



# TOWN COUNCIL- ORDINANCE SUBCOMMITTEE MEETING

Monday, July 22, 2024 at 5:30 PM

Town Hall - Chapin Hall - 41 South Main Street Randolph, MA  
02368

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## AGENDA

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This is a hybrid meeting. The public is invited to attend this meeting in person or remotely, by telephone or computer access. This meeting is being posted pursuant to the state statute authorizing temporary remote participation as described here:

<https://www.randolph-ma.gov/DocumentCenter/View/1864/remotemeetings23>

To Join Zoom Meeting:

<https://us02web.zoom.us/j/84712770494?pwd=MyauYZFjIMmT8c6Act8uT1VrZP60GI.1>

Or dial by phone:+1 646-558-8656 Meeting ID: 847 1277 0494 Passcode: 896188

### A. Call to Order - Roll Call

### B. Organization and Election of Subcommittee Officers

### C. New Business

1. 6:15 PM - Council Order 2024-023: 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 Section 200-5, Zoning Map, to include 661 North Street in the Residential Multi-Family District (RMFD) Pursuant to M.G.L. ch. 40A, sec. 5
2. Council Order 2024-039: Request for the Town Council to Initiate Amendments to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph - To add a new Section 200-14.5 Randolph Community Multifamily Overlay District (RCMOD) and amend sections 200-3 Definitions, 200-5 Zoning Map, and 200-6 Establishments to comply with the requirements of MGL Chapter 40A Section 3A Multi-family zoning as-of-right in MBTA Communities

### D. Adjournment

**Council Order: 2024-023**

**Introduced By: Town Manager Brian Howard  
on behalf of the Planning Board  
April 29, 2024**

**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 Section 200-5, Zoning Map,  
to include 661 North Street in the Residential Multi-Family District (RMFD)  
Pursuant to M.G.L. ch. 40A, sec. 5**

That the Town Council of the Town of Randolph hereby approves the request from the Randolph Planning Board to initiate an Amendment to the Randolph Zoning Ordinance, Chapter 200 of the of the General Code of the Town of Randolph, as follows:

To Amend Section 200-5, Zoning Map, pursuant to M.G.L. ch. 40A, section 5, to change the Zoning designation for the property known and numbered as 661 North Street, Randolph, MA, parcel ID number 34-A-5, so that said parcel is rezoned and shall no longer be included in the Residential Single Family High Density District (RSHDD) and Industrial District (ID) and shall henceforth be included in the Residential Multifamily District (RMFD).

A map showing the designated parcel is attached hereto.

# PETITION FOR ZONING AMENDMENT



RESPECTFULLY SUBMITTED TO TOWN COUNCIL BY (check one)

☐ TOWN COUNCIL ☐ BOARD OF APPEALS ☒ PLANNING BOARD

☐ SUBJECT LAND OWNER(s)\*

PETITIONER'S NAME Planning Board on behalf of AC Land Development, LLC

AGENT/REPRESENTATIVE/CONTACT (if any) Michael Khoury, Esq. of MADOFF & KHOURY LLP

ADDRESS 124 Washington Street, Suite 202, Foxborough MA 02035

PHONE (508) 543-0040 EMAIL khoury@mandkllp.com

REASON FOR PROPOSED AMENDMENT (attach additional justification as warranted) The parcel is a large 9-acre lot with split zoning, a significant wetland and an historic structure. Rather than changing the zoning to INDUSTRIAL and further encroaching on the adjacent residential parcels, and, rather than limiting the use of 9 acres for one single family home, amending the zoning map to permit multifamily housing on the upland. The land is under agreement for sale and the potential owners have developed a plan to maintain the historic structure (there have been initial conversations and reviews with the Historical Commission) while permitting additional housing units. Further, the potential owners are considering the donation of 2-3 acres of wetland to the Conservation Commission. This proposed rezoning is an effective use of land for housing while preserving green space and historic inventory.

PETITIONER'S SIGNATURE

\*all parties must sign

Anthony Flippo

DATE

4/9/24

## ZONING TEXT AMENDMENT (if applicable)

ARTICLE(s)/SECTION(s) \_\_\_\_\_

☐ REQUIRED: attach proposed ordinance TEXT using exact wording. Use strikethrough to show text to be deleted and bold to indicate text to be added

## ZONING MAP AMENDMENT (if applicable)

PROPERTY LOCATION/STREET ADDRESS 661 North Street

CURRENT ZONING Residential High Density AND Industrial TOTAL ACREAGE TO BE REZONED 9 acres

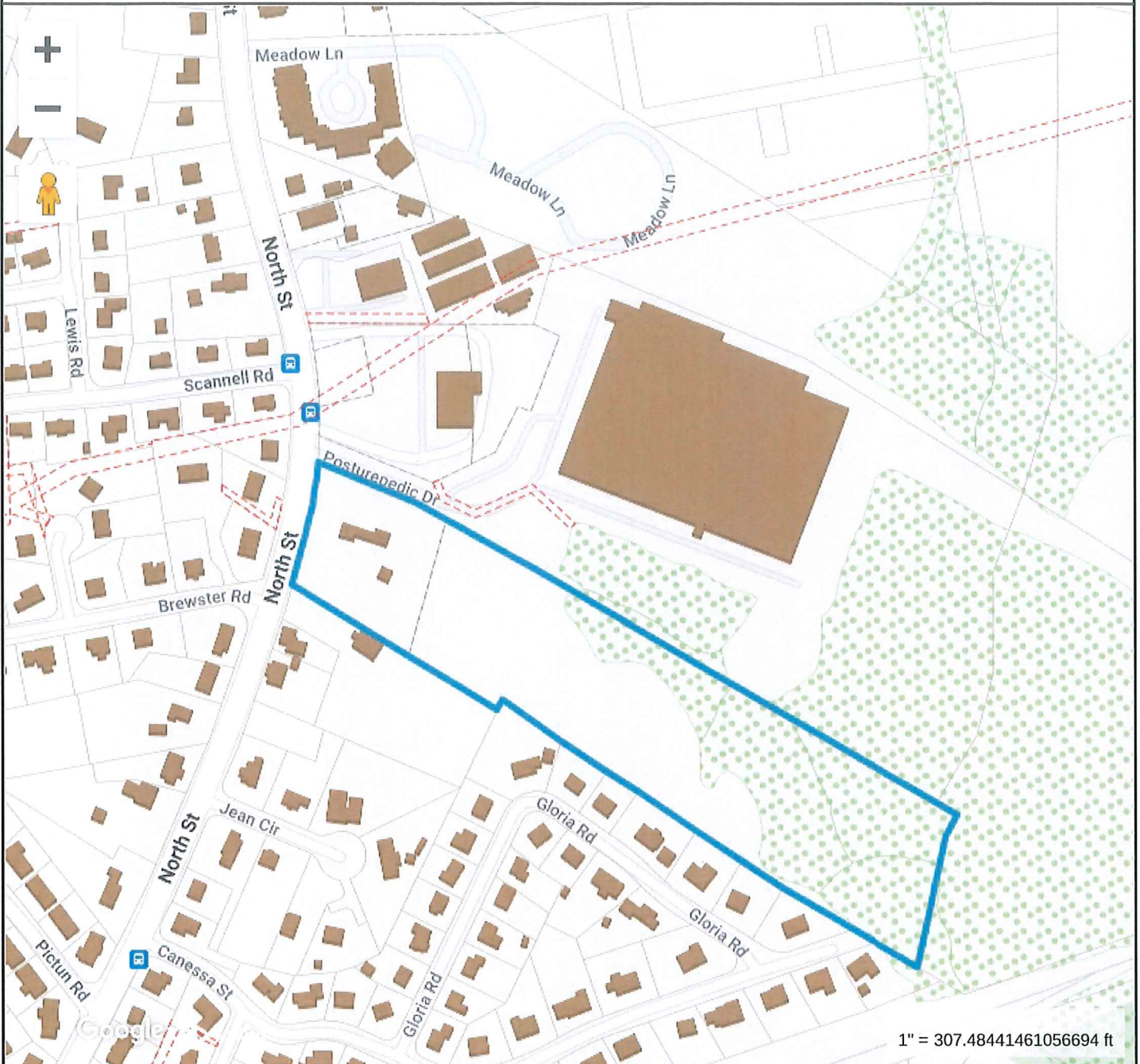
PROPOSED ZONING RMFD – Residential multifamily District

