



Randolph Town Council

Meeting Minutes

Meeting Date: Monday, December 11, 2023, at 5:30 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: 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)

Pledge of Allegiance: Pledge of Allegiance led by Councillor Clerger.

Moment of Silent Prayer: A moment of Silent Prayer was held in remembrance of two Randolph Residents who recently passed away.

Councillors Chris Alexopoulos, Katrina Huff-Larmond, and Kevin O'Connell entered the meeting room, in-person, at 5:35 PM.

New Business:

1. Council Order 2023-064: Transfer of General Fund Free Cash for purchase of Skid Steer

Council President Alexopoulos read Council Order 2023-064. Town Manager Howard provided a brief explanation regarding the purpose of this Council Order.

Motion to approve the Council Order 2023-064 as presented made by Councillor Huff-Larmond, seconded by Councillor Clerger.

Roll Call Vote: 9-0-0

Motion Passes.

2. Council Order 2023-065: Transfer of General Fund Free Cash for Facility Management Services

Council President Alexopoulos read Council Order 2023-065. Town Manager Howard provided a brief explanation regarding the purpose of this Council Order.

Motion to approve the Council Order 2023-065 as presented made by Councillor Clerger, seconded by Councillor Burgess.

Roll Call Vote: 9-0-0

Motion Passes.

3. Council Order 2023-066: Transfer of General Fund Free Cash for local match portion of Senior Van

Council President Alexopoulos read Council Order 2023-066. Town Manager Howard provided a brief explanation regarding the purpose of this Council Order.

Motion to approve the Council Order 2023-066 as presented made by Councillor Burgess, seconded by Councillor Clerger.

Roll Call Vote: 9-0-0

Motion Passes.

4. Council Order 2023-067: Transfer of General Fund Free Cash for MS4 Services

Council President Alexopoulos read Council Order 2023-067. Town Manager Howard provided a brief explanation regarding the purpose of this Council Order.

Motion to approve the Council Order 2023-067 as presented made by Councillor C. Alexopoulos, seconded by Councillor Burgess.

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

Motion Passes.

Approval of Minutes:

1. Meeting Minutes of Town Council Meeting November 21, 2023

Motion to approve the Minutes of Town Council Meeting on November 21, 2023, made by Councillor Burgess, seconded by Council Vice President Brewer.

Roll Call Vote: 7-0-1 (Abstention O'Connell; Absent during vote: Egan)

Motion passes.

Public Comments:

1. Joe Burke, 54 Hills Street: How much money do we have left in free cash? Town Manager Howard: Based on the numbers and votes from tonight's meeting, I'm going to estimate a little over \$9 million.
2. Matt Nighorn: I'm here on behalf of the Randolph Youth Soccer Association and we'd like to talk about how the Town of Randolph can help our organization. We've run into a few roadblocks for practice and have had some issues with field maintenance. We're a non-profit organization and take care of all of the facilities maintenance including all unforeseen circumstances. There are lots of needs we can't do on our own such as street lights, additional cameras to surveillance the property, and maybe an indoor location so that the youth can continue practicing and playing soccer during the winter months. Any help is appreciated.

Public Hearing:

1. **1. 6:15 PM: Council Order 2023-057: Grant of Location to Massachusetts Electric Company d/b/a National Grid for new Joint or Identical Utility Pole Locations Within the Town of Randolph**

Council President Alexopoulos opened the public hearing for Council Order 2023-057. Town Council Clerk referenced the legal advertisement which was published in the Patriot Ledger on Saturday, December 2, 2023. Notification of the public hearing was also mailed to abutting properties within 100 feet of the proposed pole installation.

Aaron Amouzou and Muhammad Jamous were present on behalf of National Grid to provide additional information on the relief sought by the Town Council regarding this petition for a pole installation.

Council President Alexopoulos opened the public comments portion of the public hearing. There were no public comments. The Council President closed the public comments portion of the meeting and opened the floor for Council comments.

A discussion was held concerning the installment of the utility pole.

Motion to approve Council Order 2023-057 as delineated in their plan, with the condition that there shall be no guy wire or sweeps attached to said pole, made by Councillor Burgess, seconded by Council Vice President Brewer.

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

Motion passes.

