



STAFF REPORT

File		Reported By	Michelle Tyler
Project Site	33 Mazzeo Drive	Application Type	Tier 2 Site Plan
Site Visit Date	Multiple	Hearing Date	February 8, 2022

Project Summary

The applicant proposes to construct a 6,000 square foot automated car wash with associated vacuum services. The project entails demolition of two structures

Zoning District

	Current Zoning	Existing Land Use
Subject	Great Bear Swamp Highway District (GBHD)	Garage and vacant house
North	Residential Single-Family High Density	Single family residence
South	Great Bear Swamp Highway District (GBHD)	Commercial use and single-family residence
East	Great Bear Swamp Highway District (GBHD)	Office building
West	Great Bear Swamp Highway District (GBHD) Residential Single-Family High Density	Multiunit commercial/retail Single family residence

Documents Reviewed

- Application for Tier 2 review dated January 22, 2022
- Site Plan Set prepared by MBL Land Development & Permitting Corp dated January 27, 2022
- Development Impact Statement prepared by MBL Land Development & Permitting Corp dated January 27, 2022
- Drainage Analysis prepared by MBL Land Development & Permitting Corp dated January 27, 2022

Analysis

1. Summary of Land Use Designation

The Blue Hill River Highway District and *Great Bear Swamp Highway District* is intended to provide general retail sales, services, and business space within the Town of Randolph in locations capable of conveniently servicing community-wide and/or regional trade areas, and oriented primarily to automobile access. Businesses are positioned on streets which abut, front on, or have access to a major highway.

2. Compliance with Regulations

- a. The use of the parcel conforms with zoning.
- b. The proposed siting of the structure height, setbacks and lot coverage comply with zoning.

3. Consistency with Plans

There are no inconsistencies with the Comprehensive Master Plan updated in 2017.

4. Compatibility with Surrounding Neighborhood

This parcel is within a commercial district and is compatible with surrounding uses. The parcel also abuts conforming residentially zoned parcels to the north and northwest. The layout and design of the structure and site have minimal visual impact to the abutting residences.

Staff Comments

1. **Conservation Commission Review**

- a. The proposal does not lie within a floodplain nor near any known wetlands. A review by Conservation does not appear to be required.

2. **Stormwater**

- a. The project has been submitted to the Department of Public Works for review and approval of stormwater management.

3. **Site Generated Noise**

- a. The decibel levels generated by the vacuum system, as presented in the Development Impact Statement provided by the applicant, seem to exceed the maximum levels permitted in the Town's General Ordinances (section 141).
- b. The potential noise from users of the site may impact residential neighbors. The applicant might consider modification to the hours of operation on weekends (mornings especially) as mitigation.

4. **Access**

- a. The proposed controlled gated entrance/exit should be evaluated for traffic circulation and safety concerns as well as access by emergency services vehicles. The Development Impact Statement indicates the gates will be raised at the end of each operational day however, the applicant should consider an alternate plan should site operators fail to open gates or if the gates experience a failure. At the time of report, the plans have been submitted to the Safety Officer for Randolph Police and Fire Prevention at Randolph Fire for review and comment.