



PLANNING BOARD MEETING

Tuesday, May 12, 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 6:00 pm.

PRESENT

Alexandra Alexopoulos
Araba Adjei-Koranteng
Tony Plizga
Lou Sahl

ABSENT

Peter Taveira

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 4/14/2026

The Planning Board approved the meeting minutes of April 14, 2026, as presented.

Motion made by Plizga, Seconded by Alexopoulos to approve the meeting minutes of April 14, 2026, as presented.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Sahl

D. Public Speaks

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

E. Old/Unfinished Business

1. Planned Residential Development Review - Mill Street

Mrs. Tyler noted that at the last meeting, the Board reviewed the Mill Street plan set under the Planned Residential District Ordinance, which allows higher density on a typically single-family lot. The Board made comments on a number of items and asked the applicant to resolve issues with Randolph Fire and Randolph DPW, and raised additional questions.

Mrs. Tyler stated that the Building Commissioner Ronald Lum submitted comments for the record. Mrs. Tyler noted that Mr. Lum received the initial plan set from the town Council Clerk and had not reviewed the Planning Board's first meeting discussion or the revised plans.

Mrs. Tyler relayed Mr. Lum's concern and stated the following: Mr. Lum states that he has a safety concern for traffic heading east on Mill Street. You can't see a car coming out of that property until you hit the crest of the road, which by that point you're almost on top of it.

Mrs. Tyler stated there are some road sightline challenges on Mill Street that have existed since Mill Street was created. Mrs. Tyler noted that any development on the property, whether a single-family home or a subdivision, would face the same issue. Mrs. Tyler added that the Town Council could consider signage as a condition of the special permit, and that it remains to be seen whether increased traffic from the proposed development would worsen the problem.

Chairman Plizga stated that public safety issues such as this should be addressed by the Town Council during the public hearing process.

Mrs. Tyler next relayed Mr. Lum's safety concern regarding the Fire Department apparatus. Mr. Lum feels that the turning radius of the new ladder truck would make it next to impossible to make it around the first turn in this road layout, never mind having to make it three more times. The turning radius as presented was considering with the best of conditions. It does not take into account large snow events, parked cars, or any other unforeseen scenario that would obstruct clear passage.

Mrs. Tyler stated that the road and turning radius had been reviewed by the Fire Department. They did not make any comments. Chairman Plizga's recommended installing "No Parking" signs and placing the responsibility on the property owner to keep the roadway clear and accessible during snowstorms.

Mrs. Tyler then relayed Building Commissioner Ronald Lum's concerns regarding density. Mr. Lum stated in his letter that because of the close proximity of the units to one another at 15 feet, he would recommend residential sprinkler systems be required for each unit of housing. Mrs. Tyler followed up with Mr. Lum and asked whether sprinklers had been required in similar developments, referencing The Villages at Center Street at 502 South Main Street. Mrs. Tyler noted those duplexes are closer than 15 feet and were not required to have sprinklers, and she raised concerns about inconsistency. Chairman Plizga agreed, stating they are 14 feet apart.

Mrs. Tyler also relayed Mr. Lum's concerns with snow removal during a large snow event or multiple events in a short time. The current proposed layout would make it extremely difficult for emergency vehicles to access the entire property. Mrs. Tyler stated she was unsure whether there is sufficient space for snow storage and removal, noting that would

be the responsibility of the property owner or HOA. Mrs. Tyler added that managing snow during multiple storms in a short period is challenging and something we've all experienced. Chairman Plizga agreed, stating that, similar to the recent Union Crossing Transit District projects, consecutive snowstorms would present a challenge.

Mrs. Tyler relayed Mr. Lum's final comment/question regarding whether all the dwelling units meet the square foot requirements, or if some exceed that requirement. Mrs. Tyler stated that the Board is already aware that several units exceed that requirement and that any waiver would be for the Town Council to decide. Chairman Plizga stated that it was his intent to address the matter in a potential future motion.

Chairman Plizga asked Mr. Guerrier to explain improvements made as a result of the meeting two weeks ago.

