



PLANNING BOARD MEETING

Tuesday, September 13, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

In accordance with Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 COVID 19 emergency, the Planning Board shall meet remotely to avoid group congregation.

A. Call to Order - Roll Call

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 8-23-22

D. Public Speaks

E. Public Hearings

1. Request for In-law Apartment at 40 Michael Road

F. Old/Unfinished Business

1. Master Plan Review of Objectives

G. New Business

1. 19 Highland Landscape Plan
2. Proposed Zoning Amendment related to setbacks per discussion with Historic Commission
3. Proposed amendment to demolition delay ordinance

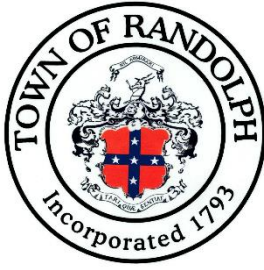
H. Staff Report

I. Board Comments

J. Adjournment

Notification of Upcoming Meeting Dates

9-27-22	11-15-22
10-11-22	11-29-22
10-25-22	12-13-22



PLANNING BOARD MEETING

Tuesday, August 23, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

In accordance with Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 COVID 19 emergency, the Planning Board shall meet remotely to avoid group congregation.

A. Call to Order - Roll Call

Called to order at 6:04pm

PRESENT

Alexandra Alexopoulos
Steve Monteiro
Tony Plizga
Nereyda Santos
Peter Taveira

B. Chairperson Comments

none

C. Approval of Minutes

1. Minutes of 7-12-2022

Minor amendments to minutes

Motion made by Alexopoulos, Seconded by Taveira to accept the minutes as amended.

Voting Yea: Alexopoulos, Monteiro, Plizga, Santos, Taveira

D. Public Speaks

None

E. Public Hearings

1. Request for In-law Apartment at 40 Michael Road

Legal notice read into the record.

Planner explains that abutter notifications were not sent out ahead of the meeting therefore the hearing needs to be rescheduled. Planner had a conversation with the applicant and their agent and agreed to continue to September 13 at 6:15pm

Discussion that member Taveira is an abutter and will make disclosure at the hearing. He will seek guidance from the Ethics Commission regarding his ability to vote on the item.

Motion made by Plizga, Seconded by Santos to continue the hearing to Tuesday, September 13 at 6:15pm

Voting Yea: Alexopoulos, Monteiro, Plizga, Santos

Voting Abstaining: Taveira

2. 2022-038- Council Order- Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – Concerning Density Requirements in the Union Crossing Transit District Pursuant to M.G.L. ch. 40A, sec. 5

Legal ad read into the record. Discussion by the Board about the intent of the zoning amendment referencing discussions that were previously held at Planning Board meetings where the concept was introduced. The amended language would not decrease permitted density but would instead ensure that the calculation of density was limited to buildable land. It would exclude wetlands and the bordering vegetated wetland (BWV) within 50 feet of a wetland to ensure resource protection. The amendment would not eliminate or otherwise affect any decision by the Conservation Commission and has no impact on any setbacks, buffers or limitations outlined in the zoning ordinance.

Motion made by Plizga, Seconded by Alexopoulos to recommend adoption of the amendment.

Voting Yea: Alexopoulos, Monteiro, Plizga, Santos

Voting Nay: Taveira

F. Old/Unfinished Business

1. Master Plan Initiatives

Planner reminds the Board that the MPIC is only the "collector of data" to consolidate in a report to the Town Manager; they don't make recommendations or decisions.

The Board engaged in a length discussion of the Land Use initiatives outlined in the Master Plan. A decision was made for the Board to review existing zoning ordinances as they relate to the the topics in Land Use and be prepared for a working discussion at the meeting of 9/27/22. The Planner will provide recommended sections for the Board to review as they relate to mixed use specifically (as outlined in LU1 of the Master Plan list).

Further discussion about changing the "timeline" on some of the initiatives to ONGOING since the Board would consider impact during development/project review.

Economic Development initiatives in the Master Plan were discussed. A discussion about how to identify Town owned surplus property that could be sold and the obligations the Town has to meet the requirements of MGL Chapter 30B. The Planner will review and report back to the Board about any flexibility there may be in the sale of Town property - perhaps for small sized or unique parcels.

Additional discussion about "branding" and wayfinding for the Town Center and how to accomplish that with or without the Redevelopment Authority. How to ensure awareness and knowledge of the Town by both pedestrians and vehicular use?

Further discussion about if and how the Town can help to advertise commercial properties that are available for lease or sale. Is it feasible? Who can do the work? How would information flow between parcel owner and the Town? The Board will continue discussion on Economic Development at the 9/13/22 meeting.

Planner reported back on the outcomes of the meeting with the Historic Commission and the recommendations to draft zoning amendments based on the mutual agreement of the Board. The Planner is to establish a draft and provide to the Board for review before submission to the Town Council.

The Board had a discussion about "mitigation" for large scale projects, the Planning Board's role in requesting mitigation and what is reasonable to expect.

G. New Business

1. Request for extension and lot release -Mary Lee Way

Request by the applicant to release lots, extend the time for completion and discussion of a potential waiver.

Applicant previously requested an extension of the project to July 31, 2022 due to waiting for MassDOT to approve the curb cut onto South Main Street. That was ultimately delayed and the project cannot be completed in its entirety by July 31, 2022 (utilities, road, bounds and conveyances) The applicant has requested extension to August 2023.

Alexandra motion to approve as accepted; seconded by Taveria. Vote 5-0-0 to accept the request for extension.

Applicant has submitted a request for a lot release. Note that the Town's engineer is not available for review and recommendation. Utilities are constructed and binder course is installed. Applicant lists outstanding items as top course of pavement, as-builts, drainage trench on south side of road.

Discussion about the Board potentially releasing the lot with conditions, how it would relate to the Subdivision Regulations and how it would be evaluated, inspected and enforced to ensure that construction of the house wouldn't take place until the conditions are met.

Plizga makes motion to deny request to release lots until the items outlined in decision have been completed and received by the Planner. Seconded by Monteiro Vote 5-0-0 to deny the release of lots

The applicant submitted an email with discussion about a potential waiver related to the radius of the curve at the intersection of the private way with South Main Street. The Board previously approved the waiver on the south side but no request was ever made for the northern radius. The drawing doesn't specify or call out any radius so the expectation has been that the regulations would be met. Chairman Plizga met onsite with the engineer and had subsequent discussion about the interpretation of the regulations.

NOTE: Applicant and agent joined the meeting after experiencing technical difficulties with access.

Chair recaps the discussion and the Board's decisions regarding the request for extension and the request to release the lot for construction.

The Board and applicant further discussed the interpretation of the regulations for the radius of the intersection at South Main Street, the approved waiver for the southern intersection and the status of the radius at the northern intersection. Reviewed the regulations in place at the time of approval and discussed interpretation.

