



Randolph Town Council

Meeting Minutes

Meeting Date: Monday, September 12, 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, James Burgess, Natacha Clerger, Ryan Egan, Jesse Gordon, Kevin O’Connell (Councillor Katrina Huff-Larmond Absent)

Pledge of Allegiance: Pledge of Allegiance led by Councillor Burgess

Moment of Silent Prayer: Moment of Silent Prayer held in remembrance of Robert "Bob" Spearin.

New Business:

1. Council Order 2022-042- Authorizing the Town of Randolph to Enter a Lease Agreement with the Tri-Town Water District

Council President Alexopoulos opened the Public Hearing at 6:15 PM.

Motion Made by Councillor Burgess to take Council Order 2022-042 out of order off the agenda, so that Attorney Peter Berry can give a presentation; seconded by Councillor Clerger.

Roll Call Vote 8-0-0 (Councillor Huff-Larmond absent);

Motion passes.

Attorney Peter Berry gave a brief overview of the Tri-Town Water District lease and the purpose of the Water Treatment Plant. This lease is between the three owners of the parcel: Randolph, Holbrook, and Braintree. The project will replace Randolph and Braintree's existing plants. This is the last document that has to be approved for a 50-year term with the option for the Tri-Town to renew the lease for an additional 50 years.

Councillor Gordon requested information regarding public access to the Water Treatment Plant.

Attorney Peter Berry responded by stating this lease is for a piece of property in Braintree that they’re going to build the water treatment plant on. There is nothing in the lease about public access to the property. There are concerns regarding the security of the plant, but he does not have the answer to that question.

Councillor Burgess made a motion to amend the introductory portion of the Order to the following language:

“...Randolph Town Council hereby is authorized to enter into a Tri-Town Water Treatment Plant Ground Lease Agreement between the Towns of Braintree, Holbrook and Randolph ("LANDLORD")

and the Tri-Town Water District ("TENANT")(the "Lease Agreement") and is further authorized to execute the Lease Agreement in substantially the form attached hereto..."

IN LIEU OF:

"...Randolph Town Council hereby authorizes the Town of Randolph to enter into a Tri-Town Water Treatment Plant Ground Lease between the Towns of Braintree, Holbrook and Randolph ("LANDLORD") and the Tri-Town Water District ("TENANT")(the "Lease Agreement") and further authorizes the Town Manager to execute the Lease Agreement in substantially the form attached hereto..."

Motion to amend Council Order 2022-042 as stated above made by Councillor Burgess, seconded by Councillor Gordon.

Roll Call Vote: 8-0-0 (Councillor Huff-Larmond Absent)

Motion passes.

Councillor Burgess made a motion to approve Council Order 2022-042 with the amendments, seconded by Councillor Brewer.

Discussion: Councillor O'Connell noted that the signature page of the lease agreement should be corrected to include a signature line for himself. Attorney Berry confirmed that that would be done.

Roll call Vote: 8-0-0 (Councillor Huff-Larmond Absent)

Motion passes.

Approval of Meeting Minutes:

1. Minutes of Town Council Meeting held on August 22, 2022:
Councillor O'Connell made a motion to approve the minutes, seconded by Councillor Clerger.
Roll Call Vote: 8-0-0 (Councillor Huff-Larmond Absent); Motion passes.

Public Hearings:

1. 6:15 PM: Councilor Order 2022-038-Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph - Concerning Density Requirements in the Union Crossing Transit District Pursuant to M.G.L. ch. 40A, sec. 5.

The Town Council President opened the Public Hearing.

Town Council Clerk read the legal notice which was published in the Patriot Ledger on July 26, 2022 and August 2, 2022, in the Suburban Shopper on August 31, 2022, and again in the Patriot Ledger on September 7, 2022.

Town Attorney Griffin gave a brief overview of the proposed zoning amendment. The Town previously adopted the Union Crossing Transit District which is an overlay district near the Randolph-Holbrook town lines. The overlay district allows the underlying uses to build as of right and gives the additional option, via a special permit, for the property owner or developer to build a mixed use development with the permission of the Town Council. Under the current zoning ordinance, there is a calculation that states what the maximum number of units can be and the Planning Board proposed an amendment to that Zoning Ordinance to include an additional clause which states wetlands are not included in that calculation. The Planning Department also provided a report recommending the amendment.

Council President Alexopoulos read the Planning Board's reason for the proposed amendment from the Planning Board's petition, and portions of the Planning Board Report.

Councillor Brewer stated that the Ordinance Subcommittee met on August 31, 2022 and voted 3-0 to recommend to the Council to approve the Zoning Ordinance Amendment.

Council President Alexopoulos opened the Public Comments portion of the Public Hearing.

