



TOWN COUNCIL - ORDINANCE SUBCOMMITTEE MEETING

Wednesday, January 15, 2025 at 5:30 PM

Town Hall - Washington Room - 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.randolph-ma.gov/DocumentCenter/View/1864/remotemeetings23>

To Join Zoom Meeting:

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

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

A. Call to Order - Roll Call

B. New Business

1. 6:15 PM - Council Order 2024-052: A Request to amend the zoning ordinance for Accessory Dwelling Units (ADU's)

C. Adjournment

Council Order: 2024-052
Date: October 28, 2024

Introduced By: Planning Board

Request by the Planning Board for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance –Chapter 200 of the General Code of the Town of Randolph.

That the Town Council of the Town of Randolph hereby initiates an amendment to the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, concerning Accessory Dwelling Units (ADU's) , pursuant to M.G.L. chapter 40A, Section 5, and hereby amends the Zoning Ordinance as follows:

I. Amend section 200-3, concerning Word usage; definitions, as follows:

Delete the following term(s):

IN-LAW APARTMENT

A separate dwelling unit within a detached single-family dwelling subordinate in size to the single-family dwelling and which maintains the appearance of the structure as a single-family dwelling. [Added 5-22-2006 ATM by Art. 50, approved 10-17-2006]

Add the following terms:

ACCESSORY DWELLING UNIT (ADU)

A self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling.

SHORT-TERM RENTAL

An owner-occupied, tenant-occupied or non-owner occupied property including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation that is not a hotel, motel, lodging house or bed and breakfast establishment, where:

- (i) at least 1 room or unit is rented to an occupant or sub-occupant for a period of less than thirty (30) days at a time ; and
- (ii) all accommodations are reserved in advance.

II. Amend section 200-45 C by deleting “in-law apartments” and renumbering the section as applicable.

The Planning Board shall be the special permit granting authority for the following:

- (1) *Construction of or conversion to a two-family dwelling.*
- (2) *Shared elderly housing.*
- (3) ~~*in-law apartments.*~~
- (4) *Scientific research, development production when identified as a SPPB on the Table of Allowable Activity.[2]*

[2] Editor's Note: The Table of Allowable Activity is included as an attachment to this chapter.

- III. Amend section 200-91 C.2.(b)[2] by deleting the term "in law"
...except this provision shall not apply to single-family dwelling units, two-family dwelling units or dwelling units used as ~~"in-law"~~ accessory dwelling units.
- IV. Delete section ~~200-46.B.11 sections [a] through [j]~~ in their entirety
- V. Insert a new section 200-10.E as follows:

Accessory Dwelling Units (ADU).

1. Purpose

This section authorizing the provision of accessory dwelling units is intended to:

- (a) Increase the number of small dwelling units available in the Town;
- (b) Increase the range of choice of housing accommodations to meet the needs of households;
- (c) Increase the supply of housing and the diversity of housing options, in response to demographic changes;
- (d) Encourage the efficient use of the Town's housing supply while preserving the character of the town's neighborhoods;
- (e) Maximize privacy, dignity, and independent living among family members preserving domestic family bonds as well as to protect the stability, property values, and the residential character of the neighborhood.

2. General Requirements

ADU's are permitted by right in a residential single-family high-density district (RH/RSFHD) and Residential Single Family Medium Density (RSFMD) subject to the following:

- (a) No ADU shall be constructed without the issuance of a building permit by the Building Commissioner.
- (b) No ADU shall be occupied unless a certificate of occupancy for such unit has been issued by the Building Commissioner and remains in effect.
- (c) ADU's are allowed within or attached to an existing single-family structure or as a detached accessory building with a permanent foundation and that is accessory to an existing single-family structure.
- (d) One (1) ADU is permitted per primary structure or lot ~~except by Special Permit.~~
- (e) The ADU must maintain a separate entrance sufficient to meet the requirements of the state building code for safe egress.

- (f) All ADUs must comply with all applicable requirements of law including of those of the building, fire sanitary and stormwater state codes and local ordinances.
- (g) The accessory dwelling unit shall not be served by any separate utility meter. Electricity, water, oil, heat, gas and sanitary shall be provided by a single service to both the ADU and the principal dwelling.
- (h) The Fire Chief or Designees are authorized to require additional fire protection for any dwelling with limited or challenging access (no pavement, long distances, limited water supply, etc.).

