



TOWN COUNCIL MEETING

Monday, February 24, 2025 at 6:00 PM

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

AGENDA

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.randolphma.gov/DocumentCenter/View/1864/remotemeetings23>

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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. Public comments shall only be provided in person and shall not be provided remotely.

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

B. Moment of Silent Prayer

C. Approval of Minutes

1. Approval of Meeting Minutes for Town Council Meeting February 10, 2025

D. Announcements from the President

E. Presentations

F. Public Comments/Discussions

Public comments shall only be provided in person and shall not be provided remotely.

G. Appointments

H. Motions, Orders, and Resolutions

I. Town Manager's Report

J. Old/Unfinished Business

K. New Business

- 1.** Council Order 2025-006: 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 Watershed and Wetland Protection Overlay Districts Pursuant to the National Flood Insurance Act of 1968
- 2.** Council Order 2025-007 Transfer of Ambulance Receipts to Support Purchase of New Pumper
- 3.** Council Order 2025-008: Transfer of Water/Sewer Retained Earnings to the Joint Water Board
- 4.** Council Order 2025-009: Transfer of General Fund Free Cash to Various FY2025 Town Budgets

L. Correspondence

M. Committee Reports

N. Open Council Comments

O. Executive Session

The Town Council may vote to go into executive session pursuant to M.G.L. ch. 30A, section 21(a)(3) relative to potential litigation strategy concerning anticipated litigation. M.G.L. ch. 30A, section 21(a)(3) permits a public body to go into executive session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

P. Adjournment

Notification of Upcoming Meeting Dates

March 10 and 24

April 14 and 28

May 5 and 19

June 9 and 23

July 14 and 28

August 11 and 25

September 8 and 22

October 20

November 3 and 24

December 8



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, February 10, 2025, at 6:00 p.m.

This is a hybrid meeting. The Public is invited to attend this meeting in person or remotely, by telephone or computer access.

Call to Order: Council President Alexopoulos called the meeting to order.

Roll Call – Council Members Present: Christos Alexopoulos (In-Person), Richard Brewer (In-Person), James Burgess (In-Person), Jesse Gordon (In-Person), Kevin O’Connell (In-Person), Katrina Huff-Larmond (In-Person), Brandon Thompson (In-Person).

Pledge of Allegiance: Pledge of Allegiance led by Councillor Huff-Larmond.

Moment of Silent Prayer: Moment of Silent Prayer held.

Approval of Meeting Minutes:

Motion to approve the minutes of the Town Council meeting on January 27, 2025 made by Councillor Burgess, seconded by Councillor O’Connell.
Roll Call Vote: 7-0-0 (Absent: Clerger, Egan)
Motion passes.

Announcements from the President

1. I’d like to thank the Department of Public Works (DPW) for their work during the recent snow storm. They were swift. Thank you.
2. Thank you to the Randolph Democratic Town Committee for their support of the Resolution that has been submitted. After carefully reading the letter, it is apparent that this is a police matter. I recommend setting a time to sit and speak with Randolph Police Department regarding their policies and procedures and how they’re putting that information out into the community for residents. I also received a Resolution that was looked at and I am referring it to the Public Safety Subcommittee for review. Thank you for your input.
3. Good luck to the Boston University Terriers in tonight’s hockey game.

New Business

1. **Council Order 2025-005: Transfer of General Fund Free Cash for School Department Revolving Accounts**

Councillor Clerger entered the meeting, in person, at 6:06 PM.

Town Manager Howard introduced Council Order 2025-005 and was accompanied by the Town Accountant/Finance Director to provide additional information regarding the purpose of this Council Order.

Councillor Burgess asked for clarification regarding the functionality of the Revolving Account and requested additional information regarding the source of funding entering this account.

Motion to approve Council Order 2025-005 as presented made by Councillor Burgess, seconded by Councillor Clerger.

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

Motion passes.

Town Manager’s Report:

1. I echo the comments of the Council President regarding the DPW’s work on the recent snow storm. If you need help, please utilize See, Click, Fix and if it’s an emergency call the police station.
2. Randolph Animal Control and Public Health invites everyone to join their Monthly Animal Video Series in the Lincoln Room from 5:30 to 6:30 PM on the second Tuesday of each month.
3. There is a National Grid Helicopter Alert starting February 3, 2025. National Grid will conduct a three-week helicopter patrol of transmission lines statewide, weather permitting. Questions, contact: 800-462-9852
4. The AARP program is now operating from a waiting list, however you can call 774-257-5656 at Brockton. This is paid for through a grant that deals with income limits so it is not open to all like AARP.
5. Sunday hours are back at the Turner Free Library! Check out their program and schedule at TurnerFreeLibrary.Org.
6. There will be regularly scheduled Water Basin Cleaning happening tomorrow, February 11, 2025 at 3 PM. A water basin sedimentation cleaning will take approximately 8-10 hours. You may experience low water pressure.

