



Town of Randolph

Town Hall
41 South Main Street
Randolph, MA 02368

Meeting Minutes - Draft

Planning Board

Tuesday, July 5, 2016

7:00 PM

Washington Room, Town Hall

Call To Order

Roll Call

Present 4 - Alexopoulos, Taveira, Bevis, and Monteiro

Minutes

Minutes from 6/7/16 meeting reviewed and accepted

New Business

[SYS14-0398](#) Public Hearing - special permit and site plan/design review - 260 North Main Street

Form A - 4 lot consolidation parcels 55-E-021; 55-E-003; 55-E-020; 55-E-004 presented in advance of a public hearing for special permit. Request to ~~endorse~~ endorse presented by Nate Kirschner of Langan Engineering. Motion to endorse made by Ronnie Bevis and seconded by Alexandra Alexopoulos. Vote 4-0-0

Public hearing for special permit opened at 7:17pm
Hearing notice read by the chair. Town Planner indicates that the fee has been paid, ~~applicatin~~ application on file, certified receipts and green cards received, tax compliance in order

Agent for applicate: Nate Kirschner of Langan Engineering presents the proposed development of a 7300 +/- square foot commercial structure to house Autozone. Reviewed proposed project plan sheets and elevations. Indicated applicant would be requesting a waiver of parking requirements limited to rear yard and street tree plantings.

Chair opened for public comments in favor or the proposal
None spoke in favor

Abutter Fabiola Benjamin of 24 Depot Street didn't want to speak in favor or opposed, just had questions about the residential component. The Town Planner specifies that the project does not include a residential component.

Chair opened for public comments in opposition to the proposal

None spoke in opposition.

Chair opened to Board questions

Alexopoulos - questions to Planner about traffic configuration including Depot and Allen Street

Tyler - referenced prior meeting where it was specified the applicant would be required to submit deeds validating access rights and any votes of Board of Selectmen making Depot Street open to two way traffic. The plan submitted does not request 2 way traffic on Depot Street

Alexopoulos - no left turn on N. Main St was requested at the 6/7 meeting
Kirschner - didn't realize it would be a ~~requirement~~ requirement. Expects the type of business to be a low trip generator with approximately 16 cars/hour at peak times and anticipates no nuisance

Alexopoulos - concerned with proximity close to the signalized intersection and knowledge of existing backups. Will be recommending a no left turn if project is ~~approved~~ approved

Monteiro - if there are no repairs conducted on site, why is there oil tank storage and removal

Kirschner - Autozone provides a service to customers to remove waste oil when they do oil changes at home. The tank is inside the store.

Monteiro - what about violations?

Kirschner - limitations as to what Autozone can do to prevent it other than posting more signs and call authorities

Alexopoulos - OEM Testing?

Kirschner - yes

Alexopoulos - charge to customers for disposal of oil?

Kirschner - No

Monteiro - which signs are proposed to be illuminated?

Kirschner - the pylon sign

Alexandra - notes that the plans include inground irrigation - is there a well on site?

Kirschner - no well but if required the applicant will obtain a permit

Monteiro - is there security inside the store?

Kirschner - No

Bevis - notes there is a street light pole to be relocated - to where?

Kirschner - gives a rough location and indicates that the applicant can' configure a curb cut to accommodate traffic

Alexopoulos - how far away do you propose to move it because the existing lights are spaced apart at a specific distance
Kirschner - looks like 23 feet to move and thinks that existing light poles are 90 feet apart. The lights look more decorative than functional
Tyler - they are functional and were installed less than 4 years ago during a street reconstruction project

Alexopoulos - questions about loading/unloading -- do you expect an 18 foot trailer?

Kirschner - ~~60"~~ 60' truck with deliveries 1/week conducted at off-peak customer hours

Alexopoulos - what are hours and peak hours?

Kirschner - peak hours are Saturday mornings.

Bevis - so hours of operation are listed as 8am - 9pm Mon-Sat and Sun
10am - 7pm?

Kirschner - yes

Alexopoulos - how will this affect the neighbors?

Kirschner - expects that this is a low impact commercial use lights with zero foot candle at the property lines

Alexopoulos - do you anticipate that customers will be walking to this store?

Kirschner - probably not - this is not a pedestrian driven use

Taveria - what waivers are you requesting?

Kirschner - parking limited to the rear of the building; street trees and number of signs.

Tyler - the signs would be subject to variance by ZBA

Taveria - ~~motion~~ motion to approve

Monteiro - second

Chair - with conditions at this point?

Taveira - not sure if this is the time or not? Withdraws motion

Alexopoulos - motion to deny special permit quoting section 200-11C that it is not in harmony with the general purpose and intent of this chapter for CSBD

Bevis - seconded

Vote: 2 -1-1 (Monteiro abstains)

Taveira - motion to approve

Fails for no second

Chair suggests that given only 4 members are present that the hearing be

continued so that all 5 members are present. Discussion about potential dates/times and the applicant agrees to 7/12/16 at 715pm

Taveira - motion to approve
Alexopolous - seconded
vote: 4-0-0

A motion was made that the Planning Item be continued to 7/12/16 t 7:00pm. The applicant agreed and the motion passed by a unanimous vote.

Old Business

[SYS14-0366](#) Subdivision updates

- Autumn Estates - RF Gallagher Rd and EJ Foley Circle
- Belcher Estates - George M. Lovering Circle
- Hampton Court - EJ Griffin Circle
- Ledgewood Estates - McDermott
- Maplewood Estates - Arredondo Cir
- Mary Lee Estates - S.J. Skeen
- Pinewood Estates - Restarick & Truelson
- Richard Estates - Richard Road
- Roel Court - Roel
- Spring Estates - Kelli Road

Planner indicates that developers are working in conjunction with Nitsch Engineering for site inspections. Town engineer still actively involved

Correspondence

Public Speaks & Announcements

Adjournment

Future Meeting Dates
July 19 August 2 August 16

Reviewed and approved with edits: 8/16/16