



TOWN COUNCIL MEETING

Monday, November 21, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

This meeting is posted pursuant to the state statute authorizing temporary remote participation as described here: <https://www.randolph-ma.gov/DocumentCenter/View/1493/remotemeetings22>

To Join Zoom Meeting: <https://us02web.zoom.us/j/86495385600>

Or One tap mobile : +13017158592, 86495385600#

Or Dial: +1 301 715 8592 Webinar ID: 864 9538 5600

Please note that this Town Council Meeting will be video and audio recorded and will be broadcast, including over local cable and the internet. Any person, upon entering a council meeting or hearing for any purpose, including the purpose of participating, viewing, listening or testifying, grants permission to the Town Council to record and televise or otherwise publish their presence and testimony.

A. Call to Order - Roll Call - Pledge of Allegiance

B. Moment of Silent Prayer

C. Announcements from the President

1. Council President will appoint two Randolph Residents to serve on the Project Review Authority (PRA) for a project on 16 Fencourt Avenue

D. Public Hearings

1. 6:15 PM: FY2023 Tax Classification Hearing
2. 6:15 PM: Special Permit Application and Site Plan and Design Review for a Proposed Remote Drive-Up Teller Unit located at 7-31 Warren Street

E. Public Comments/Discussions

F. Motions, Orders, and Resolutions

G. Town Manager's Report

H. Old/Unfinished Business

I. New Business

- [1.](#) Council Order 2022-054: Amendment of Section 12-1(C)(1) of the General Ordinances of the Town of Randolph Concerning Redemption of Tax Title Real Estate

J. Correspondence

K. Committee Reports

L. Open Council Comments

M. Adjournment

Notification of Upcoming Meeting Dates

November 28

December 5 and 19

Town of Randolph

Property Tax Classification Presentation Fiscal Year 2023



What Is The Purpose Of This Presentation?

1. Select a single or split tax rate
2. Whether to adopt an open space discount
3. Whether to adopt a residential exemption
4. Whether to adopt a small commercial exemption

Full and Fair Cash Value*

Section D, Item 1.

Class	FY2022	FY2023	% Change
Residential	\$4,030,974,541	\$4,678,445,003	8.6%
Commercial	\$521,597,427	\$634,209,062	8.2%
% of Total	88.5 _(res) / 11.5 _(CIP)	88.6 _(res) / 11.9 _(CIP)	0.1 / 0.4
Total Value	\$4,552,571,968	\$5,312,654,065	8.6%

*The Assessors are required to assess all property at its "full and fair cash value," a term that could also be described as "market value" or "fair market value." Massachusetts General Laws define full and fair cash value as the price an owner willing, but not under compulsion, to sell ought to receive from 1 willing, but not under compulsion, to buy.

Values Continue to Rise In Randolph

Single Family



Solds / Year	2018	2019	2020	2021	2022
List Price	\$383,411.72	\$400,121.87	\$436,261.75	\$472,477.18	\$519,141.48
Sale Price	\$385,514.50	\$399,754.53	\$438,618.39	\$490,994.07	\$540,344.22

Data courtesy of pinergy MLS

What Is Causing The Market to Increase

- Increased Number of buyers
 - Millennials now make up largest portion of population
- Limited Inventory Has Created High Demand
 - Buyers regularly offer more than asking price
 - COVID-19 – even less inventory
- Record Low Mortgage Rates
 - 30-year fixed rates were in the low 3's, significantly increasing buying power. (Remember these values are based on 2021 sales)

Maximum Allowable Shift

The town of Randolph is unable to shift 1.75% for FY 23 because the Residential class is required by law to pay at least a minimum of their full and fair cash value share of the levy.

Due to significant increases in property values over the past couple of years, a 1.75 shift results in the residential class falling below that minimum. As a result, the maximum allowable shift for Fiscal Year 2023 is 1.74%.

The difference in the residential tax rate on a 1.74 shift versus a 1.75 shift is 2 cents. (\$12.08 vs. \$12.06) *subject to change slightly during approval process

FY23 Residential Shift

SHIFT	RATE	Avg SFR Bill	Difference FY 22-23
1.70	\$12.15	\$5,847	\$318
1.71	\$12.13	\$5,842	\$317
1.72	\$12.12	\$5,833	\$316
1.73	\$12.10	\$5,823	\$314
1.74	\$12.08	\$5,813	\$312

*Average (Single Family Residential) SFR Value FY23 \$481,271

* Single Rate would be \$13.43 Average Tax Bill \$6,463

Single Family FY22 VS. FY23

Res Rate FY22	FY22 Avg Value	FY22 Avg Bill
\$13.60 *1.75 Shift	\$404,461	\$5,501
Res Rate FY23	FY23 Avg Value	FY23 Avg Bill
\$12.08 *1.74 Shift	\$481,271	\$5,813

FY23 CIP Shift

(Commercial, Industrial, Personal)

SHIFT	RATE	TAX	Difference FY 22-23
1.70	\$22.83	\$17,787	\$1,381
1.71	\$22.96	\$17,889	\$1,387
1.72	\$23.09	\$17,990	\$1,393
1.73	\$23.23	\$18,099	\$1,400
1.74	\$23.36	\$18,200	\$1,419

