



RANDOLPH PLANNING BOARD

FINDINGS & DECISIONS

PROPERTY	300 Pond Street, Randolph, MA		ASSESSOR ID	3-O-2.1
OWNER	Emerson Swan Flexcon		ADDRESS	300 Pond Street, Randolph, MA
	EMAIL	apalaza@flexconind.com	PHONE	339-793-3196
APPLICANT	Emerson Swan Flexcon		ADDRESS	300 Pond Street, Randolph, MA
	EMAIL	apalaza@flexconind.com	PHONE	339-793-3196
AGENT	Erik Schoumaker McKenzie Engineering		ADDRESS	150 Longwater Drive, Suite 101 Norwell, MA 02061
	EMAIL	eschoumaker@mckeng.com	PHONE	781.792.3900
SUMMARY	The proposed development will consist of the construction an approximate 52,300 s.f. manufacturing addition to the existing building located at 300 Pond Street. Approximately 21,850 s.f. of existing office space located in place of the addition, will be converted to manufacturing use. The project will also include the construction of related site improvements including stormwater management facilities, utility connections, cement concrete sidewalk, landscaping, and other relevant infrastructure.			

FINDINGS OF FACTS

- Plans, documents and reports received by the Planning Department:
 - Existing conditions survey by McKenzie Engineering Group dated April 26, 2024
 - A civil plan set from McKenzie Engineering Group dated June 11, 2024.
 - Architectural plans, building elevations and floor plans from Kearney Pierce Architects dated July 16, 2024.
 - Plan revisions from McKenzie Engineering Group dated July 16, 2024.
 - Plan revisions from McKenzie Engineering Group dated July 29, 2024.
 - Plan revisions from Kearney Pierce Architects dated August 1, 2024.
 - Stormwater management reports, Operations & Management manuals.
 - Application fee, application and transmittal letter.
- Plans and revisions were transmitted to Randolph Fire Department for review and comment.
- Plans and reports were transmitted to Randolph Department of Public Works.

BASIS FOR DECISION

- Section 200-91A of the Randolph Zoning Ordinance requires review by the Planning Board following an advertised and noticed public hearing for additions to existing structures where the addition is greater than seven thousand five hundred (7,500) square feet. Site plan and design review will be conducted by the Planning Board following input received from Town departments, boards and commissions.
- Memorandum from the Randolph Fire Department.

RECORD OF VOTE

At the meeting of **August 13, 2024**, the Randolph Planning Board voted to **APPROVE** the referenced application as follows

MEMBER	YES	NO	ABSTAIN	ABSENT
Araba Adjei-Koranteng				
Alexandra Alexopoulos				
Anthony Plizga, Chair				
Louseleg Sahlu				
Peter Taveira, Vice Chair				

SPECIAL CONDITIONS

1. Prior to any clearing, grading or construction, a one-hundred-foot (100') silt sock shall be installed along the east side of Pond Street opposite the entrance to the site to further reduce the possibility of dirt and debris entering the Great Pond Reservoir. The Town may require it to be extended if deemed insufficient to restrict run-off from entering the Reservoir.
2. Signage, other than directional, is subject to the limitations in the Randolph Zoning Ordinance and requires a separate permit.
3. The project must be completed to the satisfaction of the Planning Board within **eighteen(18) months** from the date of this site plan approval unless an extension of time is mutually agreed upon in writing by the applicant and the Planning Board.

STANDARD CONDITIONS

1. The applicant shall abide by the approvals, licenses and/or requirements of all other Town Boards, Departments and Commissions.
2. The applicant shall construct the development according to the approved plans. Any future modifications to the approved plans apart from any conditions set forth by this decision must be formally submitted for review and approval. Changes must be clearly highlighted with a "bubble" or "cloud" on plans and marked with a "Delta #".
3. A pre-construction meeting with the Planning Director is not required.
4. The project site must be maintained in a neat and orderly fashion. Trash, debris, and construction scraps shall be routinely removed from the site. Stockpiled materials must be secured with adequate cover and/or stabilization.
5. A stabilized construction entrance (if applicable) must be established. All sidewalks, driveways and public/private roadways shall be swept and otherwise kept free of debris by the end of each business day.
6. Pest control measures are to be established at the start of site preparation.
7. Construction hours are permitted as specified in section 141-4 of the Randolph General Ordinance.
8. All planting shown on the approved plan shall be installed PRIOR to occupancy. The Applicant may request a Temporary Certificate of Occupancy and, at the discretion of the Planning Director, landscape installation may be guaranteed by posting a cash bond equal to 100% of the cost of installation of any landscape improvements.
9. The applicant shall submit a 24x36 as-built plan to the Planning Board within 30 days after construction is completed.

VIOLATIONS

1. Violation of the conditions could constitute reason and cause for the suspension of approval.

APPEAL

Any appeal of the Planning Board decision shall be made pursuant to M.G.L., Chapter 40A, Section 17 and shall be filed to the Office of the Randolph Town Clerk within twenty (20) days after the date of filing of such decision.

Michelle R. Tyler
Director of Planning

Date