Public Hearings

1. 6:15 PM - Community Development Block Grant (CDBG) FY25 - Authorization to Submit Application

Council President Alexopoulos opened the public hearing on this matter. The legal advertisement was published in the Patriot Ledger on January 24 and January 31, 2025. Town Planner Michelle Tyler was present to provide additional information regarding CDBG grant, along with Grant Administrator Alice Boyd. A sign-in sheet was circulated for those present during the public hearing.

Town Planner Michelle Tyler: Bailey Boyd has served the Town incredibly well in compelling the applications for CDBG's that we’ve successfully received and then administered the grant program for both childcare subsidies and housing rehabilitation. We receive monthly reports from Bailey Boyd through the subcontractor that indicates how many families we’re serving under each of these allocations that we’ve received.

Alice Boyd: It has been a pleasure working with the Town of Randolph. The Town can apply for a maximum of \$850,000 this funding cycle. We have been receiving the max and we'd like to apply for that again. We can apply for \$ 70,000 per household for renovations and \$7,000 per child for child care services. The program is running like clock work thanks to the Town staff.

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

- 1. Kate Shore: If this is federal funding federal, can we feel it's secure with the current administration? Ms. Boyd: The funds have already been approved. It's federal funds that go to the state. The program is incredibly popular with mayors across the country. We are hopeful the funds will continue. Congress votes on these funds.
- 2. Kempton Flemming: What is the turnaround time for people on the waiting list? Ms. Boyd: There are currently 142 people who have submitted a preapplication stating interest. We go to the top of the list and ask if people are still interested and oftentimes people have either moved or circumstances have changed. Over the course of the year we will take on 8 households for housing rehab right away. There is currently no waiting list for childcare subsidies.
- 3. Guerlince Semezler, 60 Mill Street: Do we have any data regarding some of the program recipients in terms of a racial breakdown and if it's equitable. Ms. Boyd: I don't have that in front of me, we do collect that information on a voluntary basis. I am impressed with the diversity. I can collect that information and provide it in the next report next month.

There were no more public comments. Council President closed the public comments portion of the public hearing.

- 1. Councillor Burgess: I want to thank you for your comments relative to our staff. It's always good to hear and we're proud of our staff but it's good to hear from an outsider that you see what we see as well.
- 2. Councillor Clerger: Is there another means to fill out the application for those who are not tech savvy? Ms. Boyd: We can mail it to a household. Staff from the program will go to the home to assist and bring interpreters if that's necessary.
- 3. Councillor Gordon: This is a process that the Town uses which I commend. I think the CDBG should be a model for all other grants. One component is hiring a professional grant administrator such as yourself- the Bailey Boyd company. Is there a plan if we anticipate that there will be a stoppage of these funds? Ms. Tyler: I'd like to take that conversation offline. If those funds are halted, it would be significant.
- 4. Councillor Huff-Larmond: I love that this is a forgiveness loan program so our residents don't take on the extra burden. I look forward to hearing about a plan for "just in case." What do you mean it's a "referral process"? MS. Boyd: We accept referrals from departments within the Town. If they visit households and explain the house needs repairs and it's an emergency, they'll go to the top of the list.
- 5. Councillor Brewer: If a home needed a new furnace, which could reach \$70,000 quickly, is there any way they can reapply for additional funds? Ms. Boyd: There is a process in which we can apply for a waiver and have received it, so they can reapply for additional funds.
- 6. Councillor Thompson: If you're worried about the funding situation, this is your time to send an email or make a call to representatives at the federal level.

Ms. Tyler: 1. As part of our participation in CDBG, there is a community development advisory group and we have a meeting once a year. It is open to all members of the public. The next meeting is Friday, March 7, by Zoom. 2. The housing rehabilitation coordinator will do windshield surveys where a consultant drives around Town to identify which homes need work so there may be a vehicle taking

pictures of a home. It is simply to validate that there are homes that need housing rehab and to further validate our application process. It is not a town vehicle.

Motion to approve the Community Development Block Grant (CDBG) made by Councillor Burgess, seconded by Councillor Gordon.

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

Motion passes.

2. 6:15 PM - Council Order 2025-004: Grant of Location to MA Electric Company d/b/a National Grid and Verizon New England, Inc., for new Joint or Identical Utility Pole Locations Within the Town of Randolph

Council President Alexopoulos opened the public hearing for Council Order 2025-004. The legal advertisement was published in the Patriot Ledger on February 1, 2025. Jared Akir from National Grid was present to provide additional information and answer questions relating to this pole petition.

Councillor Burgess: Are there any sweeps attached to this pole? Jared: Yes, there's going to be two primary sweeps to bring the cable from overhead down, under street and across the road. It will be made out of metal.

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

- 1. Joe Burke, 54 Hills Street: What warehouse? Are those just supposed to be an office building?

There were no more public comments. Council President Alexopoulos closed the public comments portion of the meeting.