ASSESSOR'S MAP(s) & PARCEL(s) 34-A-5

CURRENT USE(s) Residential single family

ANTICIPATED USE (if known) Townhouse development

DESCRIPTION OF EXISTING LAND USES OF SURROUNDING AREA The parcel to the north is zoned industrial (Stacy's Pita Chips). The parcels to the south are a church (Beraca Evangelical) and residential single family (abutting Gloria Road). Parcels to the east are residential



**Property Information**

Property ID 34-A-5  
 Location 661 NORTH ST  
 Owner 661 NORTH ST REALTY TRUST



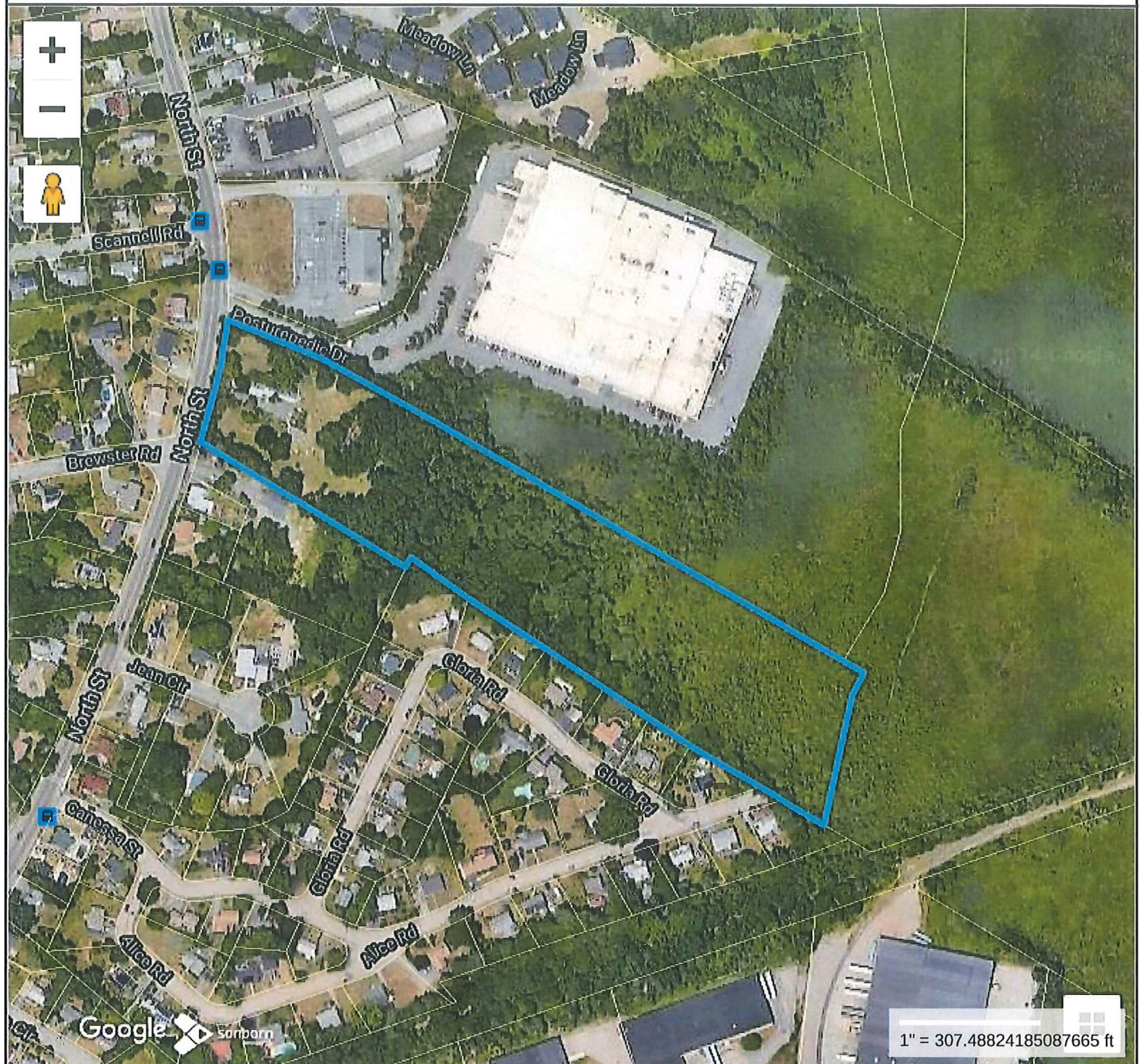
**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

Town of Randolph, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/04/2023  
 Data updated 08/04/2023

Print map scale is approximate.  
 Critical layout or measurement activities should not be done using this resource.





**Property Information**

Property ID 34-A-5  
 Location 661 NORTH ST  
 Owner 661 NORTH ST REALTY TRUST



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

Town of Randolph, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/04/2023  
 Data updated 08/04/2023

Print map scale is approximate.  
 Critical layout or measurement activities should not be done using this resource.



CITY OF QUINCY  
SCHEDULE FOR WATER & SEWER  
FISCAL YEAR – 2025  
(EFFECTIVE JULY 1, 2024)

WATER USAGE: \$8.65 per hundred cubic feet  
SEWER USAGE: \$17.00 per hundred cubic feet

New Connection Charge \$375  
Application and inspection of a new connection to the sewer system.

Unauthorized Sewer Connection \$5,000  
Unauthorized connection to the sewer system for which an application was not submitted and approval was not granted by the Commissioner of Public Works.

Unauthorized Sewer Use  
Any discharge to the sewer system that does not come from an approved connection. Examples would be dumping of waste directly into the sewer system via a sewer manhole, a sump pump that drains directly into the sewer, or downspouts from gutters that drain directly into the sewer system.  
1st Offense \$500  
2nd Offense \$1000  
3rd Offense \$2500

Sewer Pipe Inspection \$200 per day - Site visit to inspect sewer connections.

Denial of Access to Premise/Property \$25 per visit  
Site visit necessary to determine the extent and cause of a sewer system issue and access has been denied by the customer or the property owner(s).

Private Infrastructure Analysis - Cost of Labor & Materials  
Inspection and/or analysis of a private sewer. The property owner(s) will be responsible for reimbursing the Sewer Department for the cost of labor and materials used.

Private Infrastructure Repair - Cost of Labor & Materials  
Repair by the City of a private sewer. The property owner(s) will be responsible for reimbursing the Sewer Department for the cost of labor and materials used.

Lateral Maintenance-Residential (4 units or fewer) - \$375  
Property owner(s) are responsible for maintenance and repair of the sewer line between their foundation and the edge of the sidewalk. In the event that cleaning of the sewer line is required, the City will clean out the sewer line once per fiscal year at no cost to the customer. Property owner(s) will be charged for subsequent cleanings.

Lateral Maintenance-Large Residential and Mixed Use Residential (5 units or more) \$500 or \$250/hr whichever is greater. The property owner(s) are responsible for maintenance and repair of the sewer line between their foundation wall and the edge of the sidewalk. Upon request, the City will clean the sewer line for the charge identified above.

Lateral Maintenance-Non-residential \$1000 or \$500/hr, whichever is greater  
The property owner(s) are responsible for maintenance and repair of the sewer line from their foundation wall to the point where the line connects to the sewer main (generally in the center of the street). Upon request, the City will clean the sewer line for the charge identified above.  
Lateral Repair or Replacement - Cost of Labor & Materials  
Upon request, the City will repair or replace a lateral sewer line. The property owner will be charged for the cost of labor and materials used.

Prohibited discharges include all substances, waters, or wastes that may harm or interfere with any wastewater system. They include cooking fat, bacon grease, oil, fuel, etc. A complete listing of prohibited discharges can be obtained from the DPW at 55 Sea St.

