

PLANNING BOARD MEETING

Tuesday, April 14, 2026 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location.

The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 3/24/2026

D. Public Speaks

E. New Business

1. Site Plan Review - EV Charging Station @ Congregational Church
2. Subdivision: E Druid Estates - Pett Acres Drive update
3. Site Plan & Design Review - 420 North Main Street
4. Conservation Commission Plan - Presentation by Jim Pasman
5. Developing an Affordable Housing Trust

F. Staff Report

- *Active Subdivision Review
- *Active Project Review
- *Upcoming Projects

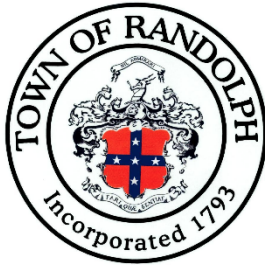
G. Board Comments

H. Adjournment

Upcoming Meeting Dates
April 28
May 12 & 26
June 9 & 23

File Attachments for Item:

1. Minutes of 3/24/2026



PLANNING BOARD MEETING

Tuesday, March 24, 2026 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location.

The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

Chairman Plizga called the meeting to order at 6:02 pm.

PRESENT

Alexandra Alexopoulos - arrived at 6:16 pm

Araba Adjei-Koranteng

Tony Plizga

Peter Taveira

Lou Sahl

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 2/10/2026

The Planning Board approved the meeting minutes of February 10, 2026.

Motion made by Plizga, Seconded by Sahl to approve the meeting minutes of February 10, 2026, as presented.

Voting Yea: Plizga, Taveira, Sahl

Voting Abstaining: Adjei-Koranteng

2. Minute of 12/2/2025

The Planning Board approved the meeting minutes of December 2, 2025.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the meeting minutes of December 2, 2025, as presented.

Voting Yea: Adjei-Koranteng, Plizga, Taveira, Sahl

D. Public Speaks

There were no comments during the public speaks portion of the meeting.

E. New Business

The Planning Director Michelle Tyler provided the Board with an update on upcoming Zoning Amendments that may be required as a result of state-wide legislation.

1. Zoning Amendments - discussion of upcoming submissions

Small Clean Energy Infrastructure Facilities (e.g., solar, battery storage) - Large projects will be reviewed by the state for approval, while smaller ones remain under municipal control, with approvals required within 12 months of filing. Mrs. Tyler noted that Randolph's limited land and environmental justice status may deter potential projects. The Town must have an ordinance by October.

Chapter 40Y - a starter homes program the Town can opt into by creating a starter home district with size, bedroom and limited affordability requirements. In return, the Town may receive funding tied to construction progress and annual reporting. Only 10% of the homes must be affordable.

2. Possible Legislative Changes

The *Yes in My Backyard* bill supports using publicly owned land for low to moderate income housing, updates Chapter 40a definitions, identifies housing types, and revises rules on parking minimums, multifamily construction on water/sewer, and ADUs.

There is a Senate act aimed at accelerating housing production, though its progress is uncertain.

The *Yes in God's Backyard* bill is before the legislature seeking to allow residential construction on property owned by religious institutions, with tax implications yet to be resolved.

There is a proposed bill aimed to revise how affordable housing is monitored and counted based on percentages of area median income through the Executive Office of Housing and Livable Communities (EOHLC).

Another bill proposes a local option transfer fee on real estate transactions over \$1 million, letting towns fund Affordable Housing Trusts from a small percentage of the sale. A home rule petition would be required.

Mrs. Tyler noted she will bring Elijah Mensah, Randolph's Housing Coordinator, to the next Planning Board meeting to discuss creating an Affordable Housing Trust. Introduced at last night's Town Council meeting, the trust could purchase land for affordable housing, provide gap financing for developers, and support housing authority projects. Randolph is one of four communities receiving a technical assistance grant from the Mass Housing Partnership (MHP) to help develop the trust, joining 152 communities statewide with such trusts.

The Affordable Housing Trust could be funding through inclusionary zoning, requiring new developments to include low-income units or an in-lieu payments; a linkage fee from projects; or Community Preservation Funds. Member Alexopoulos asked whether

funding covers refurbished units or only new construction; Mrs. Tyler confirmed trust includes refurbished units.

Mrs. Tyler explained that 10% of the Town's housing must be affordable to avoid 40B projects. A certified housing plan can give the Town time by demonstrating annual progress toward this goal. Mrs. Tyler is seeking MAPC funding for a Housing Production Plan with public outreach this fall.

Mrs. Tyler noted that the Executive Office of Housing and Livable Communities (EOHLC) offers a commercial conversion tax credit for property owners to convert commercial properties into housing.

F. Staff Report

Active and Upcoming Project Review

Economic Development - Transit Oriented Development

Randolph is pursuing grant funding through MAPC to partner with the Massachusetts Executive Office of Energy and Environmental Affairs, Canton and Stoughton to study Transit Oriented Development (TOD) and recommend zoning updates for strip malls and commercial areas near transit.

Proposed Ordinances

Mobile Food Vendors

Former ATM Monica Lamboy was working on an ordinance, still needing completion, to identify districts and locations for mobile food vendors, shifting authority from Zoning to the Licensing Board.

Short-Term Rentals - Airbnbs

Former ATM Monica Lamboy began research to develop a Short-Term Rental ordinance, which is still unfinished. Mrs. Tyler noted interest in permitting rentals with rules and oversight, noting that EMS prefers this approach due to the calls they already receive. Mrs. Tyler expects Zoning to define allowed locations/districts, with other regulations handled by the Licensing Board.

Yankee Bus Lines

Progress continues on the maintenance facility with the installation of the glass façade.

Lantana

Plans to demolish the Lantana during construction have changed due to financing and other factors; the building will remain for now.

DCR Trailhead

Site work on the trailhead is scheduled for this spring. The developer returned to DCR to revise the trailhead plan since Lantana will remain and the parking lot won't be paved, requiring temporary stormwater management.

