



PLANNING BOARD MEETING

Tuesday, July 23, 2024 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 until March 31, 2025. 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 6:02pm.

PRESENT

Araba Adjei-Koranteng

Tony Plizga

Peter Taveira

Lou Sahlu

Alexandra Alexopoulos arrived at 6:11pm.

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 7/11/2024

Planning Board members approved the minutes of July 11, 2024 as presented.

Motion made by Plizga, Seconded by Adjei-Koranteng to adopt the minutes of July 11, 2024, as presented.

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

D. Public Speaks

None

E. Public Hearings

1. Site Plan/Design Review - 300 Pond Street

Chairman Plizga read the public hearing notice into the record for for a site plan and design review at 300 Pond Street for the construction of a proposed 52,300 square foot addition to the structure to support manufacturing, infrastructure, stormwater, parking and landscaping. The hearing comes at the request of Emerson Swan-Flexon and the legal notice was published on July 9, 2024 and July 16, 2024 in the Patriot Ledger.

Member Alexopoulos disclosed that she has a business relationship with Emerson Swan. At times, her company, Randolph Automotive, performs emergency auto repairs for them. Member Alexopoulos stated it will not impact her decision on this project.

Chairman Plizga asked Planner Tyler to provide an overview. Planner Tyler stated that the Planning Department received the site plans and revisions. All of the plans were distributed for feedback to the Fire Department and DPW for grading and stormwater review, as well as to the Conservation Commission. The applicant is requesting an addition to the existing building on Pond Street.

Present for on behalf of the applicant, Tony Palazza of Emerson Swan-Flexon, was Erik Schoumaker, P.E. of McKenzie Engineering and Al Kearney and Brad Pierce of Kearney Pierce Architects who designed the architectural portion of the project.

Mr. Schoumaker reviewed the existing conditions, stating that the project is located at 300 Pond Street on the Braintree line with a total lot area of 435,000 square feet (approximately 10 acres). The current industrial building is approximately 180,000 square feet and used for office, manufacturing and warehouse space with multiple parking areas and loading docks.

The site is located in the Industrial Zoning District as well as the Great Pond Commerce Center Overlay District with a portion of the site located in DEP Zone A, which is a wellhead protection area.

Mr. Schoumaker pointed out that no drainage could be placed within Zone A making the design difficult. The parcel has frontage on Pond Street and Pacella Park Drive and is bordered by undeveloped woodlands, Great Pond Reservoir, and commercial and industrial properties. Wetlands were flagged across the street at the reservoir and all the work is well outside the 100 foot buffer zone. Portions of run-off generally flow southerly toward Pond Street and into the reservoir as presently there are no stormwater controls on the site. On the Pacella Park Drive side of the building, there is a drainage depression and a drainage catch basin that accepts some sheet flow from the parking lot and roof. The building is located in a FEMA Zone X. They conducted some soil testing - labeled TP#1 and TP#2 on the plan which was comprised of ledge, not conducive to an infiltration design.

Mr. Schoumaker reviewed Sheet C-1 with the Board. The latest site plan revision was dated July 16, 2024 which shows the proposed surface treatments of the site and proposed 52,133 square foot manufacturing addition including a small office component. Approximately, 21,850 square foot of the existing building will be converted from office space to manufacturing. Some of the concrete pavement in the parking lot and walkways will be removed to accommodate the addition. Roughly 13,000 square feet of the new addition will be office space. The project will consist of

the addition, reconfiguration of parking and an additional loading dock. Mr. Schoumaker reviewed the land usage tables and parking regulations with the Board. The project proposes 176 parking spaces, which is 12 fewer spaces than present. Some of the parking will be lost with the addition of the loading dock and turning radius for box trucks. There will be a 12' roll up door at the loading dock.

Mr. Schoumaker explained that they designed a stormwater detention system located on the western side of the property which will handle roughly 75 percent of the roof runoff as a means to reduce the sheet flow that ends up in the Great Pond Reservoir. It will consist of PVC piping that will act as a holding tank to let out flow at a regulated rate. The remaining 25% will flow to the rain garden at the eastern side of the property where the site will get its recharge and water quality requirements with an emergency spillway off of that for 100 year events. This stormwater design reduces the peak rates and volumes directed at all the design points which includes Pond Street, the drainage depression along Pacella Park Drive, the northern headwall and Braintree town line.

Mr. Schoumaker stated that some utilities are being removed and replaced at the request of the client. More details will follow. Water and sewer mains will be done in conjunction with the DPW per their regulations.

Mr. Schoumaker showed the Board the erosion and sediment control plan and landscaping plan which highlighted five planting beds along grass area at the edge of the parking lot will have pin oak trees and ornamental grass plantings. The landscape islands showed on the plan are spaced every 10 spaces will have red maple and shrubs. The bioretention area will have a wetland seed mix and soil media.

Mr. Schoumaker reviewed the snow storage plan with a notation that any snow storage that cannot be stored on-site will be hauled off at the expense of the property owner.