Prohibited Discharge—Residential and Large Residential or Residential Mixed Use - First Offense \$1,000  
Prohibited Discharge—Residential and Large Residential or Residential Mixed Use - 2nd Offense \$2,500  
Prohibited Discharge—Residential and Large Residential or Residential Mixed Use - 3rd and Subsequent Offense \$5,000  
Prohibited Discharge—Non-residential First Offense - \$2,500  
Prohibited Discharge—Non-residential 2nd Offense - \$5,000  
Prohibited Discharge—Non-residential - 3rd and Subsequent Offense \$7,500

Water Service Turn On/Turn Off \$75.00  
Manual Meter Read \$100.00 per billing interval  
Water Meter Test – Meter 1” or smaller \$100.00  
Water Meter Test – Meter larger than 1”  
If commercial customer fails to comply with city’s request to test meter, then the city is authorized to engage a private vendor to disassemble and test the meter and charge the cost of same to commercial customer  
Meter Freeze Up \$100.00 plus cost of meter  
Damaged, tampered, or missing meter \$150.00 plus cost of meter  
Damaged, tampered, or missing meter reading device \$175.00 which includes replacement of meter reading device  
Valve Replacement \$150.00 which includes labor, parts and valves  
Lawn Service Application \$75.00  
Water Service Application – 1” or smaller \$75.00  
Water Service Application - 1 1/4” to 3” \$100.00  
Water Service Application - 4” or larger \$150.00  
Unauthorized Water Connection \$550.00 plus cost of meter  
Massachusetts Water Resource Authority Special Assessment Water Service Line Leak Repair  
After notice to customer to repair a leak on the customer’s property, if customer does not repair same, then the city shall complete the repairs and charge the customer for the cost of said labor  
Fire Service Application \$300.00  
Fire Flow Test Observation and Assistance \$250.00  
Hydrant Meter Application \$75.00  
Hydrant Meter Deposit – Meter 1” or smaller \$500.00 Deposit  
Hydrant Meter Deposit – Meter larger than 1” \$3500.00  
Hydrant Meter Late Return \$10.00 per calendar day  
Hydrant Meter Service \$100.00  
Hydrant Meter – Minimum Monthly Usage - 5/8” meter \$75.00 per month  
Hydrant Meter – Minimum Monthly Usage - 3/4” & 1” meter \$100.00 per month  
Hydrant Meter – Minimum Monthly Usage - Meter larger than 1” \$300.00 Minimum Monthly Usage  
Unauthorized Hydrant Use – 1st Offense \$1000.00  
Unauthorized Hydrant Use – 2nd Offense \$5000.00  
Cross Connection/New Construction – Initial Survey \$200.00  
Backflow Prevention Device Test & Inspection – Double Check Valve \$75.00  
Backflow Prevention Device Test & Inspection – Reduced Pressure Devices (each) - First five (5) \$100.00  
Backflow Prevention Device Test & Inspection – Reduced Pressure Devices (each) - Next ten \$50.00 each  
Backflow Prevention Device Test & Inspection – Reduced Pressure Devices (each) - Sixteen or more \$25.00  
Water/Sewer Pipe Inspection – single instance \$600.00  
Combined Inspection  
Water/Sewer Pipe Inspection – multi-day \$100.00 per day  
Denial of Access to Premises/Property \$25.00 per visit  
Private Infrastructure Analysis - Cost of analysis/leak detection charged to customer  
Private Infrastructure Repair - Cost of repair: including labor, repair and materials  
Street/Sidewalk Opening Application \$75.00  
Water Testing \$25.00  
Final Meter Read \$50.00

AD# 10222488  
PL 06/07 & 06/14/2024

Public Notices

AUDI A6  
LEGAL NOTICE  
To be auctioned off on  
06/15/2024  
AUDI A6  
V.I.N.  
WAUSG74FX9N052356  
Pursuant to MGL  
C.255, S.39A.  
Express Towing  
(781) 843-6909

AD# 10223308  
PL 05/31,06/07,06/14/2024

BURKE ESTATE  
LEGAL NOTICE  
Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Norfolk Probate and Family Court  
35 Shawmut Road  
Canton, MA 02021  
(781) 830-1200  
Docket No. NO24P1370EA  
CITATION ON PETITION  
FOR  
FORMAL ADJUDICATION

Estate of: James Edward Burke  
Date of Death: 04/09/2019

To all interested persons: A

238 Pleasant St, Pembroke  
LEGAL NOTICE  
MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by James W. Davis to MetLife Home Loans, a Division of MetLife Bank, N.A., dated December 22, 2009 and recorded in Plymouth County Registry of Deeds in Book 38077, Page 215 (the “Mortgage”) of which mortgage GITSIT Solutions LLC is the present holder by Assignment from MetLife Home Loans, a Division of MetLife Bank, N.A. to Nationstar Mortgage LLC dated August 6, 2012 and recorded at said Registry of Deeds in Book 41894, Page 177, and Assignment from Nationstar Mortgage LLC to Secretary of Housing and Urban Development dated October 2, 2017 and recorded at said Registry of Deeds in Book 49002, Page 346, and Assignment from The Secretary of Housing and Urban Development to GITSIT Solutions, LLC dated January 25, 2024 and recorded at said Registry of Deeds in Book 58658, Page 288, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 238 Pleasant Street, Pembroke, MA 02359 will be sold at a Public Auction at 12:00 PM on June 21, 2024, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon, in Pembroke, Plymouth county, Massachusetts, shown as Lot 7 on a plan entitled, "Land in Pembroke to be conveyed to Highland Park Estate, Scale 1" = 80", November 13, 1963, Delano & Keith, Surveyors, duly recorded with Plymouth County Registry of Deeds as Plan 829 of 1963, Pion Book 13, Page 20.

Meaning and intending to convey the same premises described in a deed dated 10/13/1993, and recorded with the said Registry in Book 12284, Page 75.

For mortgagor’s title see deed recorded with the Plymouth County Registry of Deeds in Book 12284, Page 75.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

GITSIT Solutions LLC  
Korde & Associates, P.C.  
900 Chelmsford Street  
Suite 3102  
Lowell, MA 01851  
(978) 256-1500  
Davis, Estate of James W., 24-044756

AD# 10182703  
PL 05/24, 05/31, 06/07/2024

Public Notices

ISTRATION UNDER THE  
MASSACHUSETTS  
UNIFORM PROBATE  
CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Patricia Gorman , First Justice of this Court.  
Date: May 24, 2024  
Colleen M. Brierley  
Register of Probate

AD#10241557  
PL 06/07/2024

BURKE ESTATE  
LEGAL NOTICE  
Commonwealth of Massachusetts

The Trial Court  
Probate and Family Court  
Norfolk Probate and Family Court  
35 Shawmut Road  
Canton, MA 02021  
(781) 830-1200  
Docket No. NO24P1323EA  
CITATION ON PETITION  
FOR  
FORMAL ADJUDICATION

Estate of: Robert Burke  
Date of Death: 04/21/1999

To all interested persons: A Petition for Formal Adjudication of Intestacy has been filed by William Burke of Holbrook MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

IMPORTANT NOTICE  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 06/26/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE  
MASSACHUSETTS  
UNIFORM PROBATE  
CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Patricia Gorman , First Justice of this Court.  
Date: May 22, 2024  
Colleen M. Brierley  
Register of Probate

AD#10241818  
PL 06/07/2024

Public Notices

BURNHAM ESTATE  
LEGAL NOTICE  
Commonwealth of Massachusetts

The Trial Court  
Probate and Family Court  
Norfolk Probate and Family Court  
35 Shawmut Road  
Canton, MA 02021  
(781) 830-1200  
Docket No. NO24P1444EA  
CITATION ON PETITION  
FOR  
FORMAL ADJUDICATION

Estate of: Robert Jean Burnham  
Also known as: Robert J. Burnham  
Date of Death: 02/13/2024

To all interested persons: A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Pavel Krajhanzl of Quincy MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Pavel Krajhanzl of Quincy MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 06/26/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE  
MASSACHUSETTS  
UNIFORM PROBATE  
CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Patricia Gorman , First Justice of this Court.  
Date: May 24, 2024  
Colleen M. Brierley  
Register of Probate