Plizga makes a motion to approve the waiver for the northern side turning radius to be reduced to that of the south side subject to the engineer providing a formal waiver request to the Planner within the next 2 business days. Motion seconded by Taveria. Vote 5-0-0 to accept the waiver.

2. EVSE Expedited Permitting Discussion

Tabled until a subsequent meeting

H. Staff Report

19 Highland Avenue - owner will be coming to the Planning Board with modifications. They need an exhaust fan for the food service that will be located in the commercial space (a taqueria). They provided specs to the Planner but not a proposed location. Requested all details to be on a plan set.

They also need 3 refrigeration units to support the commercial units on the first floor. The proposed location is along Highland Avenue in front of the wall. Will require robust screening at any final location. The initial drawing provided had some inaccuracies with the location of certain elements (transformer pad, utility pole) and the Planner was concerned regarding the proposed location of one of the units. Requested updates to the plan with changes, specifications on the sound level they will generate and proposal for significant screening around the units.

The applicant must still provide plans for extending the retaining wall around the raised manhole.

The latest drawing introduced a concrete ramp along Highland Avenue to access the commercial patio. The Planner is questioning whether it is a requirement. If it is a

requirement, it may need to be relocated based on the location of existing infrastructure and proximity to the residential units.

The proposed landscaping plan was submitted to the Planner who made a number of recommendations for revision.

Mexicali Grill - repainting of the façade as required by the Planning Board is complete.

33 Mazzeo - Splash Car Wash - clearing and grubbing has been started.

100 Mazzeo Drive - Amazon - the company is discontinuing the use of robotics in their warehouses and decommissioning them. Randolph will have the last delivery from this facility in October 2022. Amazon has a lease on the property until 2032 and may refurbish it for another type of Amazon distribution facility or may sublease it out.

Allen Street Convenience Store - framing in progress

Lombardos/Lantana - parcels have been sold or are under agreement. There is no development plan presented. Current zoning is the Blue Hill River Highway District

I. Board Comments

J. Adjournment

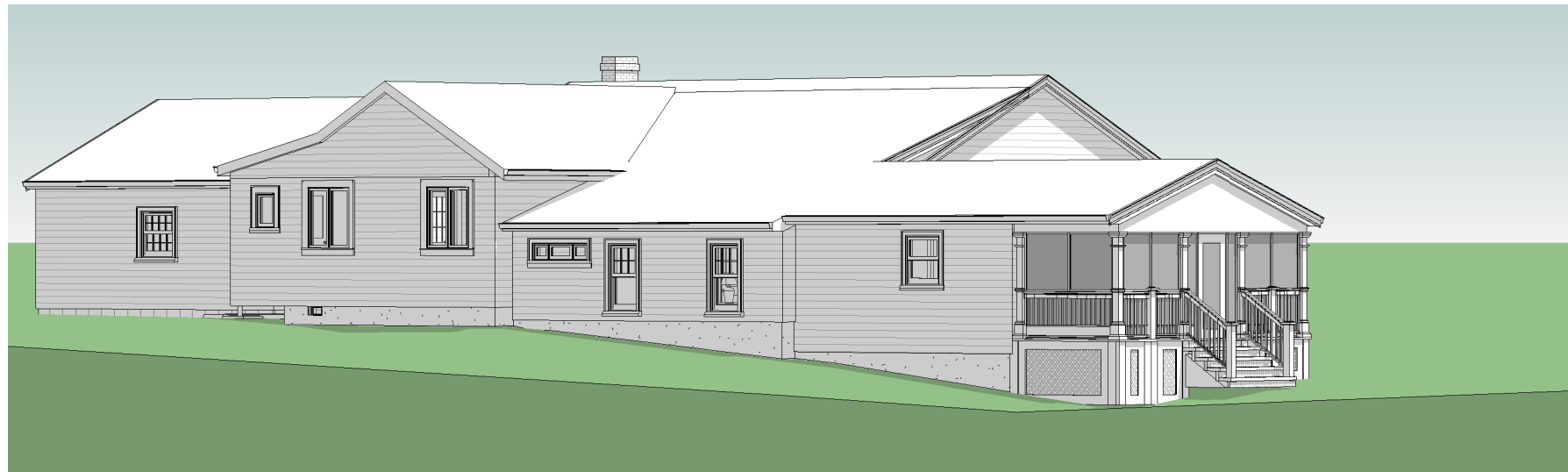
Notification of Upcoming Meeting Dates

Notes:

Member Alexopoulos left the meeting at 7:35pm

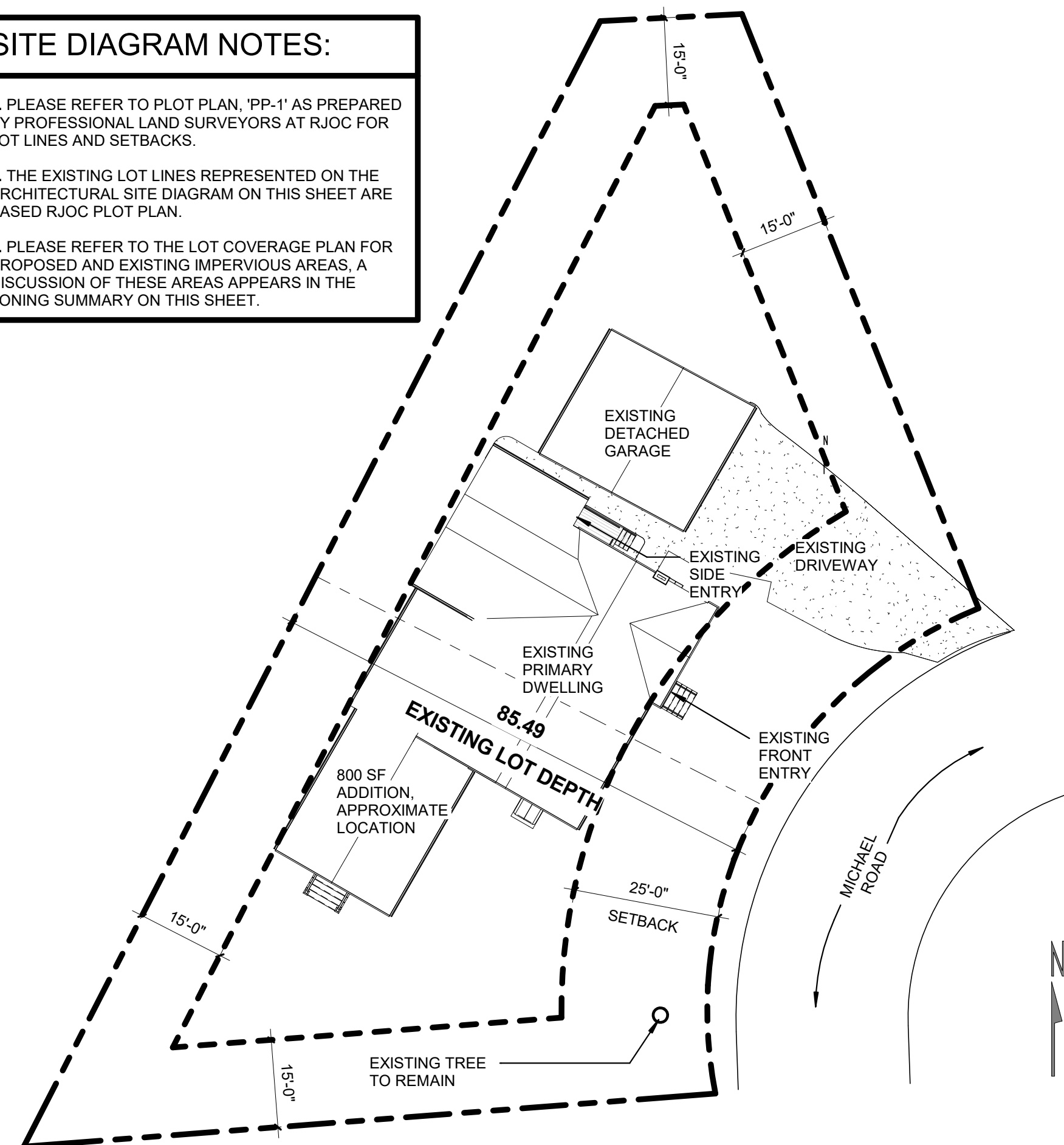
Member Monteiro left the meeting at 8:04pm