Core Investments - Movie Theatre

Core Investments closed on the Movie Theatre property (formerly Showcase Cinemas) and is negotiating a lease with a movie theatre operator while deciding the property's future.

Comfort Inn

Core Investments closed on the Comfort Inn next to Lombardo's, which will remain under current hotel management until development plans are decided.

Subdivisions

Ledgeview (Pett Acres)

Chairman Plizga requested a meeting with the owners for an update; they had requested more time when the Board met with them in the fall.

Powers Drive

Mrs. Tyler reported there is no update on Powers Drive.

G. Board Comments

None

H. Adjournment

Upcoming Meeting Dates: April 14, April 28, May 12, May 26

The meeting adjourned at 6:53 pm.

Motion made by Adjei-Koranteng, Seconded by Alexopoulos to adjourn.
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

File Attachments for Item:

1. Site Plan Review - EV Charging Station @ Congregational Church

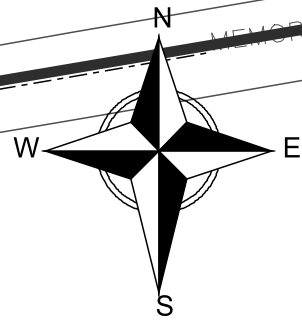
FCC Randolph DCFC

1 S. Main St, Randolph, MA 02368



Long/Lat: 42°09'44"N 71°02'33"W



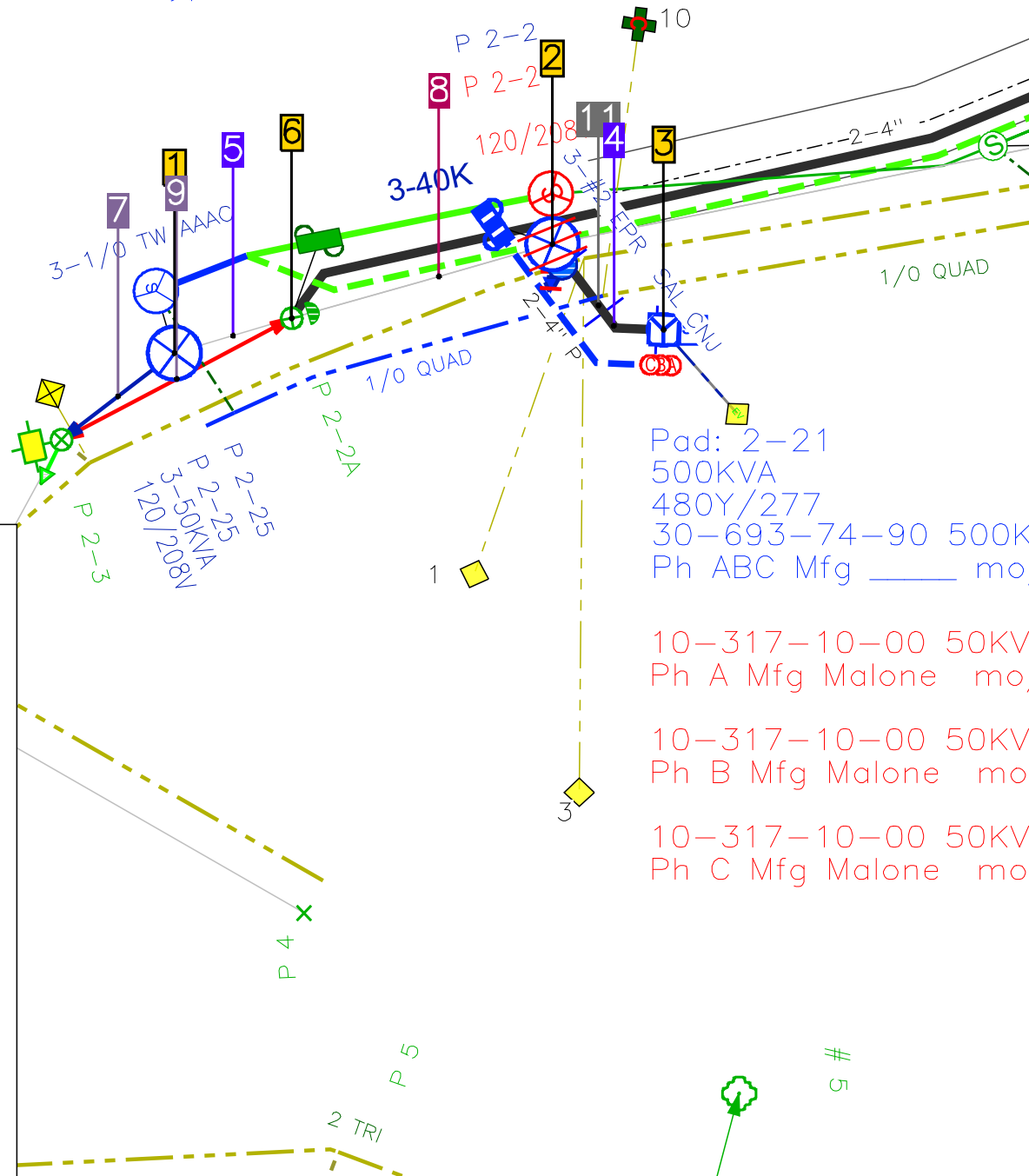


10-169-10-00 50KVA
Ph A Mfg _____ mo/yr ___/___

10-169-10-00 50KVA
Ph B Mfg _____ mo/yr ___/___

10-169-10-00 50KVA
Ph C Mfg _____ mo/yr ___/___

Cutout Type: Non-Porcelain
Cutout Type: Non-Porcelain
Cutout Type: Non-Porcelain



Pad: 2-21
500KVA
480Y/277
30-693-74-90 500K
Ph ABC Mfg _____ mo/yr

10-317-10-00 50KV
Ph A Mfg Malone mo/yr

10-317-10-00 50KV
Ph B Mfg Malone mo/yr

10-317-10-00 50KV
Ph C Mfg Malone mo/yr

ADDRESS: 1 Turner Ln, Randolph, MA
WR#: 31011488
FEEDER: 97W4 , 13.8 kV

New EV charger

- Pole 2-2:
- Replace pole w/ 45'C2 Build Pole top using @9-715A, @9-417ACL
 - Remove an existing OH 3PH XFMR
 - Transfer existing secondary and install clamps
 - Install 1/0 quad spanning to P2-2A
 - Transfer 3-PH and single PH Primary
 - Install Cutout fused at 3-40K
 - Install CS @18-126CC (3 phase riser construction)
 - Install 3 phase underground primary,#2 SAL 3-1\C from Riser pole to pad 2-21
 - Replace 10" helix anchor and 12.5M primary down guy