*Important to note that high value properties skew this number, most will not realize these increases

* Average CIP value is \$779,126

* Single Rate would be \$13.43 Avg Tax Bill \$10,464

CIP FY22 VS. FY23

CIP Rate FY22	FY22 Avg Value	FY22 Avg Bill
\$26.35 *1.75 Shift	\$636,871	\$16,781
CIP Rate FY23	FY23 Avg Value	2023 Avg Bill
\$23.36 *1.74 Shift	\$779,126	\$18,200

Fiscal Year 2023 Levy Limit

FY 2022 Levy Limit	\$68,992,988
Plus 2.5%	+ \$1,724,825
Plus New Growth	+ \$625,855
FY 2023 Levy Limit	= \$71,343,668
Debt Exclusion	\$5,292
FY 2023 Maximum Allowable Levy	\$71,348,960

Minimum Residential Factor (MRF)

Section D, Item 1.

SHIFT	RES FACTOR	Res Tax Rate	CIP TAX RATE
1.70	0.9051	\$12.15	\$22.83
1.71	0.9038	\$12.13	\$22.96
1.72	0.9024	\$12.12	\$23.09
1.73	0.9010	\$12.10	\$23.23
1.74	0.8997	\$12.08	\$23.36

History of Classification Shifts

FISCAL YEAR	SHIFT
2022	1.75
2021	1.74
2020	1.74
2019	1.74

Comparison of Surrounding Communities

*These are FY22 numbers, many towns do not have an FY23 tax rate set as of today

Community	FY22 Residential	Commercial	Shift	Average Single Family Value	Average Single Fam Bill
Randolph	\$13.60	\$26.35	1.75	\$404,461	\$5,501
Braintree	\$ 9.95	\$21.63	1.75	\$583,056	\$5,801
Holbrook	\$16.49	\$32.68	1.75	\$364,758	\$6,015
Stoughton	\$14.41	\$24.20	1.48	\$428,259	\$6,171
Avon	\$15.81	\$29.93	1.38	\$391,703	\$6,193
Abington	\$15.22	\$15.22	No Shift	\$454,000	\$6,910
Canton	\$11.35	\$24.18	1.60	\$657,803	\$7,466
Milton	\$12.47	\$19.12	1.50	\$824,451	\$10,281
<i>State Avg</i>	<i>\$14.38</i>	<i>\$17.53</i>	<i>N/A</i>	<i>\$467,629</i>	<i>\$6,525</i>

Questions

1. Town Council is choosing a shift of _____

2. Was a discount granted to Open Space?

Yes _____ No _____

3. Was the Residential Exemption Adopted?

Yes _____ No _____

4. Was a Small Commercial Exemption adopted?

Yes _____ No _____

Thank You!



Janet Teal, Principal Assessor
(781) 961-0906

Public Notices

Originally published at patriotledger.com on 11/16/2022

Hearing 11/21/22

LEGAL NOTICE

TOWN OF RANDOLPH

TOWN COUNCIL

The Randolph Town Council will hold a public hearing on Monday, November 21, 2022 at 6:15 p.m. via ZOOM on Property Tax Classification for fiscal year 2023 under the provisions of Chapter 369 of the Acts of 1982 which revised Chapter 797 of the Acts of 1979 and codified at M.G.L. Chapter 40, Section 56.

At the hearing, allocating the local property tax levy among the five classes of property for tax bills – residential, open space, commercial, industrial and personal property – will be determined. The Town Assessor will be available on behalf of the Board of Assessors to provide all information and data relevant to making the determination, including the fiscal effect of the available alternatives.

Additional information on this Public Hearing may be found on the Town of Randolph Website and is also available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. The Zoom link to connect to the meeting and to the public hearing may be found on the Randolph website Calendar on the day of the meeting.

Comments can be submitted in writing prior to the public hearing by delivering them in person, by mail, or email to the Town Council Clerk at Town Hall, Email: NOliveras@Randolph-MA.gov

AD# 8052836

PL 11/16/2022

October 19, 2022

Randolph Town Council
c/o William Alexopoulos, President
Town Hall
41 South Main Street
Randolph, MA 02368

A&M Project #: 2233-02
Re: Special Permit
31 Warren Street
Map 55 Lots 05, 07 and 11

Dear Councilor Alexopoulos and members of the Council,

On behalf of the applicant, HarborOne Bank, Allen & Major Associates, Inc. (A&M) is pleased to submit this Special Permit application associated with the construction of a Remote Drive-Up Teller Transfer Unit and a queue area for 5 cars to be located at 31 Warren Street located within the Crawford Square Business District per Section 200-46 of the Zoning By-Law.

The applicant, HarborOne will be leasing a property located within the Randolph Village and a Drive-Up Teller is an industry standard for a level of service expected from their clientele. HarborOne's addition to the Randolph Village is a relocation from the existing branch located on Credit Union Way where it has operated for decades. The proposed project will include alteration of approximately 2,640 square foot area of the existing parking lot for the addition of a vacuum tube system, Remote Drive-Up Teller transfer Unit, and green space located within a curbed guide island. The project will be serviced by the exiting onsite private utilities consisting of electrical service, telecommunications, and water and sewer. No alterations to the existing onsite stormwater patterns will result as part of the queue construction. The plaza will remain compliant with the Randolph bylaws for adequate off-street parking for all tenants upon completion of this project and occupancy by the applicant.