2. 6:15 PM: Council Order 2023-062: Grant of Location to Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc., for new Joint or Identical Utility Pole Locations Within the Town of Randolph

Council President Alexopoulos opened the public hearing for Council Order 2023-062. Town Council Clerk referenced the legal advertisement which was published in the Patriot Ledger on Saturday, December 2, 2023. Notification of the public hearing was also mailed to abutting properties within 100 feet of the proposed pole installation.

Council President Alexopoulos opened the public comments portion of the public hearing.

Aaron Amouzou and Muhammad Jamous were present on behalf of National Grid to provide additional information on the relief sought by the Town Council regarding this petition for a pole installation.

1. Joe Burke, 54 Hills Street: Is this pole going to be higher than the existing poles? I thought all wires were going to be installed underground, not above ground. Mr. Amouzou: Yes, this pole is going to be 50 feet tall. We haven't done the underground wire installations yet.
2. Sandy Cohen, 63 Bittersweet Lane: I'm wondering what the reclose or radius is and if there is a point where they overlap to prevent any downtime? Mr. Amouzou: The locations for the reclosers are kind of based on the customer accounts. I would assume it's around 850 customers per span of the reclose.

There were no more public comments. The Council President closed the public comments portion of the meeting and opened the floor for Council comments.

A discussion of the Council was held concerning the placement of the proposed utility pole, and additional possibilities for the placement in order to decrease potential inconveniences to the neighboring residents.

Motion to deny Council Order 2023-062, made by Councillor Burgess, seconded by Councillor O'Connell.

Roll Call Vote: 5-3-1 (Nays: C. Alexopoulos, W. Alexopoulos, Clerger; Abstention: Egan)

Motion passes.

3. 6:15 PM: Council Order 2023-063: Grant of Location to Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc., for new Joint or Identical Utility Pole Locations Within the Town of Randolph

Council President Alexopoulos opened the public hearing for Council Order 2023-063. Town Council Clerk referenced the legal advertisement which was published in the Patriot Ledger on Saturday,

December 2, 2023. Notification of the public hearing was also mailed to abutting properties within 100 feet of the proposed pole installation.

Aaron Amouzou and Muhammad Jamous were present on behalf of National Grid to provide additional information on the relief sought from the Town Council regarding this petition for a pole installation.

Council President Alexopoulos opened the public comments portion of the public hearing. There were no public comments. The Council President closed the public comments portion of the meeting and opened the floor for Council comments.

A discussion was held concerning underground wiring to connect the utility poles. Additional discussion was held concerning the placement of the utility pole and additional possibilities for placement in order to decrease potential inconveniences to the neighboring residents.

Motion to allow the applicant to withdraw the request contained in Council Order 2023-063 without prejudice, made by Councillor Burgess, seconded by Councillor O'Connell.

Roll Call Vote: 9-0-0

Motion passes.

4. 6:15 PM: Special Permit Application and Site Plan and Design Review for a Proposed Development located at 16 Fencourt Avenue

Council President Alexopoulos: This is a continued Public Hearing. This public hearing was opened on Monday, November 7, 2022 at 6:15 PM and through a series of continuations by request of the applicant, has been continued to today's meeting of December 11, 2023. The legal advertisements were placed in Patriot Ledger on October 22, 2022 and October 29, 2022. Notifications of the public hearing were mailed to abutters within 300 feet of the proposed development on October 22, 2022.

Attorney Kevin Reilly introduced himself and the applicants to the Town Council. Present are himself, Mr. Miraj Ahmed who is the principal of the company: Taj Estates of Randolph, II, LLC, and Mr. Chi Man who is the engineer and project manager.

Presentation of the Applicant:

Attorney Reilly: We are here to discuss the proposed development at 16 Fencourt Ave, Randolph, MA 02368. If the application is approved, the existing site would be raised and replaced with three structures each containing three stories with 107 one and two bedroom apartments and a day-care in the business space. We are seeking the issuance of a special permit pursuant to the Union Crossing Transit District zoning ordinance. The commercial space is intended to house a daycare facility which we think would be an excellent complimentary use to the residents living in the facility and residents using the MBTA nearby. Through the Plan Review Authority process, we addressed concerns raised by the fire department, the department of public works, and we also agreed to fund improvements to nearby streets improving pedestrian safety. There would also be a 25% affordability aspect thereby providing significant benefits to prospective residents and the town as a whole. At this point, I'd like to ask Mr. Chi Man to provide an overview of the site.

