



Randolph Town Council

Meeting Minutes

Meeting Date: Monday, August 22, 2022 at 6:00 p.m., Remote Meeting via Zoom

Call to Order: Council President W. Alexopoulos called the meeting to order.

Roll Call – Council Members Present: Christos Alexopoulos, William Alexopoulos, Richard Brewer, Natacha Clerger, Jesse Gordon, Kevin O’Connell (Councilors James Burgess, Ryan Egan and Katrina Huff-Larmond Absent)

Pledge of Allegiance: Pledge of Allegiance led by Councilor Brewer

Moment of Silent Prayer: Moment of Silent Prayer held.

Announcements from the President:

1. Welcome new Town Council Clerk, Natalie Oliveras.

Correspondence:

Town Attorney Griffin read the following pieces of correspondence:

1. A letter from Yahaira Lopez dated July 30, 2022, which includes her resignation from her position as Randolph Representative of the Blue Hills Regional School Committee.
2. A letter from Sharon Artis-Jackson, dated August 19, 2022, on behalf of members of a planning committee regarding an upcoming event to honor the work of the late Councilor Kenrick Clifton. The memorial service and tribute will be held on Sunday, 2:00 PM, September 18, 2022 at The Tabernacle of Praise in Randolph, MA.
3. The Community Wellness Project will be hosting a Community Block Party on August 27, 2022 at 1:30 PM at Powers Farm. The purpose of holding this community party is to engage with Randolph Residents and promote health and wellness to the Town.

Councilor Huff-Larmond joined the meeting.

Public Hearings:

1. Public Hearing on Special Permit Application for a Drive-Through at 106 Mazzeo Drive - Proposed New Burger King Drive Through

Town Attorney Griffin read the legal notice which was published in the Patriot Ledger on July 19 and July 26, 2022. The Town Council President Opened the Public Hearing. Attorney Nicholas Goodier and the Applicant’s engineer on behalf of the applicant, JSC Management, are present requesting a continuance of the special permit public hearing. The project has posed its own procedural hurdles

because the property that is going to be leased is partially located in Randolph and the other part is in Stoughton. Additionally, the site layout is being reevaluated, and the applicant will likely have to go back to Stoughton to request more of a variance than what was originally requested. The Applicant requested a continuance and asked that the Public Hearing be continued to the October 3, 2022 Randolph Town Council meeting. A written request for the continuance is included with the meeting packet attached to the agenda.

Motion made by Councilor Gordon to continue the public hearing on this matter to the Council Meeting to be held on October 3, 2022, with the public hearing to take place at 6:15pm, seconded by Councilor C. Alexopoulos.

Roll Call Vote: 7-0-0 (Burgess and Egan Absent)

Motion Passes.

The Public Hearing concerning the Special Permit Application for 106 Mazzeo Drive was continued until 6:15pm on October 3, 2022.

2. Public Hearing on Special Permit Request (Wireless Antennas) and Site Plan and Design Review Application - Verizon - 15 Memorial Parkway - New Antennas on Existing Building

Town Attorney Griffin read the legal notice which was published in the Patriot Ledger on July 28 and August 4, 2022.

The Council President opened the Public Hearings.

Council President: This is a two part special permit application. One is for a special permit for wireless antennas and the second is a site plan and design review for this project. Both public hearings are being conducted together. There will be a separate vote on each matter.

Mr. Carl Gehring presented on behalf of Applicant. Applicant is Cellco Partnership d/b/a Verizon Wireless. This is not a cell tower, this is not a new tower, this is a bit of a different situation in the sense that we're making use of an existing structure. It is not unusual to put antennas on an already existing building and it works out perfectly because the area where we needed coverage happened to fall right where that building exists so it works out ideally. By adding the antennas on the existing building in the downtown area where there is a lot of bandwidth being used, it will allow the Verizon sites to provide coverage in other areas as they were designed to do. This is called the densification of the network and we need to fill in the gaps of coverage. We have hired an outside consultant with the question: Is this proposed facility within the FCC guidelines and in Tab 7 of the binder of the materials provided, the report of Donald Haes says we are in compliance with federal guidelines. An environmental sound assessment was also done and it revealed that sound was a non-issue. Mr. Gehring additionally explained that it is not uncommon to see clutter on the roofs of the buildings and once the antennas are up there it will hardly be noticeable. We are providing infrastructure, providing convenience and more communication between the residents of Randolph, with no burden on the town. This will improve the wireless communications of users within the Town.

The Council President opened the floor for public comments.

