



Randolph Town Council

Meeting Minutes

Meeting Date: Monday, November 20, 2023, at 6:00 p.m.

This is a hybrid meeting. The Public is invited to attend this meeting in person or remotely, by telephone or computer access.

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

Roll Call – Council Members Present: Christos Alexopoulos (In-Person), William Alexopoulos (In-Person), Richard Brewer (In-Person), James F. Burgess, Jr. (In-Person), Natacha Clerger (In-Person), Ryan Egan (Via Zoom), Jesse Gordon (In-Person), Katrina Huff-Larmond (In-Person), Kevin O’Connell (In-Person).

Pledge of Allegiance: Pledge of Allegiance led by Councillor Kevin O’Connell.

Moment of Silent Prayer: A moment of Silent Prayer was held in remembrance of two Randolph Residents who recently passed away: Marie L. Callahan and Retired Firefighter Francis “Cesci” Rota.

Proclamations

1. A proclamation was presented to Kiera Carpenter for her contributions to the community by collecting bottle caps to put together prosthetic limbs for veterans in need.
2. A proclamation was presented to Town Clerk Cheryl Sass Certified Massachusetts Municipal Clerks Certification.
3. A proclamation was presented to Town Planning Director Michelle Tyler who received the Theodore Mann Award.

Councillor Burgess and Councillor Huff-Larmond provided remarks regarding their gratitude to Michelle Tyler.

Public Hearing:

1. 6:15 PM: FY2024 Tax Classification

Town Council President Alexopoulos opened the public hearing for the Fiscal Year 2024 Tax Classification. The Town Council Clerk referenced the legal advertisement that was published in the Patriot Ledger on Wednesday, November 15, 2023.

Principal Assessor Janet Teal and consultant Nate Cramer presented options regarding the tax rates. The purpose of this presentation is for the Town Council to decide on a single or split tax rate, whether to adopt open space discount, whether to adopt residential exemption, and whether to adopt small commercial exemption. The presentation further covered prior year tax rates, prior year tax shifts in the

residential factor, and the projected average increases in tax bills depending on which shift is adopted by the Council this year.

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

1. Joe Burke, Hills Street: What was last year's shift? I'd like to see you go with a 1.74 tax shift because anything more or less would not allow for wiggle room.
2. Sandy Cohen, Bittersweet Lane: How do you define personal property? Principal Assessor Janet Teal: It's the items they have in the business with the exception of manufactured items. Ms. Cohen: Is there any stipulation to something being permanently attached? Ms. Teal: It is permanently attached. Ms. Cohen: Can you clarify what a shift means? Ms. Teal: If you are looking at 1.75. for example, the residential factor would be 0.9036.

There were no additional public comments.

Councillor Gordon: I'd like to clarify the shift because I received a lot of questions from residents. As the shift goes up, the number we pay on individual residents and business taxes go up. We are allowed to go as high as 1.75, and could go 1.0 shift which would mean no difference from the residential part paying levy and the commercial paying levy.

Councillor Huff-Larmond: Thank you and thank you to the Town Accountant/Finance Director for your presentation and compiling this information. In the past we have always said we want to take the burden off of the residents and we therefore push it onto the commercial businesses. But the commercial businesses have a way of pushing it back onto the residents. I will be in favor of a shift of 1.74 and I hope the Council agrees with me so we can have a balance.

Motion made by Councillor Councillor O'Connell for a tax rate shift of 1.75, seconded by Councillor Burgess. Discussion: Councillor Burgess: I want people to remember that it is the type and quality of a business that will benefit Randolph. Attracting a business for business' sake will not do it for us. Councillor Clerger: I was leaning more towards a shift of 1.74. I am always against raising the taxes for our residents.

Roll Call Vote: 6-3-0 (Nays: Clerger, Egan, Huff-Larmond)

Motion passes.

Motion made by Councillor Burgess to grant the open space exemption, seconded by Councillor C> Alexopoulos.

Roll Call Vote: 4-5-0 (Nays: W. Alexopoulos, Brewer, Clerger, Egan, Huff-Larmond)

Motion fails.

Motion made by Councillor Burgess not to adopt a residential exemption, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 9-0-0

Motion Passes.

Motion made by Councillor Burgess not to adopt a commercial exemption, seconded by Councillor Huff-Larmond.

Roll Call Vote: 9-0-0

Motion Passes.