Motion to approve Council Order 2025-004 as presented made by Councillor Brewer, seconded by Councillor O'Connell.

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

Motion passes.

Public Comments

- 1. Ira Greene: I want to commend the work of the DPW. They've been doing a great job plowing the streets.
- 2. Kate Shore: Several months ago many people in Randolph rallied in Stetson against racism against the Haitian community. I saw Natacha, Katrina, and Jesse. I didn't see any other Town Council members. That was a place to come out and say to your residents, we see you and we value you and respect you. The Subcommittee that has formed tonight has another chance to show that the Town Council values and respects the Haitian people of Randolph by signing the welcoming Resolution.
- 3. Kevin Colby Joyce: Randolph has a chance with this resolution to do something perfectly legal and honorable. Standing up for justice and for decency in the United States. Please look at this Resolution again and pass it.
- 4. Sandy Salvic, 42 Grove Street: I spoke to the Council President about the resolution being sent to the public safety subcommittee. Tonight, I'd like to underscore the message. If the reason this Council is afraid to declare Randolph a welcoming Town for fear of becoming a target to this administration, and I

can't think of any other reason not to, then shame on us! Shame because we are a welcome Town and we embrace it because that's who we are. We should say it loud and proud.

- 5. Geurlince Semezler, 60 Mill Street: I am a proud resident of Randolph. For many years I've had the privilege to live in various cities but Randolph is very unique. As a haitian american immigrant I proudly stand here to endorse the resolution. We need to stand together to fight against racism.
- 6. Anne, 84 Gold Street: I came to live here in 1980 when the Town was 90% white and it has been my joy and pride to watch it develop into one of the most diverse Towns in the Commonwealth. I am proud of the police departments policy. I want to see the Town Council embrace that policy and make it known that this is a Town welcoming to everyone.
- 7. Lukid Moran, 27 Holy Street: Last saturday, I had a situation happen to me. A lady I do not know ordered two packages to my address. The lady filed a police report because I threw the packages away. I also attempted to make a police report and and the officer refused to listen to me.

Council Comments:

- 1. Councillor Clerger: Hats off to DPW for their work. You have my support with this resolution. You brought tears to my eyes listening to your comments.
- 2. Councillor Gordon addressed the Welcoming Resolution and asked when the Public Safety Subcommittee will be meeting?
- 3. Councillor Burgess: 1. I'd like to request all policies governing use of the RICC, and any policy staff has adopted and that the Recreation Board has adopted. I think that will help the Human Services Subcommittee Subcommittee start their meeting. The summer program does not have a revolving fund within the budget. There is no reason someone would say they are not allowed to have field trips or day trips within that program. Mr. Howard: I'm not aware of an instance. 2. FEMA Maps - we're asked to vote on it but not asked to weigh in on it? Mr. Howard: Any resident at any time can always seek to have themselves removed. 3. I'd like to request a copy of the meeting minutes for the Zoning Board of Appeals and Conservation Commission for the last year.
- 4. Councillor Thompson: There is a job posting for a new Veterans Services Officer for the Town. If you are a veteran and are interested in that position, you can fill out the application online.
- 5. Councillor O'Connell: I try to attend all events and everything I can. Oftentimes, we are not informed of certain events until the last minute. 2. I have not seen the Resolution being spoken of tonight but it sounds good.
- 6. Councillor Huff-Larmond: I've thrown many events for the oppressed groups and have not seen your presence. The reason you have not received this resolution is because the Council President said he didn't want it on the agenda. Jesse and I offered this resolution in January and could have easily circulated it to the Council but out of respect, we have not. I'm disappointed that the Resolution titled Concerning Commitment to all Residents of the Town of Randolph was not included in our agenda. It has been reported that the President is concerned the resolution may draw unwanted attention to our Town. I appreciate this concern but I believe it's crucial to have meaningful discussion with those who will be affected, and experts who are knowledgeable about such topics. As a white male who is not facing immigration status threats, I believe it is important to recognize that you may not fully understand the concern of our residents of color. My research and discussion with residents and experts suggest that our residents want to be assured that they are safe and will be protected in our community. The Resolution states that the Town of Randolph does not tolerate any form of discrimination, harassment, or bullying by Town Employees and Officials. We strive to make Randolph a safe and welcoming community that stands on principles rejecting racialing profiling, racially motivated brutality, hate crimes, and other crimes that may impact minorities and underrepresented communities. Our law enforcement agencies are committed to responding to the needs of our community and respecting,

protecting and serving all residents documented or undocumented to ensure the safety for all. I believe, Mr. President, you are hesitant to include the resolution on the agenda because you do not wish to be perceived as voting against it. Feel free to be disappointed with me, upset with me, or even put comments on Facebook about me because this is what my ancestors built me to do. To speak my peace and be strong as I walk through some of these dangerous situations.