AD#10223791  
PL 06/07/2024

Council Order 2024-023  
LEGAL NOTICE  
Public Hearing Notice  
Town of Randolph, MA  
Council Order 2024-023

The Randolph Town Council will conduct a public hearing on Monday, June 24, 2024, at 6:15 P.M., which may be attended in person at Randolph Town Hall, Chapin Hall, 41 South Main Street, Randolph, MA 02368, or virtually by Zoom or phone, on Council Order 2024-023 - Request for the Town Council to Initiate An Amendment to Randolph Zoning Ordinance – Chapter 200 of the

Public Notices

General Code of the Town of Randolph- To Amend Section 200-5, Zoning Map, to include 661 North Street in the Residential Multi-Family District (RMFD) Pursuant to M.G.L. ch. 40A, sec 5 - That the Town Council of the Town of Randolph hereby approves the request from the Randolph Planning Board to initiate an Amendment to the Randolph Zoning Ordinance, Chapter 200 of the of the General Code of the Town of Randolph, as follows: To Amend Section 200-5, Zoning Map, pursuant to M.G.L. ch. 40A, section 5, to change the Zoning designation for the property known and numbered as 661 North Street, Randolph, MA, parcel ID number 34-A-5, so that said parcel is rezoned and shall no longer be included in the Residential Single Family High Density District (RSHDD) and Industrial District (ID) and shall henceforth be included in the Residential Multifamily District (RMFD). A map showing the designated parcel is attached hereto.

Additional information on this Council Order including text of the proposed zoning ordinance and related maps may be viewed on the Town’s website and in the Randolph Town Clerk’s Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar.

AD# 10230200  
PL 06/07 & 06/14/2024

TOWN OF RANDOLPH  
TOWN COUNCIL  
LEGAL NOTICE

The Randolph Town Council will hold a public hearing on Monday, June 24, 2024, at 6:15 p.m. on Council Order 2024-027: ORDERED that the Randolph Town Council hereby votes to establish water and sewer rates for the Town of Randolph for Fiscal Year 2025.

The public hearing may be attended in person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or by telephone. Additional details on how to attend the public hearing virtually may be found on the Randolph website calendar, on the day of the meetings.  
AD#10250017  
PL 06/07/2024

CURLEY ESTATE  
LEGAL NOTICE  
Commonwealth of Massachusetts

The Trial Court  
Probate and Family Court  
Norfolk Probate and Family Court  
35 Shawmut Road  
Canton, MA 02021  
(781) 830-1200  
Docket No. NO24P1487EA  
CITATION ON PETITION  
FOR  
FORMAL ADJUDICATION

Estate of: Brian Anthony Curley  
Also known as: Brian A. Curley  
Date of Death: 05/14/2021

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Paul F. Curley, Jr. of Quincy MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: Paul F. Curley, Jr. of Quincy MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 07/03/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE  
MASSACHUSETTS  
UNIFORM PROBATE  
CODE (MUPC)  
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Patricia Gorman, First Justice of this Court.  
Date: May 31, 2024  
Colleen M. Brierley  
Register of Probate

AD# 10242270  
PL 06/07/2024

DOULOS ESTATE  
LEGAL NOTICE  
Commonwealth of Massachusetts

The Trial Court  
Probate and Family Court  
Norfolk Probate and Family Court  
35 Shawmut Road  
Canton, MA 02021

Public Notices

(781) 830-1200  
Docket No. NO24P1407EA  
CITATION ON PETITION  
FOR  
FORMAL ADJUDICATION

Estate of: Charles James Doulos  
Also known as: Charles Doulos, Charles J. Doulos  
Date of Death: 02/05/2024

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Reni Cadigan of Milton MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Reni Cadigan of Milton MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 06/26/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE  
MASSACHUSETTS  
UNIFORM PROBATE  
CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Patricia Gorman , First Justice of this Court.  
Date: May 24, 2024  
Colleen M. Brierley  
Register of Probate

AD#10222574  
PL 06/07/2024

FERNANDES MATTER  
LEGAL NOTICE  
Commonwealth of Massachusetts

The Trial Court  
Probate and Family Court  
Plymouth Probate and Family Court  
52 Obery Street  
Suite 1130  
Plymouth, MA 02360  
(508) 747-6204  
Docket No. PL24A0119AD  
CITATION  
G.L. c.210, § 6

In the matter of: Nathan Alves Fernandes

To Antonio Fernandes Andrade  
Any unnamed or unknown parent and persons interested in a petition for the adoption of said child and to the Department of Children and Families of said Commonwealth.

A petition has been presented to said court by Antunes Barbosa Fernandes of Marshfield MA; Nilsa Alves Fernandes of Marshfield MA requesting for leave to adopt said child and that the name of the child be changed to

If you object to this adoption you are entitled to the appointment of an attorney if you are an indigent person.

An indigent person is defined by SJC Rule 3:10. The definition includes but is not limited to persons receiving TAFDC, EACDC, poverty related veteran’s benefits, Medicaid, and SSI. The Court will determine if you are indigent. Contact an Assistant Judicial Case Manager or Adoption Clerk of the Court on or before the date listed below to obtain the necessary forms.

IF YOU DESIRE TO OBJECT THERETO YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT PLYMOUTH ON OR BEFORE TEN O’CLOCK IN THE FORENOON (10:00 AM) ON 07/15/2024

WITNESS, Hon. Patrick W. Stanton, First Justice of this Court. Date: May 17, 2024  
Matthew J McDonough  
Register of Probate

AD#10204171  
PL 05/31, 06/07, 06/14/2024

Jobcase

FIND THE BEST TALENT TODAY!

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Get started at jobs.usatoday.com





## PLANNING BOARD Report to Town Council

**Order:** 2024-023

**Petitioner:** Planning Board

**Date referred:** April 29, 2024

**Date hearing opened:** June 25, 2024

**Date hearing closed:** June 25, 2024

**Date of report:** June 27, 2024

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### **PETITION**

For the Town Council to amend section 200-5, Zoning Map, to include the property known and numbered as 661 North Street, Randolph, MA, parcel ID number 34-A-5 so that said parcel is rezoned and shall no longer be included in the Residential Single Family High Density (RSFHD) zoning district and Industrial District (I) and shall henceforth be included in the Residential Multi-Family District (RMFD).

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### **BACKGROUND**

The subject parcel contains approximately 9 acres of land, a dwelling unit that is greater than 100 years in age, affiliated outbuildings and a significant wetland on the east side of North Street. The parcel has a zoning line running through it with the westerly most portion that fronts on North Street zoned for residential single family high density and the remaining rear acreage zoned for industrial use. The property owner and a number of developers have indicated a desire to redevelop the property given its significant acreage.

### **RECOMMENDATION**

The Planning Board voted 5-0-0 to **amend** the original order and **recommend** rezoning the rear portion of the parcel currently zoned industrial to **residential single family high density**. The result is that the entire 9-acre parcel is zoned residential single family high density (RSFHD).

### **DISCUSSION**

The land uses abutting the subject parcel are industrial (Frito Lay) and commercial (strip mall) to the north; faith-based (Beraca Church) and residential to the west and south. The Planning Board understands that the size of the subject parcel could accommodate multifamily housing as permitted in the zoning ordinance for RMFD but that the rezoning of a single parcel would be considered "*spot zoning*" where "*a small section of land to be used in a completely different fashion than the surrounding land for the sole benefit of the landowner and the disadvantage of nearby landowners*".

The Planning Board reviewed the possibility of incorporating adjacent parcels to establish a larger multifamily zoning district and determined that doing so would render the included parcels non-conforming. This would result in a burden to property owners for renovation/redevelopment of their land.

The Board also considered the option to change the zoning of the westerly portion of the parcel from residential to industrial rendering the entire parcel eligible for those proscribed uses outlined in the Table of Allowable Activity for Industrial Districts. Given the abutting residential properties and wetlands within the parcel, the Board found that not to be a viable option.

Considering existing land uses, development restrictions and size of the subject parcel, the Board believes that the most appropriate zoning for the entire parcel is residential single family high density permitting those proscribed uses outlined in the Table of Allowable Activity.



