



# PLANNING BOARD MEETING

Tuesday, February 08, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## MINUTES

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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

### B. Chairperson Comments

Chairman had one open item this evening which was the project at 502 South Main Street. The Center Street Villages was part of the town council project for the union crossing transit district. This project was recently completed and approved. Presently, the applicant is requesting a follow-up discussion with the PRA to conduct the phase one construction which would include all the duplexes and associated items.

### C. Approval of Minutes

#### 1. Minutes of 1/25/22 meeting

A motion was made by Taveira, seconded by Alexopoulos, that the Minutes of 1/25/22 be approved as amended. The motion passed by the following vote:

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

### D. Public Speaks

No comments made.

### E. Public Hearings

None.

### F. Old/Unfinished Business

None.

## **G. New Business**

### **1. Tier 2 Review- 33 Mazzeo Drive- proposed car wash**

Planner provided an overview of the proposed project.

The proposed project is located at the Great Bear Swamp Highway District. The parcel is mostly wooded with a garage that has been previously used as a propane filling station or a repair center for classic vehicles. At the rear of the property, there was a single-family home that has been vacant for some time and directly abuts two single family residences. The proposal is for a 6000 square foot car wash, building a tunnel car wash system with associated parking vacuum systems. The Planner submitted the plans to Randolph Fire Department for review and reviewed the plans with Randolph Police for traffic circulations. The plan set has been submitted to DPW for storm water review and analysis. The project is in compliance with regulations and it does conform to the zoning requirements. The Fire Department did request a revision of the fire apparatus turning plan based on the size of the apparatus that was used. The applicant did provide the plan today and it has been submitted to the Fire Department.

The Planner reviewed the plan with the safety officer at Randolph Police and some comments were made. There are three curb cuts into the site, one is an entrance only, one is an exit only and another that is gate operated with an entrance and exit. The safety officer had concerns regarding customers potentially backing up thinking that they can go into the facility to the gated entrance. The safety officer has recommended that it be converted into an exit only. The gate should be controlled by an attendant during the course of regular business operations and be lifted at the end of business operations of the day so that fire apparatus emergency services personnel could access access the site.

In the report, the Planner did have a comment on site generated noise. There may be noise from the site that impacts residential neighbors and what the applicants might consider to facilitate or mitigate that issue. From previous experiences, the noise does not necessarily come from the equipment or the operational use, but from the users on nice warm days with music playing while cars are being vacuumed.

Chairman states that any decisions that are made tonight are independent of the storm water authority. The storm water authority is a separate issue.

Brian Dunn- MBL Land Development & Permitting, Corp. -reviewed proposed plan. Brian mentions the existing site is not under the control of Mass highway even though it is a state number road and state highway layout so they will not need a curb cut access permit or a direct access permit from Mass highway for this proposed development, it will stay within the town of Randolph. The proposed plan is a 6000 square foot building, which is 40 by 150 feet long with different areas inside the building. There will be a small office, mechanical rooms and machine rooms. There will be approximately 17 cars that can be in queue in the area at the back of the site and a wall approximately 3 feet high and it varies with a 6 foot high vinyl fence on top. Applicants agreed to make the entrance and exit area to an exit only.

The site is not in flood zone or any conservation areas. It does not have any natural heritage or endangered species concerns.

The site has 3 employee parking spaces, 15 spaces for the vacuums and 17 cars within the queuing area.

Granite curbing will be used at the entrances and monolithic floor up against the building. There will be concrete bumpers to protect any pedestrians on the sidewalk and the transitional area.

Chairman- What is the curbing along the entrance way into the car wash queue?

Brian Dunn- There will be a vertical granite into the site and then it would be bituminous the rest of the way. It would be an elevated 4 to 6 inches curbing that's bituminous or pour in place concrete and foam it up and make it concrete like a regular Cape cod burn would be formed.

Chairman- Do not want a Cape cod burn and prefers a vertical curb.

Brian Dunn- If Planning Board wishes for a vertical curb, applicants will agree to do so.

Landscaping- All the green grass areas have stones. River rock is a new way with the state fire marshals for all buildings to have some type of stone up against them and can no longer have bark mulch up against the building for fire code and safety concerns. There will be shrubs and seasonal flowers in the front around the sign. There will be some arbovitae, but will keep the landscaping very low along the front of the building.

Site lightings- Same type of site lighting as Cumberland farms, but these are black instead of white.

Pole heights- On the plans the mounting heights say 1815 on the building.

Chairman- Is that the mounting heights of the light with a height of the pole in the case of the light bulbs?

Brian Dunn- It would be the height of where the light is.

Chairman- It would be under 20 feet.

Brian Dunn- Yes.

Landscaping plans were presented. There will be red twig burning bushes to give it some color on the site. There will be a lot of existing trees to the West and from the other parking lot that's off the property surrounding the site will stay.

Brian Dunn provides an over view of his presentation that he mentions.

- Change the entrance/exit to an exit only and having a knock box for emergency vehicles.

- Bituminous burn and pour in concrete for curbing.

- One tree per 30 feet.
- Addressed the height of the polls and the height of the lights on the building.
- Most of the building is cement board faced with a hex clad material.
- Provide store snow storage on the site.
- Hours of operation from Monday to Sunday 7AM-8PM.
- Gates will be open at 8PM for fire access and if they are closed, there will be a knock box for the fire department to use.

