



Town of Randolph

Planning Department
41 South Main Street
Randolph, MA 02368

PLANNING BOARD DECISION & CONDITIONS

I. **Applicant**

Bluewater Property Acquisitions LLC
76 8th Avenue, 10th Floor
New York, NY 10011

II. **Agent for Applicant**

Robert C. Buckley, Esquire
Reimer & Braunstein LLP
700 District Avenue
Burlington, MA 01803-5008

III. **Property Location**

Randolph Road – Multiple Parcels
Randolph, MA 02368

IV. **Assessor's Map ID**

17-D-005.704-7, 17-F-001.01, 17-H-1.Q, 17-I-2.192, 17-I-003, 17-I-004.201,
17-J-007.1, 17-J-008.225-2, 17-J-14.785, 17-J-015.756.7, 17-K-1.R, 17-L-1.S,
17-L-2.695, 34-A-002.713-7, 34-A-003.739-7, 17-K-2, and 17-H-2.554-5

V. **Property Owner**

ML Real Estate Trust LLC and Randolph Road Realty, LLC
11 Randolph Road
Randolph, MA 02368

VI. **Zoning District**

The subject properties are located within the Industrial (I) District

VII. **Action Sought**

The applicant seeks site plan and design review for the construction of a 120,000 sq ft facility with parking areas, site circulation, utilities, stormwater infrastructure, lighting and wayfinding signage for a speculative warehouse facility.

VIII. **Hearing/Meeting Type and Date(s)**

The proposed actions are subject to a Tier 3 review by the Randolph Planning Board.
Hearing opened: June 13, 2023
Hearing continuation dates: June 27, 2023 and July 11, 2023
Hearing closed: July 11, 2023

IX. Referenced Documents

- Application for Site Plan Review dated May 13, 2023 with project narrative
- Owner authorization
- Evaluation of Site Sound Emissions by Ostergaard Acoustical Associates dated May 12, 2023 and supplemented June 23, 2022
- Traffic Impact Study by McMahon Associates dated December 2022
- Stormwater Pollution Prevention Plan by DiPrete Engineering
- Stormwater Management Report by DiPrete Engineering dated May 16, 2023
- Stormwater Operations & Maintenance Plan by DiPrete Engineering dated May 16, 2023
- Geotechnical Engineering Report by Sanborn, Head & Associates dated November 11, 2022
- Air Quality Assessment by Tech Environmental dated June 19, 2023
- Civil site plan set by DiPrete Engineering dated May 16, 2023 and revised June 23, 2023
- Architectural plan set and renderings by Ford & Associates dated May 16, 2023
- Email correspondence from Randolph Fire Department dated June 16, 2023
- Written correspondence from abutters: Mary Keaney, Mary Tar, Yasmin Razi, Patty Donoghue, Bill and Judy Watson, David Andler and Andy Miahic all of Meadow Lane
- Written questions submitted by the Planning Board
- Certification of missed meeting under MGL chapter 39, section 23D by Anthony Plizga, Planning Board chairman

X. Decision & Conditions

The site plan and associated reports were reviewed and testimonies made by the applicants and residents were heard by the Randolph Planning Board at a public hearing opened on June 13, 2023, continued to June 27, 2023 and closed on July 11, 2023. On a motion made by Tony Plizga and duly seconded by Peter Taveira the board voted 4-0-0 to **APPROVE with CONDITIONS** the site plan as presented on the civil plan set by DiPrete Engineering last revised June 23, 2023, architectural plan set by Ford & Associates last revised May 15, 2023, lighting plan and landscape plans subject to the following conditions:

- a. The lots for the proposed development must be consolidated through an Approval Not Required (ANR) with the Planning Board to create lot/lots in compliance with the applicable zoning dimensions for size and frontage. Such endorsement and recording of the plan shall be completed prior to the issuance of building permits.
- b. Site details shall be as specified on the referenced documents. Any changes must be approved by the Planning Board or its designee.
- c. Any conditions established by the stormwater authority must be met.
- d. Any conditions established by the Conservation Commission must be met.

- e. The rock wall on the property boundary between the subject parcel(s) and the parcel to the west/southwest (Village at Broadmeadow) is to remain in place and undisturbed.
- f. Any proposed gates or barriers impacting traffic circulation must be reviewed and approved by the Randolph Fire Department. An updated site plan page with any approved materials/equipment should be provided to the Planning Department.
- g. The landscape buffer on the west/southwestern border of the parcel(s) where it abuts the residences at Broadmeadow is to be maximized to the fullest extent possible. Appropriate vegetation is to be incorporated at the top of the bedrock slope with cultivars and number of plantings to be approved by the designee for the Planning Board with installation as soon as reasonably practical after the bedrock wall is complete and seasonal conditions are favorable.
- h. The redwood fence proposed for the top of the bedrock is to be installed as close to the cut slope as feasible.
- i. A revised engineering drawing depicting the bedrock wall details on the south side of the parcel shall be submitted to the Planning Board for minor revision to the site plan for review and approval prior to construction of the wall.
- j. Project shall be complete in 2 years from the Planning Board date of decision subject to a 1-year extension on written request.
- k. Final as-builts are due to the Planning Department within 90 days following completion of construction.
- l. Updated drawings are to be submitted to the Planning Department prior to the start of construction.
- m. A Performance Guarantee of \$25,000 shall be posted with the Planning Board to ensure installation and maintenance of the vegetated buffer. The value shall be retained in the escrow account for a period of two (2) years post construction.
- n. Any additional permits, licenses and approvals required for construction and occupancy of the structure.

XI. Mitigation

- a. In order to allow the Town to understand and address traffic impacts and to support the development of improvements for the Oak Street/North Street/Randolph Road intersection, the Applicant shall make a monetary contribution to assist the town with the study of signal phasing improvements or design plans, in an amount not to exceed \$75,000 payable at the issuance of a building permit for the shell building. Said funds shall be placed in an escrow account subject to the foregoing signalization improvements or other traffic improvements impacting the intersection. The Town shall be solely responsible for obtaining all necessary studies, reports, permits, approvals and consents for any improvements.