- Pole 2-2A:
- Replace pole top @9-417A w/ @9-415A
 - Install 3-Ph Primary spanning to P2-25
 - Install clamps and install 1/0 quad spanning to P2-25
 - Remove existing P2P guy
 - Replace fuses w/ 3-65K

- Pole 2-25:
- Install pole w/ 45'C2 Build Pole top using CS @9-417ACL
 - Install new 3PH 150 kVA OH XFMR fused at 15K
 - Remove existing P2P guy and install new one spanning to P2-3
 - Transfer existing secondary and install clamps
 - Install new 1/0 quad spanning to P2-2A
 - Install 3-Ph primary spanning from P2-2A

- Pad 2-21:
- Install 500KVA 277/480V three phase pad mounted transformer
 - Install service connection at Pad 2-21
 - Meter Dept to install new meter on pad for Ev charger.

- Customer Scope:
- Install new concrete pad mounted for 3ph 500KVA (277/480) transformer and install ground grid.
 - Install 2-4" pvc sched 40 conduits concrete encased conduit from pole 2-2 to pad 2-21
 - Customer to provide bollards for protection around the transformer pad. Location and quantity of bollards to be determined by Trench Inspector
 - Contact Trench Inspector Scott Joyce 508-944-2670 before starting civil work and inspections
 - Customer does not need to supply a CT cabinet if we are installing meter on the transformer pad.
 - National Grid to supply meter socket, CT's and VT's. The meter, CT's, VT's to be located on transformer pad with hot sequence metering and must be wired before energizing.

Muhammad Jamous: (617)-405-1692

- Anchor - existing
- Anchor - replace
- Conduit - install
- Cutout (Closed) - existing
- Cutout (Closed) - install
- Elbow - A phase
- Elbow - B phase
- Elbow - C phase
- Guy Wire - existing
- Guy Wire - install
- Guy Wire - remove
- Luminaire - Exi Fld Location
- Luminaire - Secondary Connector
- Luminaire - exi_location - Street Light
- Manhole - existing
- Misc Support (Tree) - existing
- OH Transformer (1ph) - existing
- OH Transformer (3ph Wye) - install
- OH Transformer (3ph Wye) - remove
- Pad - install
- Pole (Joint) - existing
- Pole (Sole NG) - existing
- Pole (Joint) - install
- Pole (Joint) - replace
- Primary OH (1ph) - existing
- Primary OH (3ph) - existing
- Primary OH (3ph) - install
- Primary UG (1ph) - existing
- Primary UG (3ph) - existing
- Primary UG (3ph) - install
- Riser - existing
- Riser - install
- Secondary (Street Light) OH - existing
- Secondary UG - existing
- Secondary OH - install
- Secondary Service (OH) - existing
- Secondary Service (UG) - existing
- Secondary Service (UG) - install
- Service Point - non-critical
- Service Point - Critical Customer
- Service Point - other
- Smart Monitor - ins_location
- Street Light Support - exi_location
- Switch (Closed) - existing
- Transformer Connection
- UG Transformer (3ph Wye) - install

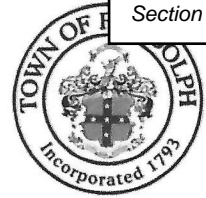
90 FT
45
0

07-25-31011488 1-10

NATIONAL GRID USA

WORK REQUEST: 07-25-31011488	T.D./T.C. 07
STORMS ORDER: 31011488	FEEDER NO. 7819073514
DESIGNER: Daniel Milligan	PHONE NUMBER: 7819073514
JOB TITLE: Electric Vehicle Supply Equipment	DATE: 10/28/2025
EMP ID: 9	SHEET 1 OF 1
DESCRIPTION: New Comm Srv, 2nd Srv, EV Charging Station - part of NGrid Make Ready Program, 600amps, 277/480, 3P	SUPV SIG:

MAINLINE MAP/VOLTAGE CONVERSIONS UPDATE REQUIRED



PLANNING DEPARTMENT

OWNER AUTHORIZATION

When the applicant for a project/permit before the Planning Board is not also the owner of the parcel, a notarized signature of the parcel owner and applicant shall be submitted as part of any application before the Planning Board..

Project Name	First Congregational Church DCFC		
Project Address	9 S Main St		
Applicant Name	Inovis Energy		
City/State/Zip	94 Reservoir Park Dr		
Phone	508-493-8014	Email	glavoie@inovisenergy.com

Owner Name	Paul Meoni		
Agency	First Congregational Church		
Address	9 S Main St		
City/State/Zip	Randolph MA		
Phone	781-963-6373	Email	pjmeoni@verizon.net

Gary Lavoie
Project Applicant Signature

4/2/26
Date

Paul J Meoni
Paul J Meoni (Mar 31, 2026 18:37:08 EDT)
Property Owner Signature
(if different from the applicant)

3/31/26
Date

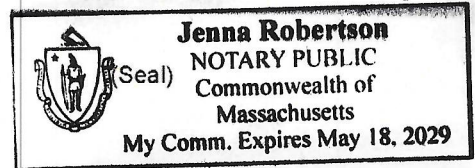
MASSACHUSETTS NOTARY ACKNOWLEDGMENT

Commonwealth of Massachusetts
County of Plymouth

On this 2 day of April, 2020 before me, the undersigned ^{employee} officer, personally appeared Gary Lavoie, proved to me through satisfactory evidence of identification, which was/were license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Jenna Robertson
Notary Public Signature
My Commission Expires: May 18 2029



File Attachments for Item:

2. Subdivision: E Druid Estates - Pett Acres Drive update

TOWN OF RANDOLPH
41 SOUTH MAIN STREET
RANDOLPH, MASSACHUSETTS 02368

Section E, Item 2.