3. Prohibitions

- (a) ADU's are not permitted on any lot or any structure that contains two (2) or more primary dwelling units.
- (b) Short-term rentals, as defined, are prohibited in both the ADU and principal dwelling units.
- (c) The ADU may not be sold or title transferred separate and apart from the principal dwelling to which it is an accessory use. The principal dwelling and the accessory dwelling unit shall remain in common/single ownership and shall not be severed in ownership.

4. Dimensional Requirements

- (a) The ADU may not be larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.
- (b) The proposed ADU must meet the zoning district's primary structure zoning dimensional requirements for height, setbacks and lot coverage.
- (c) No ADU shall be sited closer to the front lot line than the primary structure.
- (d) Any new detached ADU, any ADU created by adding gross floor area to a single-family dwelling or any ADU created by adding gross floor area to an existing detached accessory building or structure shall be in accordance with the open space and building coverage requirements as established by the Table of Dimensional Requirements for the applicable zoning district.

5. Parking Requirements

- (a) One (1) additional parking space shall be required for an accessory dwelling unit
[1] If the ADU is located not more than 0.5 miles from a commuter rail station, no additional parking space is required.
- (b) All parking must be off-street on a designated driveway in compliance with Article IV Off-Street Parking Regulations.

6. Exterior Appearance

The ADU shall be designed to maintain the appearance and essential character of a one-family dwelling with accessory structures, subject further to the following conditions and requirements:

- (a) Where two or more entrances exist on the front facade of a dwelling, one entrance shall appear to be the principal entrance and other entrances shall appear to be secondary.
- (b) When the ADU is created in an accessory structure, the exterior appearance shall be visibly compatible with the primary dwelling and the character of the neighborhood.
- (c) All stairways to second or third stories shall be enclosed and comply with the Massachusetts Building Code 780CMR or its successor.

7. Application

The application for a building permit and/or occupancy permit for an ADU or an application for a special permit for an ADU shall include the following:

- (a) A plot plan of the principal dwelling unit with square footage, proposed accessory dwelling unit with square footage, showing the location of all existing and proposed buildings on the lot, zoning matrix and required parking.
- (b) A certified plot plan, stamped by a professional land surveyor registered in the State of Massachusetts.
- (c) When the creation of an ADU requires the alteration of the exterior of a structure, the application shall include elevation plans showing the sides of the building affected by the construction both prior to and after completion of construction.
- (d) By filing the application for a building permit for an ADU, all owners consent to an inspection without a warrant upon reasonable notice by the Building Commissioner to ensure compliance with all terms of this section.
- (e) The Building Commissioner shall issue a cease-and-desist order on any work in progress or on the use of any premises, either of which are in violation of the provisions of this section.

8. Special Permit Required

The following conditions will require a special permit from the Zoning Board of Appeals:

- (a) A detached accessory dwelling unit on a nonconforming lot.
- (b) An accessory dwelling unit within an existing nonconforming structure.
- (c) A special permit for an accessory dwelling unit may only be granted upon a finding that the construction and occupancy of the accessory dwelling unit will not be detrimental to the neighborhood in which the subject property is located and after consideration of the factors set forth in this ordinance.

9. Decision

- (a) A building permit for an ADU may be granted by the Building Commissioner, or his designee, upon determination that all criteria as set forth in this ordinance have been satisfied.
- (b) A certificate of occupancy for an ADU shall be granted by the Building Commissioner, or his designee, upon determination that the ADU is in conformity with the provisions of this section, any special permit issued and all applicable health and building codes.
- (c) No ADU shall be occupied unless a certificate of occupancy for such unit has been issued by the Building Commissioner.

10. Accessory Dwelling Units in existence before adoption of ordinance

The purpose of this section is to ensure that accessory dwelling units or conversions in existence before the adoption of this ordinance are in compliance with the State Building Code.

- (a) A legally conforming dwelling unit that would be considered an ADU under this ordinance that was granted by special permit (formerly “in-law apartment”) may continue as an ADU under this section.
- (b) Any other pre-existing dwelling unit that would be considered an ADU under this ordinance, including pre-existing non-conforming units, may be subject to inspections and require renovations to ensure compliance with building, fire and sanitary code.

11. Enforcement

It shall be the duty of the Building Commissioner to administer and enforce the provisions of this section.