Council Order: 2024-039

Introduced by: Planning Board  
July 15, 2024

**Request for the Town Council to Initiate Amendments to the Randolph Zoning Ordinance  
– Chapter 200 of the General Code of the Town of Randolph –  
To add a new Section 200-14.5 Randolph Community Multifamily Overlay District  
(RCMOD)  
and amend sections 200-3 Definitions, 200-5 Zoning Map, and 200-6 Establishment to  
comply with the requirements of MGL Chapter 40A Section 3A Multi-family zoning as-of-  
right in MBTA communities.**

That the Town Council of the Town of Randolph hereby approves the request from the Randolph Planning Board to initiate amendments to the Randolph Zoning Ordinance, Chapter 200 of the of the General Code of the Town of Randolph, as follows:

**1. ADD new Section 200-14.5:**

Section 200-14.5: Randolph Community Multi-family Overlay District (RCMOD)

A. Purpose

The purpose of the Randolph Community Multi-family Overlay District (RCMOD) is to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

- (1) Comply with Section 3A of M.G.L. Chapter 40A, the “MBTA Communities Act.”
- (2) Encourage the production of a variety of housing sizes and typologies to provide equal access to new housing throughout the community for people with a variety of needs and income levels;
- (3) Support vibrant neighborhoods by encouraging an appropriate mix and intensity of uses to support an active public space that provides equal access to housing, jobs, gathering spaces, recreational opportunities, goods, and services within a half-mile of a transit station.
- (4) Preserve open space in a community by locating new housing within or adjacent to existing developed areas and infrastructure.
- (5) Increase the municipal tax base through private investment in new residential developments.

## B. Establishment and Applicability

This RCMOD is an overlay district having a land area of approximately 144.2 acres in size that is superimposed over the underlying zoning district (s) and is shown on the Zoning Map.

- (1) **Applicability of RCMOD.** An applicant may develop multi-family housing located within a RCMOD in accordance with the provisions of this Section 200-14.5.
- (2) **Underlying Zoning.** The RCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimensions, and all other provisions of the Zoning Ordinance governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right in the RCMOD. Uses not identified in Section 200-14.5 are governed by the requirements of the underlying zoning district(s).
- (3) **Sub-districts.** The RCMOD contains the following sub-districts, all of which are shown on the RCMOD Boundary Map:
  - (a) Station District
  - (b) Chestnut West
  - (c) Gill Farm District

## C. Permitted Uses

- (1) **Uses Permitted As of Right.** The following uses are permitted as of right within the RCMOD.
  - (a) Multi-family housing.
  - (b) Conversion of a single-family home to no more than four dwelling units.
- (2) **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section C.1.
  - (a) Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.



D. Dimensional Standards

- (1) **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable to projects constructed in the RCMOD under the RCMOD zoning are as follows:

Standard	Station District	Chestnut West	Gill Farm District
<b>Minimum Lot Size (Square Feet)</b>	12,000	43,560	130,680
<b>Minimum Frontage (feet)</b>	100	75	75
<b>Minimum Lot Depth (feet)</b>	75	75	75
<b>Height</b>			
Stories (Maximum)	3	4	5
Feet (Maximum)	40	50	60
<b>Lot Coverage (%)</b>			
Building (Maximum)	30	20	20
Impervious Surface (Maximum)	20	20	20
Lot Coverage (Maximum)	50	40	40
Green Area/ Open Space (Minimum)	50	60	60
<b>Maximum Dwelling Units per Acre</b>	15	14	30
<b>Setbacks (feet)</b>			
Front	25, and see §200-28.A.	40, and see §200-28.D.	
Side	15	40, and see §200-29.C.	
Rear	15, and see §200-30.A.	40, and see §200-30.B.	
Buffer Strips (Side and Rear) (feet)	5	20	

- (2) **Multi-Building Lots.** In the RCMOD, lots may have more than one principal building on a single lot, provided that the Site Plan Review Authority finds through the site plan review process that safe and convenient access will be provided to all structures.
- (3) The limitations on floor area and units per acre within **§200-34.E. Multifamily districts** shall not apply to projects within the RCMOD.
- (4) **Exceptions.** The limitation on the height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building. This paragraph supersedes **§200-35. Maximum building height.**
- (5) **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority may waive the height and setbacks in **Section 200-14.5.D. Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.



E. Off-Street Parking

These parking requirements are applicable to development in the RCMOD.

- (1) **Vehicle parking spaces.** The following **maximum** numbers of off-street parking spaces shall be permitted either in surface parking or within garages or other structures:

Use	Station District	Chestnut West	Gill Farm District
Multi-family (spaces per Residential Dwelling Unit)	2	2	1

- (2) **Bicycle parking spaces.** There shall be a minimum of 1 covered bicycle storage space for every ten (10) dwelling units.
- a. For a multi-family development of twenty-five (25) units or more, covered parking bicycle parking spaces for a minimum of twenty-five percent (25%) of the requirement shall be integrated into the structure of the building(s).
- (3) **Article IV. Off-Street Parking Requirements,** except **§200-22 Required number of spaces,** applies to developments within the RCMOD.

F. Affordability Requirements.

(1) **Purpose.**

- (a) Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
- (b) Provide for a full range of housing choices for households of all incomes, ages, and sizes;
- (c) Increase the production of affordable housing units to meet existing and anticipated housing needs; and
- (d) Work to overcome economic segregation, allowing the Town of Randolph to be a community of opportunity in which low and moderate-income households can advance economically.

- (2) **Applicability.** This requirement is applicable to all residential developments with ten (10) or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion (Applicable Projects). No project may be divided or phased to avoid the requirements of this section.

(3) **Affordability requirements.**

- (a) **Subsidized Housing Inventory (SHI).** All units affordable to households earning eighty percent (80%) or less of AMI created in the RCMOD under this section must be eligible for listing on EOHLC's Subsidized Housing Inventory.

- (4) **Provision of Affordable Housing.** In Applicable Projects, not fewer than ten percent (10%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded down to the next whole number. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI.

(5) **Development Standards.** Affordable Units shall be:

- (a) Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
- (b) Dispersed throughout the development;



- (c) Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;
- (d) Located such that the units have equal avoidance of any potential nuisances as [market-rate units] within the development;
- (e) Distributed proportionately among unit sizes; and
- (f) Distributed proportionately across each phase of a phased development.
- (g) Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.

(6) **Administration.**

- (a) The Zoning Enforcement Officer shall be responsible for administering and enforcing the requirements in this section.
- (b) Occupancy permits shall not be issued without confirmation that a regulatory agreement for a Local Initiative Program (LIP) or Local Action Unit (LAU) is in place with EOHLC.

## G. Site Plan Review

- (1) **Applicability.** Site Plan Review is required for all projects within the RCMOD. The Site Plan Review Authority shall review an application for Site Plan Review for consistency with the purpose and intent of **Sections 200-14.5.C through F.**
  - (c) Applications for a project within the RCMOD that meet the following requirements are eligible for Administrative Site Plan and Design Review. The Planning Board's designee shall be the Site Plan Review Authority.
    - [1] A single-family conversion to no more than four units requiring exterior changes of less than 2,500 SF;
    - [2] A new construction of less than 2,500 SF; or
    - [3] or an addition of less than 2,500 SF to an existing building
  - (d) The Planning Board shall be the Site Plan Review Authority for applications for a project within the RCMOD that do not meet the requirements for Administrative Site Plan and Design Review.
  - (e) The requirements of **§200-12 Industrial districts** do not apply to projects in the RCMOD.
  - (f) The requirements of **§200-16 Watershed and Wetland Protection Overlay Districts** are incorporated into this Site Plan Review process. No project within the RCMOD requires a special permit for the purposes of this overlay district.
- (2) **Submission Requirements.** As part of any application for Site Plan Review for a project within the RCMOD submitted under §200-14.5(C) through (F), the Applicant must submit the following documents to the Town of Randolph:
  - (a) Application and fee for Site Plan Review.
  - (b) In accordance with MGL c. 44, § 53G, the Planning Board may require that applicants pay the reasonable cost (project review fee) for the employment of outside consultants to review a proposed site plan and/or an as-built plan. The project review fee may be used to engage experts, other than attorneys, as outside consultants to assist the applicable acting body in the technical evaluation of a site plan and/or an as-built plan.
  - (c) Site plans that show the position of the building on the site, points of vehicular access to and from the site and vehicular circulation on the site, stormwater management, utilities, and landscape treatments, including any screening of adjacent properties, and other information commonly required by Municipality for Site Plan Review.
  - (d) Elevations of the building(s) showing the architectural design of the building.