PLANNING DEPARTMENT
Michelle Tyler
Director of Planning
mtyler@randolph-ma.gov
(781) 961-0936

March 26, 2026

Magaly and George Karakostas
38 East Druid Hill Avenue
Randolph, MA 02368

RE: Pett Acres Drive – East Druid Hill Estates

Dear Magaly and George,

The Randolph Planning Board is following up on their meeting of October 28, 2025 when you joined a discussion about the status of the subdivision known as E. Druid Hill Estates. The subdivision of 38 E. Druid Hill by then owner Anthony Pettinato created (6) lots and Pett Acres Drive in 1991 and to date there has been no activity identified toward the completion of the road and installation of utilities as required.

At the meeting of October 28, 2025, you advised the Planning Board that you needed additional time to consider the sale of land or development of the project. The Board respectfully requests an update and new information regarding the intent to construct, revise or discontinue the private way known as Pett Acres Drive in order for the Board to consider all actions available to them. Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of it's retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification, amendment or rescission when there has been a sale to a

single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Planning Board requests your participation at their meeting of Tuesday, April 14, 2026 at 6:00pm. You may participate in person at Town Hall, 41 South Main Street, Randolph in the Washington Room on the first floor or virtually via Zoom. The link to the meeting can be found on the Planning Board webpage at www.townofrandolph.com

If I can provide any information to you in advance of the meeting, please call me at 781-961-0936.

