

# RANDOLPH DEVELOPMENT REVIEW BOARD MEETING MINUTES

Monday, December 9, 2019

Randolph Town Hall – 7 Summer Street

**Present:** Members: Daniel Devoe, John Hart, Matthew Murawski, Joshua Hester-Reyes, Bill McGrath, and Chris Recchia. Municipal Staff: Adolfo Bailon. Members of the Public: Paul Rae, Sherry Barnard, Paula Simons, Kathy Bacon

The meeting was called to order at 6:00pm

1. **Public to be heard**

No public to be heard at this time.

2. **Fay and Doris Sherman** – 4-lot subdivision at Pleasant Street and Fairview Avenue. The property is in the Randolph Village High Density District.

Mr. Rae briefed the DRB on the proposed 4-lot subdivision and his recent meeting with the Fire Services Advisory Committee.

Mr. Bailon commented on the road standards for this project. Mr. Rae said that the road is not yet planned, but will probably be a long-shared driveway.

Mr. Murawski asked if the DRB could approve of the septic system associated with this project. Mr. Bailon responded that the DRB votes on the subdivision, and the Water & Wastewater Advisory Committee votes on the water and sewer.

*On motion by Mr. Devoe, and seconded by Mr. McGrath, the DRB voted to approve the zoning permit application of a 4-lot subdivision at Pleasant Street and Fairview Avenue as introduced along with the placement of fire hydrants. Vote 6-0*

At this time, Mr. Murawski read a letter submitted to the DRB by an abutting neighbor of the 4-lot subdivision project, and the DRB discussed this letter.

3. **Meghan Sperry** – Conditional Use review for new Commercial Group Services business in existing building at 6 Crescent Street. The property is in the Randolph Village High Density District.

Sherry Barnard who owns 50% of this property, spoke about the project.

A conversation ensued regarding the parking, entrance and exit of this property.

*On motion by Mr. Murawski, and seconded by Mr. McGrath, the DRB voted to approve the zoning permit application for the new Commercial Group Services business. Vote 6-0.*

At this time, Paula Simons, a member of the public, expressed concern that this project will lead to a potential increase in traffic on Crescent Street.

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Mr. Recchia recommended for all traffic on Crescent St. to use the same exit and entrance.

The DRB then reviewed comments submitted in writing by a non-abutter of the Crescent Street property.

4. **Freedom Properties LLC** – Review proposed amendment to previously approved site plan.

At this time, Mr. McGrath recused himself from the discussion.

Kathy Bacon swore in, and discussed the Freedom Properties, LLC project.

*On motion by Mr. Devoe, and seconded by Mr. Hester-Reyes, the DRB approved the modification in the site plan for Freedom Properties, LLC, that was previously approved by the DRB on June 17, 2019. Vote 5-1 (one abstention)*

At this time, Mr. McGrath returned to the meeting.

5. **Douglas Finkle and Flora Quillia** – Partial appeal of Notice of Violation issued to property at 10 Dudley Street.

Although they were informed of a DRB Hearing to occur today regarding this violation via a written letter; neither Mr. Finkle, Ms. Quillia, nor their attorney were present at the meeting for this discussion. In addition, there was no counter evidence submitted to the DRB by the owners of 10 Dudley Street; therefore, the appeal was deemed irrelevant as the information in the appeal was not open to cross examination.

*On motion by Mr. Hart, and seconded by Mr. McGrath, the DRB moved to deny the appeal. Vote 6-0*

6. Minutes to approve  
There were no minutes to approve.

7. Old/New Business
  - a. Set future meeting date.  
*The DRB discussed setting a regular meeting date and decided on the second Monday of every month at 7:00 pm.*

Mr. Murawski adjourned the meeting at 7:21 pm.

Respectfully submitted: /ss/ Adolfo Bailon & Shannon Hance

Approved: /ss/