Adjourned at 8:12pm



An architectural rendering of a two-story house. The house features a gabled roof with a chimney on the right side. The front facade is composed of horizontal siding. On the left, there is a covered front porch with a pediment supported by four columns and a small set of stairs leading up to it. To the right of the porch is a small addition with a gabled roof and two windows. The main body of the house has two windows on the first floor and two on the second floor. A small, flat-roofed addition is visible on the right side of the house. The house is set on a green lawn against a light blue sky.

1. PLEASE REFER TO PLOT PLAN, 'PP-1' AS PREPARED BY PROFESSIONAL LAND SURVEYORS AT RJOC FOR LOT LINES AND SETBACKS.
2. THE EXISTING LOT LINES REPRESENTED ON THE ARCHITECTURAL SITE DIAGRAM ON THIS SHEET ARE BASED RJOC PLOT PLAN.
3. PLEASE REFER TO THE LOT COVERAGE PLAN FOR PROPOSED AND EXISTING IMPERVIOUS AREAS. A DISCUSSION OF THESE AREAS APPEARS IN THE ZONING SUMMARY ON THIS SHEET.



<div> <div>ZONING TABLE</div> <div>40 MICHAEL RD, RANDOLPH, MA</div> <div>'RSFHD' RES. SINGLE-FAMILY HIGH DENSITY</div> </div>				
RANDOLPH ZONING SUBDISTRICT 'RSFHD'	ALLOWED	EXISTING	PROPOSED	RELIEF REQUIRED
MIN LOT AREA SQUARE FEET	12,000	+/-16,197	NO CHANGE	N
MAX LOT COVERAGE BUILDING AS %	20%	14%	20%	N
MAX LOT COVERAGE IMPERVIOUS AS %	5%	9%	NO CHANGE	ENC
GREEN OPEN AREA AS %	75%	78%	70%	Y
MAX. COVERAGE A+B AS %	25%	22%	29%	Y
FLOOR AREA RATIO (FAR)	NA	-	-	N
BUILDING HEIGHT (STORIES)	2.5	1.5	NO CHANGE	N
BUILDING HEIGHT (FEET)	40'	14.96'	NO CHANGE	N
MINIMUM FRONTAGE (FEET)	100'	87.87'	NO CHANGE	ENC
MINIMUM LOT DEPTH (FEET)	100'	85.49'	NO CHANGE	ENC
MINIMUM LOT WIDTH (FEET)	75'	134'	NO CHANGE	N
MIN. STREET SETBACK (FEET) (MINIMUM)	25'	25.7'	NO CHANGE	N
FRONT YARD (FEET) (MINIMUM)	25'	25.7'	NO CHANGE	N
SIDE YARD LEFT (FEET) (MINIMUM)	15'	48.1'	35.2'	N
SIDE YARD RIGHT (FEET) (MINIMUM)	15'	24.2'	NO CHANGE	N
REAR YARD (FEET) (MINIMUM)	15'	15.8'	NO CHANGE	N

PROJECT LOCATION

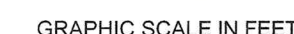
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Project number	Project Number
Date	2022-08-03
Drawn by	Author
Checked by	Checker

-CS1.1-

Scale 1" = 20'-0"

1



PLANNING DEPARTMENT

APPLICATION FOR A SPECIAL PERMIT OR SITE PLAN & DESIGN REVIEW



Project Type	<input type="radio"/> Tier 1 Review <input checked="" type="radio"/> In-Law <input type="radio"/> Tier 2 Review <input type="radio"/> Two-Family <input type="radio"/> Tier 4 Site Plan/Design Review <input type="radio"/> Special Permit		
Assessor Parcel ID <i>map-block-parcel</i>	10 D 14.7	Norfolk County Registry of Deeds	<i>Book/Page or Cert #</i> C#203381/0
Parcel Address	40 MICHAEL ROAD, RANDOLPH, MA		
Current use	SINGLE-FAMILY HOME		
Zoning District	RSFHD	Size of Parcel	16,197 SF
Parcel Attributes	<input type="radio"/> Wetland <input type="radio"/> Flood Plain <input type="radio"/> Wetland Resource		
Project Description	PROPOSED ADDITION FOR INLAW SUITE LESS THAN 800 SF 		

Applicant	DANIELLE STARUK		
Contact person	KEITH HINZMAN		
Applicant Status	<input checked="" type="radio"/> Owner <input type="radio"/> Tenant <input type="radio"/> Licensee <input type="radio"/> Buyer <input type="radio"/> Other _____		
Address	40 MICHAEL ROAD, RANDOLPH, MA		
Phone	(617) 435-3009	Email	daniellestaruk@gmail.com

Surveyor	RJOC CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS		
Contact person	BRIAN DUNDON		
Address	80 MONTVALE AVE, STONEHAM, MA 02180		
Phone	781.279.0180	Email	brian.dundon@rjoconnell.com

Designer	KWH DESIGN, INC.		
Contact person	KEITH HINZMAN		
Address	47 KENBERMA STREET, HULL, MA 02045		
Phone	617.913.4714	Email	KEITH@KWHDESIGN.NET

If property owner is not the Applicant, authorization from the owner is required

Property Owner			
Address			
Phone		Email	

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said rules and any conditions of the Planning Board.