The Fire Truck Turning Plan shows the dimensions of the fire apparatus along with its traffic pattern and turning radius.

Brad Pierce and Al Kearney of Kearney Pierce Architects showed the Board the architectural schematic design drawings showing the existing conditions street view and proposed addition and street view elevation.

The plans show that it consists of primarily warehouse space along with office space that includes a series of offices along the Pond Street side. There are three stairwells to the second level which shares a similar layout including an open office space, kitchen and cafeteria.

Mr. Pierce reviewed the roof drainage plan which showed the flow pattern, stating that the water will flow through internalized roof drains.

The two story office side of the building sits at 36 feet with the warehouse height at 28 feet. Mr. Pierce is proposing a metal panel system for the majority of the facade with a mix of material at the office side as well as a potential metal rain screen system. The colors will correspond to the company colors (royal blue and dark gray). The sign will

be centered on the front entrance with up-lighting. The facade will have a series of wall lighting and pole lights. Mr. Pierce showed the Board the exterior elevations and renderings.

Chairman Plizga opened the meeting up to the public and closed it after hearing no questions from the public.

Chairman Plizga opened the discussion up to the Planning Board members.

Chairman Plizga stated that items related to stormwater is deferred to the DPW.

The Fire Department provided a letter to the Planning Board regarding the fire apparatus plan prior to the latest plan revisions. Captain Austrino was on vacation when the latest plans came in and has not had a chance to review them. He will follow up with an updated letter.

Chairman Plizga reviewed the following items:

Site plan layout C1 – shows a door coming out of the office on the west side, which does not show up on the site plan. Add the door to the site plan layout with a call out on the west side near the drainage garden and add a side walk.

Landscape – change the landscape island surrounds from Cape Cod berm to 6-inch concrete curbing to match the sidewalk.

Light poles – the light poles on *Sheet D2 Lighting Detail* differ from *Rendering G1-1*. Mr. Pierce confirmed the light on the rendering was just for pictorial purposes. Mr. Schoumaker stated there is a notation on D2 for the light pole that says "or equivalent."

Wall mounted lighting – add wall mounted lighting to the site plan and provide detail on one of the detail sheets.

Erosion and sediment plan:

Install a soil sock on the Great Pond Reservoir side of Pond Street to minimize runoff into the reservoir.

Add measures to minimize run off from the Pacella Park entrance such as a speed bump.

Plan G1-1 – call out the facade materials with manufacturer and colors on the elevations.

Roof plan – does not show parapet and roof equipment.

Member Adjei-Koranteng asked where the air handlers will be located. Mr. Palaza showed the Board that they will be located on the flat roof at the front of the building. Member Adjei-Koranteng also asked where the dumpster and if there will be EV charging stations. Mr. Palaza stated that the dumpster location would remain the same and that they are working with the State on 8 EV charging stations with conduit running from the building out to the parking lot. Member Adjei Koranteng asked if

there is an outdoor area for employees. Mr. Palaza stated they have picnic tables with outdoor seating remaining the same.

Member Taveira asked how they are currently treating (melting) ice or snow and if that will change with the revisions to the site. Mr. Palaza stated that in 2015 he had all the snow removed, but with the past few winters they have not had to remove the snow. They use sand in the parking lot and salt on the walkways. Mr. Schoumaker believes the new site plan will only help in terms of snow storage. Member Taveira asked if there are any hazardous materials of concern during construction. Mr. Palaza stated there is no lead paint and the space to be demoed is currently office space. There is nothing to his knowledge of concern. Any hazardous materials would be handled properly.

Member Alexopoulos asked about the utilities plans. Mr. Palaza stated that the septic piping is cast iron which they intend to replace with PVC piping. There is also an issue with the water main whereby the Town cannot shut off the water to the building without shutting down the entire street. They would re-run the water line and let the town address the vent.

Member Taveira would like to see energy efficient and environment conscience features included in the project where possible. And possible reclamation of roof water or gray water for irrigation. Planner Tyler stated they would have to look into the state regulations regarding gray water.

Chairman Plizga asked if any waivers were being requested. Planner Tyler responded no.

Summary of action items:

- Planner Tyler will follow up with the Fire Department on the latest drawing.
- Drawing C1 - add and label the door on the west side. Include a sidewalk there.
- Drawing C1 - landscaping peninsula change the Cape Cod berm to precast concrete curbing with 6-inch reveal
- Light poles - will be per the detail not the rendering G1-1
- Wall lights -to be added to the site layout plan. Include a wall light detail on one of the detail plan sheets.
- Erosion and Sediment Control Drawing - add a secondary silt sock to protect Great Pond Reservoir.
- Building Finishes shown on Drawing G1-1 will be added and identified on the building elevation Sheets A2-1 and A2-2 with manufacturer callout, color and showing where the blue and silver colors will be applied and the various textures.

Chairman Plizga recommends that the Board continue the hearing until August 13, 2024 at 6:15pm to review the updates discussed this evening.

