



Randolph Town Council- Zoning and Ordinance Subcommittee

Meeting Minutes

Meeting Date: Tuesday, August 17, 2026, at 6:00 p.m.

Randolph Town Hall-Chapin Hall 2nd Floor

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: Councilor Burgess called the meeting to order.

Roll Call – Council Members Present: Richard Brewer (In-Person), James F. Burgess Jr. (In-Person), Kevin O’Connell (Via Zoom)

Approval of Meeting Minutes:

1. Approval of the Subcommittee Meeting Minutes from July 27, 2026
 - a. Councilor Burgess requested a correction in the minutes before they are posted online.

Motion: Councilor Brewer moved to approve the Meeting Minutes of July 27, 2026 as amended. This motion was seconded by Councilor O’Connell.

Roll Call Vote: 2-0-1 (Abstention: Burgess)

Motion passes.

Old/Unfinished Business: None

New Business:

1. Council Order 2026-061: 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 Data Centers
 - a. This order was brought forward by the Planning Board. Town Planner Michelle Tyler and Planning Board Chair Tony Plizga were present to discuss all five Council Orders in front of the Subcommittee tonight.
 - b. Councilor Burgess requested to have the definition of data center added into the zoning.
 - c. Councilor Burgess mentioned that a letter was received from Comcast in regards to this council order; these comments will be taken into consideration.
 - d. Town Planner Michelle Tyler added that most communities that allow these centers have their own power companies. Town Planner Tyler added that these centers also add no jobs to Randolph.
 - e. Councilor Brewer asked about the tax revenue that they would bring to town.
 - f. Councilor O’Connell is ok with this order or even maybe a special permit. Town Planner Tyler mentions that we do not have enough information on these centers yet to regulate a permit.

Motion: Councilor O’Connell moved to recommend Council Order 2026-061 to the full council. This motion was seconded by Councilor Brewer.

Roll Call Vote: 3-0-0

Motion passes.

2. Council Order 2026-067: 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- to Amend the Provisions Concerning Planned Residential Development
 - a. This order was brought forward to remove Planned Residential Development. The order was amended by the Planning Board. The amendments were reviewed with the subcommittee.

Motion: Councilor O’Connell moved to reject 2026-067 as written and amend as follows with the Planning Board recommendations. This motion was seconded by Councilor Brewer.

Roll Call Vote: 3-0-0

Motion passes.

3. Council Order 2026-068: 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 – To Amend Article 9 to Add A Provision Concerning Inclusionary Zoning
 - a. The Planning Board brought this order forward to the council to create a zoning amendment for inclusionary zoning. This zoning amendment will help us remain above the 10% affordable housing requirement. This order and the two following this order are tied together in terms of the offerings of affordable housing and /or the affordable trust.

Motion: Councilor Brewer moved to refer Council Order 2026-068 with a positive recommendation back to the full council.

Roll Call Vote: 3-0-0

Motion passes.

4. Council Order 2026-069: 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 Assisted and Independent Living
 - a. This order creates zoning for assisted living and independent living which would also aid in maintaining the affordable housing requirements of 10%.

Motion: Councilor Brewer moved to refer Council Order 2026-069 to the full Council with a positive recommendation. This motion was seconded by Councilor O’Connell.

Roll Call Vote: 3-0-0

Motion passes.

5. Council Order 2026-070: 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 Mixed Use and Section 9.1 of the Ordinance
 - a. This Council order creates limitations/requirements concerning mixed use. This order has an affordability component as well.

Motion: Councilor Brewer moved to recommend Council Order 2026-070 to the full council with a positive recommendation.

Roll Call Vote: 3-0-0

Motion passes.

Adjournment:

Motion: Motion to adjourn made by Councilor O'Connell and seconded by Councilor Brewer.

Roll Call Vote: 3-0-0

Meeting adjourned.

The Town Council Subcommittee Meeting adjourned at 6:38 pm.

Notification of Upcoming Council Meetings:

September 29, 2026