Applicant

Date

Agent/Representative

Date

COMPREHENSIVE MASTER PLAN ↔ COMMUNITY HEALTH PLAN

LAND USE			Primary Responsibility	Time Frame				Supporting Entities
				S h o r t	M e d i u m	L o n g	O n g o i n g	Notes/Updates
Master Plan Task		Community Wellness Plan Goal						
LU 1	Review and update zoning to encourage mixed-use and strategic commercial development.	<p>10.4 To preserve a welcoming, engaged and connected community, implement housing and economic development strategies that prevent displacement; promote economic stability, homeownership and wealth generation; and increase affordable housing and a variety of housing types that meet the accessibility and service needs of Randolph residents across income levels and across all life stages.</p> <p>13.2 Make zoning and related policy changes that allow for the production of naturally occurring affordable housing stock (accessory dwelling units, multi-family and multi-generational housing) in all neighborhoods and to allow for more density in compatible locations.</p>	Planning Board Town Council	x				<p>8/23/22 - PB discussion. Agree to review associated zoning ordinances and discuss at the meeting of 9/27/22</p> <p>Note that MBTA community zoning requirements may fulfill the production of multifamily housing stock.</p>
LU2	Update the current design review regulations to enhance design guidelines and extend design review to more types of development.		Planning Board Town Council	x			X	8/23/22 - Planning Board recommends changing this to ONGOING as there should be routine reviews to ensure use of best practices.
LU3	Identify and market priority sites to attract new development.		Planning Dept.	x			X	8/23/22 - discussed by the Planning Board. This will be an ONGOING task as properties become vacant. Planner to review methods to obtain information and provide outreach. Typically this is handled by an Economic Development director which the Town does not have.
LU4	Clearly “brand” and promote the Crawford Square area as the Town Center.		Planning Board Town Council	x				8/23/22 - discussed by the Planning Board. To be reviewed at a future meeting and in collaboration with the Redevelopment Authority.
LU5	Continue working to protect open space resources through investment, reforestation, zoning, and design review regulations.	<p>14.1 Implement coordinated maintenance protocols to preserve and enhance the image, character, and quality of existing open space and recreational facilities.</p> <p>14.2 Develop and preserve parks and open spaces in neighborhoods where there is currently limited availability of such amenities. These should include larger town parks, neighborhood pocket parks, and infrastructure that facilitates bicycle, pedestrian, and transit access to them.</p> <p>14.5 Explore sites and parcels, such as Nike Missile Site, that might be eligible for brownfield redevelopment to create new public open space amenities</p>	Planning Board Town Council				x	8/23/22 - discussed by the Planning Board.
LU6	Promote sustainable land use and development practices.	10.6 Establish programs to support resident-led, municipally-supported projects to make Randolph’s neighborhoods and streets more connected, safer, cleaner, and more vibrant.	Planning Board Town Council	x			X	8/23/22 - Planning board discussion. This is ONGOING as it should be reviewed for each development presented to the Board.
LU7	Provide for the mitigation of negative impacts associated with development through developer’s contributions to the provision of new infrastructure, the creation of public amenities, or user fees.	<p>10.6 Establish programs to support resident-led, municipally-supported projects to make Randolph’s neighborhoods and streets more connected, safer, cleaner, and more vibrant.</p> <p>13.3 Increase affordable housing availability by supporting development proposals which provide affordable units and adopting an Inclusionary Housing ordinance to require a percentage of housing units to be set aside as deed-restricted affordable that are accessible to low and moderate-income households</p>	Planning Board Town Council	x			X	8/23/22 - Planning Board discussion about when mitigation might be necessary, limitations to mitigation and how to incorporate. This is an ONGOING task since it is development specific.

LAND USE			Primary Responsibility	Time Frame				Supporting Entities
				S h o r t	M e d i u m	L o n g	O n g o i n g	Notes/Updates
Master Plan Task		Community Wellness Plan Goal						
		<p>13.4 Develop new deed-restricted Affordable Housing and Affordable Housing with supportive services, and preserve, maintain, and upgrade existing NOAH and deed-restricted Affordable Housing units</p> <p>13.6 Maintain a partnership of community, health care, and municipal partners to provide testimony and evidence at local processes that support the preservation and production of affordable housing</p> <p>14.4 Assess public transit service, walkability, and safe bike routes to parks and recreational facilities, and identify improvements that would increase Randolph resident access. This complements the transportation recommendations.</p>						

ECONOMIC DEVELOPMENT			Primary Responsibility	Time Frame				Supporting Entities								Section F, Item1.
				S h o r t	M e d i u m	L o n g	O n g o i n g									
Master Plan Task		Community Wellness Plan Goal														
ED1	Produce marketing and promotional materials and events.		Planning		X											
ED2	Facilitate broader outreach to the business community	11.4 Coordinate resources and provision of student and family health services (i.e. immunizations and flu vaccinations) and social services between Randolph Health Department, Randolph Public Schools (including School Nurses, and the Family Resource Center and Registration Office), and area health centers.	Planning Chamber of Commerce		X											
ED3	Provide developers and owners of vacant and underutilized properties with information and guidance through town regulations and ordinances to guide appropriate development of these parcels.		Planning Board Planning Dept	X												
ED4	Develop curriculum and workshops to assist businesses with parcel development.	11.5 In all Town- and School- provided health and social services, ensure appropriate linguistic and culturally competent supports. Refer to the national standards for Culturally and Linguistically Appropriate Services (CLAS) for guidance. 15.5 Encourage development of small and independent food businesses that increase availability of healthy and culturally diverse food options. Investigate application to the Massachusetts Food Trust Program for grants, loans and technical assistance to make this happen.	Planning Dept Chamber of Commerce		X											
ED5	Engage the local business community	15.2 Create food procurement policies to increase healthy and local food purchasing in Randolph across different institutions such as schools, the RICC, and municipal offices to ensure meals offered to students, elder residents, town staff and other residents are nutritious. 15.3 Establish a Healthy Food Zone Ordinance or amend the zoning code to prohibit additional fast-food and formula fast-food establishments and food and beverage vendor carts from locating near schools. Currently these are permitted by right or by a permit from the Town Council in a range of business and highway districts in Randolph.	Planning Dept Chamber of Commerce		X											
ED6	Identify areas in the town that are appropriate for employers of Professional and Technical Services and Accommodation and Food Services.	15.1 Establish a municipal food policy council to develop a forum for advocacy and policy development to ensure equitable, healthy food access for all residents	Planning Board Planning Dept Chamber of Commerce		X											
ED7	Market under-utilized parcels for mixed use, including the development of medical office space.	11.1 Facilitate development of a Federally Qualified Health Center. Build awareness and local support for the health center through workshops, informational materials, and coalition building efforts with community partners. 11.2 Towards improving access to non-emergency medical care and health-supporting services for older adults and those that do not drive, partner with Blue Hills Regional Coordinating Council on the regional assessment of current transportation barriers and participate in piloting solutions, currently underway.	Planning Board Planning Dept Town Council		X											
ED8	Use results of the retail gap analysis described herein to promote retail development in target areas.		Planning Board Planning Dept Chamber of Commerce		X											