Being located within the Crawford Square Business District - "Automatic Teller Machines" and "Banks and Financial Institutions" are permitted by-right within the district per section 200 Attachment 1:1 of the Zoning-By-law. "Drive through windows" require a Special Permit by Town Council (SPTC).

Application materials are herein enclosed for distribution to council members.

A component to review of the application is the understanding of traffic patterns associated with development. MassDOT last conducted a traffic volume assessment on Warren Street (MassDOT Route 28) in 2021. They report an average daily traffic count of 20,973 (10,540 northbound and 10,431 southbound). Similarly, at the intersection of Route 28 and Union Street, 2021 data counted 18,944 daily cars (9,449 eastbound and 9,493 westbound). These values are generally representative of the traffic volume that will pass by the locus site. The applicant is seeking the opportunity to capture pass-by traffic from that volume. The existing branch averages 160 transactions per day. Through empirical data and customer surveying, the average customer performs 1.7 transactions each resulting in approximately 95 customers per day. 60% of the customer base is drive-up customers, or 57 (rounded to 60 cars per day). The anticipated customer base would be less than 0.5% of the existing traffic volume with a distribution that occurs after the morning am peak hour period (7-9 am) given

the business hours of the applicant. It is A&M's opinion that this is a de minimis effect on the surrounding roadways.

The proposed application is consistent with the intent of the Crawford Business District. The site modifications provide sufficient onsite queuing to accommodate the customer base and is located in an area that is not disruptive to the existing plaza and the opportunity for continued business success.

To facilitate review of the application, enclosed please find the following:

- Aerial Locus Map
- Historic Site Locus Map
- NHESP & Wetland Locus Map
- Layout & Materials Plan (and pertinent site details)
- Check in the amount of \$1,565.90 payable to the Town of Randolph (Special Permit);

HarborOne Bank and A&M look forward to discussing this project at the next available public hearing with the Council. Please notify us to the time of the hearing for the proposed filing. A&M will provide abutter legal notices and coordinate the legal advertisement for this project once the hearing date is confirmed. Thank you for your time and consideration. If you have any questions regarding this submittal please contact me at (508) 923-1010.

Very Truly Yours,

ALLEN & MAJOR ASSOCIATES, INC.

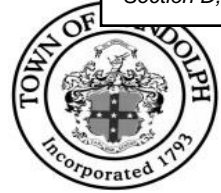


Digitally signed by Philip Cordeiro
Date: 2022.10.21 12:35:42-04'00'

Phil Cordeiro, P.E.
Lakeville Branch Manager

Enclosure

cc: HarborOne Bank (Applicant)
Village Realty Associates LLC (Owner)



RANDOLPH TOWN COUNCIL

APPLICATION FOR A SPECIAL PERMIT

Project Type	<input type="radio"/> 24 Hour Operation <input type="radio"/> Adult Entertainment		
	<input type="radio"/> Drive Through Window <input type="radio"/> Crematorium		
	<input type="radio"/> Wireless Communication Facility <input type="radio"/> Gravel Removal		
	<input type="radio"/> Marijuana Facility <input type="radio"/> Union Crossing Project		
	<input checked="" type="radio"/> Other <u>Remote Drive UP teller</u>		
Type of Request	<input checked="" type="radio"/> Initial Application <input type="radio"/> Renewal <input type="radio"/> Modification/Amendment		
Assessor Parcel ID <i>map-block-parcel</i>	MAP 55-BLOCK E-LOT 5	Norfolk County Registry of Deeds	<i>Book/Page or Cert #</i>
Parcel Address	7-51 Warren St. Randolph MA		
Zoning District	Crawford Buisness District	Size of Parcel	3.42 Acres
Parcel Attributes	<input type="radio"/> Wetland <input type="radio"/> Flood Plain <input type="radio"/> Wetland Resource		
Project Description	New remote drive-up teller to support new branch located at 19 Warren St.		
	This is a relocation of the branch from Credit Union Way		
Other permits or approvals required	<input type="radio"/> Conservation <input type="radio"/> Licensing Board <input type="radio"/> MassDOT <input type="radio"/> Stormwater <input type="radio"/> ZBA		

Applicant	HarborOne Bank		
Contact person	David Tidwell, VP		
Applicant Status	<input type="radio"/> Owner <input checked="" type="radio"/> Tenant <input type="radio"/> Licensee <input type="radio"/> Buyer <input type="radio"/> Other _____		
Address	770 Oak St. Brockton, MA 02301		
Phone	774-273-1201	Email	dtidwell@harborone.com

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

Surveyor	Allen & Major Associates, INC.		
Contact person	Phil Cordeiro		
Address	10 Main Street, Lakeville, MA		
Phone	508-923-1010	Email	pcordeiro@allenmajor.com