Mr. Guerrier stated the following changes were made:

- Removed 3 visitor parking spaces from the original 14 visitor parking spaces (11 total).
- The fire hydrant was relocated from the bottom to the top of the site, within the green open space, in response to the Fire Departments comments. Chairman Plizga asked whether the new location had been approved by the Fire Department, and Mr. Guerrier stated it has not.
- Lighting at the back of the units will be connected to the HOA public meter, which will also serve the bollard lighting in the open space.
- The water line design was revised following discussions with DPW and now uses a looped horseshoe configuration. Chairman Plizga explained that the original design looped back to the same connection point, while the revised design provides separate in and out connections to the site, satisfying DPW requirements. The water lines run along both the southern and northern sides of the Mill Street entrance. Mr. Guerrier stated that DPW required 50 feet of separation between the entering and exiting water lines, and the revised design provides 64 feet.
- Transformers will be enclosed by fencing taller than the equipment. The site includes two transformers measuring 3 1/2 by 3 1/2 feet on 5 by 5-foot pads.
- The retaining wall fence will consist of solid white fencing, 4 feet in height.
- Chairman Plizga also requested the lot distance and bearings be added to the plans, which are now clearly shown.
- Chairman Plizga confirmed with Mr. Guerrier that the roof pitch would remain at 3 1/2 on 12, where a minimum 4 on 12 was required.

Chairman Plizga noted that all of his concerns had been addressed.

Member Adjei-Koranteng asked if there would be bollards in front of the transformers. Chairman Plizga stated yes, they are on the plan.

Member Alexopoulos asked about the retaining wall height near the visitor parking. Mr. Guerrier stated it starts off at 10 feet and drops down to the corner at 9 feet and then wraps around going down 9 feet to grade. Mr. Guerrier stated that the wall be 6 inches to a foot above the pavement due to the curb with a 4-foot fence on top.

Chairman Plizga reminded the Board of his concern about the integrity of the retaining wall due to its height, but noted that any wall design will be performed under the direction of and stamped by a structural engineer for the supplier.

Member Alexopoulos thought removal of parking spaces would result in additional snow storage in the right corner. Mrs. Tyler noted that they removed the parking spaces on the left instead. The applicant's engineer Mr. Burke noted there is a drainage basin in the right corner that works better with pavement. Member Alexopoulos felt it would be easier to push the snow directly into that corner.

The Board completed its review and made a motion.

Motion made by Plizga, Seconded by Alexopoulos to recommend the approval of the 217 Mill Street planned residential development "Violet Hills" Project as shown on the drawing package with cover sheet dated April 15, 2026. The package includes drawings C1.01-C1.12, including drawings C1.06 and C1.07 revised May 5, 2026, drawings L1.0, 3.0 & 3.1, drawings ES-1 & 2, drawings L1 & 2, 8 architectural and 7 rendering drawings, subject to the following recommendations:

Recommendations

The HOA Agreement shall reflect the private pickup of trash [no dumpster required] and that the lampposts at the rear of each unit be part of project's lighting system [on automatically every night] for public safety, in lieu of additional streetlights.

The new fire hydrant location shall meet the Fire Department requirements.

The transformer shall be enclosed with a fence.

"No Parking" signs shall be provided along the driveway at no more than 100 ft intervals for public safety.

All walkway areas shall be constructed with patio blocks or equal.

The fences along the top of retaining walls shall be 4 ft tall, solid type fence to provide a shield to the neighboring residents.

Additionally, the applicant has requested the following waivers.

Lot frontage 100 ft required, actual 74.7 ft.

Maximum lot coverage 40%, actual 59% [less with elimination of some visitor parking spaces].

No parking in buffer area, visitor parking is in buffer area.

Visitor parking spaces allowed is 2, proposed spaces is 10 spaces plus 1 handicap space.

Maximum unit size 1,100 sf, actual 1,254 sf [6 of 10 units].

Minimum roof pitch 4:12, actual 3.5:12.

Minimum porch to sidewalk setback 10 ft, actual 4.6 ft and varies by unit.

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

Since the applicant is proposing 9 of the 10 units to be income restricted homes, and is not requesting any bonus density, the above waivers represent an appropriate alternative to the bonus density option for the proposed project.

Discussion on the motion: Member Adjei-Koranteng asked whether they need to wait until the fire hydrant is approved by the Fire Department. Chairman Plizga does not believe so.

Mrs. Tyler discussed next steps with the applicant Mr. Guerrier.