- 7. Councillor Brewer: Thank you to the DPW for their work in the recent snow storm!

Adjournment:

Motion to adjourn made by Councillor Burgess, seconded by Councillor Clerger.
Roll Call Vote: 8-0-0 (Absent: Egan)
Meeting adjourned at 7:41 PM.

**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 Watershed and Wetland Protection Overlay Districts**

§ 200-16. Watershed and Wetland Protection Overlay Districts. [Added 5-22-2006 ATM by Art. 50, approved 10-17-2006]

- A. The purpose of this district is to:
 - (1) Protect, preserve and maintain the water table and water recharge areas within the Town of Randolph so as to preserve the present and potential water supplies for the public health and safety of the inhabitants of the Town of Randolph.
 - (2) Assure the continuation of the natural flow pattern of the watercourses' capacity to protect persons and provide against the hazards of floodwater within the Town in order to provide adequate and safe floodwater storage inundation.
 - (3) Provide that the lands in the Town of Randolph subject to seasonal and/or periodic flooding shall not be used for residential or other purposes in such a manner as to endanger the health and safety of the inhabitants thereof.

- B. In a Watershed and Wetlands Protection Overlay District, permitted uses shall be in accordance with the underlying zoning, subject to affirmative finding and approval of the Randolph Board of Appeals and the following restrictions:
 - (1) Each Watershed and Wetlands Protection Overlay District shall be subdivided into areas as follows:
 - (a) Area 1: all district land lying within the defined water and swampland area shown on the hereinbefore referenced topographic maps of the Town of Randolph and designated on said maps as "Area 1."
 - (b) Area 2: all district land lying outside the defined water and swampland area shown on the hereinbefore referenced topographic maps of the Town of Randolph and designated on said maps as "Area 2."
 - (2) District area restrictions.
 - (a) Area 1: unsuitable for development of any type; not to be built upon, excavated or filled; may be used to satisfy applicable area requirements in accordance with the underlying zoning.
 - (b) Area 2: development allowed in accordance with all the applicable laws and bylaws of the Town of Randolph governing use in accordance with the underlying zoning, with the following restrictions:
 - [1] Any and all structures approved for construction within this area and

required by law to be serviced with sanitary facilities shall be connected to Town sewer systems.

- [2] No structure may be constructed or paving placed within fifty (50) feet of the water and swamp land designated as "Area 1" or within twenty-five (25) feet of the bank of any brook, stream or river within the area.
- [3] The finished elevation of any basement floor of a structure approved for construction within this area shall be of a minimum of four (4) feet above the elevation of the closest approach to said structure of the water and swampland area delineated on the hereinbefore-referenced topographic maps of the Town of Randolph designated as "Area 1."
- [4] All drainage must comply with the requirements of the Randolph Planning Board.

(3) Permitted uses shall be as follows:

- (a) Proper operation of and maintenance of dams and other water-control devices.
- (b) Temporary alteration of water level for emergency or maintenance, upon written approval of the Town Engineer.
- (c) Appropriate governmental use, including but not limited to water and sewage works, pumping stations and river and stream clearance, jointly approved by the Town Engineer and Water Department.
- (d) Dams, excavations, relocation of waterways and creation of ponds and drainage improvements, consistent with the purpose of this chapter, upon written approval of the Town Engineer.
- (e) The repair, rebuilding, modification or enlargement of all existing residential, commercial and industrial buildings, consistent with the laws of the Commonwealth of Massachusetts and in compliance with all other local bylaws, provided that such proposed work does not affect the natural flow pattern of any watercourse or groundwater supply.
- (f) Driveways and roads where alternative means of access are impractical, consistent with the purpose of this chapter.

(4) Administration.

- (a) Upon written application, the Building Commissioner shall determine, by any means at the Building Commissioner's disposal, whether the parcel identified in the application and shown on any accompanying plot plan lies within Area 1 and/or Area 2 of a Watershed and Wetlands Protection Overlay District. In order to expedite this determination, the Building Commissioner shall, at the Building Commissioner's request, be provided by the applicant with a complete overall topographic plan of the area proposed for use, prepared by a registered professional engineer or registered land surveyor, showing contour elevations at two-foot intervals, referred to United States Geological Survey datum. **[Amended 4-16-1996 ATM by Art. 11, approved 7-29-1996]**

- (b) This topographic drawing shall show all pertinent information, including existing brooks, streams, rivers and areas of ponding, the extent and depth of proposed excavation and/or filling limits of other proposed construction and/or appurtenant work.
- (c) A determination by the Building Commissioner that the parcel identified in the application lies within Area 1 and/ or Area 2 of a Watershed and Wetlands Protection Overlay District shall require the Building Commissioner's immediate referral to the Randolph Planning Board for recommendation for a finding consistent with the intent of this chapter. The Planning Board will require copies of all information submitted to the Building Commissioner for its consideration of the application. Any owner of land in Area 1 and/or Area 2 who is aggrieved by a decision of the Building Commissioner and/or Planning Board may appeal to the Board of Appeals. **[Amended 4-16-1996 ATM by Art. 11, approved 7-29-1996]**