Mr. Chi Man provided a brief overview of the site plan and designs. The site will meet all zoning requirements with the exception of available parking spaces. We intend to provide 107 units and pursuant to the zoning ordinances we are required to provide 201 parking spaces however, we have structured 175 parking spaces. We will be installing a daycare center in one of the buildings with a play area behind the building. We have been speaking to one potential tenant who is very interested in the space and have not sought out other tenants. Stormwater will be managed on site with a collection

system and catch basin that collect water runoff, including roof runoff. A majority of stormwater will be discharged onto the wetlands.

Mr. Tony Plizga, chairman of the Plan Review Authority (PRA) for this development, presented the findings of the PRA. The PRA met on five separate occasions to evaluate the proposed development. Some of the benefits of the proposed project are that development creates a connection among nearby transit, it provides commercial opportunities for services, workplace, professional services and labor while allowing the retention of public green space and bike access routes in a village style environment. The applicant is also willing to designate 25% of the units as affordable housing. Some of the concerns include a lack in the variety of housing types that you may see in a typical village, there are no pedestrian walking trails other than sidewalks in front of the buildings, the atmosphere is not village-style and more like an apartment complex type atmosphere. After reviewing the zoning ordinance relevant to this development, it is noted that the village style requirement can be subject to interpretation. The applicant has requested an exception to the formula used to determine the number of needed parking spaces due to the fact that this is development including a daycare as a business which will likely only be utilized during the day. If another type of business were to be installed here, our logic for the parking spaces may have to be reconsidered. The applicant has also provided various bicycle racks for resident use. There was a potential issue raised regarding the traffic pattern during daycare pick up and drop off. It is up to the Conservation Commission to determine whether or not trails can be put into the wetland area. Mr. Plizga shared additional information regarding the conditions listed in the report of the Plan Review Authority. The Plan Review Authority does not have a specific recommendation. The votes were three in favor, four against, and two absent.

Councillor Burgess raised a point of clarification. Mentioned many times were “recommendations” made by the PRA, but there is not a final recommendation to approve or not approve the project, is that correct? Mr. Plizga: Correct.

Council President Alexopoulos opened the public comments portion of the public hearing.

1. Brandon Thompson: What is the plan for resident’s trash? Mr. Chi Man: There will be a centralized, enclosed compactor station that residents can use. Mr. Thompson: With the buildings being three story, is it stair access only, or will there be elevators? Mr. Chi Man: There will be stairs and elevator access.
2. Joe Burke, 54 Hills Street: Is the daycare exempt from taxes? Attorney Reilly: No.
3. Sandy Cohen, 63 Bittersweet Lane: Of the total affordable housing units, how many will be one bedroom and how many will be two bedrooms? Attorney Reilly: That has not been decided at this time. Ms. Cohen: How many children will be in the daycare? Mr. Reilly: The owner/developer has a similar property with a daycare so he has the experience to make sure that works seamlessly.
4. The Town Council Clerk read correspondence received from Randolph resident Cheryl Askeland concerning the proposed development at 16 Fencourt Avenue. Concerns were expressed regarding: 1. wetlands and the potential interference of disturbing the wild life; 2. wetlands and the potential that it would affect water drainage for the existing properties nearby; 3. privacy issues with the multi-building units; 4. property values. Attorney Reilly: In my opinion, property values would increase but that’s not an educated real estate opinion. With regard to wildlife, I do not think we’re going to be disturbing any habitats. With respect to drainage, we expect that there will be less runoff because of the onsite water collection system so there will actually be less runoff on site than there was previously. With respect to privacy, there will be a privacy fence so residents cannot walk through neighbor’s backyards. We also expect to maintain tree coverage surrounding the property to aid in privacy.

Mr. Plizga: frequent flooding. the bottom line is there will be less runoff off this site than there was previously. Burgess: towards Truelson? Mr. Chi Man: Everywhere.