Joe Burke, of Hills Street: How much money is that going to generate for the town of Randolph?

Council President Alexopoulos: I'm sure the value of the building will increase. Mr Gehring: This is a private transaction so there is no compensation to the town, but there is no burden on the town. We are providing infrastructure, public safety, and connectivity at no cost to the town.

Sandy Cohen, of Bittersweet Lane: Is it going to affect the noise in the downtown area? What happens if we have a bad storm, if the tower were to be pushed over, where would it wind up landing? Mr Gehring: No, the fans are so low you wouldn't notice the sound. There is no tower, just equipment, which would not impact the area or the buildings around it.

The Public Comments Portion of the Public Hearing was closed.

Councilor Burgess joined the Meeting.

The Council President opened the discussion up to the Council:

Councilor Burgess: I came in late but I read the application and am up to speed on the documents provided by Verizon and feel I am capable of voting on the special permit.

Councilor Brewer: I noticed that everything on the roof is just weighted to the roof, they're not anchored so is there a problem if we had a high wind volume? Mr. Ghering: No, they are engineered to spread the weight and be held down, and not tip over. They will meet the building codes of Massachusetts. The reason for not penetrating into the building is to prevent leaks.

Councilor Gordon: Verizon is the only occupant of that building which means you have access to the roof if there is ever any trouble, then you can get up there and deal with it. Since the downtown area will use the new antenna equipment, the nearby areas also benefit because they have fewer users and everyone gets a faster internet signal.

Councilor O'Connell: You said the roof of the building would look cluttered. I'm a little concerned because when I visited the building today, it looks abandoned. Are there any plans to clean up the building? Is there a way we can give it a more family friendly face lift so people wouldn't notice the clutter on the roof. We have big plans in Crawford Square and if we could get it cleaned up that would really help us.

Councilor Burgess: If you could bring back to Verizon for us, that we appreciate the building and that it's in our town, however if you could take a look at the fact that maybe we should make the building more visually attractive.

Councilor Huff-Larmond: I just want to piggyback on what the councilors are saying. We want to make sure that if we continue to invest in a business then that business is conscious that it will fit the climate that we are developing. Thank you for your presentation, it is much appreciated.

Council President Alexopoulos: Thank you for your presentation. The Council understood what the intent of Verizon is and the placement of the antennas on the building, and why there is a need to improve the communication in the Crawford Square area. I too, would like to see some type of beautification on the front and sides as well. I think Verizon could do a good job at it. If you could take that back to Verizon as well, that would be great.

The Public Hearings on the Application by Cellco Partnership d/b/a Verizon Wireless for a Special Permit and for Site Plan and Design Review were closed.

Councilor Burgess moved to grant a Special Permit to Cellco Partnership d/b/a Verizon Wireless for 15 Memorial Parkway for the installation of a wireless communication facility to consist of 12 antennas and 8 radio equipment cabinets to facilitate the 12 antennas, as described in the Application; that those shall be located entirely on the roof; that the town finds that the proposed use is in harmony with the general purposes of the Town's Ordinances, that the location is not detrimental to the neighborhood, it does not

significantly alter the character of the zoning district, that the use will not be detrimental or offensive to the district, and that the use will not cause undue traffic congestion in the immediate area, and that the Town shall exempt Verizon from complying with the following sections of the Zoning Ordinances, for which the Applicant has requested a waiver: Zoning Ordinance Sections 200-65(D) (Surface Area), 200-75 (Monitoring and maintenance), 200-76 (Abandonment or discontinuance of use), 200-78 (Performance guarantees) and 200-79 (Term of special permit).

Roll Call Vote: 7-0-0 (Councilors Clerger and Egan absent during vote). Motion Passes.

Councilor Burgess moved to find that the Application of Cellco Partnership d/b/a Verizon Wireless complies with the Town of Randolph Zoning Ordinances concerning Site Plan and Design Review, with the condition that the Applicant present to the Town Council within 90 days of the Decision a letter reporting on the visual status of the property and any suggestions on how to improve the appearance of the property. Seconded by Councilor O'Connell.

Roll Call Vote: 8-0-0 (Councilor Egan absent). Motion passes.

Public Comments:

Mr. Joe Burke: If the Burger King is part of Randolph and part of Stoughton, are we going to split taxes with them? Council President: We appreciate your comment and we will make sure we do our due diligence and get what we are entitled to.

Ms. Cohen, of Bittersweet Lane requested a link on the website to determine who each voter is eligible to vote for for state senate because she is unable to determine which streets have been assigned to the new district. How much do we get paid for the new equipment on the verizon building, and how much is that going to bring in, in revenue? There is an area on Highland avenue that always gets flooded in heavy rain and it is very treacherous.

