



RANDOLPH PLANNING BOARD

FINDINGS & DECISIONS

PROPERTY: 86 Mazzeo Drive, Randolph, MA 02368

OWNER: Colbea Enterprises, 2050 PLAINFIELD PIKE, CRANSTON, RI 02910

APPLICANT: DiPrete Engineering, Two Stafford Court, Cranston, RI Att: Daniel Petrovic

PROJECT: Retrofit EV charging stations at an existing service station

FINDINGS OF FACTS:

1. A draft of a proposed modification to an existing commercial site was submitted to Michelle Tyler, Director of Planning, via email by Daniel Petrovic of DiPrete Engineering on April 11, 2024. Documents included a narrative description of the proposal and a draft set of plans for Seasons EV Charging Improvements.
2. The Planning Director reviewed the proposed site revisions and shared the documents with the Chairman of the Planning Board.
3. Comments for revisions/clarifications were provided by the Planning Director and Chairman of the Planning Board.

BASIS FOR DECISION

1. Section 200-91 of the Randolph Zoning Ordinance provides for Administrative Review for Site Plan and Design Review for additional parking and parking lot design and modifications to the exterior of a nonresidential building, mixed-use structure or multifamily dwelling.

CONDITIONS

1. Construction/improvements shall be as depicted on the plan set by DiPrete Engineering dated May 1, 2024. Any modifications to the plan must be reviewed and approved prior to implementation.

VIOLATION

Not applicable

RECORD OF VOTE

Not applicable; project is subject to administrative review.

DECISION

The project "Seasons EV Charging Improvements" as depicted on the plan set by DiPrete Engineering dated May 1, 2024 is **APPROVED**

APPEAL

Any appeal of this Administrative Review may be made to the Planning Board.

Michelle R. Tyler
Director of Planning

Date