There were no more public comments. Council President Alexopoulos closed the public comments portion of the hearing and opened the floor to questions and comments of the Town Council.

Attorney Griffin: The Special Permit requires a two-thirds vote and site plan and design review requires a majority vote. The question for the council here today is have they met the requirements pursuant to the Union Crossing Transit District and do you wish to issue them a special permit and site plan and design review?

Councillor Clerger asked Mr. Plizga why he voted against the proposed development. Mr. Plizga: I voted against it because it did not meet the village style requirement listed in the zoning ordinance but in my personal opinion, it's better than the alternative, if it becomes part of the MBTA zoning requirements. Councillor Clerger: They got me at 25% affordable. They met the requirements, they have bicycle spaces, green spaces, good dumpsters, and electrical charging spaces. Reilly: the applicant suggested installing walking trails and that would be subject to approval. Additional discussion was held concerning the definition of a village style housing complex.

Councillor C. Alexopoulos: What are you looking at for occupancy? Attorney Rielly: About 300 residents. Councillor C. Alexopoulos: What has your client thought about the public safety aspect of this? Attorney Reilly: To the extent necessary there will be staff onsite at all times. If private security is necessary, we would certainly look into that. Additional discussion was held concerning the affordability factor and the type of business that would be installed in this development.

Councillor Huff-Larmond: Thank you for the presentation and the work that is being done. I appreciate the 25% affordability piece. Does your client have experience with a development containing one or two bedroom units? Who will be interested in apartments of one or two bedrooms. Attorney Reilly: The appeal with this development is that residents have the ability to walk to nearby transit. If they have children then they will also be able to drop them off on their way to the commuter rail. Councillor Huff-Larmond: Are there no sidewalks? Mr. Plizga: There are sidewalks in front of the buildings. Councillor Huff-Larmond: We need to make sure this is a comfortable environment for children and safety concerns came up for me. It doesn't mean I don't think it's a good project but I do have concerns regarding children and the lack of sidewalks, and parking.

Council President Alexopoulos: How long do you plan on keeping affordability in place? Attorney Reilly: The applicant has stated he intends to keep the 25% affordability piece in perpetuity. Council President Alexopoulos: How many children do you think the daycare will accommodate and what is the age group? Attorney Reilly: The total square footage will accommodate 140 kids. The age group would be five and under.

Council Vice President: Thank you for the presentation. I want to thank the owner for stepping up when I asked about affordability. We spoke about bad radio reception for the police and you didn't have a problem installing antennas. The town needs new growth and I think this helps with that. This is a big help to the Town. I think it's a win-win for us both.

Councillor Gordon: I understand neighbors on Truelson Drive requested a privacy fence. I think a six foot privacy fence is the worst thing you can do for wildlife.

Councillor O'Connell: Compactors seem to be a good idea but they're often very loud and it looks like they're on the fence line Attorney Reilly: even if they are fully staffed at 140 kids, they will not all be outside at the same time. Wall in the fence in that area and it is high. The children will still be loud. Kids

are loud. If one class goes out even with ten kids then it will still be loud for the resident who is used to having silence in that area.

Potential walking trails. If it's okay with the president, and if it's okay with the Council, the Conservation Agent, Joe Dunn, is here. Joe Dunn: the decision was made in the order of conditions for the applicant and Conservation Commission to figure out what will happen with walkways at a future time. they have agreed that there could be liability concerns by some of the board members and the board members are concerned with turning that conservation area into a lively walkway in a housing area. applicant agreed to have some type of mitigation done if the walking trail doesn't go there. they can't start construction on this project until ConCom issues its final decision. Griffin: ConCom has to preserve wildlife and preserve wetlands, support passive recreation through its properties. ConCom is struggling to find that balance with this property -- whether they feel there's a way to add passive recreation or if its harmful to the wetlands. there will be walkways under the control of the owner. applicant has agreed to make a payment to the town so that they can make a walkway somewhere else, if one can't go here. W. Alexopoulos: So whatever the ConCom decides is what is done? Griffin: the town council could say -- unless there's going to be walking trails, we won't approve the project. It's up to you. The two board decisions go hand in hand. if ConCom agrees to put the trails on site, it can go on site. If not, the applicant has agreed to recreate similar trails somewhere else.