2. 2. 6:15 PM: 502 South Main Street, Randolph, MA 02368 Special Permit Extension Application

Town Council President Alexopoulos opened the public hearing for Special Permit Extension Application of the Development at 502 South Main Street, Randolph, MA 02368. The Town Council Clerk referenced the legal advertisement that was published in the Patriot Ledger on November 3, 2023 and November 10, 2023. Notification of the public hearing was also mailed to abutting properties on November 3, 2023.

Council President Alexopoulos: Pursuant to the Section 200-14.3 Union Crossing Transit District Zoning Ordinance, the Town Council, as the Special Permit Granting Authority, voted 9-0-0 on the Special Permit request of applicant at 502 South Main Street, Randolph, MA 02368 with conditions. One of the conditions contained in the Special Permit was that the special permit was issued, based on a construction period of three years, and the applicant may request an extension of that three year period in increments of two years from the Town Council. With us today, we have Mr. Tony Plizga who was the Chairman of the Plan Review Authority for this project.

Mr. Karl Wells and Mr. Scott Whynot were both present to discuss the reason for the special permit extension application. Mr. Wells: We are looking for an extension of the permit because we were delayed over a year due to some utilities not being able to be installed.

Plan Review Authority Chairman Tony Plizga reviewed several “housekeeping” items that need to be addressed by the Council as the Special Permit Granting Authority for this development and the applicant.

There was a question of providing street names for private ways which are not consistent with regulation but are consistent with past practice. The concern is that these addresses get placed properly into the E911 system databases and the town assessor databases. I thought it would be helpful if the applicant provided a current picture of the development to the town, with street names and numbers for each of the sixty units. Mr. Wells: We agree. When we originally approached this, we went to the Building Inspector to find out how we proceed, and he asked us to go to the Town Engineer and Assessor. At this time there was no E911 system. The numbering and naming of the streets was done before any of this was brought to our attention.

Councillor Burgess: I think it’s an internal problem that needs to be addressed versus an issue with the project. Council President Alexopoulos: So these roads are going to be private ways, not public ways which means the Town will not be responsible for maintenance of the private ways.

Mr. Plizga: A Lot of this took place during Covid which may have been the result of the disconnect. Town Attorney Griffin: The plans that were approved referred to these roads as driveways, not private ways. I suggest that in order to make everything consistent, you add a condition to make the two private ways and that the applicant will work with town and state officials so that the engineer, assessor, and e911 system all can appropriately track the properties. I do think that it needs to be clarified to reflect these roads are not driveways as reflected in the initially approved decision and plans.

Councillor Huff-Larmond: We have two names and two streets. Mr. Plizga: I’d add a street name and add signage in this area. Mr. Wells: We do have some signage directing people, but we can work with the Town to improve and increase the signage to make it clearer.

Mr. Plizga: The next item on the list is parcel 502 South Main Street is owned by one entity. I understand that the units being sold are being sold by a different entity. I want to make sure that our assessors' records have the correct information. I recommend that the applicant meet with the Town’s Assessor’s office to reflect this. Town Assessor Janet Teal requested a clearer copy of the plans provided today.

Mr. Plizga: One of the commitments at the time the presentation was made is that they were going to do maintenance work to a trail within the property. Some of the residents walk through that trail out to South Main Street to catch a bus. I don't know who is overseeing that from the town's perspective. I would just request for the applicant to make a commitment to fulfill that within the next 6-9 months. Mr. Wells: There was an existing trail that we did clean up. One of the neighbors had concerns about neighbors going through there and the increased foot traffic behind their home.

Councillor Huff-Larmond: There was a trail and you've formalized it but do we have to name it?

Council President Alexopoulos: No, you wouldn't have to name it but the pathway will need to be maintained. Mr. Wells: It will be maintained. Additional discussion was held concerning the functionality of the walking path.

Mr. Plizga: The last time the PRA met, we discussed the landscape details and architectural finishes. The intent of the PRA was to go over these details. I don't think it's a good idea at this point to get a quorum of the entire PRA to review those details. I would recommend that a PRA subcommittee be designated to review these details for future buildings.

Mr. Plizga: In accordance with condition 9 of the special permit, provide two sets of interim as-builts within sixty days and everytime an extension of the special permit is requested.