2. Introduction to Inclusionary Zoning

Planning Director Michelle Tyler presented the Board with a draft Inclusionary Zoning Ordinance requiring a portion of new multi-residential developments that meet a certain unit threshold to be deed-restricted for income-eligible families, whether rental or ownership units. Mrs. Tyler explained that the ordinance would support diverse housing options for seniors aging in place, young families, and first-time homebuyers, while also helping the community maintain its subsidized housing inventory. Maintaining at least 10% affordable year-round housing units helps protect the community from Chapter 40B developments.

Mrs. Tyler stated that the draft Inclusionary Zoning Ordinance was developed using ordinances from other communities that she and the Chairman believed could work for Randolph. Mrs. Tyler noted that the draft includes comments, notes and highlighted sections for the Board to review tonight. After the review process, Mrs. Tyler would ask the Board to refer the ordinance to Town Council to initiate the public process, ideally this June. Mrs. Tyler noted that in order to adopt Inclusionary Zoning as a whole, we would also need to amend our Mixed Use Ordinance.

The Board went through the ordinance section by section with the Board noting that strikethroughs are deletions:

Mrs. Tyler asked to review Section 9.1 Mixed Use starting from the bottom up.

Section F.

Recommendation: Replace the entire section with: *“Any mixed-use project that results in the creation of ten (10) or more dwelling units must also comply with the requirements of Section 9.9 Inclusionary Zoning.”*

Chairman Plizga recommended adding a title to Section F for consistency with other sections, suggesting “Affordable Dwelling Units.” Mrs. Tyler recommended the title *“Affordable Housing Units”* to align with Zoning Definitions.

Section B. Applicability

Subsection (2) and (3):

Mrs. Tyler's recommended that the Planning Board serve as the Special Permit Granting Authority for these developments. The current language allows either the Planning Board or the Town Council. Mrs. Tyler stated that the Planning Board has a greater technical capability in reviewing plans and should be the sole authority. Chairman Plizga expressed support for the recommendation.

Section D. Site Design Standards

Subsection (4):

Mrs. Tyler noted that there is a current housing-to-commercial threshold is 75% / 25%. Developers have recommended changing the ratio to 80% / 20% to improve financing feasibility.

Recommendation: Revise required mix from 75% / 25% mix to 80% / 20%.

The Board also discussed clarifying the language.

Section E. Parking

Subsection (2):

Mrs. Tyler recommended reducing the minimum parking requirement from one and one-quarter (1.25) spaces to one (1) parking space per unit.

Definitions

Mrs. Tyler stated that adding definitions is important, recognizing that Inclusionary Zoning and affordable housing terminology are new concepts for many people. Mrs. Tyler also noted that the definitions will be included within a subsection of the general definitions section.

Chairman Plizga stated that he did not feel it was necessary to review the definitions individually, as they are standard industry definitions.

Section B. Applicability

Mrs. Tyler recommended adding a reference to Independent or Assisted Living that allows the Town to monitor such units through its subsidized housing inventory and ensure the affordable units receive credit in perpetuity (30 years). Mrs. Tyler noted that additional language and definitions would need to be drafted and asked whether the use should be added to the Table of Uses or require a special permit.

Chairman Plizga supported adding the use to the Table of Uses and stated, if a special permit is required it should be issued by the Planning Board rather than the Town Council. Member Alexopoulos agreed.

Section D. Requirements

Mrs. Tyler presented a suggestion for allocating multi-dwelling units and provided the Board with two tables. The first table outlines project size requirements, including the

percentage of affordable units and applicable AMI levels for rental or ownership units. The second table addresses Independent Living and Assisted Living developments and the percentage of required affordable units, which is still being finalized.

Member Adjei-Koranteng asked whether Assisted Living and Independent Living differ from 55+ communities. Mrs. Tyler responded that zoning no longer includes age-restricted communities, although homeowners' associations may impose age restrictions. Mrs. Tyler noted that Inclusionary Zoning requirements would still apply to any development of 10 units or more, even if age-restricted through an HOA.

Mrs. Tyler also noted that skilled nursing or dementia care facilities are exempt. Chairman Plizga stated that the numbers for the Independent and Assisted Living development will be added and reviewed at a future meeting.

Section (4)

Mrs. Tyler proposed adding the following language:

“For projects providing more than one AHU, at least 10% shall be handicapped accessible.”