Engineer	Allen & Major Associates, INC.		
Contact person	Phil Cordeiro		
Address	10 Main Street, Lakeville, MA		
Phone	508-923-1010	Email	pcordeiro@allenmajor.com

Property Owner	Village Realty Associates, LLC		
Address	One Washington St., Suite 300, Wellesley, MA 02481		
Phone	781-237-0557	Email	jpfine@rubiconre.com

For any application for a Special Permit, the applicant shall submit a narrative and additional documentation to support:

- That the proposed use is in harmony with the general purpose and intent of the Town's ordinances;
- That the proposed use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district;
- Adequate and appropriate facilities will be provided for the proper operation of the proposed use;
- That the proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials or other visual nuisances;
- That the proposed use would not cause undue traffic congestion in the immediate area;
- Any specific requirements detailed in the Randolph Zoning Ordinances.

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 ordinances, rules and any conditions of the Town Council.



Applicant

2022-10-07

Date



APPLICANT/OWNER:

HARBORNE BANK
70 OAK STREET
BROCKTON, MA 02303

PROJECT:

**PROPOSED REMOTE DRIVE-UP
TELLER TRANSFER UNIT
RANDOLPH, MA**

PROJECT NO.	2233-02	DATE:	10/07/2022
SCALE:	1" = 300'	DWG. NAME:	C2233-02
DESIGNED BY:	BR	CHECKED BY:	PLC

PREPARED BY:



**ALLEN & MAJOR
ASSOCIATES, INC.**

civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
www.allenmajor.com

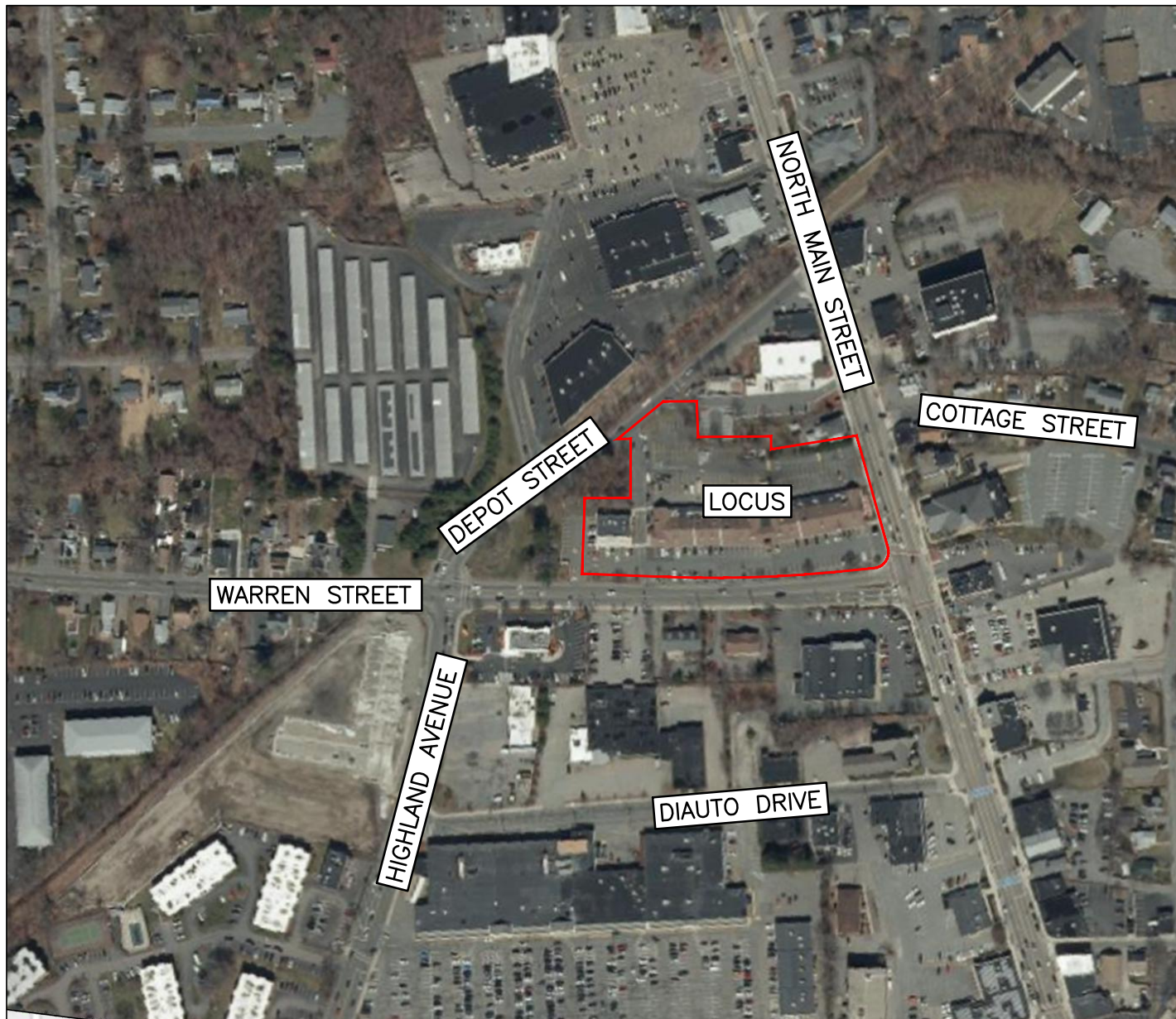
10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309

WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

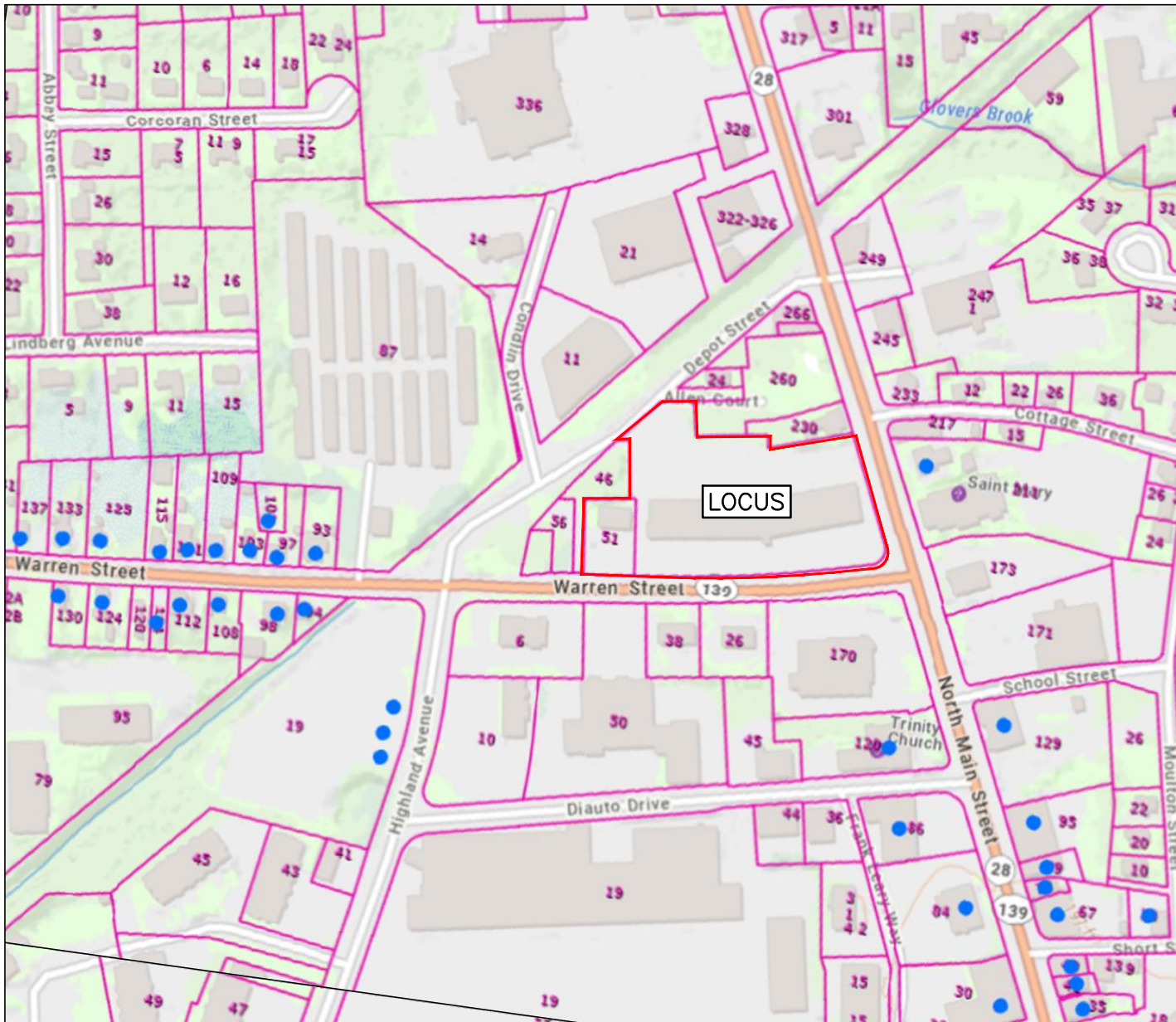
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DRAWING TITLE:	SHEET No.
AERIAL MAP	1

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NOTE: IMAGE OBTAINED FROM MASS MAPPER ON 8/08/2022.



NOTE: IMAGE OBTAINED FROM MASS MAPPER ON 8/08/2022.