(5) Special flood hazard areas. The Federal Emergency Management Agency has issued revised Flood Insurance Rate Maps (FIRMs) and Flood Insurance Study Booklet (FIS) for the Town of Randolph, which identifies the special flood hazard areas within the Town. The revision date of the FIRM Maps and FIS Booklet is July 17, 2012 (new date to be added). All proposed new construction, substantial additions/improvements and utilities within the one hundred year floodplain must comply with the revised FIRM Maps, FIS Booklet, and the provisions in Subsection B(6) of this section. ~~**[Amended 5-10-2000 ATM by Art. 9, approved 9-27-2000; 6-11-2012 by Ord. No. 2012-017]**~~ **The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within Randolph designated at Zone A, AE, AH, AO, A99, V or VE on the Norfolk County Flood Insurance Rate Map (FIRM) dated July 8, 2025 issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Norfolk County Flood Insurance Study (FIS) report dated July 8, 2025. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Commissioner, Conservation Commission and Town Engineer.**

(6) Floodplain Overlay District

Special flood hazard areas. Areas are as created by the National Flood Insurance Program (NFIP) and the Federal Emergency Management Agency (FEMA) on their most current maps adopted by the Town of Randolph in conjunction with the State Flood Hazard Management Program of the Department of Conservation and Recreation Office of Water Resources, the State Building Code, Wetlands Overlay Protection Act, State Sanitary Code and the Town of Randolph Watershed and Wetlands Protection Overlay District Zoning Code, and any other applicable zoning codes and/or bylaws. **[Added 4-24-2001 ATM by Art. 21, approved 12-21-2001; 6-11-2012 by Ord. No. 2012-017]**

A. Statement of floodplain area purposes:

- (1) Ensure public safety through reducing the threats to life and personal injury.

- (2) Eliminate new hazards to emergency response officials.
- (3) Prevent the occurrence of public emergencies resulting from water quality contamination and pollution due to flooding.
- (4) Avoid the loss of utility services which, if damaged by flooding, would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding.
- (5) Eliminate costs associated with the response and cleanup of flooding conditions.
- (6) Reduce damage to public and private property resulting from flooding waters.

B. Definitions. As used in this subsection, the following terms shall have the meanings indicated:

AREA OF SPECIAL FLOOD HAZARD — Land in the floodplain within a community subject to a one-percent or greater chance of flooding in any given year. The area may be designated as Zone A, AO, AH, A1-30, AE, A99, V1-30, VE, or V.

BASE FLOOD — The flood having a one-percent chance of being equaled or exceeded in any given year.

DEVELOPMENT — Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

DISTRICT — Floodplain district.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) — Administers the National Flood Insurance Program. FEMA provides a nationwide flood hazard area mapping study program for communities as well as regulatory standards for development in the flood hazard areas.

FLOOD BOUNDARY AND FLOODWAY MAP — An official map of a community issued by FEMA that depicts, based on detailed analyses, the boundaries of the one-hundred- year and five-hundred-year floods and the one-hundred- year floodway. (For maps done in 1987 and later, the floodway designation is included on the FIRM.)

FLOOD HAZARD BOUNDARY MAP (FHBM) — An official map of a community issued by FEMA where the boundaries of the flood and related erosion areas having special hazards have been designated as Zone A or E.

FLOOD INSURANCE RATE MAP (FIRM) — An official map of a community on which FEMA has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY — An examination, evaluation, and determination of flood hazards, and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of flood- related erosion hazards.

FLOODWAY — The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation.

FUNCTIONALLY DEPENDENT USE -- A use which cannot perform its intended purpose located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]

HIGHEST ADJACENT GRADE – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]

HISTORIC STRUCTURE means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (1) By an approved state program as determined by the Secretary of the Interior or
 - (2) Directly by the Secretary of the Interior in states without approved programs.

[US Code of Federal Regulations, Title 44, Part 59]

LOWEST FLOOR — The lowest floor of the lowest enclosed area (including basement or cellar). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of NFIP Regulations 60.3.

MANUFACTURED HOME — A structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes, the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than one hundred eighty (180) consecutive days. For insurance purposes, the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

NEW CONSTRUCTION — For floodplain management purposes, structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community. For the purpose of determining insurance rates, "new construction" means structures for which the "start of construction"

commenced on or after the effective date of an initial FIRM or after December 31, 1996, whichever is later.

ONE-HUNDRED-YEAR FLOOD — See "base flood."

RECREATIONAL VEHICLE means a vehicle which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and
- (d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

[US Code of Federal Regulations, Title 44, Part 59]

REGULATORY FLOODWAY — See "floodway."