Sincerely,



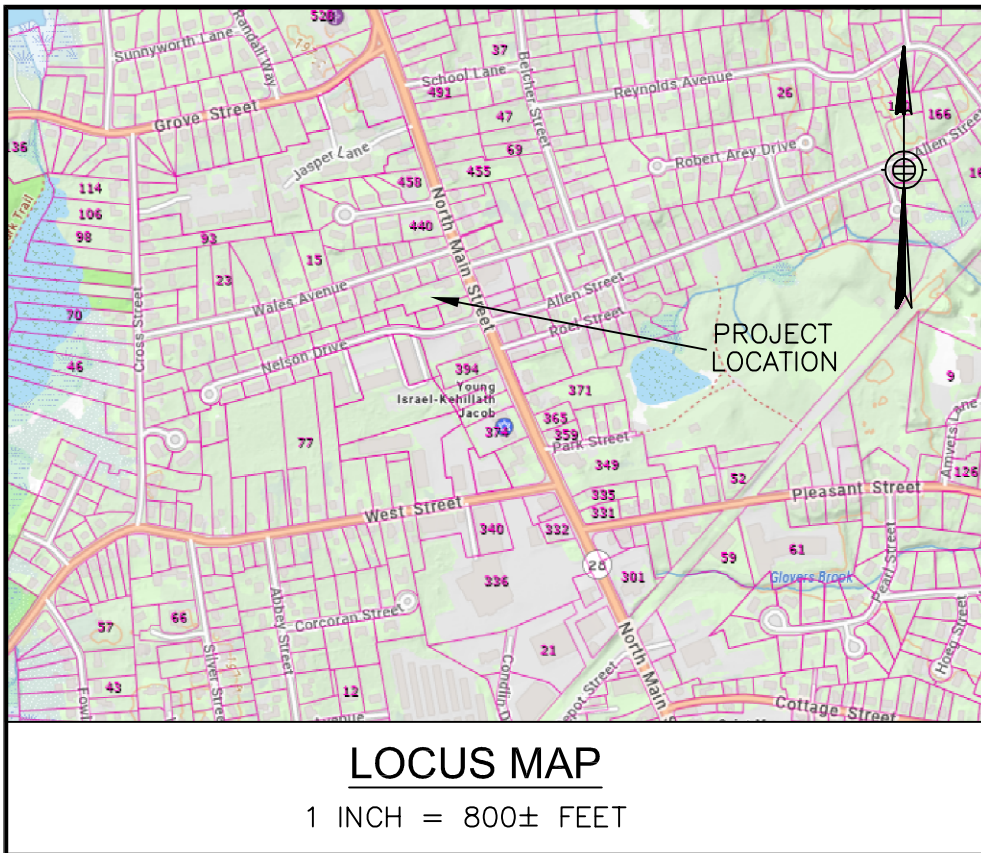
Michelle R. Tyler
Planning Director

Enclosures

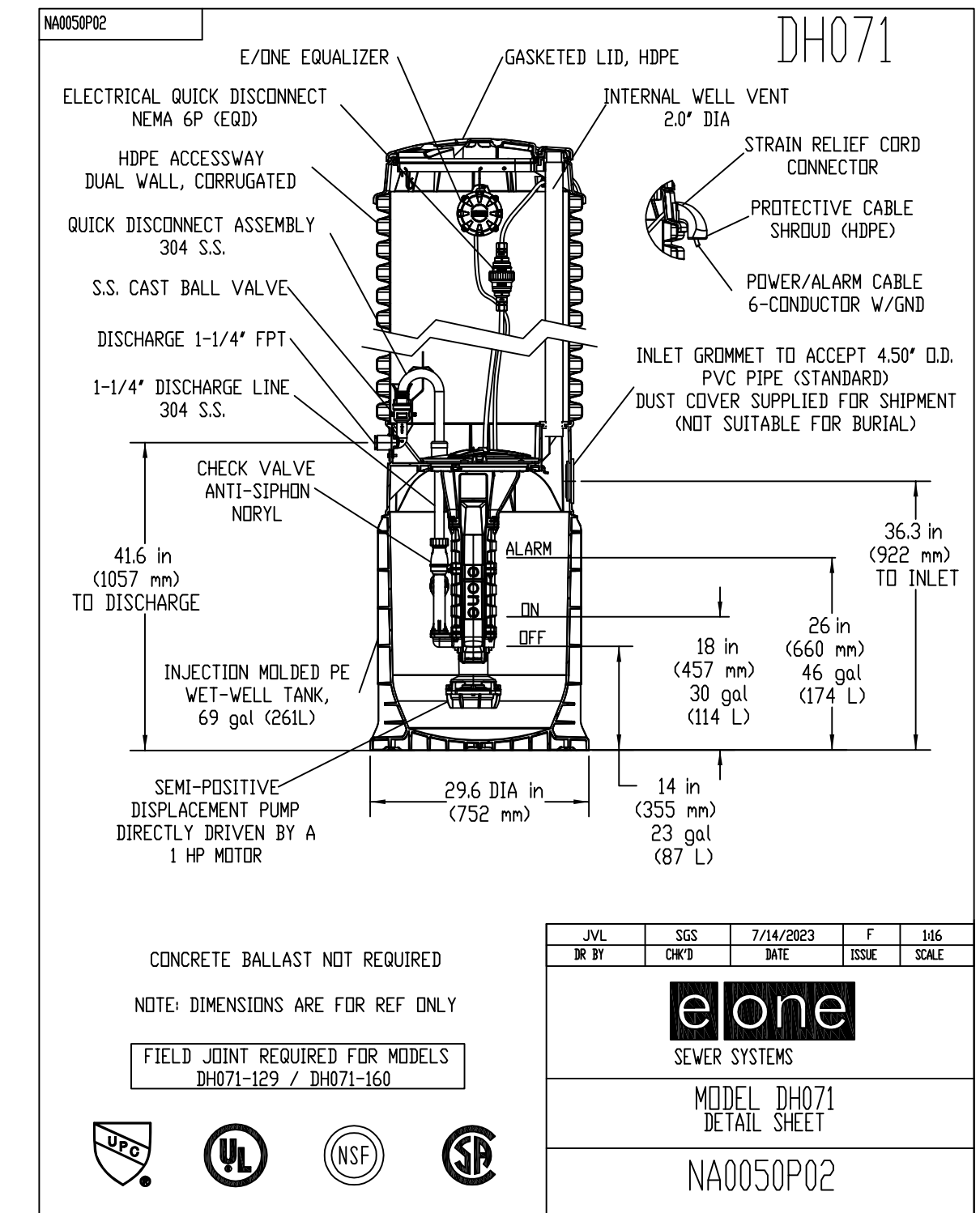
Cc: Jean Pierre-Louis, Town of Randolph Engineer
Anthony Plizga, Planning Board Chairperson

File Attachments for Item:

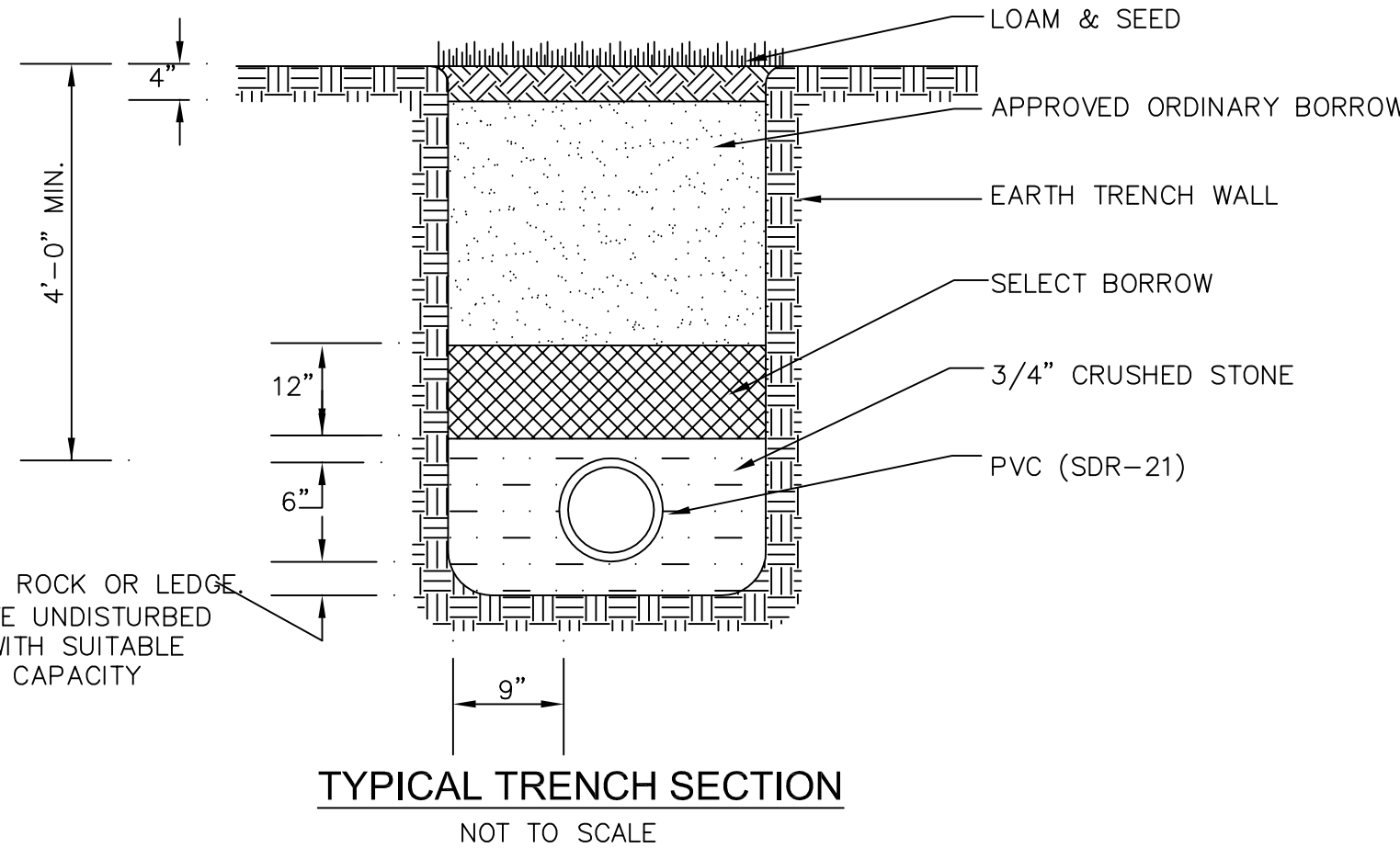
3. Site Plan & Design Review - 420 North Main Street



