



Town of Randolph

Town Hall
41 South Main Street
Randolph, MA 02368

Meeting Minutes - Draft

Planning Board

Tuesday, December 21, 2021

6:00 PM

Washington Room, Town Hall

Call To Order

Called to order by the chair at 6:01pm

Roll Call

Present 5 - Alexopoulos, Bergman, Monteiro, Plizga, and Taveira

Chairperson Comments

Minutes

[SYS14-1675](#) Minutes of 12/7/21 for approval

A motion was made by Taveira, seconded by Monteiro, that the Planning Item be approved as amended. The motion passed by the following vote:

Aye: 5 - Alexopoulos, Bergman, Monteiro, Plizga and Taveira

Public Speaks

none

Public Hearings

None

New Business

[SYS14-1674](#) Simon Fireman House - multifamily development approval

Project team present:

Stephanie Small - Executive Director for Hebrew Senior Life

Tara Mizrahi - Executive Vice President - Affirmative Investments, Inc.

Erin Joyce - Joyce Consulting Group

Deb Morse - VP of Real Estate

Planner provided brief overview: Project planning has been in the works for a number of years. The project team has worked with town staff through many iterations of design to reach the final presentation. There is a plan for an additional 47 units. The final plans have been reviewed and approved

by the Zoning Board of Appeals (variance for setbacks and parking) and Conservation Commission due to work within the buffer. The project has also received funding through the Community Preservation Act under the housing component. It will provide deed restricted low income housing. The project also received funding from the state and Lt. Governor Polito was in Randolph for the announcement. Plans submitted to Randolph Fire Department for review. Received email correspondence from Lt. Andrews in Fire Prevention which was read into the record. RFD requests that no gates or obstructions that would inhibit access by emergency services/fire be installed. Also that the access road be constructed to accommodate the largest apparatus. Plan is being reviewed by DPW for stormwater impacts.

Overview of property provided by Stephanie Small.. Currently 160 apartments with 170-175 residents all senior citizens and all low income. The facility provides housing and services with supports such as meals, fitness, programming and social services. The wait list for units is usually 250-300 people and all low income (spending up to 50% of income on housing costs so can't afford medication and food).

Erin Joyce, Civil Engineer - reviewed proposed plan. Site is 13 acres with 6-7 acres of upland. Plans for a new wing within the existing courtyard and additional parking to support the units. The plan upgrades the existing gravel fire lane, includes a new entrance from North Main Street for service vehicles and emergency service, improves storm water management and includes new water and sewer lines. Review of parking needs and proposed modifications to parking. The new wing will include a new gym/fitness center, laundry, library and multipurpose space. The new building will be passive house certified to reduce energy consumption.

Tara Mizrahi - Plan would provide 45 units all are 1 bedroom units. There will be 2 courtyards for the complex with this addition. Once courtyard would provide active recreation activities and one would provide passive activities. There will be improved internal circulation in the building for existing residents actually shortening their travel time to the central common area (dining, etc.). Construction is expected to begin the end of January 2022. It is a \$21million project. The units will have a 70% preference for Randolph residents.

Plizga - discussed fire road to ensure that it is continuous around the building. Asks if it is one way.

Project team - will be 18 feet wide pavement around the entire building (currently gravel). Won't be visibly accessible to the general public. Intent is

for fire, emergency services and trash pickup.

Plizga - concerned that if there is two way traffic and it's not wide enough to handle vehicles passing that they get stuck. Wants signage to specify EMERGENCY and SERVICE VEHICLES ONLY, DO NOT ENTER from the North Main Street entrance. Wants existing access from the parking lot to me marked EMERGENCY ACCESS ONLY. Reminds that there are to be no gates or obstructions to Randolph Fire .

Taveira - inquires if there is impact to any existing trails or paths.

Joyce - area is heavily wooded and not usable. No existing trails.

Smalls - area is not used by residents going to Powers Farm.

Taveira - what structures will be demolished?

Mizrahi - Small fitness center -- to be replaced by a new one. Improvements to the courtyards including an outdoor fireplace, walking area with fitness stations.

Taveira - would like to ensure that the project preserves as many mature trees as possible. Also concerned that about stormwater management as there has been some ponding in the past.

Joyce - previous work some years ago addressed that with the addition of bioswales. This project includes 3 stormwater chambers and new drains. The fire lane is an engineered driveway that improves stormwater management. Current structure the roof gutters merely splash onto pavement. This will be addressed during construction as part of the stormwater management approach.

Plizga - wants to ensure that DPW has all of this information

Taveira - asks about increase in light fixtures

Joyce - There are no poles planned, only wall packs and lighting internal to the courtyard.