APPLICANT/OWNER:

HARBORNE BANK
70 OAK STREET
BROCKTON, MA 02303

PROJECT:

**PROPOSED REMOTE DRIVE-UP
TELLER TRANSFER UNIT
RANDOLPH, MA**

PROJECT NO. 2233-02 **DATE:** 10/07/2022

SCALE: 1" = 300' **DWG. NAME:** C2233-02

DESIGNED BY: BR **CHECKED BY:** PLC

PREPARED BY:



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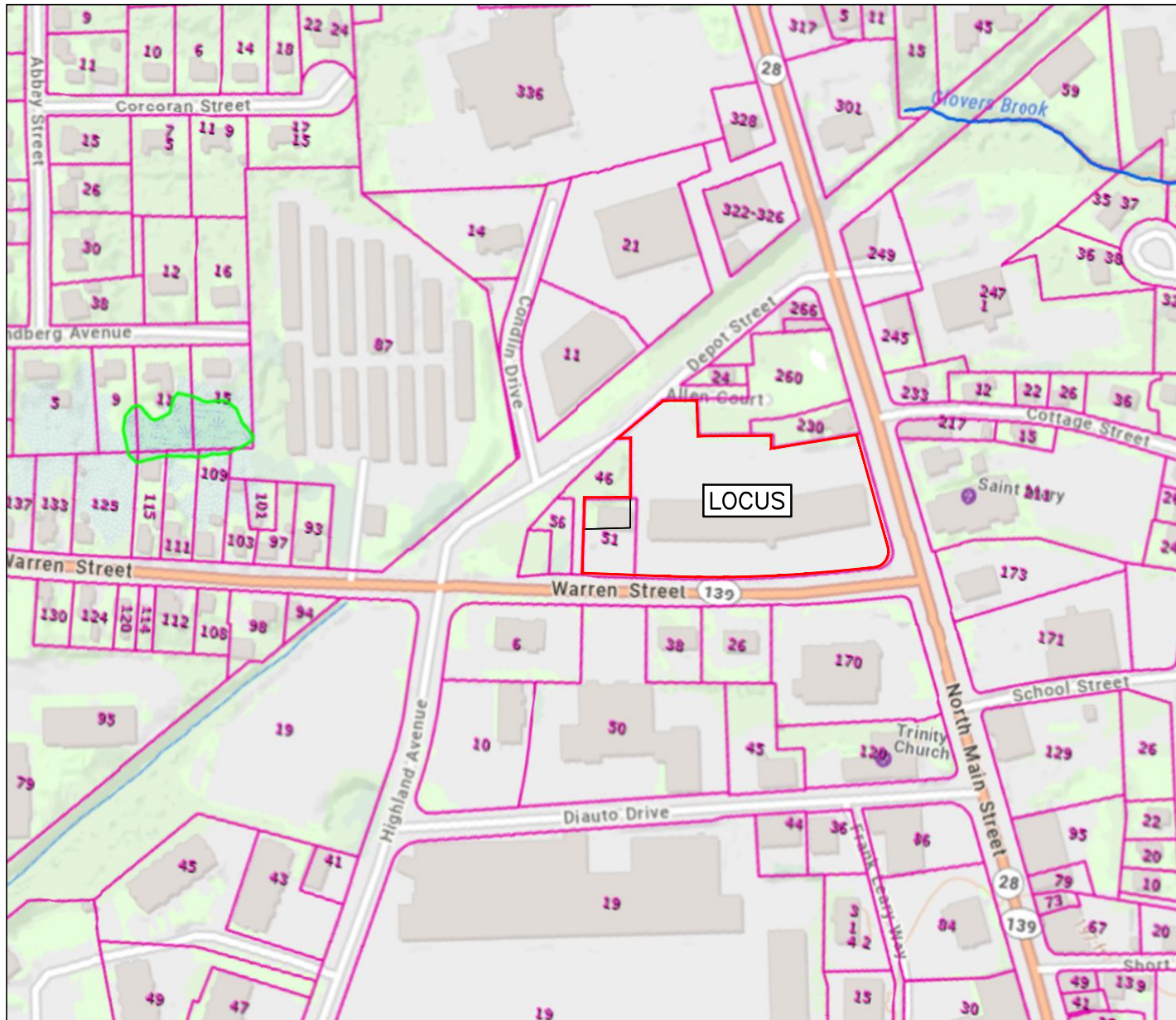
DRAWING TITLE:

HISTORIC SITE MAP

SHEET No.

2

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NOTE: IMAGE OBTAINED FROM MASS MAPPER ON 8/08/2022. THERE ARE NO NATURAL HERITAGE & ENDANGERED SPECIES (NHESP) WITHIN 1 MILE RADIUS OF THE SITE



APPLICANT/OWNER:

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NHESP & WETLAND MAP

SHEET No.

3

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ZONING SUMMARY CHART

CRAWFORD SQUARE BUSINESS DISTRICT (CSBD)

ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5000 SF	149,037	149,037
MINIMUM LOT FRONTAGE	25'	787'	787'
MINIMUM FRONT SETBACK	15'	59'	59'
MINIMUM SIDE SETBACK	0'	30'	30'
MINIMUM REAR SETBACK	15'	96'	96'
BUILDING HEIGHT	3 STORIES	1 STORY	1 STORY
BUILDING COVERAGE (A)	60%	17%	17%
IMPERVIOUS COVERAGE (B)	30%	75.1%	74.7%
OPEN SPACE	10%	7.9	8.3%
MAXIMUM COVERAGE (A+B)	90%	98%	98%
FRONT YARD SETBACK	15'	58.9'	58.9'
REAR YARD SETBACK	15'	96.3'	96.3'