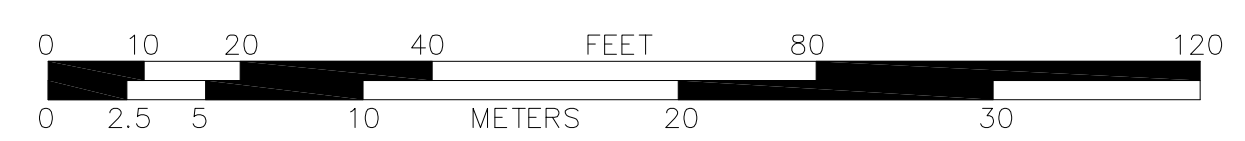
ZONING TABLE BUSINESS PROFESSIONAL DISTRICT			
	REQUIRED	EXISTING	PROPOSED
LOT SIZE	12,000 SF	31,519 SF	UNCHANGED
FRONTAGE	100 FT	100.94 FT	UNCHANGED
FRONT	25 FT	31.6 FT	UNCHANGED
SIDE	6 FT	8.4 FT	11.0 FT
REAR	15 FT	117.9 FT	64.4 FT
BUILDING COVERAGE	35% MAX	9.8%	13.5%
IMPERVIOUS COVERAGE	15% MAX	33.0%	36.3%
TOTAL COVERAGE	50% MAX	42.8%	49.8%
BUFFER STRIP	10 FT	8.4 FT	11 FT



- NOTES:**
- LICENSED DRAIN LAYER TO INSTALL SERVICE LINES IN ACCORDANCE WITH TOWN OF RANDOLPH SEWER AND WATER DEPARTMENT REGULATIONS.
 - IF A SEPARATION OF LESS THAN 10 FEET IS PROVIDED BETWEEN THE WATER SERVICE AND THE SEWER, THE WATER SERVICE MUST BE SLEEVED.
 - THE CONTRACTOR SHALL CONFIRM ALL EXISTING UTILITY LOCATIONS AND INVERT ELEVATIONS PRIOR TO CONSTRUCTION.
 - BUILDING CONNECTIONS SHALL BE BEDDED IN 3/4" MINIMUM CRUSHED STONE TO AT LEAST HALF THE PIPE DIAMETER.
 - ELEVATION DATUM IS NAVD 88
 - THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
 - THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION.
 - THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF BORDERLAND ENGINEERING, INC.
 - THIS SITE DOES NOT FALL WITHIN A SPECIAL HAZARDOUS FLOOD AREA AS DESIGNATED BY F.I.R.M. COMMUNITY PANEL NUMBER 250210216F EFFECTIVE DATE: JULY 8, 2025.
 - FOR THE LOW-PRESSURE SEWER LINE, IF LESS COVER IS PRESENT IN CERTAIN AREAS, INSULATION MUST BE PROVIDED FOR FROST PROTECTION.
 - UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASSACHUSETTS LAW) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 F1(888)DIG-SAFE.



- PLAN REFERENCES:**
- Plan # 305-757
 - Plan # 316-1249
 - Plan # 389-65
 - Plan # D2833-263
 - Plan # D3918-454
 - Plan # D4004-60
 - Plan # D4122-281



Gregory A. Bunavicz

BORDERLAND ENGINEERING, INC.

500 Tumpike Street
Canton, MA 02021

781-963-9500
www.borederlandeng.com

**PROPOSED STRUCTURE SITE PLAN
IN
RANDOLPH, MASSACHUSETTS**

420 NORTH MAIN STREET

PREPARED FOR: TTN PROPERTIES INC
9 DRAKE STREET
EASTON, MA 02375

DRAWING SCALE: 1 INCH = 20 FEET

DATE: FEB. 20, 2026 PROJECT NUMBER: P2943

File Attachments for Item:

4. Conservation Commission Plan - Presentation by Jim Pasman

The Best Environment for Randolph's Future



Conservation Commission Plan

September 2025

What is the
Commission's
purpose?

Randolph Home Rule Charter, Part II, General Legislation Chapter 196 – Sec. 196-1. “to protect the wetlands, water resources, flood prone areas, and adjoining upland areas in the Town of Randolph by controlling activities deemed by the Conservation Commission likely to have a significant or cumulative effect on resource area values, including but not limited to the following: public or private water supply, groundwater supply, flood control, erosion, and sedimentation control, storm damage prevention including water quality, prevention and control of pollution, fisheries, wildlife habitat, rare species habitat including rare plant and animal species, agriculture, aquaculture and recreation values deemed important to the community (collectively, the “resource areas protected by this bylaw”).”

What is the Commission's purpose? cont'd

**Based on Our
Town Charter, Part II,
General Legislation, Chapter 196**

Four priorities have the greatest importance to Randolph's residents:

- Protecting our Source Water supply – all Areas 1&2
- Maintaining 200+ acres of Conservation deeded property
- Sustaining the value of key Open Space recreational properties
- Improving Stormwater management and flood control

Your Commission Protects Our Source Water Supply

Section E, Item 4.