SPECIAL FLOOD HAZARD AREA — An area having special flood and/or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99, AH, V, V1-30, or VE.

START OF CONSTRUCTION. The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]

STRUCTURE — For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. "Structure," for insurance coverage purposes, means a walled and roofed building, other than a gas or liquid storage tank, that is principally above ground and affixed to a permanent site, as well as a

manufactured home on foundation. For the latter purpose, the term includes a building while in the course of construction, alteration, or repair, but does not include building materials or supplies intended for use in such construction, alteration, or repair, unless such materials or supplies are within an enclosed building on the premises.

SUBSTANTIAL DAMAGE — Damage of any origin sustained by a structure whereby restoring the structure to its before-damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT — Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either (a) before the improvement or repair is started, or (b) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

SUBSTANTIAL REPAIR OF A FOUNDATION. When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC]

VARIANCE means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]

VIOLATION means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

ZONE A — The one-hundred-year floodplain area where the base flood elevation (BFE) has not been determined. To determine the BFE, use the best available federal, state, local, or other data.

ZONE A1-30 and ZONE AE — For new and revised maps, the one-hundred-year floodplain where the base flood elevation has been determined.

ZONE AH and ZONE AO — The one-hundred-year floodplain with flood depths of one (1) foot to three (3) feet, where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

ZONE A99 — Areas to be protected from the one- hundred-year flood by federal flood protection systems under construction. Base flood elevations have not been determined.

ZONES B, C, AND X — Areas identified in the community Flood Insurance Study as areas of moderate or minimal flood hazard. Zone X replaces Zones B and C on new and revised maps.

C. Designation of Flood Plain Administrator. The Town of Randolph hereby designates the

position of Building Commissioner to be the official floodplain administrator for the Town

D. **Permits required for all development in the Floodplain Overlay District.** The Town of Randolph requires a permit for all proposed construction or other development in the floodplain overlay district, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties.

The permit review process includes the use of a checklist of all local, state and federal permits that will be necessary in order to carry out the proposed development in the floodplain overlay district. The proponent must acquire all necessary permits and must submit the completed checklist demonstrating that all necessary permits have been acquired.

~~E. **Floodplain area boundaries.** The floodplain area is herein established as an overlay district. The district includes all special flood hazard areas within the Town of Randolph designated on the Flood Insurance Rate Maps (FIRMs) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program (NFIP). The FIRM maps indicate the one hundred year regulatory floodplain. The exact boundaries of the areas may be defined by the one hundred year base flood elevations shown on the FIRM and further defined by the most current Flood Insurance Study Booklet. The FIRM and Flood Insurance Study Booklet are incorporated into this Subsection B(6) and are on file with the Planning Board and the Department of Public Works, Engineering Division.~~

F. **Base flood elevation and floodway data.**

- (1) Floodway data. In Zones A, A1-30 and AE, along watercourses that have not had a regulatory floodway designated, the best available federal, state, local, or other floodway data shall be used to prohibit encroachments in the floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- (2) Base flood elevation data. Base flood elevation data are required for subdivision proposals or other developments greater than fifty (50) lots or five (5) acres, whichever is less, within unnumbered A Zones.

G. **Notification of watercourse alteration.** In a riverine situation, the Floodplain ~~Manager~~ **Administrator** for the Town of Randolph shall notify the following of any alteration or relocation of a watercourse:

- (1) Adjacent communities.
- (2) NFIP State Coordinator, Massachusetts Department of Conservation and Recreation.
- (3) NFIP Program Specialist, FEMA (Federal Emergency Management Agency) Region 1.

H. **Use regulations.**

- (1) The Floodplain Area is established as an overlay area to all zoning districts. All development in the area, including structural and nonstructural activities, whether permitted by right or by special permit, must be in compliance with MGL c. 131, § 40, as amended, and with the

following:

- (a) Sections of the Massachusetts State Building Code (780 CMR) which address floodplain areas and coastal high-hazard areas.
 - (b) Wetlands Protection Regulations, Department of Environmental Protection.
 - (c) Inland Wetlands Restrictions, Department of Environmental Protection (310 CMR 13.00).
 - (d) Minimum Requirement for the Subsurface Disposal of Sanitary Sewage, Department of Environmental Protection (310 CMR 15, Title 5).
- (2) Any variances from the provisions and requirements of the above-referenced state regulations may only be granted in accordance with the required variance procedures of those state regulations.
 - (3) No variance to the floodplain areas may be granted by the Town of Randolph Zoning Board of Appeals.