(e) All site plans shall be prepared by a certified architect, landscape architect and/or a civil engineer registered in the Commonwealth of Massachusetts. All landscape plans shall be prepared by a certified landscape architect registered in the Commonwealth of Massachusetts. All building elevations shall be prepared by a certified architect registered in the Commonwealth of Massachusetts. All plans shall be signed and stamped, and drawings prepared at a scale of [one-inch equals forty feet (1"=40') or larger], or at a scale as approved in advance by the Permitting Authority.

(f) Narrative of compliance with the development standards set forth in Section 200-94. Standards and Criteria.

(g) As-built plans shall be required as defined in § 200-95. As-built plans.

**(3) Timeline. Site Plan Review should be commenced no later than 30 days after the submission of a complete application and should be completed expeditiously.**

(a) The Site Plan Review Authority may, when appropriate, seek the input of other municipal boards or officials. Copies of the application and site plan will be circulated for review and comment to the appropriate Town departments or commissions. Town departments will have fifteen (15) days to forward comments to the applicable acting body.

(b) A decision shall be made within sixty (60) days of receipt of a complete accepted application, unless extended by mutual agreement. When the Planning Board is the Site Plan Review Authority, the Planning Board will vote as a simple majority.

(c) A report of the Planning Board's decision/findings or the Planning Board designee's decision/findings shall be forwarded to applicable departments including Building, Conservation, DPW, Engineering, Fire and Health and a copy included in the building jacket.

(d) Failure of the Planning Board or its designee(s) to act within sixty (60) days of a complete accepted application shall be deemed an approval.

(e) In general, site plan review should be completed no more than six (6) months after the submission of the application.

**(4) Site Plan Approval.** Site Plan approval for uses listed in Section 200-14.5 D Permitted Uses shall be granted upon determination by the Site Plan Review Authority that the following conditions have been satisfied. The Site Plan Review Authority may impose reasonable conditions, at the expense of the applicant, to ensure that these conditions have been satisfied.

(a) The Applicant has submitted the required fees and information as set forth in the Town of Randolph's requirements for a Building Permit and **Article XI. Site Plan Review** (unless modified by this **Sections 200-14.5.G**); and

- (b) The project as described in the application meets the development standards set forth in **Section 200-94. Standards and Criteria**. Upon the request of the Applicant, the Site Plan Review Authority may waive the requirements of **Section 200-94. Standards and Criteria**, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the RCMOD.
- (5) **Project Phasing.** An Applicant may propose, in a Site Plan Review submission, that a project be developed in phases subject to the approval of the Site Plan Review Authority, provided that the submission shows the full buildout of the project and all associated impacts as of the completion of the final phase. However, no project may be phased solely to avoid the provisions of Section 200-14.5 F. Affordability Requirements. The Planning Board may require a performance guarantee for a phased development to ensure completion according to the conditions of the site plan approval decision. The performance guarantee, if required, shall be one (1) of the methods stated in MGL c. 41, § 81U, and the amount of the guarantee shall be determined by the Planning Board and transmitted to the Planning Board within forty-five (45) days following approval.



## 2. Amend § 200-3. Word usage; definitions.

Add the following definitions:

**AREA MEDIAN INCOME (AMI)** – The median family income for the metropolitan statistical region that includes the Town of Randolph, as defined by the U.S. Department of Housing and Urban Development (HUD).

**AS OF RIGHT** – Development that may proceed under the Zoning in place at the time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.

**MULTI-FAMILY HOUSING** – A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.

**MULTI-FAMILY ZONING DISTRICT** – A zoning district, either a base district or an overlay district, in which multi-family housing is allowed.

**OPEN SPACE** – Contiguous undeveloped land within a parcel boundary.

**PARKING, SURFACE** – One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.

**SUB-DISTRICT** – An area within the RCMOD that is geographically smaller than the RCMOD district and differentiated from the rest of the district by use, dimensional standards, or development standards.

**SUBSIDIZED HOUSING INVENTORY (SHI)** – A list of qualified Affordable Housing Units maintained by EOHLC used to measure a community's stock of low- or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

Replace PARKING GARAGE/DECK with the definition below:

**PARKING, STRUCTURED** – A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.

**3. Amend § 200-4. Establishment.**

Add the following text:

**W. Randolph Community Multi-family Overlay District (RCMOD)****4. Amend § 200-6. Designation.**

Add the following text:

**W. Randolph Community Multi-family Overlay District (RCMOD)**

The boundaries of the RCMOD are depicted on the Zoning Map on file with the Town Clerk and further divided into three subdistricts as depicted on the Zoning Map and described herein:

**Station District:** One hundred seventeen (117) parcels as depicted on the Zoning Map.

**Gill Farm District:** Consists of the parcel(s) on the Assessor's map 50-A-2, GIS ID F\_784900\_2885800 also known as 268 Centre Street

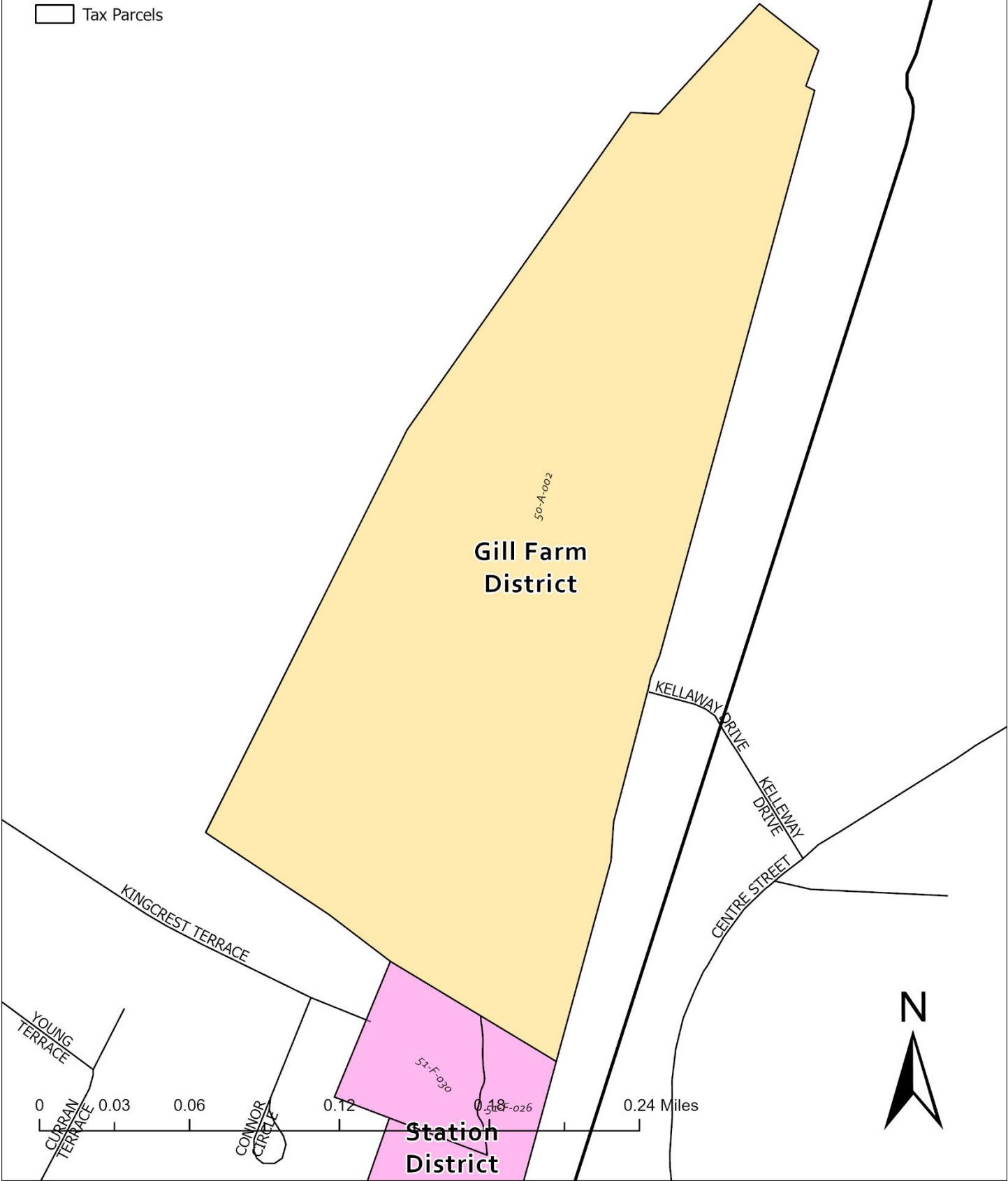
**Chestnut West District:** Consists of the parcel(s) on the Assessor's map 26-A-1, GIS ID F\_772230\_2890830 also known as Chestnut West