PARKING & LOADING REQUIREMENTS

PARKING USE	REQUIRED	PROVIDED
COMMERCIAL/BUSINESS (1 PER 200 SF)	17,950/200=90	93 SPACES
EATING/DRINKING (1 PER 2 SEATS)	164/2=82	100 SPACES
TOTAL	148	190 SPACES

SIGN TABLE

REGULATORY DESCRIPTION	SIGN	SIZE	MOUNTING HEIGHT
R1-1		30" x 30"	7' - 0"

LEGEND

PROP. PROPERTY LINE	---
SIGN	—
BUILDING	—
CURB	—
SIDEWALK	—
TRAFFIC ARROWS	—
PARKING STRIPING	—
SETBACK LINE	—
PARKING COUNT	⑩
CHAIN LINK FENCE	— x — x —
ELEC/TELE/CABLE CONDUIT	— E-T-C —
SEWER LINE	—
GAS LINE	— GAS —
TRANSMISSION TUBE	---

LEGEND

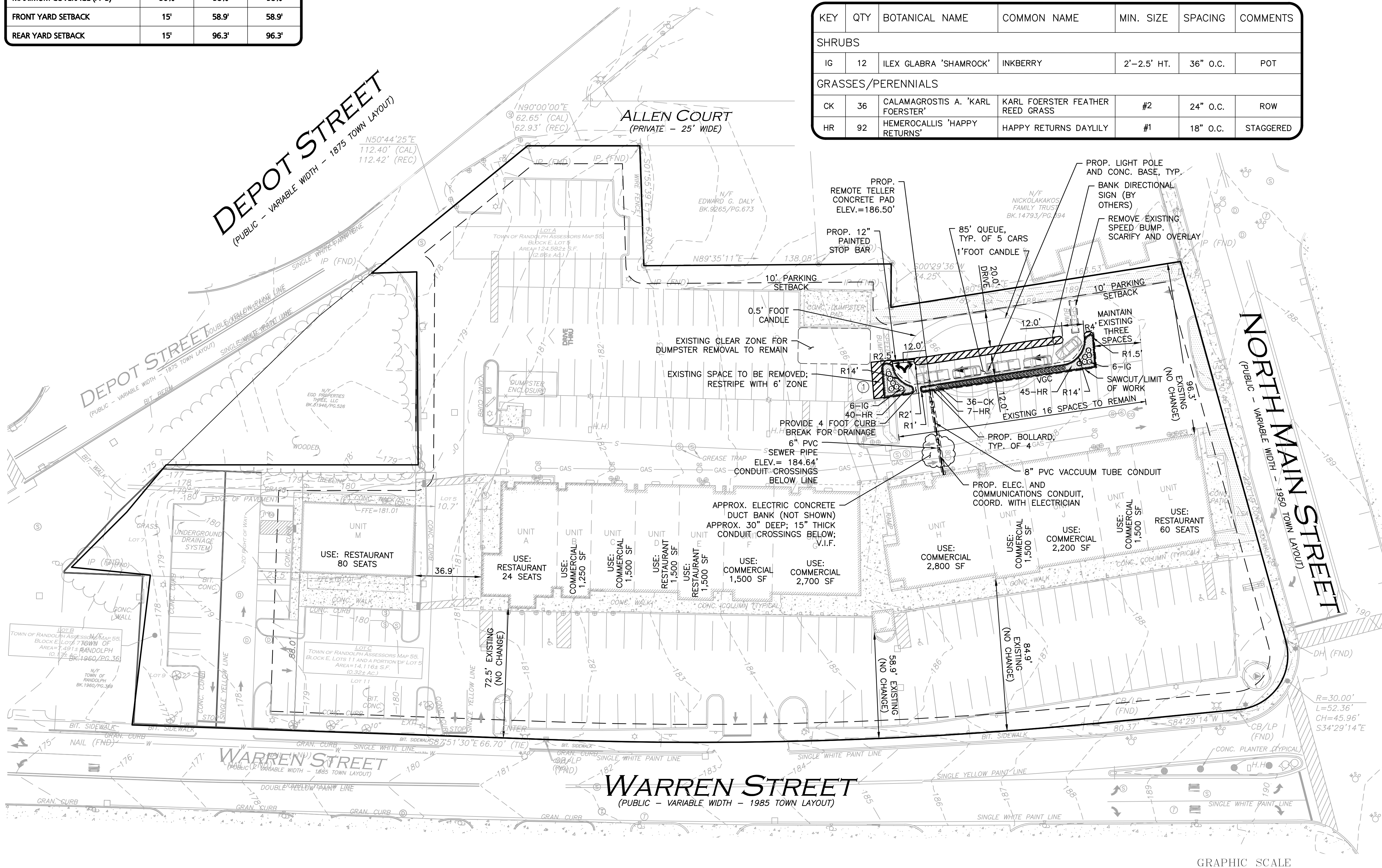
SHRUBS	⊙
GRASSES	⊙
PERENNIALS	⊙

NOTES:

1. TOPOGRAPHIC INFORMATION & EXISTING SITE FEATURES WERE OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES, INC. AND SHOWN ON A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY" PREPARED FOR RUBICON REAL ESTATE HOLDINGS DATED JUNE 12, 2015. INFORMATION SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. THE SITE IS LOCATED WITHIN THE CRAWFORD SQUARE BUSINESS ZONING DISTRICT.
2. 15 STANDARD PARKING SPACES HAVE BEEN LOST WITH THE ADDITION OF THE REMOTE DRIVE-UP TELLER TRANSFER UNIT.
3. THE PLAN PRESENTS THE ADDITION OF ±495 SQUARE FEET OF GREEN SPACE.