There are problems all over Town in every single brook, stream, river, pond and reservoir – from one end of Town to the other

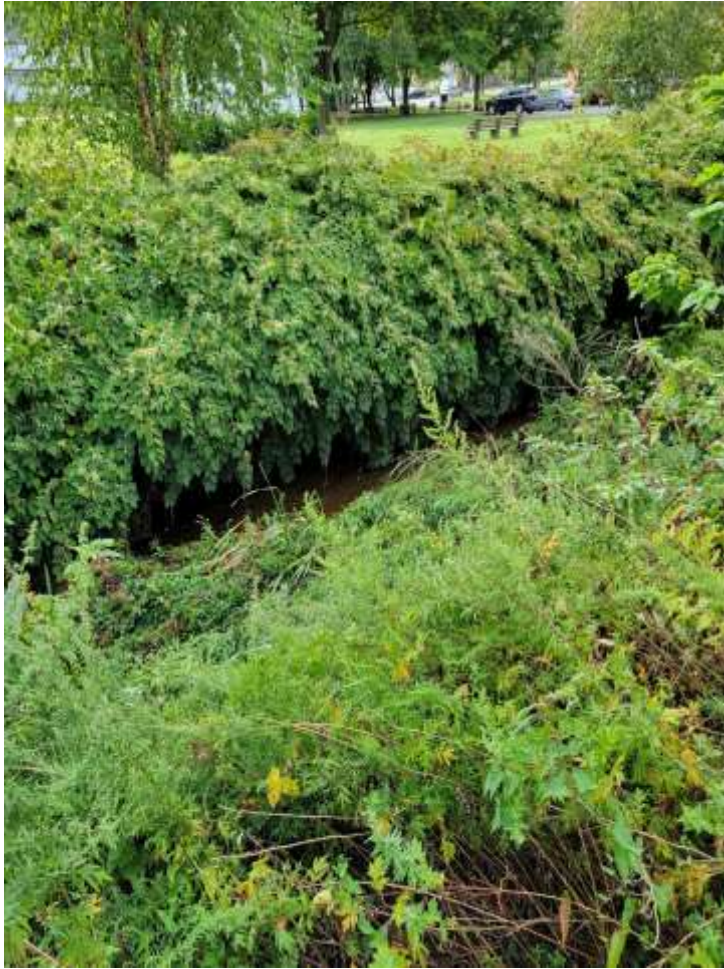


Restricting the flow of water into our reservoirs from sedimentation

Contaminating the water before reaching the treatment plant – plastics, trash, diapers and appliances

Jeopardizing stormwater runoff from blocked brooks, streams and culverts

Creating potential flooding and actual flooding in many neighborhoods



A picture story of Glovers Brook September 2025

13 Regina Rd Backyard



Behind St. Mary's School & Cemetery



Glovers Brook story continues.....

Your Commission maintains and protects special places

This currently comes at a cost to our DPW as unscheduled emergency calls for help....

Powers Farm Norroway Pond



Your Commission Helps Meet Stormwater Control

Benefits: Human Safety, Protect Property and Meet Stormwater Requirement Measures



Warren St & Highland Ave 2012



August 2025

Requires authorization for use from JG Molis

Your Commission's Vision for a Plan has Five Benefits

We Begin With a Vision

1. More resilient and cleaner source-water and wetland systems, improved stormwater management, and targeted restoration of brooks, streams, and rivers.
2. Well maintained Conservation properties and Open Space; aesthetically pleasing, healthy and safe
3. A planned maintenance schedule for DPW resources reducing demand for unscheduled emergency work
4. Educational STEM credit opportunities for young volunteers and social achievements for young people; expand Project Lead the Way and STEAM.
5. Increased financial institution investment in our bonds created by ESG and SEJ rating criteria.

What resources
and actions do
we
need?

**Three Phase
Planning Process**

Phase I (First Year - currently)

- **Retain the current part time Administrator/ZBA Clerk**
- **Negotiate and schedule DPW resources** for key priority properties: Powers Farm, Belcher Park and Goldstein Memorial Park
- **Appoint a member to our position on the Community Preservation Committee (CPC)**
- **Develop and accomplish a CPC funding proposal** to assess our plan and recommend the restoration of our brooks, streams, rivers and wetlands including Areas 1&2 conducted by a qualified environmental firm
- **Initiate 2025 Plan;** pending assessment output, **implement Phase Two**

What
resources
and actions
do we need?
– cont'd

Phase II (from First into Second Year)

- **Review assessment recommendations.** Identify key requirements for developing a revised plan both immediate and longer term
- **Update draft plan with assessment results.** Schedule specific actions and projects; 2yr cycle for High Priority, 3yr for Medium and 4yr for Low
- **Develop a communication process** with Town Manager, Town Planner, DPW Superintendent, School Superintendent and Town Council
- **Negotiate annual Commission budget requirements** with the Town Manager including the potential for contracting qualified professional environmental organizations for technical assistance

What
resources
and actions
do we need?
cont'd

Phase III (By Year three complete implementation)

- **Establish and document** responsibilities and performance standards for the Conservation Agent and environmental firms including grant writing, CPC role and professional project management with MACC support
- **Develop the STEM/STEAM/Environmental** high school and Scouting volunteer credit programs with School Department
- **Negotiate and schedule** longer-term resources from the Department of Public Works (DPW)
- **Utilize other environmentally qualified services** funded by CPC funds, grants and Town funds coordinated with the Town Manager as needed
- **Organize volunteer resources** to assist with researching and assessment of areas important to the community
- **Define and implement public education process**

Added Muni Bond Rating Criteria Benefits the Town

Proactively sustaining our environment in a Town with less than state average incomes and a significantly multi-racial population qualify the Town for status as:

- Environmental, Social and Governance (ESG)
 - Social and Economic Justice (SEJ)
- } **Town of
Randolph**

Confirming the Town's status in the ESG category positively affects municipal bond ratings based on Standard and Poor's (S&P), Moody's and Fitch rating systems per Morgan Stanley Capital International (MSCI) significantly affecting major investment firms' decisions to include qualifying Town's bonds in their municipal tax managed socially and environmentally conscious portfolios.

Per MSCI – the ESG rating attached to a bond adds value to its traditional credit rating. Higher-rated ESG bonds have “lower systemic risk, lower spreads, and therefore higher valuations”

How much will this cost the Town?