HOUSING			Primary Responsibility	Time Frame				Supporting Entities								Section F, Item 1.	
				S h o r t	M e d i u m	L o n g	O n g o i n g										
Master Plan Task		Community Wellness Plan Goal															
H1	Increase affordable housing availability in appropriate locations to ensure the needs of current and future residents are met.	13.1 Conduct and adopt a state-certified Housing Production Plan (HPP) to offer more detailed documentation of specific housing needs, and additional tools to meet these needs, and keep the Town in safe harbor from 40B development (currently 10.7 % in Randolph). 13.6 Maintain a partnership of community, health care, and municipal partners to provide testimony and evidence at local processes that support the preservation and production of affordable housing.	Planning Dept Housing Authority		X												
H2	Preserve, maintain, and upgrade existing affordable housing units.	13.3 Increase affordable housing availability by supporting development proposals which provide affordable units and adopting an Inclusionary Housing ordinance to require a percentage of housing units to be set aside as deed-restricted affordable that are accessible to low and moderate-income households. 13.4 Develop new deed-restricted Affordable Housing and Affordable Housing with supportive services, and preserve, maintain, and upgrade existing NOAH and deed-restricted Affordable Housing units.	Housing Authority				X	Contract with Shared Housing Services Organization (SHSO) to manage all aspects of affordable housing (except for those parcels under management of Housing Authority). Planning Department coordinating with SHSO.									
H3	Promote homeownership throughout the town.	13.5 Offer financial assistance and tenant protections to help Randolph residents remain in their homes.	Housing Authority				X										
H4	Expand the mix of housing choices throughout town for a range of incomes, ages, and family types.	13.2 Make zoning and related policy changes that allow for the production of naturally occurring affordable housing stock (accessory dwelling units, multi-family and multi-generational housing) in all neighborhoods and to allow for more density in compatible locations.	Planning Board Planning Department Town Council		x			4/26/22 – discussion by the Planning Board to research opportunities bearing in mind potential effect of MBTA communities zoning requirements to be enacted by December 2023. Also notes that zoning has been updated to permit “tiny house” development to scale down sizes. Includes a bonus density when a developer includes affordable units.									

OPEN SPACE AND RECREATION		Primary Responsibility	Time Frame				Supporting Entities										Section F, Item 1.	
			S h o r t	M e d i u m	L o n g	O n g o i n g												
Master Plan Task		Community Wellness Plan Goal																
OSR 1	Continue the protection of existing open space parcels and acquire new lands.	14.2 Develop and preserve parks and open spaces in neighborhoods where there is currently limited availability of such amenities. These should include larger town parks, neighborhood pocket parks, and infrastructure that facilitates bicycle, pedestrian, and transit access to them. 14.5 Explore sites and parcels, such as Nike Missile Site, that might be eligible for brownfield redevelopment to create new public open space amenities.	Planning Board ConCom Planning Dept Town Council				X	3/22/22 PB to incorporate protection of green space, where feasible, in review of all development proposals. Will research cluster development and open space design regulations to determine if they can be incorporated in Randolph regulations										
OSR 2	Preserve and maintain sufficient habitats for native plant and wildlife species.		Planning Board ConCom Planning Dept Town Council				X	3/22/22 Planner to ensure native pollinator species are included with the recommended landscaping plant listing made available to developers. Need to find a way to incorporate it in a checklist of items reviewed. -incorporate question about rare/endangered habitat and species check on applications -incorporate requirement to address impacts in the Development Impact Statement										
OSR 3	Create multi-modal links between open space and recreation areas.	14.4 Assess public transit service, walkability, and safe bike routes to parks and recreational facilities, and identify improvements that would increase Randolph resident access. This complements the transportation recommendations.	Recreation		X			3/22/22 – Planner provided list of Conservation parcels to the MPIC and to Conservation. Requested to send to Planning Board 4/28/22 – Complete Streets policy/participation in development with BETA Engineering and DPW. To go before TC for approval. Identification of 15+ projects some of which would address this										
OSR 4	Improve public access at and within land managed by the Conservation Commission.	14.4 Assess public transit service, walkability, and safe bike routes to parks and recreational facilities, and identify improvements that would increase Randolph resident access. This complements the transportation recommendations.	ConCom Planning Dept	X														
OSR 5	Continue working to protect open space resources through investment, reforestation, zoning, and design review regulations.		Planning Board Conservation Commission Planning Dept Town Council				X	3/22/22 – Research clear-cutting ordinances in the state to consider recommending updates to Randolph laws - Research potential of tree bank ordinance										
OSR 6	Maintain and provide sufficient active recreation facilities.	14.1 Implement coordinated maintenance protocols to preserve and enhance the image, character, and quality of existing open space and recreational facilities. 14.3 Explore renovations to or rebuilding the Randolph Community Pool.	Recreation				X											
OSR 7	Provide for the mitigation of negative impacts associated with development activities through impact fees to assist in the funding of open space and recreation oriented initiatives.		Planning Board ConCom Planning Dept Town Council		X			3/22/22 – This should be ONGOING and the PB should consider reasonable mitigation when impacts of development affect greenspace.										