PLANTING SCHEDULE - SHRUBS & PERENNIALS

KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
SHRUBS						
IG	12	ILEX GLABRA 'SHAMROCK'	INKBERRY	2'-2.5' HT.	36" O.C.	POT
GRASSES/PERENNIALS						
CK	36	CALAMAGROSTIS A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#2	24" O.C.	ROW
HR	92	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1	18" O.C.	STAGGERED



ISSUED FOR REVIEW
OCTOBER 19, 2022



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION

APPLICANT/OWNER:

HARBORONE BANK
70 OAK STREET
BROCKTON, MA 02303

PROJECT: **PROPOSED REMOTE
DRIVE-UP TELLER
TRANSFER UNIT
RANDOLPH, MA**

PROJECT NO. 2233-02 DATE: 10-19-2022

SCALE: 1" = 30' DWG. NAME: C-2233-02

DESIGNED BY: BR CHECKED BY: PLC

PREPARED BY:



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DRAWING TITLE:

LAYOUT & MATERIALS PLAN

SHEET NO.

C-102

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Public Notices

Originally published at patriotledger.com on 11/05/2022

7-31 WARREN ST

LEGAL NOTICE

PUBLIC NOTICE

Town of Randolph, MA

Notice of Public Hearing

The Randolph Town Council will conduct a public hearing on Monday, November 21, 2022 at 6:15 PM via Zoom on the request by applicant, HarborOne Bank for a special permit and site plan and design review to construct a Remote Drive-Up Teller Transfer Unit at 7-31 Warren Street, Randolph, MA. Project plans and additional information are available through the Randolph Town Clerk's Office during regular business hours at the offices of the Town Clerk, 41 South Main Street, Randolph, MA. The Zoom link to connect to the public hearing may be found on the Randolph website calendar, on the day of the meeting.

AD#8016632

PL 11/05, 11/12/2022

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PL 11/05, 11/12/2022

Council Order: 2022-054

**Introduced by: Town Manager Brian Howard
November 21, 2022**

**Amendment of Section 12-1(C)(1) of the
General Ordinances of the Town of Randolph
Concerning Redemption of Tax Title Real Estate**

To see if the Randolph Town Council will vote to amend Section 12-1(C)(1) of the general ordinances of the Town of Randolph concerning the redemption of tax title real estate as follows:

Delete Section 12-1(C)(1) and replace it with the following:

- (1) The Town has not filed a petition to foreclose the rights of redemption with the Land Court;

Chapter 12 - Treasurer

[HISTORY: Adopted by the Town of Randolph 4-25-2006 ATM by Art. 30, approved 10-17-2006.
Amendments noted where applicable.]

§ 12-1 Redemption of tax title real estate.

- A. Pursuant to the provisions of MGL c. 60, § 62A, the Treasurer of the Town of Randolph ("Town") may enter into a written payment agreement ("Agreement") with any person(s) entitled to redeem ownership of parcels of real estate ("Redeemer") which have been taken by the Town as a result of non-payment of real estate taxes. The Agreement shall be executed by the Town and Redeemer and shall set forth the terms and conditions for payment of the delinquent taxes interest and any other costs, fees or charges associated with same.
- B. The Redeemer of the following assessment categories of real property shall be eligible to enter into an Agreement provided for in the preceding paragraph:
 - (1) Commercial property; and
 - (2) Residential property.
- C. The following conditions must be met prior to the Treasurer and Redeemer entering into an Agreement:
 - (1) The Town has not filed a petition to foreclose the rights of redemption with the Land Court ~~and the recording date of the Instrument of Taking recorded in the Norfolk Registry of Deeds or Norfolk Registry District of the Land Court must be no more than ten (10) years from the date of the proposed Agreement;~~
 - (2) All real estate taxes due for the current fiscal year assessed against the parcel must be paid to date;
 - (3) The Redeemer, at the time of execution of said Agreement, must pay to the Town a minimum of twenty-five percent (25%) of the amount due to redeem the Parcel. The Redeemer must then agree to pay the remaining balance due to the Town in three (3) equal installments over a period not to exceed three (3) years, with one (1) installment payment due each year.
- D. After the Town has received the initial installment and two (2) additional installment payments pursuant to the Agreement, the Redeemer shall be entitled to a credit equal to fifty percent (50%) of the accrued interest on the delinquent tax amount. This credit shall be applied against the final installment due under the Agreement.
- E. During the term of the Agreement, the Treasurer may not bring an action to foreclose the tax title of the Redeemer unless payments are not made in accordance with the schedule provided in the Agreement or timely payments are not made on other amounts due to the municipality that are a lien on the same parcel.