Councillor Burgess asked the applicant questions concerning wetlands, the produced plans, how many children the applicant anticipates will participate in the day care and Randolph's public school system, sidewalks, lighting, height of lighting poles, whether or not the fences are habitat friendly, whether or not the sidewalks will assist residents in walking to the nearby commuter rail, recreation spaces, species that may be found in the wetlands, buffers, public amenities such as a courtyard or opening seating, shade trees, the development's impact on taxes, the development's impact on schools, the development's impact on water and sewer use. A discussion was had about each of these topics with the Applicant.

Councillor Gordon: This meets my definition of a village. I'd love to hear about the common areas. Will there be an indoor common area space? Attorney Reilly: We can give it some thought.

Councillor Huff-Larmond: I'm hoping something will be added on the property to ensure the children living there will have a safe and engaging environment.

Councillor C. Alexopoulos: Will parking spots be assigned per unit? Attorney Reilly: No, it will be open parking. Councillor C. Alexopoulos: If something other than a daycare gets installed, such as a restaurant, will there be enough parking? Attorney Reilly: The town can restrict this. Council President Alexopoulos: The business would need to be conducive to the area.

Councillor Clerger: I see families rushing to this development, especially knowing there is a daycare on sight. Councillor Clerger called the question, seconded by Councillor Gordon.

Roll Call Vote: 7-1-0 (Nay: Burgess, Absent during vote: Egan)

Motion passes.

Councilor Brewer made the following Motion:

To approve the Special Permit for the 16 Fencourt Avenue Project under the Union Crossing Transit District zoning Sections 200-14.3, and 200-43 through 200-46 of the Town of Randolph Zoning Ordinance and to include conditions allowing reduced parking and use of monolithic concrete curb and sidewalk at catch basins in lieu of granite curbing, a condition that the performance bond be 10% of the value of the site improvements on the Project, exclusive of the buildings, a condition that the trails on the Project are to be determined by the Conservation Commission, and a condition in support of mitigation payments for the improvements for sidewalks along Fencourt Avenue and the milling and

resurfacing of Castleton Avenue and Fencourt Avenue, with all the improvements to be done at the discretion of the DPW; **and that the Council find as follows:**

- that the proposed use meets the requirements of Zoning Ordinance Section 200-14.3, the Union Crossing Transit District Zoning Ordinance;
- that the adverse effects of the proposed use will not outweigh its beneficial impacts to the Town and to the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to the site;
- that the proposed use is not detrimental to the zoning district nor to the abutters and that it meets the additional requirements of zoning for issuance of a special permit because it will serve the public good;
- that the proposed use is acceptable in light of the requirements contained in the Town Zoning Ordinance and the Table of Allowable Activities;
- that the proposed use is in harmony with the general purpose and intent of the State Zoning Act, the Town Zoning Ordinance, and specifically with Section 200-46 of the Zoning Ordinance;
- that the proposed use is consistent with the Town Master Plan;
- that the proposed use is acceptable, in light of traffic flow and safety concerns, including parking and loading;
- that the proposed use is acceptable in light of the adequacy of utilities and other public services;
- that the proposed use is acceptable in light of the impacts of the proposed use on neighborhood character;
- that the proposed use is acceptable in light of the impacts of the proposed use on the natural environment;
- that the proposed use is acceptable in light of the fiscal impacts of the proposed use, including impacts on Town services, the tax base and the employment considerations; and
- that the other findings and requirements for the issuance of a Special Permit have been met;

and that the Special Permit shall be issued with the following conditions:

