plan and submitted to the Board for the record. The applicant has followed up with Fire for their fuel area and is still under review for Stormwater and Conservation.

647 North Main Street - Daycare - Progress continues. No word yet from Mass DOT regarding the traffic signal.

Allen Street - Convenience Store - Progress continues.

Daycare across from the Town Hall has a temporary sign that is overdue for a permanent sign. Chairman Plizga suggested that the Board impose a deadline of 60-90 days. Planner Tyler will confer with the Building Commissioner and follow up with the applicant.

### **Upcoming Projects**

Randolph Road - The Board has the plan set for the Public Hearing scheduled for June 13. The project is allowed by-right and before the Board for Site Plan and Design Review only. It is also subject to Stormwater and Conservation Commission review.

### **Active Subdivision Review**

Lafayette Estates - Planner Tyler reached out to Mr. Marotta regarding the street lights. He assured her they have been purchased, no timeline for installation. The Town Engineer required him to redo the sidewalks, as he was not satisfied with the sidewalk construction. Mr. Marotta needs a project extension from the Board. Chairman Plizga would like a timeline for the street light installation prior to a vote on the project extension.

Mill Street and Perry Estates - They received pricing from Niche to do project inspections once construction starts. The applicant would be required to contact Niche for inspections rather than the Town Engineer.

## **H. Board Comments**

Lombardo's - Chairman Plizga asked Planner Tyler if she has heard anything from the team buying Lombardo's? She has not received word on the project type or timeframe.

MBTA Community Overview - Chairman Plizga asked Planner Tyler for an update about the process.

Planner Tyler noted that they received funds via a grant to hire a consulting team to assist with the work, as it is quite significant. The consultant is doing an analysis of the Town's land use, our available land and what we need to comply now. The next step is a series of meetings, the first being an interactive meeting with Town Council to view the maps followed by a number of public meetings over the summer.

They will be identifying zones using a compliance model with the Department of Housing and Community Development that views the land size and determines if it meets the criteria for the number of units that will fit. The Town of Randolph is required to have 48 acres with 20 of them within one half mile of the MBTA station and fit 15 units per acres. It excludes wetlands, areas of contamination, roads, and cannot be age restricted.

Chairman Plizga and Ms. Santos-Pina inquired about the opportunity for the public to participate in the discussions. Planner Tyler noted that there will be multiple opportunities for active participation and education during the public process. Mr. Sahlu asked if any zones have been identified to which Planner Tyler replied yes, but she is not ready to share the details. Mr. Sahlu asked if the consultant has the DHCD requirements? Planner Tyler said they do and are very knowledgeable. Planner Tyler noted there are other considerations change such as the impact on traffic, schools and water which will be considered during the upcoming meetings.

## **I. Adjournment**

Notification of Upcoming Meeting Dates

6/13/23

6/27/23

7/11/23

7/25/23

8/15/23

Adjourned at 6:53pm

Motion made by Plizga, Seconded by Taveira to adjourn to our next meeting of June 13, 2023 at 6:00pm

Voting Yea: Plizga, Santos-Pina, Taveira, Sahlu