



Town of Randolph

Town Hall
41 South Main Street
Randolph, MA 02368

Meeting Minutes - Final

Planning Board

Tuesday, August 23, 2016

7:00 PM

Washington Room, Town Hall

Call To Order

Called to order at 7:02pm

Roll Call

Present 5 - Alexopoulos, Taveira, Bevis, Monteiro, and Harrison

Minutes

No minutes reviewed

New Business

Old Business

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

The chair re-opened the continued public hearing and reminds that the public speaks portion has been closed.

Chair asks member Taveira if he has reviewed the prior meeting replay. Taveira affirms and the Planner confirms that a certification was received pursuant to the Mullin Rule.

Chair asks board for deliberation.

Alexopoulos states that she reviewed the DVD and asks for clarification:

Who is the property being sold to?

Daly states Mr. Wallace

Alexopoulos indicates that the Board has heard no comments from the potential future owner during the process. Makes statement that the Planning Board is charged with long term physical development of the municipality. States that during the first part of the hearing, the applicants made many references to past developments and current businesses but the Board's charge is to look to the future.

Alexopoulos asks to hear from Mr. Wallace.

Wallace - he will have a land lease with Autozone. Langan is the engineer for Autozone not for Wallace

Alexopoulos references existing business in North Randolph that is problematic, neighbors trying to get addressed. The responsibility for upkeep is the property owner's if the tenant isn't doing it.

Wallace - his properties include Quincy Womens Club 1988, Hanover Shopping Center 12,00 square feet. If there are problems he will take it over and make sure it's done the way Town wants it to be done. Autozone is a fortune 500 company so they'll manage it well. If not, he'll step in. Alexopoulos concerned that with such a large corporation it's hard to get things done sometimes. States it's good that Wallace will be involved.

Bevis - letters of reference included in application have been vetted to ensure the respondents live/own property in Randolph. They're not all consistent. They are missing addresses. It's clear that there was a form letter used and submitted - some with blanks, etc. Also that the letter states the property is well maintained by Mr. Daly and it's not the case.

Wallace - some very legitimate letters in there. They're form letters are easier than having people write them.

Bevis - how did you get them?

Wallace - mostly Ed but some were done by Wallace. Surprised that some are not legit.

Bevis - not going to continue this line of discussion because it's not worth it at this point. Gives examples of letters with addresses not in Randolph (Spruce Street) - points out that the Board is doing due diligence and it's not all accurate.

Bevis - asks who maintains the current property

Planner - the Town mows it at least once per year (July)

Monteiro - asks location of bicycle path and the proposed access

Kirschner - shows on the plan

Bevis - When zoning was revised, the zoning goal for the district was to have buildings right on the sidewalk to keep a continuous look of the downtown. Building is not on the sidewalk so deviates. How many do we consider?

Kirschner - If we shift the bulding then it cuts off the driveway. We can't get this building of this size in the site if we modify. We can discuss more as site plan item if Special Permit granted

Alexopoulos - asks for clarification on elevations - what is NORTH WALL based on your plans?

Kirschner - plans are wrong with the elevation markings. Provides correction to the Board

Alexopoulos - asks for difference in setback from the Southeast corner to

the front of sidewalk

Kirschner - 18 feet is front yard set back at southeast corner and 4.3feet at the northeast corner

Bevis - there is 1 wall sign?

Kirschner - signs are same as shown - just for graphic purposes. Autozone will come in with a sign plan if the special permit is approved

Taveira - prior meeting there was discussion to move the black street poles to allow for curbcuts, also discussed ensuring NO LEFT TURN out onto North Main Street. Where do we stand with these?

Bevis - should be conditions of a Special Permit or site plan

Alexopoulos asks for clarification

Tyler - provides information conditions that could be attached to Special Permit versus those for Site Plan and Design Review

Harrison - are on-site repairs condition of a special permit or regulated by Board of Health?

Tyler - they are not under Board of Health -- can be a condition of a permit.

Kirschner - requests permission to make a statement. Allowed by Bevis
Kirschner - knows there is concern with the size and orientation on the site. That seems to be related to traffic safety and consistency with zoning.

Feels that the uses MAY be able to orient differently but would be more detrimental to traffic. Other uses that may be allowed by right don't have a smaller trip generator - references reports included in proposal.

Bevis - reminds that the Board is not comparing to other applications - looking only at this proposal on this site and the rules that are to be followed..

Alexopolous - Motion to grant special permit SYS14-0420 at 254 N. Main Street with the following conditions:

- 1) North Main Street will be an entrance only; no black light poles to be relocated
- 2) Depot Street....will be an entrance and exit
- 3) Depot Street must be improved by the applicant/owner to accomodate two way traffic
- 4) No outside work be permitted on the premises. Signage must be installed and working security cameras on the exterior.

Taveira seconded for discussion

Harrison - should this proposal go to the Fire Department if there is a change to curb cut?

Tyler - correct -- turning radius for FD was vetted on plans as submitted. If existing curb cut stays (approx 20') I would turn back to Fire Prevention to confirm.

Harrison - changing passage on Depot Street to two ways - who else would approve?

Tyler - change to Two Ways -- if not already a prior vote (last plan from 1995 doesn't show - Town Clerk is still researching) then Town Council would be required to vote

Alexopoulos - thought there was something on the record for Depot Street?

