



# Town of Randolph

Town Hall  
41 South Main Street  
Randolph, MA 02368

## Meeting Minutes - Final

### Planning Board

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Tuesday, August 16, 2016

7:00 PM

Washington Room, Town Hall

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#### Call To Order

7:04pm - meeting called to order by the chairman

#### Roll Call

**Present** 4 - Alexopoulos, Bevis, Monteiro, and Harrison

**Excused** 1 - Taveira

#### Minutes

Minutes reviewed and approved for 7/5/16 and 7/12/16 meetings

Minutes for 8/2/16 tabled until Mr. Taveira can review

#### New Business

[SYS14-0420](#) Special Permit - 254 North Main Street (Autozone)

7:16pm Chair opens by reading the legal ad

Town Planner indicates that application has been received, green cards and receipts filed. A disclosure was filed by Mrs. Alexopoulos to Town Manager David Murphy. Mr. Murphy signed the disclosure indicating that "the financial interest is not so substantial as to be deemed likely to affect the integrity of the services which the municipality may expect from the employee."

Applicant Nate Kirschner of Langan Engineering presents the special permit request. Notes that stormwater calculations have changed from their initial presentation in July due to site plan modifications

Kirschner presents Randolph zoning section 200-46, a site overview referencing consolidated lots and review of existing conditions including photographs

Proposal is for a 7400sf store with 37 parking spaces. Rear southwest corner will have pervious pavers.

Site plan includes sidewalk from N. Main through the parcel and along Allen Court, a crosswalk at Depot Street with a ramp that allows access to the bike path. Proposal also includes bike racks

Presented Autozone national prototype -- an industrial building and points out modifications AZ made to address concerns by the Board at prior meetings including a sloped roof, natural color scheme and faux windows and a raised parapet to hid the mechanicals

Presented photographs of existing businesses in Crawford Square, reviewed zoning criteria and comparison

Reviewed stormwater management -- existing conditions water leaves the site untreated. Proposal meets Massachusetts requirements through a detention system with grass swale, infiltration system and deep sump catch basins

Applicant discusses the project's harmony with the district by showing all existing businesses, pre-existing non-conforming uses and special permit uses

Trip generation evaluation and comparison to other estimated traffic for uses allowed in the CSBD. Study assumes all direct traffic and not "drive by trips"

Reviewed current tax burden for the parcel compared to the estimated tax burden with development including employment opportunities for 12 FTE's

Applicant reviews compliance with master plan and "in harmony" with the district. States no other uses at the site would generate less traffic. States that plan restricts access to North Main Street as right turn only

Public speaking in favor

John Barkhouse - 215 Grove Street

Brian Daly - North Street

Edward Daly - Van Beal Road

James Burgess - Fairmount Street

Public speaking in opposition = none

Applicant points out letters of support in the application package

Chair closes public speaking portion

Alexopoulos - motion to continue hearing so that the full board is present  
Bevis - seconded

Tyler - makes point of order to continue to date and time certain

Burges - point of information request - does Board employ Mullin Rule -

chair affirms  
Kirschner - requests no continuation but for the Board to deliberate and ask questions at this hearing  
Alexopoulos - doesn't agree -- missing member won't have the benefit of those question  
Bevis - not sure it's best to deliberate now  
Applicant - requests no continuation  
Bevis - reminds all that this is only for the special permt and not for the site plan and design review so there is no discussion of those elements

Applicant and chair agree to continuation to 8/23/16 at 7:00pm -- Town Planner to identify meeting room space and communicate to all parties  
Motion made by Alexopoulos to continue to 8/23/16 at 7:00pm Seconded by Bevis voted 4-0-0

## 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

Richard Estates -  
Received reports from Nitsch Engineering regarding testing and recommendation to release lots for building permits.  
Motion to release lots #1 - #5 made by Bevis, seconded by Alexopoulos.  
Voted 4-0-0

Spring Estates  
Received report from Town's engineer regarding testing and inspection with recommndation to release lots for building permits  
Motion to release lot #1 and #2 made by Bevis, seconded by Monteiro.  
Voted 4-0-0

Hampton Court  
Request by Town Planner to send a letter to owner/developer regarding condition of parcel. The parcels have already received request from Board of Health for rodent control. Chair indicates letter is acceptable to send if it references the requirements in subdivision rules and regulations

Maplewood Estates -- Town Planner indicates that a conversation with the owner seems to indicate that he will be moving forward. Based on recommendation from the Town's engineer, an as-built has been requested for review. Once reviewed, the engineer can communicate with the Planning Board

### **Correspondence**

Folder of correspondence provided. Board requests to have it scanned into their packets so they can read rather than merely have the paper copies at each meeting

### **Public Speaks & Announcements**

Chair asks if there has been any progress in getting Granicus for their ipads. Tyler indicates recent issues with Granicus but will work on it. They may be in house doing some training soon so that may work out.

### **Adjournment**

#### Future Meeting Dates

8/23/16 - continuation of public hearing

9/6/16 -- meeting room change. Town Planner to identify new location and communicate