



PLANNING BOARD MEETING

Tuesday, April 28, 2026 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.

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 6:07 pm.

PRESENT

Alexandra Alexopoulos - arrived at 6:13 pm
Araba Adjei-Koranteng
Tony Plizga
Peter Taveira
Lou Sahl

B. Chairperson Comments

None

C. Public Speaks

There were no comments during the public speaks portion of the meeting.

D. Public Hearings

None

E. Old/Unfinished Business

1. Request for Tier 3 EV Charging Station Site Plan Review - 9 South Main Street

Chairman Plizga noted that the Board received a request for a Tier 3 EV Charging Station Site Plan Review at the First Congregational Church at 9 South Main Street. The applicant previously appeared before the Board on April 14, 2026, when zoning concerns were raised. Chairman Plizga asked Planning Director Michelle Tyler for an update.

Mrs. Tyler stated she consulted Town and outside legal counsel regarding whether the Dover Amendment applies to the property and also requested comments from the Fire Department.

Mrs. Tyler noted that the Fire Prevention Office advised that the required ten-foot separation between the propane tank and the electrical equipment must be met, noting that two parking spaces between the propane tank and EV chargers are unlabeled, making compliance difficult to confirm. Fire Prevention also recommended improving vehicle protection around the propane tank or reconfiguring the layout, as the existing protection appears damaged and may not be adequate for increased traffic.

Chairman Plizga addressed Fire Department comments, noting that although the plan did not show dimensions, the EV parking spaces meet the standard 9-foot width. Mr. Giguere, the project engineer from Inovis Energy, confirmed this. Chairman Plizga added that if the propane tank remains, bollards would be required. Mr. Meoni said they could consider switching to electric heating and removing the propane tank.

Regarding the legal review, Mrs. Tyler said Town Attorney Christine Griffin and outside counsel Attorney Noemi Kawamoto found it unclear whether the Dover Amendment applies. Counsel noted there are no legal cases specifically addressing EV chargers and questioned why Tier 3 chargers are necessary to support the church's charitable purpose instead of Tier 1 or Tier 2 chargers. Attorney Griffin requested the Church explain why only Tier 3 chargers would support its charitable purpose.

Chairman Plizga asked Mr. Meoni why Tier 3 chargers were proposed. Mr. Meoni said the church is pursuing Green Church status through the United Church of Christ and, after working with Inovis, determined that six Level 3 chargers would generate sufficient revenue to support church programs. Mr. Meoni stated Level 2 chargers are less desirable because nearby Level 3 chargers already exist behind Fernandez Liquors.

Mr. Giguere of Inovis explained that Level 3 chargers can provide a full charge in about an hour, while Level 2 chargers only provide about a 10% charge in the same time and are better suited for overnight charging. Mr. Giguere noted the difference in output is approximately 9.6 kilowatts for Level 2 versus up to 60-120 kilowatts for Level 3.

Member Adjei-Koranteng asked whether the applicant had a basis for classifying the use as municipal. Mr. Meoni said they did, citing the church parking lot's municipal use. Chairman Plizga disagreed, stating the Town is not the applicant. Mr. Meoni argued the church has both spiritual and municipal roots, as it originally served as the Town's meeting house.

Mr. Andreson said his company is moving away from Level 2 chargers because customers prefer Level 3.

Chairman Plizga asked the Board to discuss whether to allow Level 2 or Level 3 chargers, noting the cost differences and potential revenue for the church. Mr. Andreson said Level 3 chargers are typically more profitable. Chairman Plizga said the decision ultimately depends on the Dover Amendment.

Mrs. Tyler explained that the Dover Amendment protects educational and faith-based uses if they advance the institution's mission. She said the Board must determine

whether the Level 3 proposal supports the church's charitable mission beyond what Level 2 chargers provide. If protected under the Dover Amendment, the proposal would proceed to site plan review; otherwise, it would require a ZBA determination.

Member Adjei-Koranteng asked what the charitable benefit would be. Chairman Plizga said the chargers would generate revenue for charitable purposes. Mr. Meoni described the various services the church provides to residents that could be supported by EV charging revenue.

Member Alexopoulos asked what percentage of the fees the church would receive. Mr. Andreson said the church would receive the net revenue after electrical service costs.

Member Sahlu asked the difference in revenue between Level 2 and Level 3 chargers. Mr. Anderson replied roughly 10 times more than Level 2 for the same charge time. Mr. Sahlu asked the percentage of the fees that go to charitable causes. Mr. Meoni explained the various ways and that it also goes to pay for the staff. Member Alexopoulos pointed out that staff is operational not charitable. Chairman Plizga noted it will increase the church's overall revenue.