Mrs. Tyler explained that the clause is valuable because State statistics show a lack of handicap accessibility in both existing single-family homes and new construction.

Chairman Plizga suggested revising the following language to use *“proportionately” rather than “equally”*:

“If the project includes both rental and ownership units, the handicap accessible units shall be incorporated equally among unit types.”

Mrs. Tyler noted that the language is taken directly from Commonwealth guidance and believed there is limited flexibility to revise it.

Mrs. Tyler recommended adding an In-Lieu-of-Payment provision that had previously been removed, but would like to add back in. The provision would allow developers to contribute to the Affordable Housing Trust instead of providing a portion of the required affordable housing units. She noted that the Affordable Housing Trust is currently being established and that funds deposited into the trust could support affordable housing acquisitions and gap financing.

Member Sahlu asked the amount of payment required. Mrs. Tyler explained that some communities use a formula based on HUD median income for the area multiplied by two, and that she is continuing to work with the Town Attorney on the matter. Mrs. Tyler noted that the payments would not be enough to fully fund the construction of a home but would help build the trust's capacity to purchase property or provide gap financing.

Mrs. Tyler stated that the remainder of the document outlines the process developers would follow working with Planning Department, including a fair market housing plan, use of certified lottery agent, regulatory agreements, annual monitoring requirements, and preserving affordability for a minimum of 30 years. Mrs. Tyler also noted that deed-

restricted ownership units would include restrictions requiring future purchasers to remain income restricted.

3. Introduction to Zoning for Mobile Food Vendors

Planning Director Michelle Tyler explained that the proposed Mobile Food Vendor Ordinance was initiated by Former Assistant Town Manager Monica Lamboy about a year ago. The prior zoning (before the amendment) required food trucks to obtain a special permit from the Town Council, but since food trucks lack a physical address, the permits could not be recorded at the registry of deeds. Ms. Lamboy researched how food trucks could be permitted without negatively impacting brick and mortar restaurants and recommended regulating them through the Licensing Board.

Mrs. Tyler noted that the ordinance would be a general ordinance that falls under Town Council jurisdiction rather than the Planning Board. Mrs. Tyler noted that although it is a general ordinance, it would also require a related zoning amendment referencing it, noting that a license is required, and setting location and distance restrictions. Food trucks would only be permitted in the Great Bear Swamp Highway District and the Industrial District, and the ordinance would also include definitions.

Mrs. Tyler stated that the Licensing Board reviewed the draft about 8 months ago. Mrs. Tyler has been working with Town Attorney Griffin to bring the ordinance back before them to confirm they are comfortable with the language before it goes to Town Council for adoption. Mrs. Tyler noted that Mobile Food Vendor Ordinance will proceed in tandem with the Zoning Amendment, with the Planning Board having authority only over the zoning portion.

Chairman Plizga provided minor scrivener edits to the general ordinance to Mrs. Tyler.

F. Staff Report

Zoning Amendments

Mrs. Tyler said the Board can expect about 10 zoning amendments, including short-term rentals/Airbnbs. A draft ordinance, originally started by former Assistant Town Manager Monica Lamboy, is being revised to regulate short-term rentals through the licensing board with significant requirements.

Additional proposed amendments include:

- Cryptocurrency ATMS – propose potential ban due to high levels of fraud
- Small clean energy infrastructure - battery energy storage systems and solar
- Regulation of EV Chargers at multi-family residential locations such as apartment complexes

Member Alexopoulos asked about health impacts of large solar projects, and Mrs. Tyler noted the Commonwealth has issued reports addressing impacts such as clear-cutting.

Mrs. Tyler said the Board may propose a general ordinance through Town Council to prohibit data centers and has begun drafting zoning language. Mrs. Tyler noted that communities are banning data centers due to their significant draw on electric and water resources and

limited job creation. Member Sahlu noted advances in AI technology may reduce the energy demands of future data processing.

Mrs. Tyler noted that the Bond Bill includes codification of site plan review in Chapter 48, which currently does not exist, and said it will add regulations governing what may be permitted through site plan review.

Union Street PRD

The next agenda will include review of revisions for the Union Street Planned Residential Development.

G. Board Comments

None

H. Adjournment

Upcoming Meeting Dates

May 26

June 9

June 23

The meeting adjourned at 7:36 pm.

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

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