- (a) No building shall be constructed or changed in use or configuration without the issuance of a building permit by the Building Commissioner.
- (b) The construction of any ADU must be in conformity with the State Building Code and, if applicable, Title V of the State Sanitary Code and lawful under all other provisions of applicable Town health, building, zoning and other local laws and regulations.
- (c) The Building Commissioner shall refuse to issue any permit which would result in a violation of any provisions of this section or in violation of the conditions or terms of any special permit or variance granted.
- (d) The building permit shall be revoked upon determination by the Building Commissioner that any condition imposed by this section has not been fulfilled.

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Events, Fairs, Farmers Markets

Quincy, November 23, 2024; 9 am to 3 pm, 18 Spear Street, Quincy, **Bethany Church Thrift Shop's Annual Holiday Stroll and Rummage Sale!** The Sale is held inside the Church at 18 Spear Street, Quincy
Lots and lots of Christmas items, both vintage and new!
Lots and lots of Rummage! Bake Sale! Jean Wilson 617.479.7300

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Events, Fairs, Farmers Markets

Weymouth, Saturday, November 23 9:30-2, 17 Church St, The First Church in Weymouth HOLIDAY FAIR
Raffle Baskets, Crafts, Baked Goods, Fudge, Cheese, Pickles, Relish, Knitted Items, Plants, Jewelry, Christmas attic, Games and Crafts for kids and of course, our famous Snack Bar!

Weymouth, Saturday, Nov. 23 5:30pm, 17 Church St., TURKEY DINNER with the fixings
Coffee, Tea & Dessert
Adults \$15 Children \$10 7-12, 6 & under free
Tickets available at the Holiday Fair(9:30-2)

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Foreclosure/Sheriff Sales

70 COLONIAL ROAD, WEYMOUTH
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Docket Number:
24 SM 003971

ORDER OF NOTICE

Foreclosure/Sheriff Sales



TO: Heirs, Devisees, and Legal Representatives of the Estate of Noreen Hartley; Meredith Hartley; Brian S Hartley; Brandon J Hartley And to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (*et seq*):

PNC Bank, National Association claiming to have an interest in a Mortgage covering real property in North Weymouth (Weymouth), numbered 70 Colonial Road, given by Noreen Hartley to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Pacific Mercantile Bank, dated November 22, 2013, and recorded at Norfolk County Registry of Deeds in Book 31939, Page 464, and now held by the plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before December 30, 2024 or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

Witness, GORDON H. PIPER, Chief Justice of said Court on November 12, 2024.

Attest:
Deborah J. Patterson
Recorder

#10782300
PL 11/23/24

Govt Public Notices

756 WASHINGTON STREET
LEGAL NOTICE
TOWN OF STOUGHTON
Notice of Hearing

A public hearing will be held by the Select Board on December 3, 2024 at 8:00 p.m. to consider the application of KPA Restaurant & Sports Grill Inc., located at 756 Washington Street, Stoughton, MA 02072 for the application of an All Alcoholic Beverages License. The hearing will be conducted at the Great Hall, 3rd floor, Town Hall – 10 Pearl Street, Stoughton MA and/or virtually & via Google Meets, and may be broadcast via Stoughton Media Access television and livestream. Google Meets video link and telephone connection for public comment available by calling the Select Board office at 781-341-1300, ext. 9212 or email to



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Laura Burns, Chair
Michael Reive, Vice-Chair
Tyler Herrald, Secretary

NOTICE OF RATE INCREASE

January 2025

Dear HMLP Customer,

On May 2, 2023, the Municipal Light Board approved a revised rate schedule for Hingham Municipal Lighting Plant (HMLP) customers, effective July 1, 2023. This decision was made after several months of discussion with Utility Financial Services (UFS) who conducted HMLP's rate study. The new rates are designed to meet HMLP's future operating costs, power costs, and capital obligations. HMLP will continue to review the rates as necessary over the next several years to ensure it has sufficient resources to address the needs of its customers and the distribution system. Below is the third phase of our rate adjustment. The chart below does not include variable components of the bill which can change on a quarterly or monthly basis as needed. These amounts are currently being set at \$0.09230 (Energy Charge), \$0.01095 (Power Cost Adjustment), and (\$0.001) (PASNY Credit).