**5. Amend Section 200-5, Zoning Map Pursuant to M.G.L. ch. 40A, sec. 5.**

A map showing the designated parcels is attached hereto.

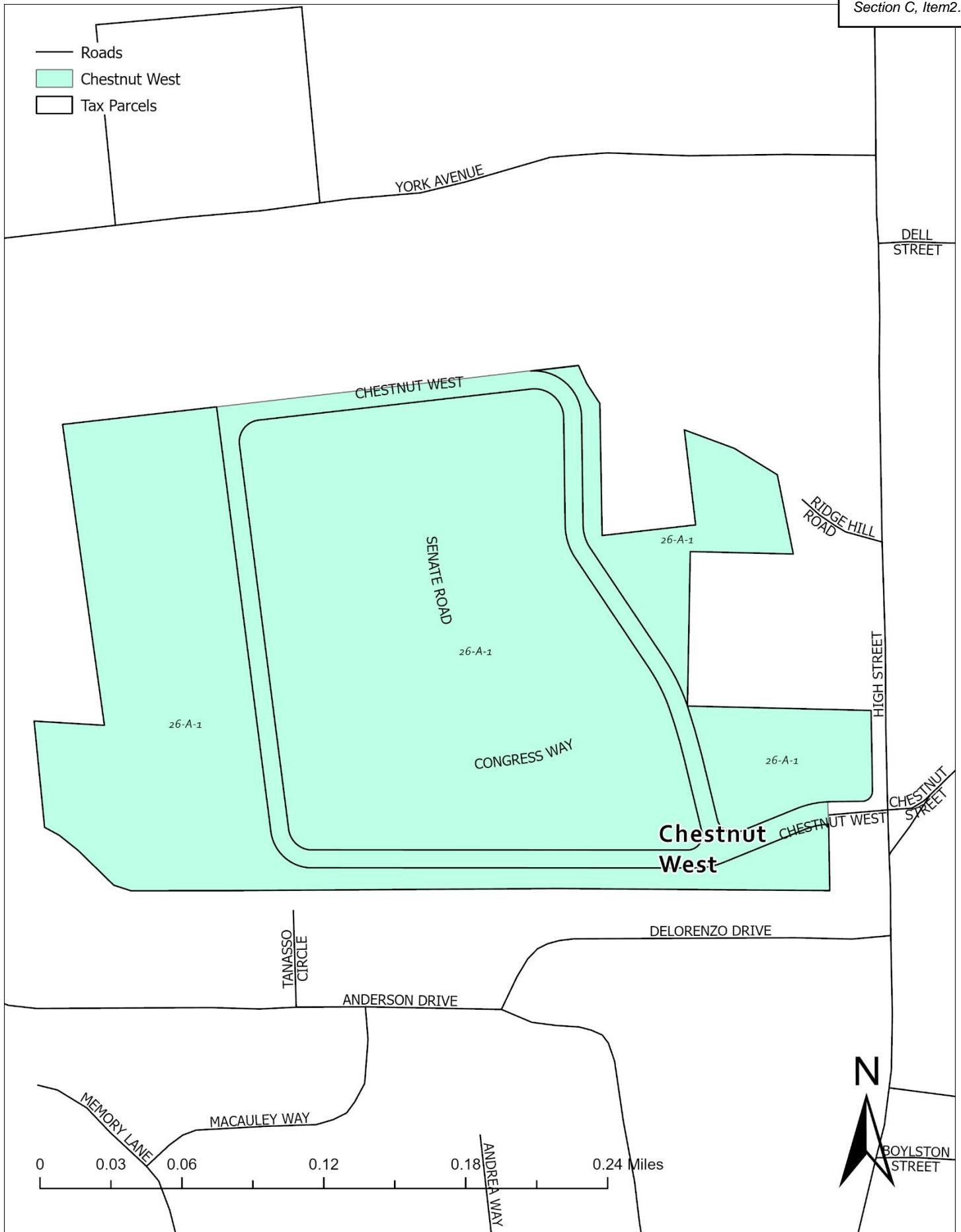


- Roads
- Gill Farm District
- Station District
- Tax Parcels





- Roads
- Chestnut West
- Tax Parcels



# Randolph Community Multifamily Overlay District

## Station Subdistrict Parcels

Section C, Item2.

	GIS ID	LOCATION	STREET	M-B-L
1	F_784534_2884387	9 CIVITA LN	CIVITA LN	51-F-026
2	F_784314_2883814	262 MILL ST	MILL ST	51-F-026.2
3	F_784357_2883725	270 MILL ST	MILL ST	51-F-026.3
4	F_784527_2883669	MILL ST REAR	MILL ST REAR	51-F-026.400
5	F_784341_2884015	260 MILL ST	MILL ST	51-F-026.5
6	F_784373_2883285	MILL ST	MILL ST	51-F-028.00
7	F_784701_2885062	MILL ST	REAR MILL ST	51-F-030
8	F_783956_2882674	FAIRFIELD RD	FAIRFIELD RD	63-I-014.7-10
9	F_784040_2882612	6 FAIRFIELD RD	FAIRFIELD RD	63-I-015
10	F_784105_2882566	2 FAIRFIELD RD	FAIRFIELD RD	63-I-016
11	F_784063_2882476	470 CENTRE ST	CENTRE ST	63-I-017
12	F_784026_2882403	468 CENTRE ST	CENTRE ST	63-I-018
13	F_783993_2882500	REAR CENTRE ST	CENTRE ST	63-I-019.9
14	F_783926_2882570	BRADY LN	BRADY LN	63-I-020.7&8
15	F_783887_2882449	4 BRADY LN	BRADY LN	63-I-021.5&6
16	F_783870_2882377	2 BRADY LN	BRADY LN	63-I-022.4
17	F_783856_2882329	BRADY LN	BRADY LN	63-I-023.3
18	F_783994_2882330	458 CENTRE ST	CENTRE ST	63-I-024.2
19	F_783980_2882279	456 CENTRE ST	CENTRE ST	63-I-025.1
20	F_783972_2882162	336 UNION ST	UNION ST	63-I-026
21	F_783898_2882208	318 UNION ST	UNION ST	63-I-027
22	F_783770_2882312	316 UNION ST	UNION ST	63-I-028
23	F_783759_2882413	308 UNION ST	UNION ST	63-I-029
24	F_783730_2882458	306 UNION ST	UNION ST	63-I-030
25	F_783579_2882491	304 UNION ST	UNION ST	63-I-031.B
26	F_783565_2882733	300 UNION ST	UNION ST	63-I-032
27	F_783302_2882823	290 UNION ST	UNION ST	63-I-033.C
28	F_783205_2882726	288 UNION ST	UNION ST	63-I-034.B
29	F_784369_2883115	MILL ST	MILL ST	63-L-001.299
30	F_784445_2883079	MILL ST	REAR MILL ST	63-L-002.00
31	F_784367_2883026	MILL ST	MILL ST	63-L-003.00
32	F_784361_2882911	MILL ST	MILL ST	63-L-004.301-3
33	F_784334_2882762	340 MILL ST	MILL ST	63-L-005.312
34	F_784307_2882695	MILL ST	MILL ST	63-L-006.315
35	F_784317_2882585	MILL ST	MILL ST	63-L-007.50
36	F_784207_2882263	MILL ST	MILL ST	63-L-008
37	F_784093_2882290	UNION ST	UNION ST	63-M-001
38	F_784136_2881917	355 UNION ST	UNION ST	63-N-001
39	F_782349_2881959	246 SOUTH ST	SOUTH ST	64-A-006
40	F_782774_2881441	290 SOUTH ST	SOUTH ST	64-A-010.198
41	F_782843_2881543	6 DESMOND AV	DESMOND AV	64-A-011.219
42	F_782637_2881557	280 SOUTH ST	SOUTH ST	64-A-012
43	F_782754_2881592	46 RESTARICK AV	RESTARICK AV	64-A-012.1
44	F_782677_2881977	15 TRUELSON DR	TRUELSON DR	64-A-013
45	F_782787_2881749	20 TRUELSON DR	TRUELSON DR	64-A-014
46	F_782845_2881854	16 TRUELSON DR	TRUELSON DR	64-A-014.1

