



PLANNING BOARD MEETING

Tuesday, June 23, 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 6:04 pm.

PRESENT

Araba Adjei-Koranteng
Tony Plizga
Peter Taveira
Lou Sahl

ABSENT

Alexandra Alexopoulos

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 6/9/2026

The Planning Board approved the minutes of June 9, 2026, as presented.

Motion made by Plizga, Seconded by Sahl to approve the meeting minutes of June 9, 2026, as presented.

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

D. Public Speaks

There were no public comments during the Public Speaks portion of the meeting.

E. New Business

1. Planned Residential Development - Violet Hills (Mill Street) revisions

Chairman Plizga noted that the Planning Board had previously reviewed the Violet Hills project on Mill Street before forwarding it to the Town Council, which later returned it to the Planning Board for further review.

Mrs. Tyler provided an update, explaining that following the Town Council meeting, the applicant's team revised the civil and architectural plans. The civil plan updates were included in the the meeting packet, while the architectural revisions were received later. The packet also included estimated annual revenue figures, a traffic analysis, and an updated project narrative. Mrs. Tyler noted that applicant James Guerrier was in attendance via Zoom and that Cameron Campbell of Burke Civil Site Engineers was present.

The Board reviewed sheet C1.05. Mr. Campbell explained that the primary revision was shifting the driveway and western portion of the road over about 4 feet, increasing the setback from the property line to 8 feet. Chairman Plizga noted that this change was not clearly identified on the plans and should either be reflected on the drawings or highlighted for the Town Council during its next review.

Additional revisions Mr. Campbell noted, included:

- Shifting the road reduced the size of the central common area.
- The unit mix was revised from 6 three-bedroom and 4 two-bedroom units to five of each.
- The shed and transformers were consolidated into one area, resulting in the removal of some visitor parking spaces.
- Visitor parking was reduced leaving a total of 8 visitor spaces plus one accessible space.
- Grading was revised to accommodate the revised layout.
- The drainage system was modified from 8x8 chambers to 4x4 chambers at the applicant's request.

Chairman Plizga noted that the drainage changes would be subject to stormwater review.

Mr. Guerrier noted that additional revisions were made to address snow storage concerns raised during the Town Council meeting. The two rear corners of the site were enlarged for snow storage, and the central common area walkway was widened from 5 feet to 10 feet to provide additional storage capacity. Patio areas were also expanded, and visitor parking spaces may be used for snow storage when needed. In addition, Mr. Guerrier noted that a portion of the green space near the entrance could also serve as snow storage.

Chairman Plizga noted that the infiltration area remains shown on the plan and asked whether it could be designated for snow storage. Mr. Campbell responded that the Massachusetts Stormwater Handbook prohibits using infiltration areas for snow storage because sediment from melting snow can accumulate in and clog the sedimentation basin.

Chairman Plizga requested that snow not be stored in common areas due to emergency access and egress concerns and instead be removed from the site, if necessary.

Chairman Plizga also noted that the buildings were moved one foot closer together, reducing the separation from 15 feet to 14 feet.

Mr. Guerrier explained that the central common area was reduced from 20 feet to 15 feet and that the retaining wall was moved one foot off the property line. Chairman Plizga recommended that all revisions be clearly identified on the plans.

Mrs. Tyler asked whether the impervious surface calculations had been updated to reflect the revised patios and common area walkways. Mr. Campbell stated that the changes reduced impervious coverage by approximately 1,500 square feet. Chairman Plizga noted that a waiver would still be required and that the calculations should be documented. Mr. Guerrier estimated total lot coverage would be in the low- to mid-50% range, exceeding the 40% maximum.

Mr. Guerrier also noted that fire apparatus access was slightly increased, although the project was already compliant. In response to questions about site screening, Mr. Guerrier stated that no fence is proposed other than where retaining walls are located, but enhanced landscaping, including evergreen plantings, will provide screening in the other areas.

Regarding traffic, Mr. Guerrier explained that Gillon Associates conducted a traffic study that projected an additional 7 vehicle trips during the morning peak hour and 9 during the afternoon peak hour. The study also found no major crashes in the area within the past five years.

Member Adjei-Koranteng noted that "No Parking" signs were not shown along the south side of the property. Chairman Plizga stated that such signage would be a condition of approval.

Addressing concerns about wildlife displacement, Chairman Plizga noted that the issue had not been raised for larger projects in town and stated that wildlife would adapt to the changes.

Mrs. Tyler noted that the Town Council had expressed concerns regarding the arrangement and color schemes of the buildings. Mr. Guerrier responded that a fourth exterior color had been added to the project. Chairman Plizga expressed disappointment that the applicant had not reduced all units to two bedrooms and 1,100 square feet, believing that change would have strengthened the proposal before the Town Council. Mr. Guerrier explained that, under the tax credit program being utilized, nine of the ten homes must be sold to first-time homebuyers, and a mix of unit sizes was intended to provide a broader range of housing options for residents.

In response to a question from Member Taveira regarding mail delivery, Mr. Guerrier stated that the project team had consulted with the Postmaster and that a centralized mailbox location is shown on the plans. Individual homes will be clearly addressed for package delivery services.

There being no further discussion, Chairman Plizga made a motion.