Ms. Anjali Deshpande: On July 27, 2022 I sent you all a letter in response to the reading of the DEI letter that Sandy Cohen read. I am not affiliated with anyone, I'm pretty new to the town and I'm just trying to understand how things work. Since I sent this letter, I heard from and met with Brian Howard. I took the time to write my extensive letter because I did not feel represented by you during that conversation and it's important to me to let you know. In summary I was asking for you to respond and take accountability for some of the comments that were out of line and inappropriate. The heart of the letter was asking for increased transparency.

Councilor O'Connell: I just want to put on the record that I replied to her email.

Town Manager's Report:

1. School Building Committee Update: The Town Manager provided an update on the progress of the New Lyons School MSBA Project. The costs of the project, as expected, have gone up. We have gone through a very rigorous process of value engineering to bring the project costs back in line. Even after going through the process and cutting significant costs, there was approximately \$850,000.00 left that needed to be funded or cut from the project. For us to move the project forward at this point, we have to submit a letter to the MSBA to show that we are still in balance. The School Building Committee is concerned that if they cut an additional \$850,000 from the cost of the project, after the amount that they

have already cut, that they will start to impact the core features of the new building and put everything that we are trying to accomplish in jeopardy. There are multiple options to put the project back on budget. At this point, the Committee voted unanimously to commit ARPA funds to keep this project moving forward. Once we get to 90% design there will be another look. I'm hoping that inflationary aspects may change and that may bring the cost back down or we're going to have to look at other options. These include the possibility of going back to the voters, which I think would be inappropriate, or borrowing the money ourselves, which I think is unwise. There is also another process where the Council could ask the Department of Revenue for approval for an automatic override in these unusual circumstances, but I don't think that would be fair to taxpayers. That is why, for now, the Committee chose to commit to the funding using ARPA funds. This is a generational building. We want to preserve the quality and intent of what the voters approved. So I just wanted to let the Council Members know what's going on at these meetings and we're really excited about where we are going.

Councilor Burgess asked about the status of demolition of the Devine School Site and what parts of that building will be saved. The Town Manager will provide the information.

2. The Town Manager indicated that Ria Tallowar on Liberty Street, is seeking to join the disabilities commission, in particular to provide assistance in areas related to mental health. He had an opportunity to meet with her. He now brings her name forward as his nomination to fill an opening on the Disabilities Commission.

Motion made to approve the request of Town Manager Howard by Councilor Burgess, Seconded by Councilor C. Alexopoulos.

Roll Call Vote: 8-0-0 (Councilor Egan absent). Motion passes.

Questions for the Town Manager:

Councilor Burgess requested information on the new PACT Act, concerning Veterans' benefits, and how it will be implemented in Randolph by our Veterans Agent. The Town Manager will follow up.

Councilor Huff-Larmond requested an update on the Town Social Worker position. The job posting is up and she is excited that we are going to fill it. Town Manager says that the budget has been signed by the Governor and the position will be funded by a state grant. We are awaiting confirmation about the release of those funds. This is great news.

New Business:

1. Council Order 2022-040 Regarding Community Preservation Committee Recommendations

Town Manager Howard introduced Order 2022-040. This is the FY23 Community Preservation Projects Order to see if the Town Council will vote to appropriate the funds for the projects recommended by the Community Preservation Committee in the amounts shown in the Order and from the identified reserves. Building Commissioner and Chairperson of the Community Preservation Committee, Mr. Ronald Lum, gave a brief synopsis of the recommendations of the CPA Committee.

A discussion was had about the proposed Belcher House rehabilitation. The project they have in mind is accessible entrances, a chair lift inside, two handicapped accessible bathrooms, repair the barn and make it accessible for any future events.

A discussion was had about the nature of the historic building, the need for these renovations, and the effects of these renovations on the historic nature of the building. A discussion was held about the

requirements of the ADA, the deed restrictions on the property, and the ongoing future costs to preserve this building. A discussion was held about the requirement that the CPC applicant's match the CPC funds through fundraising. A discussion was held about the wisdom of choosing copper gutters.

Councilor Burgess asked about the Belcher Park Girl Scout House. He does not believe that this request includes all the work that needs to be done on this building. He would prefer a comprehensive plan.

No action was taken on this Council Order. It will be scheduled for a future meeting.