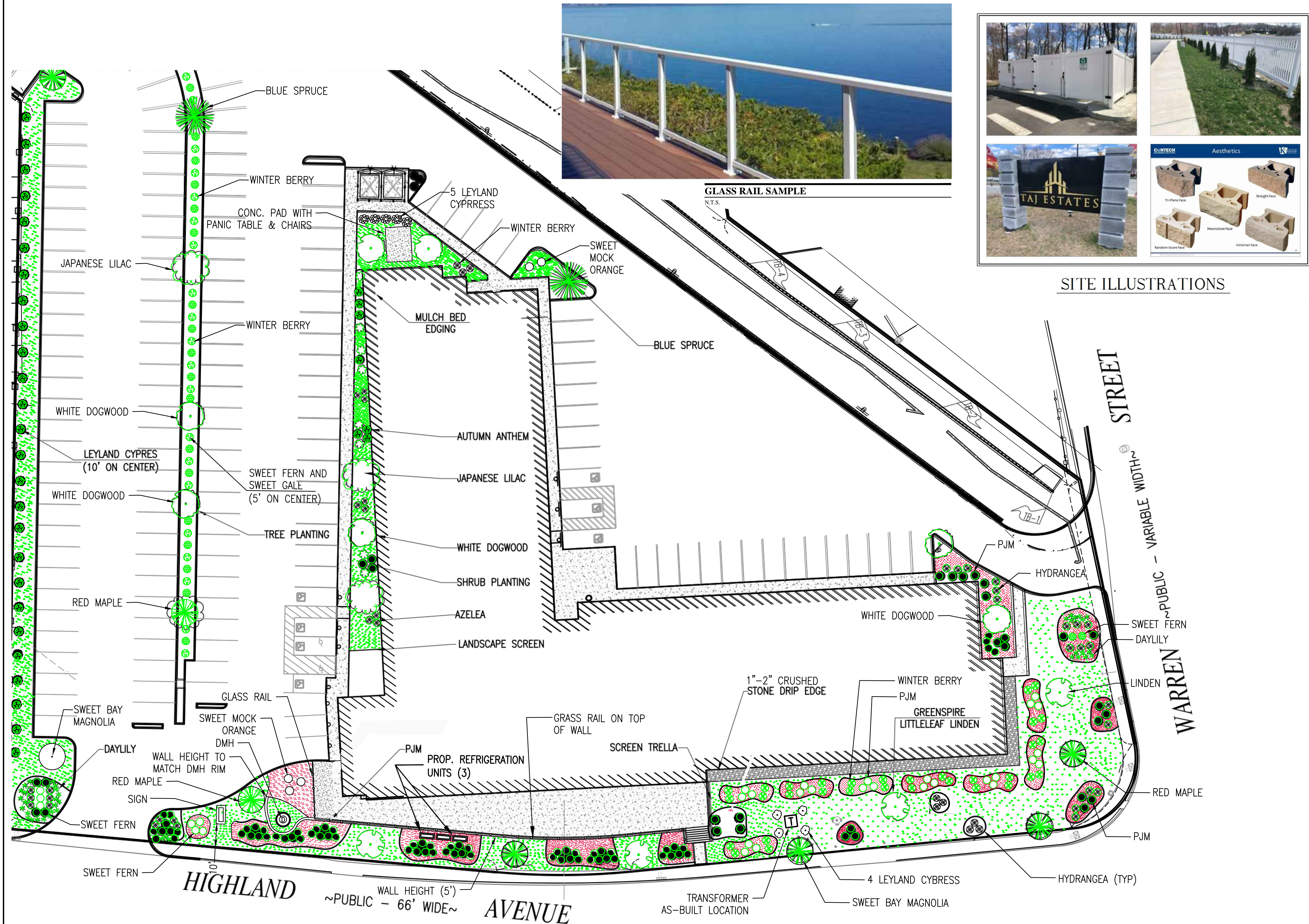
NATURAL AND CULTURAL RESOURCES			Primary Responsibility	Time Frame				Supporting Entities								Section F, Item 1.	
				Short	Medium	Long	Ongoing										
Master Plan Task		Community Wellness Plan Goal															
NHC1	Continue working to preserve natural resources through the acquisition of vulnerable open space areas to protect them in perpetuity.	14.1 Implement coordinated maintenance protocols to preserve and enhance the image, character, and quality of existing open space and recreational facilities. 14.2 Develop and preserve parks and open spaces in neighborhoods where there is currently limited availability of such amenities. These should include larger town parks, neighborhood pocket parks, and infrastructure that facilitates bicycle, pedestrian, and transit access to them. 14.5 Explore sites and parcels, such as Nike Missile Site, that might be eligible for brownfield redevelopment to create new public open space amenities.	Planning Board ConCom Planning Dept Town Council				X	4/14/22 - (see OSR1)									
NHC2	Review Town ordinances to consider impact of zoning and other regulations on historic properties to introduce coordinating measures, such as: • Monitor impact of Site Plan and Design Review process on historic resources. • Amend Residential District Setback Provision, Section 200-28. A (2), and allow for relief from strict adherence to the 25’ setback to match the setback of adjacent historic houses. • Notify the Historical Commission of buildings 50 years old or older that are cited under Chapter 83, Security and Maintenance of Abandoned and/or Dilapidated Buildings.		Historic Commission Planning Board Planning Dept Town Council			X		4/14/22 – Board suggests joint meeting with Historic Commission to determine a collective approach to any potential zoning amendments. Board suggests adjusting the project checklist for site plan development to include a confirmation that a parcel (or neighboring parcels) are not historic in nature. Tony Plizga to suggest language to amend 200-28A to provide setback relief when abutting historic structures are affected. Joint meeting scheduled for 6/14/22 6/14/22 - joint meeting of Historical Commission and Planning Board with discussion about these goals. Draft of potential zoning ordinance amendment affecting setbacks discussed, edited and agreed upon. Planner to finalize, present to both Boards for introduction to the Town Council. Discussion about changing the threshold for age of structures was a lengthy discussion. Historical Commission to meet separately to develop their consensus and follow-up with Planning Board for next steps									
NHC3	Change threshold of Demolition Delay Ordinance to the national standard of 50 years old or older, and extend the delay period to nine months or more.		Historic Commission Planning Board Planning Dept Town Council			X		Joint meeting between two boards scheduled for 6/14/22 6/14/22 - joint meeting of Historical Commission and Planning Board. Lengthy discussion about changing the threshold and the options available. Historical Commission to continue their discussion, develop consensus and follow-up with Planning Board for next steps.									
NHC4	Expand availability of HRI documents by including links to them on the Town’s webpage.	10.2 Institute municipal and school policies that promote a multilingual culture in all activities, ensuring that materials and communication are in Vietnamese, Haitian Creole, and other primary languages spoken in Randolph, in addition to English. 10.3 Increase opportunities for civic participation by Randolph residents in town issues and events. 10.6	Historic Commission Planning Dept	X				6/14/22 - Planner to work with the Historical Commission to create a presence on the Town’s website with applicable information, forms, etc.									
NHC5	Add historic designations to online GIS.		Historic Commission Planning Department	XCOMPLETED 2021													
NHC6	Establish a History Room in the Turner Free Library to provide better access to historic material about Randolph.	10.3 10.5	Historic Commission Library		X												
NHC7	Restart historic marker program, and establish historic street signage program.		Historic Commission		X												

Section F, Item 1.								
NHC8	Encourage the use of historic properties as economic development tools by using state and federal Historic Rehabilitation Tax Credits.	10.4 To preserve a welcoming, engaged and connected community, implement housing and economic development strategies that prevent displacement; promote economic stability, homeownership and wealth generation; and increase affordable housing and a variety of housing types that meet the accessibility and service needs of Randolph residents across income levels and across all life stages. Reference the housing recommendations for more.	Historic Commission Planning Department		X			Ongoing
NHC9	Work with Preservation Massachusetts to utilize their Circuit Rider Program.		Historic Commission Planning Department		X			Ongoing
NHC10	Take advantage of all funding sources for historic preservation, including: •Massachusetts Preservation Projects Fund •Massachusetts Historical Commission Survey and Planning Grants •CPA Funds •Preservation Massachusetts Predevelopment Loan Fund •The MCC		Historic Commission Planning Department Mass Cultural Council		X			Ongoing. Historical Commission has participated in all of these funding opportunities