I. Other use regulations.

- (1) Within Zones AH and AO on the FIRM, adequate drainage paths are required around structures on slopes, to guide floodwaters around and away from proposed structures are required.
- (2) In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the ~~Town of Randolph FIRM or Flood Boundary and Floodway Map~~, encroachments are prohibited in the regulatory floodway **unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.** ~~which would result in any increase in flood levels within the community during the occurrence of base flood discharge.~~
- (3) **Unnumbered A Zones. In A Zones, in the absence of FEMA BFE data and floodway data, obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating non-residential structures to or above base flood level, and for prohibiting encroachments in floodways [44CFR 60.3(b)(4)]**
- (4) All subdivision proposals must assure that:
 - (a) Such proposals minimize flood damage.
 - (b) All public utilities and facilities are located and constructed to minimize or eliminate flood damage.
 - (c) Adequate drainage is provided to reduce exposure to flood hazards.
 - (d) Existing contour intervals of site and elevations of existing structures must be included on plan proposal.
- ~~(5) When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever~~

is less), the proponent must provide technical data to determine base flood elevation for the developable parcel shown on the design plans.

- (6) (5) **Recreational Vehicles.** In A and AE zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone’s regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.
- (7) (6) For development within the Special Flood Hazard Areas, a copy of the development or site plan shall be transmitted to the Conservation Commission, Planning Board, Board of Health, Town Engineer and Building Commissioner for comments prior to issuing applicable permits or approvals.

J. **Permitted uses.** The following uses of low flood damage potential and causing no obstructions to flood flows are encouraged, provided they are permitted in the underlying district and they do not require structures, fill, or storage of materials or equipment:

- (1) Agricultural uses such as farming, grazing, truck farming, horticulture, etc.
- (2) Forestry and nursery uses.
- (3) Outdoor recreational uses, including fishing, boating, play area, etc.
- (4) Conservation of water, plants and wildlife.
- (5) Wildlife management areas; foot, bicycle, and/or horse paths.
- (6) Temporary nonresidential structures used in connection with fishing, growing, harvesting, storage or sale of crops raised on the premises.
- (7) Buildings lawfully existing prior to the adoption of these provisions.

J. **Public health.** The Board of Health and Department of Public Works, in reviewing all proposed water and sewer facilities to be located in the floodplain areas, shall require that:

- (1) New and replacement water supply systems be designed to minimize or eliminate infiltration of floodwaters into the systems.
- (2) New and replacement sanitary sewage systems be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters and on-site waste disposal systems to be located to avoid impairment to them or contamination from them during flooding.

K. **Institutional Open Space Districts.** The following uses are permitted in an Institutional Open Space District: houses of worship, schools, parish houses, convents, cemeteries, rectories and accessory uses on the same lot with and customarily incidental to any of the above permitted uses.

L. **Abrogation and Greater Restriction.** The floodplain management regulations found in this Floodplain Overlay District section shall take precedence over any less restrictive conflicting local laws, ordinances or codes.

M. **Disclaimer of Liability.** The degree of flood protection required by this ordinance is considered

reasonable but does not imply total flood protection.

- N. **Severability.** If any section, provision or portion of this ordinance is deemed to be unconstitutional or invalid by a court, the remainder of the ordinance shall be effective.
- O. **Requirement to Submit New Technical Data.** If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will, within six (6) months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s). Notification shall be submitted to:

NFIP Program Specialist
 FEMA Region I ~~Risk Analysis Branch Chief~~
~~99 High Street, 6th Floor, Boston, MA 02110~~

~~And a copy of the notification to:~~

Massachusetts NFIP State Coordinator
 MA Dept of Conservation & Recreation
~~251 Causeway Street, Boston, MA 02114~~

- P. **Variations to Building Code Floodplain Standards.**
 - (1) The Town of Randolph will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance, and will maintain this record in the community’s files.
 - (2) The Town shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that:
 - (a) The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and
 - (b) Such construction below the base flood level increases risks to life and property.

Such notification shall be maintained with the record of all variance actions for the referenced development in the floodplain overlay district.

- Q. **Variations to local Zoning Ordinances related to community compliance with the National Flood Insurance Program (NFIP).** A variance from these floodplain ordinances must meet the requirements set out by State law, and may only be granted if:
 - (1) Good and sufficient cause and exceptional non-financial hardship exist;
 - (2) The variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and
 - (3) The variance is the minimum action necessary to afford relief.



Town of Randolph
PETITION FOR ZONING AMENDMENT

Section K, Item 1.

-Clerk's Use-
Date referred to Planning ___/___/___
Order # _____

RESPECTFULLY SUBMITTED TO TOWN COUNCIL BY (check one)

- TOWN COUNCIL
BOARD OF APPEALS
PLANNING BOARD
SUBJECT LAND OWNER(s)*

PETITIONER'S NAME Randolph Planning Board

AGENT/REPRESENTATIVE/CONTACT (if any) Michelle Tyler

ADDRESS

PHONE EMAIL

REASON FOR PROPOSED AMENDMENT (attach additional justification as warranted)

Amendments to the Watershed & Wetland Protection overlay districts are required under section 1361 of the National Flood Insurance Act of 1968 (as amended) no later than July 8, 2025 as a result of the final flood hazard determination for Norfolk County