Taveira - would like to see a lighting plan incorporated. Also, with new units come new visitors and maybe increased staff. Is parking sufficient?

Planner - parking went before ZBA for a variance.

Taveira - plans for renewable energy?

Mizrahi - plans for PV on 2 roofs. Seeking approval for passive house certification and reduces energy consumption. The existing structure can't support PV. Can consider locating in a courtyard.

Alexopoulos - Will there be access to the courtyards from outside of the building?

Mizrahi - There is a breezeway entrance and maintenance area into the courtyard

Alexopoulos - asks for location of loading areas related to kitchen and about the fire lane.

Mizrahi - points out where the kitchen is located and loading/unloading from the newly proposed parking area.

Joyce - fire lane is an engineered gravel pavement system designed for use by fire trucks but it is not asphalt.

Monteiro - asks about the number of floors and location of elevators

Mizrahi - new structure has 3 floors to match the other wings. There are 3 existing elevators and 1 new one

Plizga - Motion to approve the site plan for the expansion of the Simon Fireman House at 640 North Main Street in accordance with section 200-39 of the Randolph Zoning Code based upon the documents and letters presented herein and subject to six conditions:

- The curbcut approval by MassDOT
- Installation of a sign into the new entrance facing North Main Street: EMERGENCY SERVICE VEHICLES ONLY
- Installation of a sign from the access/parking area to N. Main Street - DO NOT EXIT
- Installation of a sign at the existing access road (from the parking lot) - DO NOT ENTER
- Installation of a sign at the existing access road - ONE WAY ROAD
- No gates or obstructions to be installed.

Seconded by Bergman

On discussion - Taveira asks about establishing a time frame for construction.

Mizrahi - Plan to start January 2022 and go for 14.5 months. The tax credits received for this project are time contingent so team is motivated to obtain

C.O.O.

Vote - 5-0-0

Morse - Thanks Town for collaboration and support on this project as it likely facilitated first round grant funding.

A motion was made by Plizga, seconded by Bergman, that the Planning Item be approved. The motion passed by the following vote:

Aye: 5 - Alexopoulos, Bergman, Monteiro, Plizga and Taveira

Old Business

[SYS14-1210](#) Subdivision Status

Bartlett Estates - light installed and activated on McEnelly Circle finally. Received a note of thanks from residents. Subdivider has submitted a request to Town Council to make the street a public way.

Lafayette Estates - gas company installing gas line - goes in the grassy strip so no demolition of sidewalk or road.

Pham Estates - email between engineer Bunavicz - they will provide compaction test results to the Town.

Staff Report

19 Highland - maintaining review on the project due to size and scope. Roof is being tiled, curbcuts and granite installed. Notes that windows are on site and stored inside of the building so expect they will start installing soon.

There will likely be a field change to the curbing on the Warren Ave side as there was a culvert not taken into consideration on their civil plans. Requested a plan for extending the retention wall to go around the raised manhole. The plan must come to the Planning board to demonstrate how the wall be extended...NOT AN AS-BUILT. Suggest that artistic rendering not required. Also will review landscaping plan in the spring for the front since the retaining wall is being extended. Will also discuss landscaping in the parking lot.

Plizga wants to make sure that the curbing at Warren Ave entrance is moved away from the building as per the plans. It was addressed with the owner previously and he was to have it resolved.

35 Decota Drive - inlaw apartment scheduled for January 11

Perry Estates - expect a request for modification of a subdivision. Previously reviewed a plan in 2019 that was rejected by the Planning Board.

33 Mazzeo Drive - a project plan for a car wash expected in January. Should have a draft set of plan to review and comment. Straight Tier 2 review - no special permit or abutter notification required. Plizga believes that we should notify at least immediate abutters as a courtesy - especially any residential properties. Based on previous issues with carwash Planner can review and send by regular mail - doesn't need to be sent via certified mail so can reduce costs.

647 North Main - still waiting for plans for a daycare. Preliminary plans have been with DPW for stormwater review. Taveira - confirms that location is across the street from the Fireman House.

28 York - they may come back to Planning Board with modifications based on comments from the Board.

South Main Street - Step Ahead Daycare may come back to Planning Board with modifications to their plan for a canopy over the corner of the building after discussion with the owner of the transformer.

Spring - will need to update zoning to meet FEMA guidelines on the F.I.R.M. Language updated and approved by the regional representative just waiting for the effective dates of the new rate maps. Thought to incorporate everything into one meeting and not two separate public hearings to update the zoning.

Adjournment

Adjourned at 7:10pm