Dan O'Brien, of Union Street: How is this helping the people in the area? Progress is progress but it seems like there are more buildings, and more units which don't serve the people who live in that area. I don't understand why you would put a building on or near any wetlands. Council President Alexopoulos: You are not allowed to build on the wetlands, however the intent of this zoning ordinance amendment is to minimize the number of units allowed to be built.

Trisha Ashmen, of North Street: requested clarification regarding the term "units." Council President stated the zoning ordinance amendment refers to residential units.

Motion made by Councillor O'Connell 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 so that there is sufficient time to review the zoning amendment, seconded by Councillor Brewer.

Roll Call Vote: 7-0-0 (Councillor Egan Absent during vote, Councillor Huff-Larmond Absent)
Motion Passes.

The Public Hearing concerning the Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph - Concerning Density Requirements in the Union Crossing Transit District Pursuant to M.G.L. ch. 40A, sec. 5 was continued until 6:15pm on October 3, 2022. The Public Hearing, and the Public Comments portion of the hearing, were left open.

2. 6:15 PM: Council Order 2022-040- Regarding Community Preservation Committee Recommendations.

The Council President opened the Public Hearing at 6:15 PM.

Town Council Clerk read the legal notice which was published in the Patriot Ledger on September 7, 2022.

Councillor Clerger asked the Town Manager if Stetson Hall will be used to host events after it has been renovated. The Town Manager stated the decision on types of events to be held at Stetson Hall is being discussed between himself and the Stetson Trustees. Councillor Clerger also asked if raising the rental fee for events has been considered. Town Manager Howard stated that is part of the conversation regarding the function of Stetson Hall.

Building Commissioner Ron Lum gave a brief description of each project listed in the Community Preservation Committee Recommendations.

Council President stated a letter of support was submitted by Mary Fernandes on the Belcher House ADA Rehabilitation.

The Council President opened the Public Comments portion of the Public Hearing:

Joe Burke, of Hills Street: I support the projects for the girl scouts' house, the roof really needs to get fixed. Even though Belcher House is a historic building, I don't think you can use the CPA funds for that project for new construction. There have been people fishing at the Reservoir. If that's allowed it should be in the jurisdiction of the MA wildlife, if not, then signs should be posted that state no fishing.

The Council President closed the Public Comments portion of the Public Hearing.

Questions from the Council:

Councillor Brewer: Is there going to be a deed restriction? I also read correspondence from the Lady's Library regarding the need for a covenant since they are a private entity, and a comment was made that they are a 501C3- which just means they are tax exempt, not public.

Motion made by Councillor O'Connell to vote on the Community Preservation Committee Recommendations project by project; seconded by Councilor Burgess.

Roll Call Vote: 4-4-0 (Nay: W. Alexopoulos, Clerger, Egan, Gordon) (Huff-Larmond Absent)
Motion Fails.

Motion made by Councillor Burgess to approve the Stetson Hall Insulation appropriation for \$20,000, seconded by Councilor Clerger for discussion. Discussion was held.

Motion made by Councillor Egan to amend Councillor Burgess' Motion to approve the Stetson Hall Insulation appropriation for \$20,000 to include the rest of the items recommended by the Community Preservation Committee; seconded by Councillor Clerger.

Discussion was held.

Roll Call Vote: 4-4-0 (Nays: W. Alexopoulos, Brewer, Burgess, O'Connell) (Huff-Larmond Absent)
Motion Fails.

The Council President ruled that the Council would vote on each recommended project individually.

Motion made by Councillor Burgess to appropriate \$20,000 for the Stetson Hall Insulation, seconded by Councillor O'Connell.

Roll Call Vote: 8-0-0 (Huff-Larmond Absent)
Motion Passes.

Motion made by Councillor Burgess to appropriate \$40,000 for the Stetson Hall Gutter Installation, seconded by Councillor Brewer.

Roll Call Vote: 7-1-0 (Nay: Burgess) (Huff-Larmond Absent)
Motion Passes.

Motion made by Councillor Burgess to appropriate \$70,000 for the Stetson Hall HVAC Renovation, seconded by Councillor Brewer.

Roll Call Vote: 7-1-0 (Nay: O'Connell) (Huff-Larmond Absent)
Motion Passes.

Motion made by Councillor Burgess to appropriate \$100,000 for the Stetson Hall Roof & Wood Repair, seconded by Councilor Brewer.

Roll Call Vote: 8-0-0 (Huff-Larmond Absent)
Motion Passes.

Motion made by Councillor Burgess to appropriate \$161,000 for the Belcher House ADA Rehabilitation, seconded by Councillor Gordon. Discussion was held.
Roll Call Vote: 7-1-0 (Nay: Burgess) (Huff-Larmond Absent)
Motion Passes.