Member Taveira asked whether the chargers would include adapters. Mr. Andreson replied they would have CCS adapters.

Chairman Plizga conducted a straw poll on support for Level 3 chargers. A majority of the Board supported them, while Member Alexopoulos opposed. Mrs. Tyler clarified that the Board's role was to determine whether the proposal met the Dover Amendment criteria, not whether Level 3 chargers were otherwise permitted. Member Sahlu asked whether the Dover Amendment required a specific percentage of charitable use, and Mrs. Tyler replied that it does not.

Chairman Plizga revisited the parking issue, stating that under zoning requirements the site supports only 5 EV spaces, not the 6 proposed. Mr. Meoni argued the need for the 6th space. Mrs. Tyler noted that seeking relief from the ZBA would involve additional costs and asked the applicant to consider whether one extra space justified that process. Chairman Plizga reiterated that the Planning Board could not reasonably approve more than five spaces under the zoning ordinance.

Chairman Plizga outlined conditions for the five EV charging spaces: fencing must be higher than the transformer and related equipment; all electrical conduit must be underground; and the propane tank must either be removed or protected with bollards.

Chairman Plizga asked why the utility pole could not be located at the transformer site; Mr. Giguere said that decision is up to National Grid and its engineers.

Chairman Plizga asked which of the six proposed spaces would be removed, and Mr. Giguere said the space closest to the propane tank.

The Board discussed fencing materials; Mr. Giguere noted the material must be non-flammable and suggested chain link with privacy slats, pending confirmation. It was agreed that the fencing material selection will be submitted to Planning Director Michelle Tyler for review and approval or returned to the Board if unacceptable.

Mr. Giguere noted that will install EV Only Parking signage.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve five (5) Level 3 charging stations at 9 South Main Street, The First Congregational Church, as shown on sketch A-101.00 dated 4/6/2026 by Inovis Energy subject to the following conditions: 5 EV stations, eliminating the southern-most one shown on the plan; the fencing height to be above the transformer and associated equipment, the materials of the fence to be submitted to the Planning Director for review and approval on behalf of the Planning Board, all electrical conduit and cable etc. to be located underground, and that the propane tank either be removed or protected with bollards.

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

Mrs. Tyler explained next steps to the applicant.

F. New Business

1. Planned Residential Development Review - Mill Street

Chairman Plizga stated that a Planned Residential Development (PRD) review for Mill Street was before the Board and asked Planning Director Michelle Tyler to provide an overview. Mrs. Tyler explained that the application has been filed with the Town Council, which is the Special Permit granting authority.

Mrs. Tyler noted that the Planning Board's role is to review the plans for technical compliance with zoning requirements and submit a report to the Town Council, which will hold public hearings and consider the Board's findings. The Planning Board will determine if the project should proceed as documented, with or without revisions to the plan set based on the zoning only.

The applicant, James Guerrier of Everstead Partners, along with civil engineer James Burke of Burke Civil Site Engineering, was present. Mr. Guerrier thanked Mrs. Tyler for her guidance and described the PRD at 217 Mill Street as a 10-unit single-family development, with nine units deed-restricted as affordable housing at 80–110% AMI. He said the design centers around a shared landscaped open space intended to foster community. The unit mix includes six three-bedroom and four two-bedroom homes, providing varied housing options.

Mr. Guerrier referenced a market study indicating strong demand for this type of income-restricted housing. He noted projected pricing between \$285,000 and \$410,000 per unit, enabled through a combination of state tax credits and other programs. He reviewed site renderings, including 14 guest parking spaces with two ADA-compliant spots, and described the central shared outdoor space. He also presented two-bedroom unit layouts and interior renderings, with a goal of developing “luxury affordable housing.”

Chairman Plizga asked Mrs. Tyler to review Fire Department comments. Mrs. Tyler reported that Fire Prevention met with the project designer to discuss the road width, turning radius, and the inclusion of an onsite fire hydrant. These concerns have been addressed in the latest plan submission, though the hydrant may need to be relocated to the opposite side of the site.

Chairman Plizga asked Mrs. Tyler to display utility sheet C-107 regarding DPW comments. Mrs. Tyler explained that the original proposal had a common entry and exit point for the water line. At the Planning Board's request, the applicant sought guidance from the DPW who requested separate entry and exit points. The applicant provided a 65-foot separation and provided the detail on a revised plan submitted for the Planning Board review. Mr. Burke noted that obtaining an easement to Prospect Avenue would still be the most practical solution.