1. Unless said conditions are inconsistent with the other conditions listed below, Applicant shall comply with all conditions, recommendations and requirements contained in the “Union Crossing Transit District (UCTD) Special Permit Application For 16 Fencourt Avenue Report of the Plan Review Authority (PRA)” approved June 28, 2023 (“PRA Report”), except the recommendation of the PRA against issuing the Special Permit.
2. The Applicant is granted the two requested waivers relating to i) reduced parking; and ii) use of monolithic concrete curb and sidewalk at catch basins in lieu of granite curbing, as described in the PRA Report and subject to the conditions contained in the PRA Report.
3. The Plan Review Authority (“PRA”) shall form a subcommittee (“PRA Subcommittee”), appointed by the Chair of the PRA, which shall perform oversight of the project through completion of the project construction. This oversight shall be in addition to any other oversight required by law or by other permits or boards. The PRA Subcommittee shall perform the ongoing monitoring and approval of the conditions contained in this Special Permit, including review of the Landscaping Plan for the project, and the associated details of that plan, the building design details, architectural renderings and signage, and any related matters, and said plans must be approved by the PRA Subcommittee or, in the absence of the subcommittee, by the PRA.
4. The Application for the project includes 11,967 square feet of dedicated commercial retail space to be contained within the project. This square footage shall not be diverted to other than commercial use without permission of the SPGA. The Applicant indicates that the commercial use on site is expected to be a daycare. If a different commercial use is to take place on site, that commercial use shall be reviewed by the PRA Subcommittee for compliance with this Special Permit and all applicable laws. This will include review of the parking waiver, which is only granted for the commercial use of “daycare” and which shall not apply if a different commercial use is undertaken.

5. A Project Performance Bond shall be provided by the Applicant in the amount of 10% of the value of the site improvements on the Project, exclusive of the buildings.
6. The Applicant shall provide the following community benefits:

The Applicant shall provide walking trails within the existing wetland on the Project Site, if the Conservation Commission approves of such walking trails. If the Conservation Commission determines that trails are not a viable option within the existing wetland on the Project Site, the Applicant is requested to make a donation to the Randolph Trails Program or other suitable entity to support access to and creation of public trails and pathways in the Town of Randolph in an amount to be determined by the Randolph Conservation Commission. The Applicant has agreed to this community benefit.

7. The Applicant shall provide the following mitigation:
As mitigation for the impacts of the Project on pedestrian and vehicular traffic, including the impacts of this large Project being built without including significant sidewalks or significant walking trails within the proposed Project, the DPW Superintendent with the support of the PRA recommends that the Applicant assist financially with the following improvements, and the Applicant shall make the following mitigation payments:
 - a. To the extent approved by the DPW and to the extent feasible, upgrade the sidewalks on both sides of Fencourt Avenue, for the whole length of Fencourt Avenue out to Rt. 139, to be ADA compliant and make other improvements to ensure public safety.
 - b. Mill and resurface Castleton Avenue.
 - c. Mill and resurface Fencourt Avenue.

In support of these improvements, applicant shall provide a mitigation payment for these improvements in an amount to be determined by the DPW.

8. The Applicant shall permit the Town to install antennas at the Project Site, upon the Town's request, for Town Public Safety use.
9. Condition Number 13 in the PRA Report, which concerns Affordable Housing, is amended to state as follows: The Applicant shall provide 25% of the dwelling units contained in the Project as affordable housing units. The Applicant shall create, execute and record a deed restriction, satisfactory to the Town, designating the affordable housing units in the Project. As a result of said affordable housing deed restriction, the Project's affordable housing units shall qualify to be counted on the Town of Randolph's Subsidized Housing Inventory (SHI) for the purposes of M.G.L. Chapter 40B. The deed restriction will be such that the units may be so counted and the Applicant will assist the Town of Randolph as may be necessary to include the units on the SHI. The deed restrictions shall run in perpetuity or for the longest legally permissible time period. The Applicant agrees to this condition.
10. This Special Permit shall lapse two years from its date of issuance, but shall not include such time required to pursue or await the determination of an appeal referenced to in M.G.L. c.40A, section 17, if substantial use of the Special Permit has not sooner commenced except for good cause or, in the case of a permit for construction, if construction has not begun by such date, except for good cause.

This list of conditions includes conditions that shall be applied to pre-construction, construction, post-construction and in perpetuity, respectively, each as noted in the PRA report or as otherwise noted above.

The Motion was seconded by Councilor Clerger.

Councilor O'Connell made a Motion to Amend the main motion to add an additional condition as follows: The Applicant shall provide a \$75,000 mitigation payment to the Town for traffic light

improvements at South Main Street and Center Street. The Motion to Amend was seconded by Councilor Burgess.

Vote on the Motion to Amend:

Roll Call Vote: 7-1-0 (Nays: Gordon; Absent during vote: Egan)

Motion is passed.