Motion made by Councillor Burgess to appropriate \$25,000 for the Theodore Luddington Memorial Park - Phase II Project, seconded by Councillor O'Connell.
Roll Call Vote: 8-0-0 (Huff-Larmond Absent)
Motion Passes.

Motion made by Councillor Burgess to appropriate \$29,850 for the Belcher Park Girl Scout House Rehabilitation, seconded by Councillor Brewer.
Roll Call Vote: 8-0-0 (Huff-Larmond Absent)
Motion Passes.

Motion made by Councillor Burgess to appropriate \$15,000 for the Open Space and Recreation Plan, seconded by Councillor Brewer.
Roll Call Vote: 8-0-0 (Huff-Larmond Absent)
Motion Passes.

Motion made by Councillor Burgess to appropriate \$9,500 for Signage- South Randolph & Other Areas, seconded by Councillor Gordon.
Roll Call Vote: 8-0-0 (Huff-Larmond Absent)
Motion Passes.

Motion made by Councillor Burgess to appropriate \$11,520 for Shared Housing Services, seconded by Councillor Brewer.
Roll Call Vote: 8-0-0 (Huff-Larmond Absent)
Motion Passes.

All the projects recommended by the Community Preservation Committee in Council Order 2022-040 have been approved by the Town Council.

Public Comments:

Councillor Huff-Larmond entered the meeting at 7:41 PM.

The Council President opened the floor for public comments.

Mr. Joe Burke, of Hills Street: Are people entitled to fish at the reservoir? Council President stated the reservoir is a restricted area and fishing is not allowed.

Town Manager's Report:

1. We received a shipment of updated Pfizer booster shots and we'll go through the process of making it available. For residents seeking to get vaccinated or get the booster, call the vaccine clinic at 781-961-0903 to make an appointment.
2. The last Main Street Artisan Market is coming up this weekend. It is at Powers Farm from 10 AM - 2 PM. It has been very popular and well attended this year. Thank you to Liz LaRosee and Robyn Rinehart for all their efforts in putting that together.
3. This Saturday is the Randolph Citizens Police Academy's 13th Annual Flea Market and Craft Fair at the Randolph High School parking lot from 9 AM to 3 PM.

4. Randolph Youth Soccer deadline is coming up on September 17th. Kids from PreK to high school age can register. Email them at registrar@randolphyouthsoccer.org to register.
5. On Sunday, September 18, 2022, there will be a Memorial Service and Tribute to Honor the Late Councillor Kenrick Clifton at the Tabernacle of Praise on North Main Street, Randolph.
6. Thank you to the Randolph Lodge of Elks for continuing the tradition of 9/11 in remembrance including the town's police department, fire department, and the Elks Lodge.
7. The orange line work projects that were being done in Boston finished quickly and freed up crews across the state for other projects that MassDOT had been looking at. There is work being done by the Higashi school consisting of improvements to the crosswalk area and adding a sidewalk. They gave our DPW Superintendent two days' notice before starting the work. Normally MassDOT gives us tremendous notice, but any work leading to improvements is a good thing. DPW Superintendent, Chris Pellitteri: MassDOT is adding sidewalks to either side of the entrance to the Higashi school and improving the sidewalk on the northbound side of that area. The project will take about four weeks. Councillor Burgess requested to see the plans for the crosswalk and sidewalks to understand the scope of the work.

Questions for the Town Manager:

Councillor Brewer requested a secure spot to visit town hall to look at site plans, or sign documents that can be available after hours.

Councillor Burgess requested the status of Town Hall renovations and the Devine School demolition, specifically the stuff inside the building. Town Manager Howard explained that there are various steps to take in order to finalize a design for the Town Hall renovations. The ultimate goal is to create a design that will work for the space, the customer, and the employee. As for the Devine School demolition, abatement is scheduled to begin this week.

Councillor Huff-Larmond requested updates to the open Human Resources position. Town Manager Howard indicated that there have been many applicants and there will be a search committee and a couple members of the council will have an opportunity to serve.

Old/Unfinished Business:

1. Council Order 2022-037- Annual Reports Regarding Chapter 90 Money and Unaccepted Streets

Councillor Gordon explained that the purpose of this Order is to maximize the number of accepted streets the Town of Randolph has. The idea is that we know, through an annual report, which streets are unaccepted so that we can decide which ones we want to accept and therefore include in the Chapter 90 funding.

Councillor Brewer gave the following report from the Ordinance Subcommittee which met on August 31, 2022. The Subcommittee thought it was a good thing to receive that information on a yearly basis and voted 2-0 to recommend for the Council to approve.