Motion made by Plizga, Seconded by Sahlu to recommend approval of the 217 Mill Street planned residential development "Violet Hills" as shown on the drawings package

with cover sheet dated June 17, 2026. The package includes drawings C1.01 – C1.12, L 1.0, 3.0 and 3.1, ES-1 and 2, L1 and 2 along with 8 architectural drawings and 7 renderings subject to the following recommendations:

- 1) The HOA Agreement shall reflect the private pickup of trash (no dumpster required)
- 2) That lampposts at the rear of each unit be a part of the project's lighting system and on automatically at night for public safety in lieu of additional streetlights
- 3) The fire hydrant location shall meet the requirements of the Fire Department
- 4) The transformer shall be enclosed with a fence
- 5) "No Parking" signs shall be provided along the drive aisle at no more than 100-foot intervals for public safety
- 6) All walkway areas shall be constructed with patio blocks or equal
- 7) No snow shall be stored in the common area. Excess snow must be moved offsite by the property manager to maintain public safety access

Additionally, the applicant has requested the following waivers:

1. Lot frontage – 100 feet required, actual is 74 feet
2. Maximum lot coverage – 40% required, actual is approximately 54%
3. No parking in the buffer area – visitor parking is located in the buffer area
4. Visitor parking spaces – 2 are permitted, 8 spaces plus 1 handicapped are provided
5. Maximum unit size is 1100 square feet. Five out of 10 units exceed it
6. Roof pitch – minimum is 4:12 actual is 3.5:12
7. Porch to sidewalk setback – minimum is 10 feet, actual is less and varies by unit

Discussion on the motion:

Chairman Plizga noted that since the applicant is proposing that 9 out of the 10 units to be income restricted homes, and is not requesting any bonus density, the above waivers represent an appropriate alternative to the bonus density for which they are entitled to. The traffic study identified that there will be negligible impact on the neighborhood. The buffer has increased from 4 to 8 feet.

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

Mrs. Tyler stated that she would prepare the decision and distribute it to Mr. Guerrier and the Town Council prior to their next meeting. Mrs. Tyler advised Mr. Guerrier to provide the Town Council with a written narrative of all revisions and changes discussed during the meeting.

2. ANR - 5 Gold Street

Mrs. Tyler noted that she and Chairman Plizga had previously reviewed the ANR plan for 5 Gold Street, which originally proposed changes to the layout of Gold Street. The

applicant has since revised the plan. Chairman Plizga explained that Lot 1 would not be buildable as proposed and would require relief from the Zoning Board of Appeals, while Lot 2 would be a conforming lot.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the ANR for 5 Gold Street for the drawing dated May 21, 2026.

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

3. Zoning Ordinance - proposed prohibition of Data Centers

Chairman Plizga noted that the Board would review the draft ordinance prohibiting data centers. Mrs. Tyler explained that, following prior discussion on data centers, she prepared a draft ordinance banning data centers of any size, which was reviewed by the Town Attorney. If approved by the Planning Board, the ordinance would be forwarded to the Town Council to begin the public review process. Chairman Plizga noted that as technology develops the Town may choose to amend the ordinance to retract the prohibition.

Motion made by Adjei-Koranteng, Seconded by Plizga motion to recommend section 2.2 Data Centers and section 4.7 Data Centers forbidden to Town Council.

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

F. Staff Report

Active Subdivision Review

Mrs. Tyler noted that she is reviewing subdivision files and will be sending letters to developers requesting that they appear before the Board on August 11, 2026, to address outstanding items preventing project completion.

Ledgeview Terrace

Mrs. Tyler noted that a public hearing will be held on July 14 to consider a major modification to an existing subdivision. Mrs. Tyler explained that prior meetings had discussed potentially rescinding the subdivision due to inactivity, which was originally approved approximately 20 years ago. The applicant has since submitted stormwater documentation affecting drainage and grading.

Mrs. Tyler further noted that subdivision road design standards have changed since the original approval, and the current turning radius is no longer sufficient for fire apparatus. Mrs. Tyler stated she will consult the Town Attorney to determine whether additional design changes can be required.

Upcoming Projects

Zoning Amendments

Mrs. Tyler noted that the Board will review proposed zoning amendments related to Inclusionary Housing, Assisted Living and Independent Living Facilities, and Mixed-Use development at the next meeting. She added that, if the Board is satisfied with the revisions, the amendments may be forwarded to the Town Council for consideration.

EV Charging Stations

Mrs. Tyler noted that there are some permitting challenges with the current system with reference to certain requirements that may be resolved when the Town transitions to the new permitting system.

Movie Theatre (Mazzeo Drive)

Mrs. Tyler noted that the movie theater had a target reopening date in July but must first go through the licensing board. She also stated that there has been no progress on the associated ANR parcels.

Lantana - Scanlon Drive

Mrs. Tyler noted that demolition was halted due to tax abatement issues and is now expected to occur in the spring.

Advanced Auto Parts

Mrs. Tyler noted that Advance Auto Parts will occupy the former Bob's Stores space on Mazzeo Drive. Mrs. Tyler also stated that minor site changes were reviewed and approved administratively.

G. Board Comments

None

H. Adjournment

Upcoming Meeting Dates: July 11, August 11, September 8, September 22

The meeting adjourned at 6:52 pm.

Motion made by Adjei-Koranteng, Seconded by Taveira to adjourn the meeting.
Voting Yea: Adjei-Koranteng, Plizga, Taveira, Sahl