Vote on the Main Motion, with the Amendment:

Roll Call Vote: 7-1-0 (Nay: Burgess; Absent during vote: Egan)

Motion is passed.

Motion was made by Councilor W. Alexopoulos:

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, above, I move that that Town Council grant the requested approval of Site Plan and Design Review pursuant to the Randolph Zoning Ordinance, the applicable Town Council policies and procedures, and all other applicable law to permit the construction and operation of a mixed-use development at 16 Fencourt Avenue, Randolph, as described in the Applicant's Application, Subject to all conditions that are contained in the Special Permit (as recited above).

Reference was made to the plans that have been provided by the Applicant, as listed at the back of the PRA Report.

Motion was seconded by Councilor Brewer.

Roll Call Vote: 7-1-0 (Nays: Burgess; Absent during vote: Egan)

Motion passes.

The Council President informed the Applicant that the Council had voted to approve the Special Permit with Conditions and to approve the Site Plan and Design Review, with the same conditions. The Town Attorney outlined the rights of appeal.

Correspondence:

1. Winter Break Out Camp at the Randolph Intergenerational Center! For Randolph residents ages 6-10 from 9 AM - 1 PM from December 26 through December 29, 2023. The registration fee is \$49. There are limited spaces available so please register asap.
2. Randolph Recreation is hosting its annual New Year's Eve Family Skate Party on Sunday, December 31, 2023 from 3 PM to 5 PM. The Balloon Drop will be at 4:45 PM. Skate rentals are \$6. Stop by to jam to some music and do fun crafts.
3. The Randolph Recreation department will conduct Snowboard and Ski Lessons one day a week, for five weeks. For more information, please contact Robyn Rinehart at RRinehart@randolph-ma.gov. Registration deadline is December 31, 2023.
4. The Randolph Police Department and Town Councillor Kevin O'Connell are hosting a Holiday Food Drive and kindly welcome the neighborhood to help fill the food pantry for neighbors in need. This is taking place on Sunday, December 17, 2023 from 8 AM to 11 AM at the Randolph Police Station (in the back parking lot). Come by and meet local police officers and check out a police helicopter!
5. Senator Walter Timilty is visiting Randolph Town Hall on Tuesday, December 19 from 9 AM to 12 PM in the Washington Room, Randolph Town Hall. Stop by and chat with one of your state senators!
6. The Biennial Inauguration for the Randolph's Town Councillors, Members of the School Committee, and Trustees of the Stetson School Fund is taking place on Tuesday, January 2, 2024 at 6:00 PM at Stetson Hall. All are welcome to attend.

7. The Randolph Police Department will be hosting their annual Toys for Tots Toy Drive on Saturday, December 16, 2023 from 9:00 AM to 1:00 PM at the Randolph Police Department.

Council Comments:

Councillor C. Alexopoulos: Thank you to all who joined us for the North Randolph tree lighting celebration. We had a great time. I want to wish everyone a happy holiday season and happy new year!

Councillor Huff-Larmond: 1. I also attended the North Randolph tree lighting and the tree lighting in the Center of Town after the Winter Wonderland festivities. 2. I also had a great time at the Town's Employee/Board gathering.

Councillor Gordon: I also attended the Town's tree lighting events and the Cambridge Tree lighting. An additional light will be lit on the menorah every night. 2. I attended a school committee meeting and we will be seeking a joint meeting of both the School Committee and Town Council to discuss upcoming (Massachusetts School Building Authority (MSBA) projects.

Council Vice President Brewer: The annual tree lighting at Town Hall was great. It was nice to all the kids and their families come together.

Council President Alexopoulos: I want to thank the Council for their hard work this year. We had a very productive year with a lot of success this year. There was the groundbreaking of new school, groundbreaking of the new water treatment plant, additional funds were added in the budget for schools, police, fire, department of public works and we had a good year in free cash. I'd like to thank the staff in town hall, the Town Manager and hopefully next year will be even more successful. Merry Christmas, happy Hanukkah, happy Kwanzaa, Happy new year and I will see you all at the Inauguration on January 2, 2024. Be well!

Adjournment:

The meeting adjourned at 10:35 PM by a unanimous vote of the Councillors present.