Rate Class	"Customer Charge (per month)"	"Capacity, Transmission & Distribution Charge (per kWh)"	"Demand (per kW)"
Residential (R-1)	\$ 14.86	\$ 0.092730	-
Residential Income Adjusted Rate (R-1 IA)	\$ 12.63	\$ 0.078821	-
General Heating Service Residential (GH R)	\$ 14.50	\$ 0.066560	\$ 8.00
General Service Heating Residential Income Adjusted Rate (GH R IA)	\$ 12.33	\$ 0.056576	\$ 8.00
General Heating Service Commercial (GH C)	\$ 18.00	\$ 0.059550	\$ 8.00
Off Peak Hot Water Rate (OP)	\$ 6.80	\$ 0.080910	-
Small General Service (G-1)	\$ 17.00	\$ 0.105550	-
General Service Demand (G-2)	\$ 80.00	\$ 0.027550	\$ 15.00
Large General Service (G-3)	\$ 600.00	\$ 0.023630	\$ 14.75
Municipal Rate (M)	\$ 25.00	\$ 0.016480	\$ 14.50
Farm Rate (G-1B)	\$ 16.00	\$ 0.093010	-

Private Outdoor Rental Rate (S-4)	Facilities Charge	"Capacity, Transmission & Distribution Charge (per kWh)"
250W HPS kwh	\$ 17.07	\$ 0.141210
38W LED	\$ 2.55	\$ 0.141210
400 Watt HP flood	\$ 25.70	\$ 0.141210
50W HPS	\$ 4.22	\$ 0.141210
150 W HPS	\$ 26.25	\$ 0.141210
73W LED	\$ 2.90	\$ 0.141210
101W LED	\$ 3.10	\$ 0.141210
50W LED Flood	\$ 4.90	\$ 0.141210
80W LED Flood	\$ 6.55	\$ 0.141210
120W LED	\$ 7.15	\$ 0.141210
128W LED flood	\$ 7.15	\$ 0.141210

We are aware of the impact this will have on many of our customers and will continue to explore programs that can help customers lower their electric bills. Please check our website, www.hmlp.com, for any updates regarding energy conservation and cost-saving initiatives. If you are struggling to pay your bill, there are financial assistance programs available through the state. To learn more about HMLP's Income-Adjusted (IA) rate, you can visit www.hmlp.com/assistance or scan the QR code in the corner of this page with a phone camera. Please call our office at 781-749-0134 to speak with our Customer Service department if you have questions about your bill.

Regards,

Tom Morahan
HMLP General Manager



Govt Public Notices

apereira@stoughton-ma.gov.

Per Order of:
Stephen M. Cavey
Select Board Acting as the
Local Licensing Authority

#10789251
PL 11/23/24

TREE REMOVAL HEARING

LEGAL NOTICE TOWN OF BRAintree TREE REMOVAL HEARING

In accordance with M.G.L. Chapter 87, the Town of Braintree DPW will hold a public hearing regarding the removal of one maple tree measuring 20" dbh East Middle School (behind 68 Marshall St.); one oak 15" at Smith Beach Muni Lot (behind 165 Arborway Dr.). The hearing will be held Tuesday December 3, at 1:00 PM at Town of Braintree DPW, 85 Quincy Avenue, Braintree MA, (Lower Level Conference Room). Any person interested or wishing to be heard on this matter should appear at the time and place designated.

The trees identified above have been posted with a notice of public hearing in the field.

#10768099
PL 11/16, 11/23/24

Public Notices

Hearing 12/09/2024
**LEGAL NOTICE
Public Hearing Notice
Town of Randolph, MA
Council Order 2024-052**

The Randolph Town Council will conduct a public hearing on Monday, December 9, 2024, at 6:15 PM, which may be attended in person at Randolph Town Hall, Chapin Hall, 41 South Main Street, Randolph, MA 02368, or virtually by Zoom or phone, on Council Order 2024-052 - Request for the Town Council to Initiate An Amendment to Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph, Concerning Accessory Dwelling Units (ADU's), pursuant to M.G.L. chapter 40A, Section 5. Additional information on this Council Order including text of the proposed zoning ordinance and related maps may be viewed in the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar.

AD# 10745304
PL 11/23 & 11/30/2024

Public Notices

Three Sips Brewing Company, LLC

LEGAL NOTICE OF HEARING

Notice is hereby given that the Carver Select Board will hold a public hearing on Tuesday, December 3, 2024 at 6:10pm at the Carver Town Hall, 108 Main Street, 2nd floor, Carver on the application of Three Sips Brewing Company, LLC for a new license for on premise section 12 for All Alcoholic Beverages; located at 145 South Main Street, Carver, MA 02330.
Carver Select Board

AD# 10791099
PL 11/23/2024

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