Tyler - it was heresay so Town Clerk is doing research. Only found 1995 vote for realignment that doesn't show two way but Clerk is still looking for Board of Selectmen minutes. I can't guide the PB without confirmation of vote

Daly - states there was a BOS vote

Bevis - Board needs confirmation. If board votes for condition then what?

Tyler - existing vote must be located and confirmed OR request to Town Council to modify R&R to allow for two way. If that fails, then the special permit would fail.

Tyler - clarification -- parcels have no frontage on Depot St. only Allen Court

Alexopoulos - I mean they go through Allen Court to Depot St

Tyler - then you'd be amending your condition

Bevis - is the Board clear on this?

Bevis asks for a repeat of motion with all conditions:

Alexopoulos

Motion to grant special permit 0420 with the following conditions:

- 1) North Main Street is an entrance only; no street light poles to be moved. Entrance shifted north and curb cuts adjusted as necessary
- 2) Allen Court and Depot Street be an entrance and exit
- 3) Depot Street will be repaired and widened by the owner for two way traffic to Allen Court
- 4) no outside work allowed on premises; signage must be installed and working surveillance system

Bevis asks for vote of motion to grant special permit with conditions
vote 4 - 1 - 0 (Harrison in the negative)

Harrison - should the plans not be approved by TC the special permit will fail?

Tyler - yes

Harrison - North Main Street curb cuts not approved

Tyler - Motion didn't specify width - only that there is a curb cut that doesn't require relocation of the poles

Harrison - plan hinges upon the unknown - not fair

Bevis - giving the best possible chance for the project to proceed
Tyler - are you doing site plan tonight?

Burgess - need three separate votes for special permit
Tyler - let me confirm - board continue discussion
Tyler - can each member reference the general conditions of the special permit and specify in their voice vote
Each member recites validation of the general conditions

Bevis - asks about snow storage and removal plans
Kirschner - along back green space. If too much, will be hauled off site
Alexopoulos- asks where employee parking?
K - not specified
A - are those pervious pavers?
K - yes, in response to board request
H - are plantings hardy enough to withstand salt?
K - yes, reviews species and considerations
A - north corner will need to change if the entrance is moved since we're not taking out poles. You're going to have to address that. Might need to move bike rack. Whatever green is removed should be replaced in another location. In Marshfield and saw AutoZone on Ocean Avenue that was beautiful. Took pictures to share because liked the look. Light gray clapboard with white trim - fits downtown better
K - architecture hadn't been discussed yet. Not sure I can agree without discussion with AZ. Changes impact cost, may be a result of local zoning. We'd like an opportunity to address requests -there's always a back story - was it an existing building? Happy to take a look but what architectural elements are you looking for?
A - there are too many windows shown. Take out middle section
K - looks for clarification on which windows
A - please look at Marshfield store -- really like how it looks
M - overhang roof good to protect from rain
T - prefers lighter color
A - awning (parking lot side) doesn't need to be so big (Board discussion about size of awning)
t - are there faux windows?
K - shows which windows are faux vs actual
A - thinks there may be too many faux windows on one side; not balanced
B - if we are continuing - that may be enough for the night to allow you to go back
Tyler - still in public hearing. Either make decision and vote tonight and close or continue. Still a public hearing
A - we should give Kirschner the laundry list so he can go back
Bevis - bike path entrance - HCP accessible?
K - yes - sufficient width and slope to meet ADA compliance

T - recalls there was a retention pond/basin - is that correct?
A - looks like there are plantings around the detention
T - will there be standing water?
K - designed to filter and release
B - are there plantings to help with filter
K - meadow mix with some plantings along perimeter
B - maybe we need something? Maybe conservation should review?
Tyler - ConCom not applicable but did give to Agent to ask about applicable plantings and/or signage for education, why not to dispose oil and trash. Should have something from agent next meeting
B - is this a NO SALT ZONE?
Tyler - no
Harrison - sign pedestal or pole and size?
K - concept plan only - would submit with plan
H - want something smaller. Visible but not huge pole
A - are signs in site plan?
Tyler - number of signs in zoning and would need variance. Design of sign subject to Planning
Taveira - dumpster enclosure?
Tyler - discussed during informal meeting an applicant included in the current plan
Bevis - with requirements for entrance, signs, arrows will be very important as will sight lines
A - recommends painting arrows
Bevis - the Marshfield location - was the exterior clapboard?
A - yes -- so much nicer
B - agrees
K - clapboard challenging. lots of architecture shown is consistent with other developments (Walgreens, CVS)
A - look at other buildings in Crawford Square (Stetson Hall, Congregational Church) so you see what we're trying to blend.
T - lighting

A - existing trees - there are mature trees and in clusters. which are remaining?
K - will check

B - need to discuss date for continuation? how long do you want? When is next meeting?
Tyler - Chapin Hall is secured for 9/6 if necessary
K - wants more time. Could we go to 9/20?
Tyler - point of order to vote for date and time certain
Bevis 9/20 at 7:15pm
K - agrees
Harrison - motion to continue public hearing to 9/20 at 7:15pm

Vote: 5-0-0

Correspondence

none

Public Speaks & Announcements

none

Adjournment

Motion to adjourn by Alexopoulos - seconded by Monteiro

Future Meeting Dates