SERVICES AND FACILITIES			Primary Responsibility	Time Frame				Supporting Entities								Section F, Item1.
				Short	Medium	Long	Ongoing									
Master Plan Task		Community Wellness Plan Goal														
SF1	Prioritize allocation from the local budget towards improving aged utilities and educational facilities.	<p>10.4 To preserve a welcoming, engaged and connected community, implement housing and economic development strategies that prevent displacement; promote economic stability, homeownership and wealth generation; and increase affordable housing and a variety of housing types that meet the accessibility and service needs of Randolph residents across income levels and across all life stages. Reference the housing recommendations for more.</p> <p>11.3 Continue and build on the Public Health Department’s capacities and functions. Increase capacity through expanding funding and health department staff capable of enforcing health and other codes, providing inspectional services, and providing population and community health services. Sustain ongoing work in Environmental Health, Community Health, and Public Health Emergency Preparedness, and expand community health functions of the department to include facilitating the implementation of the Randolph Community Wellness Plan.</p> <p>16.2 As of the 2019-2020 school year all Randolph students receive free breakfast and lunch through the Community Eligibility Provision program. To ensure that students have enough healthy food outside of school and at home, revisit reinstating at the “Backpack Program” with dedicated staff, and fund after-school, school cancellation day, and summer meal programs.</p> <p>16.3 Make facilities improvements to Randolph Public Schools in alignment with the goals and recommendations of the Randolph Comprehensive Master Plan and related school facilities capital improvement priorities</p> <p>16.4 Assess feasibility of and develop school-based health centers that give students access to health care at schools, which puts them in a better position to learn and overcomes transportation barriers. This complements the health care and public health recommendations.</p>	DPW Town Council	X				INI Work. 2016 = last lining project. Replacing hydrants. Just finished flushing. Developing a maintenance program.								
SF2	Assess the needs for upgrades to school facilities on a regular basis.	<p>11.4 Coordinate resources and provision of student and family health services (i.e. immunizations and flu vaccinations) and social services between Randolph Health Department, Randolph Public Schools (including School Nurses, and the Family Resource Center and Registration Office), and area health centers.</p> <p>16.1 Establish a wellness committee comprised of school and health representatives that will guide the revision, adoption, and implementation plan of the Randolph Public Schools Wellness Policy.</p>	DPW RPS				X	Minor involvement by DPW; patch-up, plow snow.								
SF3	Provide access to areas and amenities of all schools’ building interior, including ADA-accessible restrooms, elevators, drinking fountains, and parking.	<p>11.5 In all Town- and School- provided health and social services, ensure appropriate linguistic and culturally competent supports. Refer to the national standards for Culturally and Linguistically Appropriate Services (CLAS) for guidance</p> <p>16.3 Make facilities improvements to Randolph Public Schools in alignment with the goals and recommendations of the Randolph Comprehensive Master Plan and related school facilities capital improvement priorities</p>	RPS	X												
SF4	Review the needs of residents to ensure programs that are offered by the Town reflects the needs and interests of all Randolph residents.	<p>10.1 Identify barriers, solutions, and pathways to increased participation and leadership by immigrant residents in municipal and school decision-making.</p> <p>10.3 Increase opportunities for civic participation by Randolph residents in town issues and events.</p> <p>10.6 Establish programs to support resident-led, municipally-supported projects to make Randolph’s neighborhoods and streets more connected, safer, cleaner, and more vibrant.</p>	Town Manager				X									

SF5	Centralize social services information at one location to make it easier for residents and visitors to get the information they need.	10.2 Institute municipal and school policies that promote a multilingual culture in all activities, ensuring that materials and communication are in Vietnamese, Haitian Creole, and other primary languages spoken in Randolph, in addition to English.	DPW Health Dept Planning Dept Town Manager		X			DPW Web-page. EPA mandated information. Need to do stormwater education. Coordinate with RPS and Library to help inform/educate (similar to MWRA activities). Community Wellness Plan developing comprehensive a resource guide with information to be made available in multiple languages and provided on multiple platforms (print and digital).
		10.5 Support, expand, and ensure funding for programming that fosters resident capacity building.						
		11.1 Facilitate development of a Federally Qualified Health Center. Build awareness and local support for the health center through workshops, informational materials, and coalition building efforts with community partners.						
		11.6 Toward providing community support to individuals in Randolph with mental health issues, continue to support Mental Health First Aid training for Randolph Police and explore participation by the Randolph Police, Fire, Health, Veterans Services and other Departments in a program such as the One Mind Campaign, which uses coordinated training, partnerships, and response protocols to support individuals in mental health crisis.						
SF6	Replace the Randolph-Holbrook Treatment Plant.		DPW	IN PROGRESS				
SF7	Complete the cleaning and lining of the water mains.		DPW	X				Last finished in 2016. ¾ complete. flushing has helped.
SF8	Provide new 8-Inch water mains.		DPW	X				All new developments required to have 8” mains. still have miles of 6”; might be replaced in the future (funding!).
SF9	Increase fire flow protection.		DPW	X				Replacing hydrants; flushing is helping
SF10	Remove sump pumps from the sewer system.		DPW	X				INI; Might do some smoke-testing. Need to educate the public.
SF11	Continue inflow/infiltration detection and removal.		DPW				X	INI
SF12	Educate the public about proper disposal of grease and cleaning products.	10.2 Institute municipal and school policies that promote a multilingual culture in all activities, ensuring that materials and communication are in Vietnamese, Haitian Creole, and other primary languages spoken in Randolph, in addition to English.	DPW	X				Issues with baby wipes in the pipes. Also grease/fat disposal down drains. Need to education the public more on these two issues.

TRANSPORTATION			Primary Responsibility	Time Frame				Supporting Entities								Section F, Item 1.
				Short	Medium	Long	Ongoing									
Master Plan Task		Community Wellness Plan Goal														
T1	Decrease congestion along roads that are operating at an unacceptable level.	12.2 Adopt a data-driven traffic safety practice to identify locations with high crash potential and prioritize capital investments for interventions to reduce the risk of crash-related fatalities and injuries.		DPW Planning Dept		X			Lights at train tracks have been synchronized (DOT). At Crawford Sq., doing a study to plan for better synchronized lights. Becoming a Complete Streets Community. 4/28/22 – Complete Streets policy/participation in development with BETA Engineering and DPW. To go before TC for approval. Identification of 15+ projects some of which would address this							
T2	Make changes to parking policy to organize the public parking supply to be more efficient and reflect current demand.			DPW	X				Coordinating this with Police; issue for planning?! This will be a change to ordinances. Planning Board will take the lead on proposing amendments.							
T3	Increase pedestrian and bicyclist safety.	12.1 Develop and adopt a Complete Streets Policy and a Prioritization Plan to unlock transportation improvement funding. 12.5 Prioritize pedestrian and bicyclist capital investments which improve sense of security and enhance safety along corridors and recreational paths that connect to healthy destinations such as grocery stores, commercial districts, recreation destinations, parks, childcare, transit stations and schools. These investments should include improved lighting, audible pedestrian signals, crossing times, comply with ADA standards for accessible design, and use of evidence-based interventions.		Planning Dept	X				4/28/22 – Complete Streets policy/participation in development with BETA Engineering and DPW. To go before TC for approval. Identification of 15+ projects some of which would address this							
T4	Expand viable transit options for all Randolph residents and employees.	12.4 Advocate for improved transit infrastructure and funding, including increased system capacity and system improvements. Examples include, improved MBTA and BAT bus services, increased shuttle services from hubs to businesses, and increased number of clean air buses, and transit facilities such as bus shelters and wayfinding signage.		DPW		X			Can assist (Complete Streets). Also “Safe Streets” using shared streets for cross-walk refurbishing. Discussions with Transportation Management Associates (TMA) about potential regional transportation initiatives.							
T5	Develop local capacity to address transportation and circulation needs on an ongoing basis.	12.3 Proactively engage in Transportation Planning processes by MassDOT and the MPO and communicate the transportation infrastructure investment needs for Randolph.		DPW Planning Dept Town Manager		X			DPW serves as an Assistant/Partner/Advisor MBTA currently analyzing routes and stops to improve access.							