PETITIONER'S SIGNATURE Michelle Tyler DATE February 12, 2025
*all parties must sign

Digitally signed by Michelle Tyler
DN: cn=Michelle Tyler, o=Town of Randolph, ou=Planning, email=mt Tyler@randolph-ma.gov, c=US
Date: 2025.02.12 13:20:30 -05'00'

ZONING TEXT AMENDMENT (if applicable)

ARTICLE(s)/SECTION(s) 200-16

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

CURRENT ZONING TOTAL ACREAGE TO BE REZONED

PROPOSED ZONING

ASSESSOR'S MAP(s) & PARCEL(s)

CURRENT USE(s)

ANTICIPATED USE (if known)

DESCRIPTION OF EXISTING LAND USES OF SURROUNDING AREA

REQUIRED: attach MAPS clearly showing existing & proposed zoning districts, including parcel lot lines (8.5 x 11" preferred size)

INSTRUCTIONS / PROCESS

- Prior to filing, the Petitioner should meet with the Town Planner to discuss proper formatting for any amendment to a Zoning Bylaw and intent.
- Two copies of the application, all related attachments and filing fee (if applicable) are to be filed with Town Council Clerk.
- Town Council takes action on the petition referring to Planning Board and a subcommittee.
- Planning Board and Town Council (or a subcommittee) will both hold public hearings, or a joint hearing within 65 days.
- The Petitioner may be accountable for placing hearing notices (prepared by the Planning Department) and abutter notifications, if applicable. All fees related to notification are the responsibility of the Petitioner.
- The Petitioner should attend the public hearings to present the proposal and answer questions. The Petitioner may also attend any committee meeting where the petition will be discussed, but no new information should be presented outside of the formal public hearing.
- Amendments may be presented at public hearings but must be within the scope of the original petition and cannot introduce a new concept or idea not already contained in the petition.
- The Planning Board forwards its recommendation to Town Council within 21 days following a vote.
- Town Council takes final action (second reading) on the petition within 120 days after receipt of a Planning Board recommendation. Adoption requires a 2/3 vote.
- Should Town Council not act within 120 days, the petition will expire and the entire process must be repeated.
- A proposed amendment which receives a failing vote cannot be reconsidered within 2 years of such vote (unless the Planning Board has recommended adoption).

Council Order: 2025-007

**Introduced By: Town Manager Brian Howard
February 24, 2025**

Transfer of Ambulance Receipts to Support Purchase of New Pumper

To see if the Randolph Town Council will vote to transfer \$285,500 from the ambulance receipt reserved account to support the purchase of a replacement pumper fire engine.

Explanation: In the winter of 2023, the Fire Department was verbally quoted that the cost of a replacement rescue pumper fire engine would be approximately \$900,000.00. Chief Cassford requested that amount for the FY25 Capital Plan. Since the Capital appropriation and the design and development of the rescue pumper plan there have been increases associated with unforeseen inflation, labor costs and supply chain disruptions that have affected the prices of raw materials and components used in their construction of the vehicle. The total cost of the vehicle is \$1,185,500.

Council Order: 2025-008

**Introduced By: Town Manager Brian Howard
February 24, 2025**

Transfer of Water/Sewer Retained Earnings to Joint Water Board

To see if the Randolph Town Council will vote to transfer \$165,000 from the Retained Earnings of the Town's Water/Sewer Enterprise Fund to the Joint Water Board.

Explanation: As we get closer to opening the new water treatment plant and winding down operations at the Joint Water Plant, we will be working through a number of matters, including disposal of residuals. The Joint Water Board has a longstanding process of handling residuals during a basin wash. EPA/MassDEP has ordered a review of the accumulated residuals to determine any impacts. This payment will start the review process. Environmental Partners will be conducting the requested work and this transfer will pay for the initial review. We expect additional costs as the process continues.

Council Order: 2025-009

**Introduced By: Town Manager Brian Howard
February 24, 2025**

Transfer of General Fund Free Cash to Various FY25 Operating Budgets

To see if the Randolph Town Council will vote to transfer \$200,000 from the certified General Fund free cash to the FY25 Other Benefits budget to cover both unemployment and workers' compensation obligations.

Explanation:

Workers' Compensation: Costs have exceeded previous years due to several injuries. We have two employees out for an extended period of time due to an automobile accident, one has returned after three and a half months. Another employee sustained an injury that required multiple surgeries. In addition, we have a retired employee who has an open claim which is expected to resolve soon. The School Department also has three full-time employees that are currently out with various injuries.

Unemployment: The majority of the increase in unemployment costs is based on an increase in rates by the state and the unpredictability of how long someone remains on unemployment. Currently for the year, 38 school employees and 2 town employees are receiving unemployment. This is a similar ratio to prior years. Both Workers' Comp and Unemployment will vary from year to year and there is no way to know how many employees will get injured or how long they will remain unemployed.