# Randolph Community Multifamily Overlay District

## Station Subdistrict Parcels

Section C, Item2.

	GIS ID	LOCATION	STREET	M-B-L
47	F_782891_2881690	12 DESMOND AV	DESMOND AV	64-A-014.2
48	F_782920_2881761	16 DESMOND AV	DESMOND AV	64-A-020.164-5
49	F_782954_2881832	DESMOND AV	DESMOND AV	64-A-021.161-1
50	F_783279_2881842	16 FENCOURT AV	FENCOURT AV	64-A-022.00
51	F_783389_2881473	18 CASTLETON AV	CASTLETON AV	64-A-024
52	F_783533_2881451	17 CASTLETON AV	CASTLETON AV	64-A-025.114-1
53	F_783479_2881354	RESTARICK AV	RESTARICK AV	64-A-026.112-1
54	F_783571_2881316	9 RESTARICK AV	RESTARICK AV	64-A-027.111
55	F_783630_2881425	3 DUNMORE AV	DUNMORE AV	64-A-030.1
56	F_783700_2881500	1 DUNMORE AV	DUNMORE AV	64-A-030.1-2
57	F_783592_2881542	CARLETON AV	CARLETON AV	64-A-031.94-97
58	F_783639_2881691	11 CARLETON AV	CARLETON AV	64-A-032.63-67
59	F_783758_2881691	6 FENCOURT AV	FENCOURT AV	64-A-034.40-41
60	F_783774_2881632	CARLETON AV	CARLETON AV	64-A-035.00
61	F_783831_2881607	5 CARLETON AV	CARLETON AV	64-A-036.55-58
62	F_783919_2881542	394 CENTRE ST	CENTRE ST	64-A-037.53-54
63	F_783948_2881609	400 CENTRE ST	CENTRE ST	64-A-038.&39
64	F_783977_2881678	406 CENTRE ST	CENTRE ST	64-A-040.48
65	F_783895_2881686	FENCOURT AV	FENCOURT AV	64-A-041.45-46
66	F_783837_2881710	2 FENCOURT AV	FENCOURT AV	64-A-042.42-44
67	F_783687_2881775	8 FENCOURT AV	FENCOURT AV	64-A-043.39&62
68	F_783610_2881828	FENCOURT AV	FENCOURT AV	64-A-044.33
69	F_783679_2881934	15 FENCOURT AV	FENCOURT AV	64-A-045.29-32
70	F_783748_2881902	FENCOURT AV	FENCOURT AV	64-A-046.27-28
71	F_783804_2881876	5 FENCOURT AV	FENCOURT AV	64-A-047.107
72	F_783882_2881841	3 FENCOURT AV	FENCOURT AV	64-A-048.23
73	F_783984_2881821	408 CENTRE ST	CENTRE ST	64-A-049.13-19
74	F_783938_2881929	335 UNION ST	UNION ST	64-A-050.9-11
75	F_783885_2881971	333 UNION ST	UNION ST	64-A-052.7-8
76	F_783833_2882005	327 UNION ST	UNION ST	64-A-053.4-6
77	F_783768_2882042	325 UNION ST	UNION ST	64-A-054
78	F_783720_2882091	317 UNION ST	UNION ST	64-A-055
79	F_783574_2882228	303 UNION ST	UNION ST	64-A-056
80	F_783503_2882311	10 BOOTHBY CI	BOOTHBY CI	64-A-057.A
81	F_783422_2882391	295 UNION ST	UNION ST	64-A-058.A
82	F_783311_2882457	UNION ST	UNION ST	64-A-059
83	F_783203_2882517	287 UNION ST	UNION ST	64-A-060.3
84	F_783088_2882576	281- 285 UNION ST	UNION ST	64-A-061.2
85	F_783073_2882463	4 BOOTHBY CI	BOOTHBY CI	64-A-062.19
86	F_783234_2882390	6 BOOTHBY CI	BOOTHBY CI	64-A-063.18
87	F_783385_2882302	8 BOOTHBY CI	BOOTHBY CI	64-A-064.17
88	F_783344_2882178	7 BOOTHBY CI	BOOTHBY CI	64-A-065.16
89	F_783215_2882256	5 BOOTHBY CI	BOOTHBY CI	64-A-066.15
90	F_783108_2882247	2 TRUELSON DR	TRUELSON DR	64-A-067.14
91	F_783060_2882160	4 TRUELSON DR	TRUELSON DR	64-A-068.13
92	F_783012_2882080	6 TRUELSON DR	TRUELSON DR	64-A-069.12

# Randolph Community Multifamily Overlay District

## Station Subdistrict Parcels

Section C, Item2.

	GIS ID	LOCATION	STREET	M-B-L
93	F_782975_2882009	8 TRUELSON DR	TRUELSON DR	64-A-070.11
94	F_782941_2881940	10 TRUELSON DR	TRUELSON DR	64-A-071.10
95	F_782753_2882036	7 TRUELSON DR	TRUELSON DR	64-A-072.9
96	F_782796_2882128	5 TRUELSON DR	TRUELSON DR	64-A-073.8
97	F_782848_2882206	3 TRUELSON DR	TRUELSON DR	64-A-074.7
98	F_782902_2882305	1 TRUELSON DR	TRUELSON DR	64-A-075.6
99	F_782888_2882447	3 BOOTHBY CI	BOOTHBY CI	64-A-076.5
100	F_782909_2882558	1 BOOTHBY CI	BOOTHBY CI	64-A-077.4
101	F_782935_2882657	229 UNION ST	UNION ST	64-A-078.1
102	F_782833_2882698	223 UNION ST	UNION ST	64-A-079.1
103	F_782660_2882420	219 UNION ST	UNION ST	64-A-081.2
104	F_782342_2882504	20 TILESTON RD	TILESTON RD	64-A-092.C
105	F_782483_2882419	22 TILESTON RD	TILESTON RD	64-A-093.22-26
106	F_782288_2882344	21 TILESTON RD	TILESTON RD	64-A-095.31&32
107	F_783661_2882006	FENCOURT AV	FENCOURT AV	64-A-097
108	F_783525_2882105	22-24 FENCOURT AV	FENCOURT AV	64-A-098
109	F_782658_2881671	50 RESTARICK AV	RESTARICK AV	64-A-099
110	F_782653_2881839	19 TRUELSON DR	TRUELSON DR	64-A-100
111	F_783689_2881234	5 RESTARICK AV	RESTARICK AV	64-D-002.85-86
112	F_783773_2881185	370 CENTRE ST	CENTRE ST	64-D-003.83&84
113	F_783772_2881315	376 CENTRE ST	CENTRE ST	64-D-004.77-80
114	F_783838_2881363	378 CENTRE ST	CENTRE ST	64-D-005.74-76
115	F_783870_2881441	373 CENTRE ST	CENTRE ST	64-D-006.70-73
116	F_783782_2881463	CARLETON AV	CARLETON AV	64-D-007.68-69
117	F_782674_2881328	295 SOUTH ST	SOUTH ST	71-E-037.2