Motion made by Plizga, Seconded by Alexopoulos to continue the hearing for 300 Pond Street to August 13, 2024 at 6:15pm.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

F. Old/Unfinished Business

None

G. New Business

1. Subdivision - Orchard Estates (Cherry Circle) - status toward completion

Planner Tyler stated that last year the Orchard Estates subdivision had a change of performance guarantee from a covenant to a bond which is set to expire at the end of August. There is still outstanding work to be completed: top coarse of the sidewalk, bounds and as-builts. The applicant should extend the bond unless that work is going to be completed before the bond expires.

Planner sent correspondence advising the developer on May 10, 2024 of the bond's expiration on August 30, 2024. On June 5, 2024, the Town Engineer did an inspection noting that the top course on the sidewalks, bounds, as-builts and conveyance of utilities are still needed.

Chairman Plizga asked Planner Tyler to send a reminder from the Planning Board stating that the Board may take action on the existing funds if they do not hear from them by August 13, 2024.

Planner Tyler stated that Shelly Rafuse of 51 Orchard Street is in the audience this evening who is an abutter that has some concerns about draining. Ms. Rafuse arrived late and asked what was still outstanding. Planner Tyler provided a summary of the outstanding work to be completed.

Member Adjei-Koranteng asked the reason for the delay. Planner Tyler explained that often times the delay is caused waiting on as-builts from the engineer or surveyor.

Ms. Rafuse stated that her property on Orchard Street is divided by a rock wall. There is overgrowth spilling over the wall from the Cherry Circle that she trims back but cannot keep up with.

Planner Tyler stated that the DPW recently inspected and cleared an existing clay pipe that was clogged and believed to be causing some drainage issues. Ms. Rafuse stated that she is still experiencing flooding along the side of her house with water collecting between the edge of the road and the rock wall which flows over to her yard. Planner Tyler stated that the road layout went to peer review by Nitsch Engineering but there is no way of know without the as-builts if the road was constructed as designed. Planner stated she would request another peer review. Ms. Rafuse asked who maintains the strip of land between her property and the road. Planner Tyler believes that strip is part of the road layout (which is currently a private road) but would have to look at the deeds to be certain.

Chairman Plizga asked for Planner Tyler to list the items discussed this evening in a letter to the applicant/developer requesting their appearance at the next meeting on August 13, 2024.

Chairman Plizga asked Ms. Rafuse if she would have a problem if the applicant removed the vegetation along the rock wall. She stated she would not. Chairman Plizga believes removing it might be the easiest solution.

2. Subdivision - Lafayette Estates

Planner Tyler reached out to the Subdividers for Lafayette Estates requesting an extension for the subdivision which is overdue. Some of the lots remain vacant and temporary street lighting is still up. The Board has been requesting their appearance at a meeting which has been put on hold as one of the partners is critically ill.

H. Staff Report

Active Subdivision Review

The Planning Department is reviewing files and sending letters to subdividers requesting their appearance to discuss the outstanding items. In some cases, they are simply waiting on as-builts to complete the project. Chairman Plizga would like to see subdivisions that haven't been started identified so the Board can potentially rescind them and list the others noting their state of completion and whether the performance guarantee is a bond or covenant.

Active Project Review

19 Highland Street - As-builts are in hand. DPW confirmed stormwater work is complete. Planner Tyler will be recommending to the DPW that they release the performance guarantee. The only outstanding Planning Board item is the picnic table for the outdoor seating area. There was a brief discussion about a well and irrigation on the property.

Councilor O'Connell was present and stated that he has concerns with cars exiting Taj Estates onto Warren Street. He notices it in the early morning hours. Currently there is signage warning against it. The Board will bring it to the developer's attention.

259 Allen Street - Planner will be requesting a status update and asking the owner to maintain the property until it is up and running.

647 N. Main Street (Day Care) - Planner Tyler will follow up on outstanding items. They were waiting on the State for the curb cut and traffic light.

20 Scanlon Drive / Yankee Bus Lines Offices – Planner performed an administrative review. Member Alexopoulos asked about the potential bridge across the Hunt River. Planner has not heard but it would need to be reviewed by Con Comm and possibly the Army Corp of Engineers.

43 Scanlon Drive / Maxim Crane - all the plans for discontinuance of roads have been filed. Waiting on Norfolk County Commissioners for discontinuance of High Street.

34 Scanlon Drive / Yankee Bus Lines - they have been trimming trees along the brook and cleaned up the area.

21 Randolph Road - blasting should be wrapping up this month.

0 Randolph Road - they have an administrative review coming up for a concrete pad, but waiting on stormwater and Con Comm.

661 North Main Street - if it is rezoned by the Town Council it will come back before the Planning Board for a subdivision.

Upcoming Items

Public hearing for MBTA Zoning - August 13 - Planner Tyler reminded the Board that they will be making a recommendation only at this meeting. Chairman Plizga stated the Board will be tasked with reviewing the final zoning.

I. Board Comments

None

J. Adjournment

Notification of Upcoming Meeting Dates

August 13, 2024

September 10, 2024

September 24, 2024

October 8, 2024

Meeting adjourned at 7:45pm.

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