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

1. Guerlince Semezier, 60 Mills Street: Are any of these properties made for affordable housing? Mr. Wells: No. These are not rental properties, these are for sale.
2. Mr. Walsh, 16 Oakwood Drive: There have been increased traffic issues in this area for about a year now. We need some type of a street sign such as a stop sign to help direct traffic.
3. Sandy Cohen, Bittersweet Lane: The traffic there is crazy. I was a witness to a nearby car accident. We need to do something about the traffic.
4. Markia Laboy, 68 Center Street: Karl Wells and his team are doing a great job. I live right behind the properties, but I have to agree with my fellow residents regarding the traffic.
5. James Lee, Oakwood Drive: I second everyone else's comments regarding traffic. Additional street lights in that area would be helpful.

There were no additional public comments. Council President Alexopoulos closed the public comments portion of the public hearing.

Town Attorney Griffin read out the list of terms and conditions as follows:

1. On or before December 11, 2025, the Applicant shall submit a revised plan to the Town which reflects the private ways that exist within the project. That plan shall reflect the private ways that are currently labelled, at the project site, as Simmonds Blvd and Toscano Way. These two private ways, with those names, are hereby permitted by the special permit granting authority as part of the Special Permit. The other paved passageways for automobiles within the project site are parking areas or driveways and shall be so labelled on the revised plan.
2. On or before December 11, 2025, the Applicant is to resolve any inconsistencies concerning the names of the private ways and the addresses of the existing and future dwelling units contained in the project, including resolving issues concerning the way the addresses are listed with the Town Assessor's Office, the Town Engineer's Office, the Town Planning Department, the Norfolk County Registry of Deeds (specifically, any deeds recorded at the Registry concerning dwelling units or private

ways contained in the project), and with the Massachusetts E911 System.

3. On or before December 11, 2025, Applicant is to resolve any ambiguity about the ownership of parcels within the project site such that ownership records are accurate with the Town of Randolph Assessor's Office and the Norfolk County Registry of Deeds.

4. In accordance with Condition (9) of the Special Permit, Applicant is to provide "two sets of interim as-builts" as items 1-8 of Section N are deemed completed. Updated as-builts to include duplex spacing, outside dimensions of duplexes, utility as-builts, etc., as listed in the Special Permit.

5. On or before July 1, 2024, Applicant is to provide a plan for fulfilling the following commitment by the end of 2024: E.(5) "The Applicant has proposed walking trails throughout the parcel and on the adjacent lot (Town property) to allow convenient access to public transportation and commercial amenities. The walking trail on Town property shall be subject to the review and approval of applicable departments." Applicant shall work with the Town, including any departments with oversight over this Town property, to develop said plan.

Councillor Burgess made suggested edits to Condition 1, Condition 2 and Condition 5.

Mr. Plizga recommended that the deadlines listed in Condition, 1, Condition, 2, and Condition 3 be changed to six months.

Town Attorney Griffin: Because the homes within this development are being sold as condos, the walking trails that are on the applicant's property will become a part of the HomeOwners Association's property meaning that they will be the legal entity responsible for the properties common spaces. The work on the Town's property, they will need to get permission in order to start that construction. They are supposed to provide a HomeOwners Association Agreement to the PRA so I assume any details regarding ongoing maintenance of the walking trails will get worked out through that process.

Councillor Clerger made a motion to grant the requested Special Permit extension for a period of two years, with an extended Special Permit expiration date of December 11, 2025, and more specifically move as follows: After due consideration of the Applicant's request for relief and based on the facts that have been submitted to the Town Council, including the Applicant's written submissions and the testimony and comments presented to the Council during the public hearing, and based on the recited findings in the original Special Permit Decision and as part of this extension, I move that that Town Council grant the requested Special Permit pursuant to the Randolph Zoning Ordinance and all other applicable law to permit the construction and operation of a Union Crossing Transit District Project at 502 South Main Street, Randolph, Massachusetts, as described in the Applicant's Application, with the following conditions:

Special Permit Extension Condition 1: Within six months, the Applicant shall submit a revised plan to the Town which reflects the private ways that exist within the project. That plan shall reflect the private ways that are currently labelled, at the project site, as Simmonds Blvd and Toscano Way. These two private ways, with those names, are hereby permitted by the special permit granting authority as part of the Special Permit. The other paved passageways for automobiles within the project site are parking areas or driveways and shall be so labelled on the revised plan. All references to driveways in the Special Permit shall be private ways.

Special Permit Extension Condition 2: Within six months, the Applicant is to address any inconsistencies concerning the names of the private ways and the addresses of the existing and future dwelling units contained in the project, including resolving issues concerning the way the addresses are listed with the Town Assessor's Office, the Town Engineer's Office, the Town Planning Department,

the Norfolk County Registry of Deeds (specifically, any deeds recorded at the Registry concerning dwelling units or private ways contained in the project), and with the Massachusetts E911 System.