2. Council Order 2022-041 Prior Fiscal Year Unpaid Bills -

The Council President and the Town Manager introduced this Council Order. The funding source is FY23 water expense budget. After discussion, Councilor Brewer made a motion to approve Council Order 2022-041 as presented. Seconded by Councilor Clerger.

Roll Call Vote: 8-0-0 (Egan Absent); Motion passes.

Committee Reports:

Councilor Gordon provided a report on the Economic Development Subcommittee Meeting: Councilor Gordon held an introductory meeting with Councilor O'Connell, and then had a brief meeting today with representatives from the Greater Brockton Minority Business Association. There is another meeting this Wednesday with two Chamber of Commerce members who represent Randolph.

Councilor Gordon provided a report on the Master Plan Implementation Committee: Councilor Gordon updated the Council on a recent meeting that was held. MPIC made their report to the Town Manager and would like to schedule a presentation to the Town Council as the next step.

Councilor Huff-Larmond provided a report on the Human Services/Seniors/Recreation Subcommittee: Councilor Huff-Larmond went to the last recreation board meeting. Stated she has great confidence that they will do great work, push programming, and thanked them for their work. Councilor Gordon also stopped by to say hello and thanked them for volunteering.

Council Comments:

Councilor Burgess: The Act signed by the President relative to veterans. It covers all Veterans who have been exposed to burn pits, and the effects they have suffered. We should be seeing our veterans numbers in service go up, be increased by the new act. I applaud the joint partnership and the president in getting this signed.

We had proposed a modification to a guard rail relative to the open space in Great Pond as well as the transportation improvements. Quincy has large, white, reflective, cemented bollards, on the roadway creating a bike lane, and maybe this is something we could look at as an alternative to the replacement to the guard rail, and might be cheaper.

Councilor O'Connell: Thanked Natalie for joining us. Congratulated Randolph for an amazing event with Fox 25 that painted our town so nicely. National Night Out was another awesome event that the police did, I strongly suggest you go next year if you didn't make it this year. Shoutout to the DPW for painting cross walks in front of the highschool, and on Highland Avenue.

Councilor Gordon: The CPC Application is to do signage at the parks and what we decided was to adopt Department of Conservation Resources' Rules for doing the same on the Randolph side of Blue Hills

and then to extend that idea to the rest of the town. Secondly, this topic came up at the Small Business Subcommittee Meeting concerning RCTV and what control the Town Council has over RCTV. After looking at the Charter, I wonder where their rules come from and how we can make it so it fulfills its mandate to be community television. I'd like to figure out what we have control over and how to make it more accessible and available to the people of Randolph.

Councilor Brewer: Thanked first responders who helped locate the elderly man that was missing over the weekend. It was a great conclusion to a really scary situation, especially for the family.

Town Manager Howard: The Police Chief has been working with the DA and I believe a program is going to be announced in the next 4-6 weeks to try and make GPS bracelets available. This is a Norfolk County Initiative and the Town of Randolph has taken a very proactive approach on it.

Councilor Clerger: Special thanks to Ms. Donna Hall, Attorney Griffin and everyone in Town Hall, who took extra work since Debbie left and always opened the doors to help me with citations, and different letters. I am excited to start working with our new clerk.

Town Manager Howard: It was a great team effort and I want to echo Councilor Clerger's comments without a doubt.

Councilor Huff-Larmond: I also want to piggyback on what Kevin said: the ZipTrip was a great community event. Jamaican Independence Day was great. It was especially special for me because my son is bicultural and he raised a flag. Shout out to the youth council alumni. I bumped into some members from the first Youth Council Group. One member is on her way to med school, another member is graduating from Biology, another member is completing UMass Amherst and currently applying to Law school. We have some fabulous youth. I want to remind everyone that the reason the Youth Council Group exists is not just their public service, but hoping that they want to come back and eventually contribute to Randolph. 1048 Bar and Grill would like me to announce their upcoming annual golf tournament to benefit the Michael Beal Scholarship fundraiser. For more information call Kerry at 781-956-9238. Welcome Natalie!

Town Manager: The scholarship is for Randolph High Students who would be going into public safety to honor Officer Beal.

Councilor C. Alexopoulos: Welcome aboard, Natalie! Thanked Randolph Police for their work concerning the gentleman that was lost and the response efforts to make sure he is okay and back home. Great work for them.

Council President Alexopoulos: Again, Natalie, welcome!

Motion to adjourn was made by Councilor Clerger, seconded by Councilor C. Alexopoulos.

Roll Call Vote: 8-0 (Councilor Egan Absent). Motion passes.

The meeting was adjourned at 8:27 PM.