Chairman Plizga stated the project will require stormwater review and expressed concern about drainage onto Mill Street. Mr. Burke said trench drains, infiltration chambers, and roof drain connections to onsite recharge systems are designed to reduce runoff.

Regarding construction, Mr. Guerrier said all foundations would be installed at once, but occupancy would occur in phases based on lottery results. Trash and recycling would be handled through individual curbside pickup by Republic Services. Chairman Plizga noted that snow storage was not shown on the plans and said the transformer would require an enclosure. Mr. Guerrier stated the snow storage will be in the three corners and confirmed the mailbox location was approved by the Post Office.

Mr. Guerrier proposed granite curbing from Mill Street to the trench drain, transitioning to Cape Cod berm beyond that point. The plan includes 14 visitor parking spaces, though zoning requires only one visitor space per five units. Mr. Guerrier said the additional spaces were intended to prevent street parking and improve emergency access. Chairman Plizga suggested reducing the number to 6–8 spaces to increase green space and noted the project exceeds the 40% maximum lot coverage, proposing 59% impervious coverage. The Board discussed 12 visitor spaces as a possible compromise, while Member Alexopoulos noted some spaces would likely be unusable in winter and favored preserving more green space.

Chairman Plizga raised concerns about site lighting, noting the plans only showed lighting near the visitor's parking area. Mr. Guerrier explained that the project includes a 15-foot light post at the visitor parking area, along with 3-foot walkway bollard lights within the green space. He added that each unit will also have 8-foot rear yard light posts that will help illuminate the main drive around the property.

Chairman Plizga asked whether additional 15-foot light posts should be installed at the other corners of the site. Mr. Guerrier felt the lighting from the individual post lights at the rear of each property was sufficient. Member Adjei-Korenteng stated that additional lighting along the main drive would still be appropriate for safety. Chairman Plizga and Mr. Guerrier also discussed placing the post lighting under HOA control to ensure the lights would remain operational on a schedule and cannot be individually turned off for public safety.

Member Alexopoulos asked about fencing for each unit. Mr. Guerrier explained that each yard will have privacy fencing, which Mrs. Tyler noted is required under zoning regulations along with designated common areas.

Member Taveira asked about mail and parcel delivery. Mr. Guerrier said there will be a centralized mailbox setup, while packages may be delivered directly to individual units.

The Board also discussed unit numbering and lettering, which Mrs. Tyler said would be determined by the Town Engineer.

Mr. Guerrier stated the development will feature three alternating exterior color schemes: blue, dark gray, and light gray.

Chairman Plizga reviewed the zoning analysis sheet with the Board and suggested adding "No Parking" signs along the main drive, which the Board supported. He also raised concerns about the retaining wall's height, materials, and load, though he was satisfied after learning it would be reviewed by a structural engineer. Mr. Guerrier confirmed the walkways will use patio blocks, which Chairman Plizga supported.

Chairman Plizga requested that fence materials be clearly identified and consistent throughout the project, preferring solid fencing where the property abuts residential areas rather than guardrails.

Chairman Plizga summarized the waivers and revisions required, including:

- Lot frontage 74.7 feet versus 100 feet required
- Sidewalk setbacks 4' 6" versus 10 feet required
- Maximum lot covers 59% versus 40% required
- Visitors parking 14 proposed versus 2 allowed. Chairman Plizga requests calculation of the impervious percentage after eliminating 2 visitor parking spaces and for eliminating 4 visitor parking spaces
- Parking is in the buffer zone
- Maximum unit size, asking for a waiver on 6 units
- Roof pitch 3 ½ on 12 versus 4 on 12 minimum
- Call the roadway a driveway
- Show parking signs on the plan
- Note the transformer enclosure materials
- Label snow storage in the three corners
- Indicate fence material
- Indicate patio blocks material
- Exterior lighting by HOA control at the rear of the units and in common space
- Add lot bearings and dimensions to the layout

The Board also requested revised utility plans reflecting DPW comments and potential changes to the water line configuration, including either a second outlet or an easement connection.

Chairman Plizga stated he was not prepared to make a motion that evening and wanted additional information before issuing a final recommendation to the Town Council. Despite the number of waivers requested, Chairman Plizga indicated support for the project overall, noting that the allowable density could otherwise be much higher and that the benefits outweighed the drawbacks considering that 9 of the 10 units will be deed-restricted affordable.