Special Permit Extension Condition 3: Within six months, Applicant is to address any ambiguity about the ownership of parcels within the project site such that ownership records are accurate with the Town of Randolph Assessor's Office and the Norfolk County Registry of Deeds.

Special Permit Extension Condition 4: In accordance with Condition (10) of the Special Permit, Applicant is to provide "two sets of interim as-builts" as items 1-8 of Section N in the Report of the PRA are deemed completed. Updated as-builts to include duplex spacing, outside dimensions of duplexes, utility as-builts, etc., as listed in the Special Permit, to be provided within sixty days and with each extension of the permit.

Special Permit Extension Condition 5: On or before July 1, 2024, Applicant is to provide a plan for fulfilling the following commitment by the end of 2024: E.(5) "The Applicant has proposed walking trails throughout the parcel and on the adjacent lot (Town property) to allow convenient access to public transportation and commercial amenities. The walking trail on Town property shall be subject to the review and approval of applicable departments." Applicant shall work with the Town, including any departments with oversight over this Town property, to develop the walking trail as approved in the Special Permit.

Special Permit Extension Condition 6: Subcommittees of the PRA, to be appointed by the Chair of the PRA and currently to include Councilor Burgess, the Chair of the PRA and the District Councilor, are authorized to do ongoing reviews of the progress of the project under the Special Permit.

The Motion was seconded by Councillor Burgess.
Roll Call Vote 9-0-0
Motion passes.

Public Comments/Discussions

1. Kathleen Crogan-Camara, 52 West Street: 1. My husband Jesse Gordon and I participated in the fight for Israel parade yesterday. This was another event honoring and recognizing Jewish people. 2. Last year, I inquired about more holiday lights and the Town did purchase more lights which the Department of Public Works put up and did a fantastic job. This year's holiday lights will include a Hanukkah Menorah, and Kwuanzaa Kinara.
2. Sandy Cohen, 63 Bittersweet Lane: When did Town Council start advertising in the Boston Herald. Town Attorney Griffin: The Patriot Ledger is now the only other newspaper in the area that we would be allowed to post legal advertisements for and they've gotten much stricter about when to submit legal advertisements for posting, sometimes requiring a two week notice so depending on our deadlines we will use the Boston Herald to submit legal advertisements which has a shorter notice period. Ms. Cohen: Thank you for that explanation. Public comments are now only permitted in person due to Zoom bombers and Town Attorney Griffin had a very informative discussion with me, so thank you for that as well. I'm hoping you'll be able to move public comments to the beginning of the meeting so that people who want to speak during public comments don't have to wait so long. This is a real limitation that we have to consider for our residents. Council President Alexopoulos: We will take your suggestions under advisement.

Old/Unfinished Business:

1. Council Order 2023-061: Proposed Amendments to Town Council Rules Pertaining to Public Comments

This order was introduced last week by Council President Alexopoulos. Town Attorney Griffin provided an explanation regarding the amendments made to the order based on feedback from the councilors during the last meeting.

Councillor Gordon: I appreciate the amendment regarding the public comments being moved to the end of the agenda. I think it would be better to codify that because it would promote other boards to do the same. or make it so we open and continue public hearings to prioritize the residents.

Motion to approve Council Order 2023-061A as presented made by Councillor O'Connell, seconded by Councillor Huff-Larmond. Discussion: Councillor Gordon made a request that we add in the sentence "Public comments will be conducted as early as feasible" under the public comments section to further imply the intent of wanting to prioritize the public's input. The request was accepted by the Council.

Roll Call Vote 8-1-0 (Nays: Egan)

Motion passes.

New Business:

1. Town Manager's Contract

Council President Alexopoulos: Last Friday we met with the Town Manager to review two issues relating to his contract. The first relates to formal notice to be given when he decides to retire. The prior contract had a thirty day notice and it now requires a sixty day notice. The more time we have, the more time we have to find a replacement. Secondly, we took a look at what other employees in a similar position have in their sick bank and made an adjustment to 245 days to be saved in the sick bank. When the Town Manager does decide to retire, he will receive a benefit of 50% of the sick bank days. This is not an unusual benefit and contained in many other Town Manager contracts.

Councillor Huff-Larmond asked for an update regarding the Department of Public Works Superintendent position. Town Manager Howard: We reworked the job advertisement a little bit and added to the salary so we hope to attract a larger candidate pool.