Chairman ask the public if there's anybody that would like to speak or comment on the proposed project.

Linda Milan-308 West Street -concerned about the air pollution because there are no surrounding trees around the area.

David Milan- 308 West Street- who's property is higher?

Brian Dunn- The existing site is going to be cut down because at the front grade of the site, the site elevation is at 91 or 92 in the area. In order to make the site flat to 96 or 97, they are actually cutting the site 4 feet down. The elevation for property at 308 West Street is roughly 96. There is a retaining wall that is at the bottom of its 96 and 3 feet higher on the top. On top, there's a six- foot fence to protect the residents of district. When work is finished, the abutters property will be higher.

Chairman- In the application, the normal operation hours were 7AM-10PM and raise the gates after 8PM. In tonight's meeting, hours operation was 7AM to 8PM.

Brian Dunn- Discussed with applicants and agreed on the revised hours from Monday to Sunday 7AM to 8PM and raise the gates at 8PM.

Chairman- What percentage of the water is typically recycled within the car wash plant?

Jason Frank- We try to recycle as much of the water as possible, but it varies on the volume of the cars coming through the car wash because the reclaim system that's being put in has the capacity to reclaim up to 100 gallons of water per minute so during lower volume times, it will recycle much more water than we would during high volume times, but it typically would be about 50%.

Chairman- Will there be one large gate or two smaller gates operated from the inside at the one way exit only?

Jason Frank- Intent was to have it be an exit only to address the need to be able to get emergency vehicle access in there or after hour access for the dump truck or dumpster truck. It will be an exit only with DO NOT ENTER signs on the gates.

Brian Dunn- Discussed that they will put DO NOT ENTER signs with ONE WAY signs going out so it would not confuse the public.

Chairman- There are 10 spaces on the West side and 5 on the East side. On the drawing, 12 vacuums are shown on the West side and 6 vacuums on the East side. Wants to confirm or is it mislabeling on the drawings. Will the vacuums be black gray?

Jason Frank- Number of vacuum stances differ from the number of vacuum spaces. There is a vacuum on each side of the vehicle. They typically use a royal blue for the color of the vacuums.

Chairman- Do customers have access to the office space or is it for staff only?

Jason Frank- Staff will only have access to the office space. There would probably be a window if a customer had a question and there would be an attendant there to assist.

Chairman- Will there be a directional sign at the car wash entrance?

Jason Frank- Yes, we would like to have a car wash entrance sign.

Chairman turns it to other board member for any further comments or questions.

Monteiro- Will there be any vending machines or a store? Where will customers dispose their trash?

Jason Frank- We do not use vending machines and will not have a convenience store. Each of the vacuum legs have a trash receptacle on it for disposal of trash. There will be a mat washing room with automated machines that will allow customers to take the mat from their car and put it in the machine to wash it. This will be the only reason customer would be entering the building.

Taveira- If someone pulls in the car wash queue accidentally, is there a way for the person to get out of the queue? Is it possible to put some trees in the corners at the Northeast and Northwest area at the site?

Brian Dunn- They would have to stay in queue and there will be an area where they can talk to the attendant and exit the site in that area. Yes, they can put some deciduous trees or arbovitae in the back.

Alexopoulos- Agrees with Taveira and would like to see more trees in the Northeast and Northwest corners. What is the purpose of the gates?

Jason Frank- Do not want to allow people to access the site just to use vacuums. The designed layout are for people who wash their car to be able to come and utilize the vacuums so that is the purpose of the gates.

Color scheme- Will be contemporary colors such as the greys which will make it modern looking with the black trim. The tower will be a brick tone.

Planning Board makes a conditional motion approval with conditions:

1) Fire Department approval of new submittal.

- 2) Middle curb cut being exit only with appropriate signage such as DO NOT ENTER, ONE WAY and etc.
- 3) Entrance sign at the entrance queue to the car wash on the East side.
- 4) 6- inch vertical concrete curbing in all locations where there is not vertical granite curbing.
- 5) Trees be added to the Northeast and Northwest corners of the lot and along the Northern edge
- 6) Hours of operation Monday to Sunday 7am-8pm
- 7) Color scheme- Tower would be the chateau brick vintage red. Facade of the main building be the sarah clad contemporary smooth silk. Trim of the building be the sarah clad velour dark olive.
- 8) Signage for users to lower their radios.
- 9) "FREE VACUUM" sign to be illuminated during open hours only.

A motion was made by Plizga, seconded by Alexopoulos, to conditionally approve the layout for the Splash Car Wash at 33 Mazzeo Drive based on the engineering drawing package dated January 27th, 2022 as amended.

Voting Yea: Alexopoulos, Plizga, Taveira, Monteiro

## **H. Staff Report**

Perry Estate- modification of a subdivision at 297 Chestnut West. Planner expect to receive report from Nitsch Engineering soon. Abutters notifications have been sent out and legal ad as well. Scheduled hearing for March 8 meeting.

Canton Street subdivision- Waiting for applicant to apply and submit the fees and all the forms to the Planning Board as a preliminary or a definitive.

19 Highland Avenue- Still in progress.

Other updates:

Board should consider modification of fees for the deposit for peer review on subdivision. The Nitsch contract needs to be renewed and their revised rates are higher.

## **I. Board Comments**

## **J. Adjournment**

Meeting schedule:

February 22  
March 8 and 22  
April 12 and 26  
May 10 and 24

Adjourned at 7:45 PM.