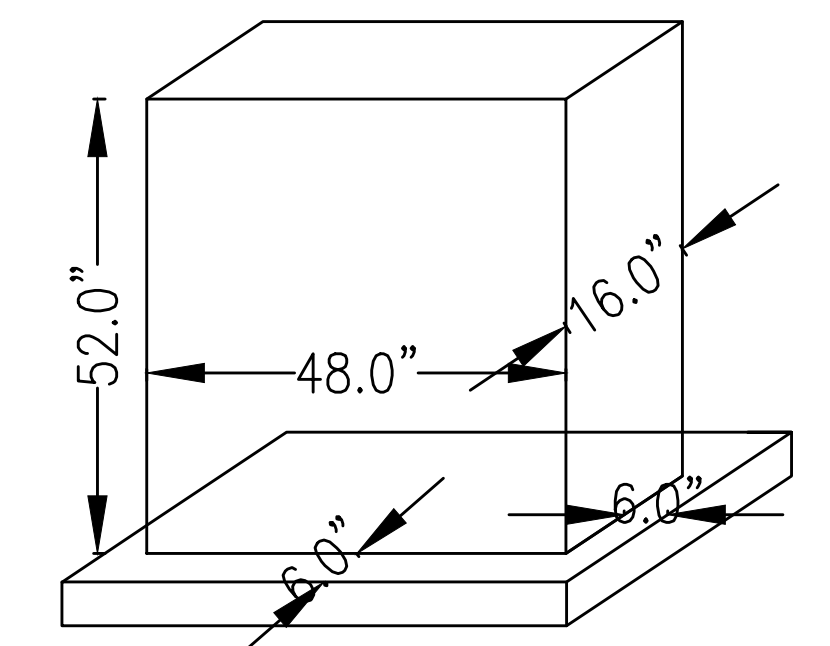


GLASS RAIL SAMPLE
N.T.S.

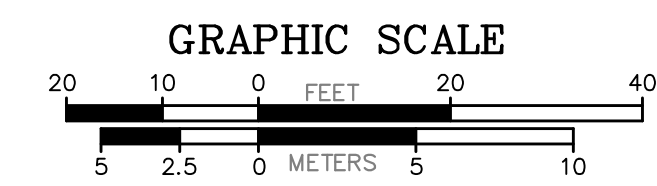


SITE ILLUSTRATIONS

LANDSCAPE TABLE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREES				
	ACER RUBRUM	RED MAPLE	5'-6' HT	6
	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	5'-6' HT	4
	PICEA PUNGENS 'COLORADO GREEN'	BLUE SPRUCE	5'-6' HT	2
	CORNUS FLORIDA	WHITE DOGWOOD	5'-6' HT	7
	SYRINGA RETICULATA	JAPANESE LILAC	5'-6' HT	5
SHRUBS				
	HYDRANGAEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGAEA	2 GAL.	46
	AZELEA GIRARD CHRISTINA	AZELEA	2 GAL.	8
	MISCANTHUS SINENSIS	AUTUMN ANTHEM	2 GAL.	69
	RHODODENDRON PJM	PJM	2 GAL.	92
	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	3-4'	35
	HEMEROCALLIS	DAYLILY		39
	COMPTONIA PEREGRINA	SWEET FERN	1 GAL. POT	35
	MYRICA GALE	SWEET GALE	2 GAL. POT	25
	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	5'-6' HT	2 EA.
	PHILADELPHUS CORONARIUS	SWEET MACK ORANGE	2 GAL.	12 EA.
	ILEX VERTICILLATA	WINTERBERRY	2 GAL.	5 EA.



Refrigeration Units
N.T.S.



REVISIONS:		REFRIGERATION UNITS EXHIBIT PLAN 19 HIGHLAND AVENUE RANDOLPH, MASSACHUSETTS		 1285 WASHINGTON STREET WEYMOUTH, MA (781) 335-1464	
NO.:	COMMENTS:	DATE:			
		DRAWN BY: JKY DESIGNED BY: CYM CHECKED BY: CYM		DATE: 9-2-2022	
				PREPARED FOR: 19 HIGHLAND AVENUE	SHEET EP-107

Draft zoning amendment relating to front yard setbacks as they relate to adjacent historic structures as recommended in the Comprehensive Master Plan of 2017

§ 200-28. Front yards.

A. Residential districts.

- (1) In a residential district, no building shall be erected within twenty-five (25) feet of the side line of any street, except as follows:
 - (a) No building shall be erected within forty-five (45) feet of the center line of any street which is less than forty (40) feet in width.
 - (b) No building shall be erected within forty (40) feet of the side lines of South Main Street or of the side lines of that part of North Main Street south of the Pond Street business area.
 - (c) **If a residential lot abuts a lot with an historic structure, the front yard set back may be reduced to that of the historic structure but not less than ten (10) feet.**

1. Editor's Note: The Table of Dimensional Requirements is included as an attachment to this chapter.

:2

Draft amendment to General Ordinance 87-3 relative to the proposed demolition of any historic structure.

§ 87-3. Procedure.

- E. If the Commission determines that the Significant Building would be detrimental to the historical heritage or resources of the Town, such building shall be considered a "preferably-preserved significant building."
- F. Upon determination by the Commission that the Significant Building which is the subject of the application for a demolition permit is a preferably-preserved significant building, the Commission shall so advise the applicant and the Building Commissioner, and no demolition permit may be issued for at least ~~six (6)~~ **nine (9)** months after the date of such determination by the Commission.
- G. Notwithstanding Subsection F preceding, the Building Commissioner may issue a demolition permit for a preferably-preserved significant building at any time after receipt of written advice from the Commission to the effect that either:
 - (1) The Commission is satisfied that there is no reasonable likelihood that either the owner or some other person or group is willing to purchase for fair market value, to preserve, rehabilitate, or restore such building, or
 - (2) The Commission is satisfied that for at least ~~six (6)~~ **nine (9)** months the owner has made continuing, bona fide and reasonable efforts to locate a purchaser to preserve, rehabilitate and restore the subject building, and that such efforts have been unsuccessful.

:2