Councillor Burgess moved to amend the Order so that the annual report includes a deadline of February 1st, seconded by Councillor Gordon.

Roll Call Vote: 9-0-0

Motion Passes.

Motion made by Councillor Brewer to approve Council Order 2022-037 with the amendment; Seconded by Councillor O'Connell.

Roll Call Vote: 9-0-0

Motion Passes.

Motions, Orders, and Resolutions:

1. Resolution 2022-04- Concerning Chapter 90 Money and Unaccepted Streets

Councillor Gordon explained the purpose of this Resolution is to recommend a process for implementing the Council Order 037, which is to prioritize the streets through an annual process. This details what to do with that prioritization following the model of what we do with the accepted streets. It is based on an analysis of usage, then doing a cost benefit analysis. There are three categories: those that are a quick return on investment, those that are somewhat slower on a period of 3-6 years, and those that would take even longer.

Councillor Brewer gave the following report from the Public Safety Subcommittee which met on August 31, 2022. We plan on meeting with the Town's outside Engineering consultants, BETA, who could explain everything that goes on with getting something like this approved through the state. After meeting with them, we would be able to give a recommendation. The Public Safety Subcommittee will return after meeting with BETA.

Committee Reports:

Councillor Gordon provided a report on the Economic Development/Small Business/Real Estate Subcommittee: Councillor Gordan updated the Council on a recent meeting that was held. A representative from the South Shore Chamber of Commerce was present, and they recommended that we make an analysis of conflicts in our zoning regulations because there are a substantial number of conflicts with our town rules and regulations and the town's zoning ordinances.

Councillor Huff-Larmond commented regarding the structure around our zoning ordinances. We should figure out the best strategies to improve zoning and maybe hire an outside consultant about zoning issues. Our zoning affects our housing, and when you look at small businesses, there is a market that connects small businesses to housing opportunities. Councillor Huff-Larmond requested information from Mr. Howard, Council President, and others who may have been around when zoning issues were previously discussed. We should revisit this in the Subcommittee meetings.

Town Manager Howard: The Council should involve some members who are very familiar with zoning and newer members who would benefit from education regarding how zoning works, and the impacts of it, to make long term decisions.

Councillor Burgess: There are two parts to this. The first issue is an amendment which was made in the Town's Rules and Regulations but was not made in the Town's bylaws. The second issue is how the Council feels about the zoning as it stands today and what we would want to change. The Crawford Square Development Group should be involved in the discussion.

Council Comments:

Councillor Gordon: I have two upcoming Resolutions about the Fair Share Amendment regarding the upcoming vote on the November 8th, 2022 ballot, and how we can maximize Randolph's share of the revenue. Secondly, the Boston Mayor recently instituted an experiment regarding a fare-free MBTA service on three routes in Boston, and suggested we do the same, which can: 1. increase ridership, and 2. increase service speed of the buses.

Councillor Clerger: I am a big fan of Belcher house and Randolph Woman's Club- I will start a campaign to try to raise more funds for the projects. Councillor Clerger expressed frustration in being mentally abused by colleagues who make comments about her residency and trying to smash her character. Councillor Clerger stated that she often travels for work, and has illnesses that may hinder her from showing her camera on screen but that does not mean she is not in Randolph, or does not reside in Randolph.

Councillor Brewer: Thanked the Elks Lodge for the 9/11 event.

Councillor C. Alexopoulos: The Elks did a wonderful job in memorializing and remembering 9/11. Thank you to the Randolph Police, Fire and Honor guards that came.

Councillor Huff-Larmond: I had a great time at the Autumn Lantern festival, it was a great time with lots of food, entertainment, and coming together as a community. Shout out to the Community Wellness Project- the young adult members of the community wellness project had an event that the planning department helped them put together. It is exciting to see the young people continuing to make sure Randolph is healthy. There is a memorial to remember the Late Councillor Ken Clifton and the impact he had on the community.

Councillor O'Connell: The 9/11 ceremony was an awesome event. I went to the Lantern event with my family and it was awesome. Thanked Walter Timilty and Lisa Williard from the School meeting for inviting me on stage to help hand out awards. I got to meet Liz Larosee and was introduced to everyone at the RICC Center and it was great to see everyone taking advantage of all that is offered there.

Council President Alexopoulos: I attended the Lantern Festival with my family and had a lot of fun, and enjoyed good food. The Annunciation Greek Orthodox Church of Brockton is hosting their Greek Festival this Thursday, Friday, Saturday and Sunday and the public is invited.

Adjournment:

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

Roll Call Vote: 7-0-0 (Councillors Burgess and Egan Absent during vote).
Motion passes.

The meeting was adjourned at 9:00 PM.