Member Adjei-Koranteng asked about the construction timeline, and Mr. Guerrier estimated approximately 14 months with overlapping phases.

Member Alexopoulos asked whether the Board would review the HOA agreement. Mrs. Tyler explained the project would be subject to several regulatory agreements and require a monitoring company to oversee compliance and the housing lottery process. She noted that an HOA may not technically be required, though Chairman Plizga suggested recommending one. Mrs. Tyler stated Mr. Guerrier would need to look further into the matter.

Chairman Plizga invited Mr. Guerrier to return for the next meeting at 6:15 p.m. on May 12.

2. Introduction to Inclusionary Zoning

Planning Director Michelle Tyler introduced the draft Inclusionary Zoning amendment that will be sent to Town Council. She explained the Town has spent the past two years exploring requirements for multifamily housing developments to include affordable rental or ownership units for low- to moderate-income residents, based on HUD guidelines. The goal is to help maintain Randolph's 10% affordable housing inventory, which protects the Town from unwanted 40B developments.

Tyler noted current zoning only includes limited inclusionary housing language under mixed-use zoning for large-scale projects, such as the Fencourt development. The proposed amendment would require developments with 10 or more units to provide affordable housing for residents earning up to 80% of median income, with affordability restrictions lasting at least 30 years.

She also recommended updating mixed-use zoning language for consistency. The draft was based on inclusionary zoning bylaws used in other communities. Chairman Plizga said the Board will review the proposal in detail at its May 12, 2026 meeting.

3. Introduction to Zoning for Mobile Food Vendors

Planning Director Michelle Tyler explained that proposed Mobile Food Vendor regulations will have two parts. She noted that mobile food vendors, previously referred to as food trucks, are not currently addressed in zoning. Former Assistant Town Manager Monica Lamboy recommended regulating them through a licensing process instead.

The first part of the proposal would establish where mobile food vendors may operate through zoning, while the second part, under Town Council authority, would outline licensing requirements and application procedures. Mrs. Tyler said draft language had been provided to the Town Attorney, former Assistant Town Manager Monica Lamboy, and the Town Manager for review.

Mrs. Tyler also noted that upcoming zoning amendments will address short-term rentals, which former Assistant Town Manager Monica Lamboy also recommended regulating through the Licensing Board. Additional future amendments may include small clean energy systems, consolidated permitting, solar energy, and battery energy storage.

Member Alexopoulos asked about a battery energy storage project that failed in Braintree. Mrs. Tyler said she was unsure of the project's size, but noted that

beginning October 1 there will be new state requirements outlining which projects municipalities must permit. She added that larger projects would be reviewed at the state level.

G. Staff Report

Upcoming Projects

Traffic Light South Main Street and Center Street

Mrs. Tyler announced that a traffic light will be installed at the intersection of South Main Street and Center Street. While the signal itself may not be operational until the fall, infrastructure work is expected to begin within the next week or so.

Traffic Light at North Street and Oak Street

Mrs. Tyler stated that the engineering study for a traffic light at North Street and Oak Street is nearing completion and the project will then go out to bid. She added that funds from the Randolph Road project will be allocated to support the work.

Complete Streets

Mrs. Tyler stated that Randolph became a Complete Streets community several years ago and received funding that is scheduled to expire this year. Three of the Town's 15 approved projects are currently out to bid, with responses due in May, and all work must be completed by December 31.

The projects include a pedestrian-activated crossing light and safety island at Highland Avenue and Memorial Parkway, intersection improvements at Chestnut Street and High Street, and a realignment of the intersection at South Street and Center Street.

Advanced Auto

Mrs. Tyler stated that Advanced Auto is relocating to the former Bob's Store on Mazzeo Drive and that the proposal was reviewed administratively.

Milton Rents

Mrs. Tyler noted that Milton Rents is adding a permanent exterior, which was administratively reviewed.

Woodview Apartments - Amazon Locker

Mrs. Tyler noted that plans are being considered to install an Amazon locker at the property.

Union Street PRD

The Town Council instructed the applicant to update the drawings for Planning Board technical review.

H. Board Comments

None

I. Adjournment

Notification of Upcoming Meeting Dates

May 12, 2026; May 26, 2026; June 9, 2026; June 23, 2026

The meeting adjourned at 8:16 pm.

Motion made by Adjei-Koranteng, Seconded by Taveira to adjourn the meeting.

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