



PLANNING BOARD MEETING

Tuesday, January 25, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

In accordance with Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 COVID 19 emergency, the Planning Board shall meet remotely to avoid group congregation.

A. Call to Order - Roll Call

PRESENT

Alexandra Alexopoulos

Sarah Bergman

Tony Plizga

Peter Taveira

Steve Monteiro- Member joined at 6:12pm.

B. Chairperson Comments

None made.

C. Approval of Minutes

1. Minutes of 12/21/21 meeting

A motion was made by Taveira, seconded by Alexopoulos, that the Minutes of 12/21/21 be approved as amended. The motion passed by the following vote:

Voting Yea: Alexopoulos, Bergman, Plizga, Taveira

Voting Abstaining: Monteiro

D. Public Speaks

No comments made.

E. Public Hearings

1. Request for in-law apartment request 35 Decota Drive

Legal ad read into the record by the Planner.

Planner provided an over view of the proposed plan. Planning department received the application and letter of intent from the applicants engineer, Keith Hinzman that was dated December 13, 2021. It is a request to convert an existing finished basement to an in- law apartment.

Harry Harding (applicant) is requesting to construct this in- law apartment for his elderly mother. The plan is to construct a bedroom and add a bathroom with a full shower.

Chairman discuss what would meet the requirements of second egress. The means of second egress could be the stairs going upstairs to the main living room area as long as that door is not locked. Also, there is a door that goes to the garage. As long as the door that goes to the garage and out the garage can be locked or unlocked from the in- law apartment.

A motion was made by Alexopoulos, seconded by Bergman, that the plans for the in-law apartment at 35 Decota Drive dated 11/23/2021, be approved as submitted.

Voting Yea: Alexopoulos, Bergman, Plizga, Taveira, Monteiro

F. Old/Unfinished Business

G. New Business

1. Approval Not Required (ANR) 186 Chestnut Street

Planner gave an overview of the plan. This is a residential single family district with minimum lot sizes of 12,000 square feet with 100 foot frontage.

Chairman comments that a minimum lot with 75 width feet is okay.

Planner comments yes, because it is angled.

Chairman comments the front is 100 foot and the width is still 75 feet which is the requirement. Chairman ask board members if anyone has any questions and comments.

Alexopoulos wants to clarify if the notations Lot 1 with the circle and straight line is a fence.

Chairman confirms it is a chain link fence with a circular post.

A motion was made by Alexopoulous, seconded by Bergman, to endorse the approval not required for 186 Chestnut Street based on plans data 12/17/2021 by Collins civil engineering their project number 21-251-43.

Voting Yea: Alexopoulos, Bergman, Plizga, Taveira, Monteiro

2. Election of officers for 2022

Chairman ask fellow board members if they have any motion or suggestions for elections of officers for 2022.

A motion was made by Alexopoulos, seconded by Bergman, for Tony Plizga to be Chairman

Voting Yea: Alexopoulos, Bergman, Plizga, Taveira, Monteiro

Tony Plizga nominates Sarah Bergmn to be Vice Chair.

A motion was made by Plizga, seconded by Alexopoulos, for Sarah Bergman to be Vice Chair.

Voting Yea: Alexopoulos, Bergman, Plizga, Taveira, Monteiro

H. Staff Report

1. Correspondence to subdividers

Planner included in the agenda packet copies of correspondence that were sent to incomplete subdivisions or subdivisions that were not signed off by the Planning Board with a request for a status update. Only exceptions are the ones that are known to be actively under construction.

The subdividers are asked to provide information in writing to the clerk, Christine Bui or appear before the Planning Board in February.

Kiley Circle is a subdivision that is presumed a subdivision that has not been recorded. The Planner has reached out to the property owner requesting for information so that we can complete the records and has been unable to make contact. The property owner at one point did have a conversation with the Planning Board Chairman and intended on providing information to the Board, but there is still no information provided at this time. The property owner has a final opportunity to provide information substantiating the subdivision approval and recording at the registry of deeds, if not, the Planning Board will conduct a public hearing in April. The Planning Board has approved this plan over 20 years ago.

Mr. Taveira provided some information to the Planner about Lafayette Estates where vehicles were entering. There are no curb cuts at this project site, vehicles are jumping on the sidewalk and going in and that is violation which the Board had put in their decision for approval. Planner will follow- up with the owner with that issue.

Chairman mentions that Pham Estates had submitted the compaction report for the private way which they thought was a driveway.

Upcoming Projects Anticipated

Perry Estates- modification of a subdivision at 297 Chestnut Street. Sent to Nitsch Engineering for peer review. Scheduled hearing for March.

33 Mazzeo Drive- site plan and review for a car wash.

647 North Main- site plan and review for a daycare.

28 York Ave. (Melville Candy)- withdrawn.

Other updates:

FEMA and FIRM updates- zoning code amendment required. Written and approved by regional rep. Introducing the Town Council to initiate.

MBTA Communities- housing density changes.

I. Board Comments

Alexopoulos requesting for future meeting dates to be at the end of the agenda.

Chariman and Alexopoulos agreed on three months in advance each time.

J. Adjournment

Notification of Upcoming Meeting Dates

Adjourned at 6:50 PM.