Motion to approve the amendments made to the Town Manager's contract made by Councillor Huff-Larmond, seconded by Council Vice President Brewer.

Roll Call Vote 8-0-0 (Absent during vote: Burgess)

Motion passes.

Correspondence:

1. Randolph's 2023 Winter Wonderland: Saturday, December 9, 2023 9:00 AM to 4:00 PM with various events and activities taking place at the Zapustas Ice Arena, Turner Free Library, Randolph Intergenerational Department, and ending with a tree lighting at Town Hall beginning at 4:00 PM. Please go online for a complete list of events.
2. Curbside Yard Waste Pickup Schedule: Dates Remaining - November 18th, 2023 and December 2, 2023. Please leave your yard-waste curbside by 7:00 AM.
3. Comcast: ShopHQ expired on November 1, 2023.
4. Randolph Police Department and Town Councillor Kevin O'Connell Holiday Food Drive on Sunday, December 17, 2023 from 8:00 AM to 11:00 AM in the back parking lot of the police station.

5. North Randolph Tree Lighting on Saturday, December 2, 2023 from 4:30 to 5:30 PM at Milton Monument. Please stop by with family and friends to enjoy the family cheer.

Council President Alexopoulos reminded Councillors of the Special Council meeting tomorrow, Tuesday, November 21, 2023 at 6:00 PM.

Subcommittee Comments:

1. **Public Safety** - Council Vice President Brewer provided an update for this Subcommittee. The Public Safety Subcommittee will meet on Monday, November 27, 2023 at 6:00 PM.
2. **Human Services/Seniors/Recreation:** Councillor Gordon provided an update for this Subcommittee. Id like to call a meeting for Tuesday, November 28, 2023 if it works for the other subcommittee members to discuss Blue Hills access and trails, Green Community.

Council Comments:

Councillor O'Connell: I'm working with the Randolph Police Department to put together a holiday event food drive on Sunday, December 17, 2023 from 8-11 A.M. We'll have a helicopter land at the Randolph High School Parking lot and there will be coffee and treats. 2. I recently attended Narcan Training at Town Hall and recommend everyone to participate if they are able to. I learned a lot in the short 30 minute session.

Councillor Gordon: I attended an Avon Town Meeting and spoke on the hundreds of homes that were affected by the blasting at T.L. Edwards. I'd like to bring this up again at Avon's next town meeting. One of the meeting members was Mr. T.L. Edwards and he invited me on a tour so please let me know if you'd like to join the tour. Representative Stephen Lynch was also at that meeting and we spoke about gaining access to the TLA Tox Waste Site/Superfund site. I would like to do this through the Town properly where the Town solicits Massachusetts Department of Environmental Protection to take soil tests but they have not been very speedy in their attempts so I'd like to do this through local environmental groups instead.

Council Vice President Brewer: I attended the recent event called "A Conversation on Diabetes" and learned a lot. Thank you to all who put that together.

Councillor Huff-Larmond: 1. Randolph Youth Council will be reading to the youth at the Turner Free Library on December 2, 2023 at 1:00 PM. 3. Haitian Chamber of Commerce, 4. I'll be giving out turkeys at the new Jerusalem church and they are looking for volunteers. 5. 12/8/2023 Randolph Women's Club will be having a moment to unwind: 5. The Martin Luther King, Jr. Committee is starting to plan the celebration for 2024 so stay tuned for additional information. We know the event will be hosted on Monday, January 15, 2024.

Councillor C. Alexopoulos: Please join us at the North Randolph Tree lighting on December 2, 2023 at 4:30 PM. Santa Clause will be making a special appearance!

Councillor Clerger: 1. I had the opportunity to assist the Council on Aging during a recent event and want to thank Peggy Mount-Lous for all the work she is doing. 2. Thank you to Mattapan Tech who provided me with winter coats for kids which I was planning to give to the migrants coming into Town. Please contact me if you are in need.

Council President Alexopoulos: I was able to take a tour of the new water-treat last Wednesday during a Tri-Town meeting and it's amazing how well it is all coming together. It should be operational by the end of 2025, early January 2026. 2. There will be a Special Meeting tomorrow Tuesday, November 21,

2023 and the last meeting of the year is December 11, 2023. That will then lead us into the Inauguration on January 2, 2024.

Adjournment:

Motion to adjourn made by Councillor Clerger, seconded by Councillor O'Connell.

Roll Call Vote: 8-0-0 (Absent: Egan)

Meeting adjourned at 9:10 PM.