- Initial CPC funding estimated at approximately \$25,000 to \$50,000 – no effect on the Town operating budget
- Future CPC funding for projects to restore Source Water Supply locations - a logical and beneficial use of CPA funds
- DPW annual resources estimated at a minimum 500 hours – 30% existing FTE
- Retain the current part time Administrator incumbent estimated at \$67,000/yr as salary and clerical expense
- Hiring professional environmental firms will be estimated following the Phase I assessment
- The Commission's budget produces a positive return on expenditures valued by Town residents as "important to the community"

The “Call For Action”

- Support the plan and work with the Commission
- We have not completed maintenance of our brooks, streams, rivers and wetlands for over seven years – restoration is needed
- Recognize future challenges may be greater as time progresses – support a healthy Source Water Supply (what goes into our reservoirs) as well as water coming from our taps and faucets (new TriTown facility), support stormwater control and provide quality Open Space

Securing a better more resilient water supply and well managed Open Space delivers measurable benefits for the Town!

Randolph's Conservation Commission Plan

With Your Support We Achieve the Five Benefits:

1. **More resilient and cleaner source-water** and wetland systems, improved stormwater management, and targeted restoration of brooks, streams, and rivers.
2. **Well maintained Conservation properties and Open Space;** aesthetically pleasing, healthy and safe
3. **A planned maintenance schedule for DPW resources** reducing demand for unscheduled emergency work
4. **Educational STEM credit opportunities** for young volunteers and social achievements for young people; expand Project Lead the Way and STEAM.
5. **Increased financial institution investment** in our bonds created by ESG and SEJ rating criteria.



**Your Commission wants everyone happy and healthy!
The Best Environment for Randolph's Future**

Conservation Commission Plan



THANK YOU

Questions & Discussion

File Attachments for Item:

5. Developing an Affordable Housing Trust

RANDOLPH AFFORDABLE HOUSING TRUST

Presented by:

Elijah Mensah

Housing Coordinator

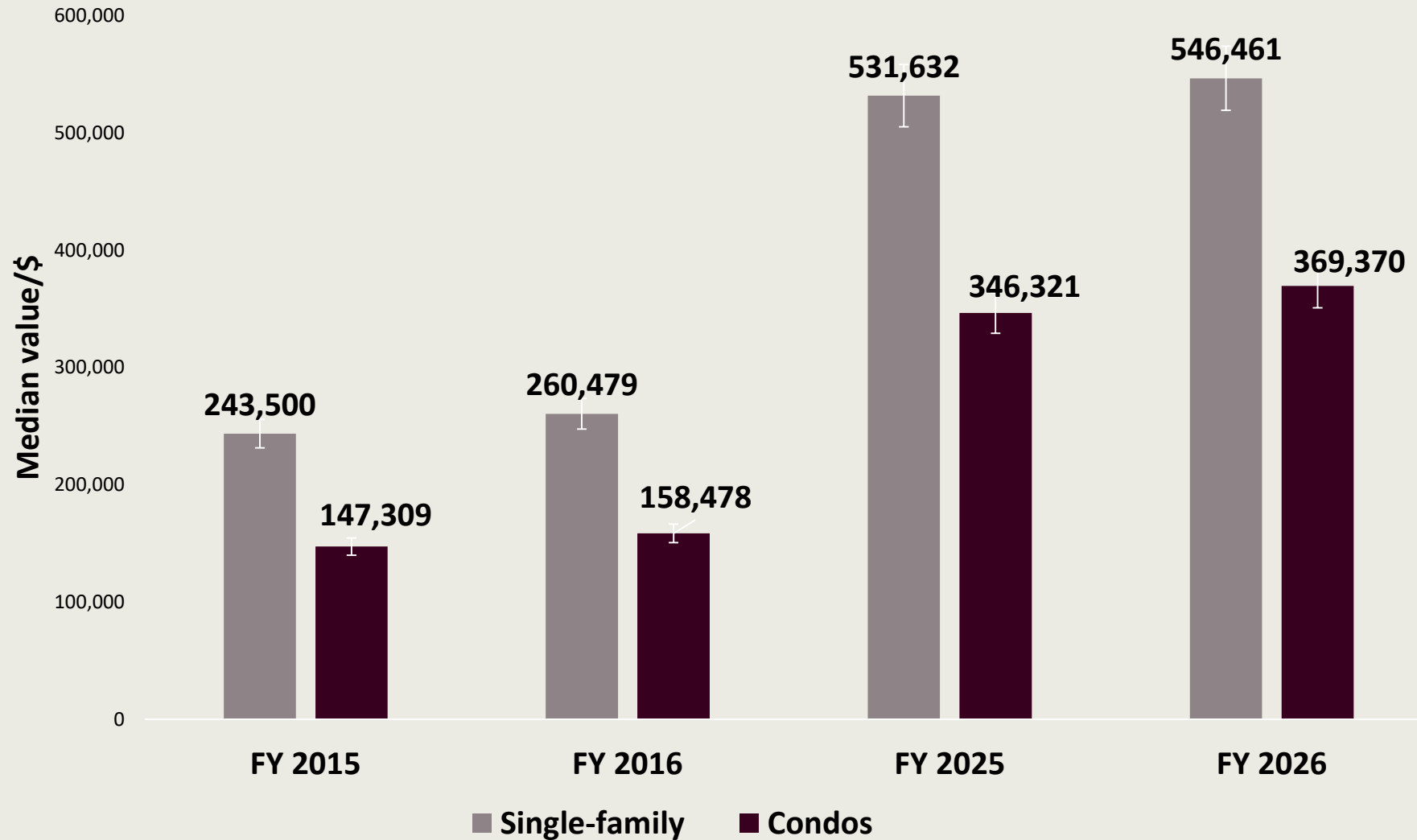
AGENDA

- Housing affordability challenges in Randolph
- What is an Affordable Housing Trust?
- How it works and what it funds
- Governance and funding sources
- Alignment with Town Comprehensive Master Plan
- Proven successes in Massachusetts
- MHP Technical Assistance

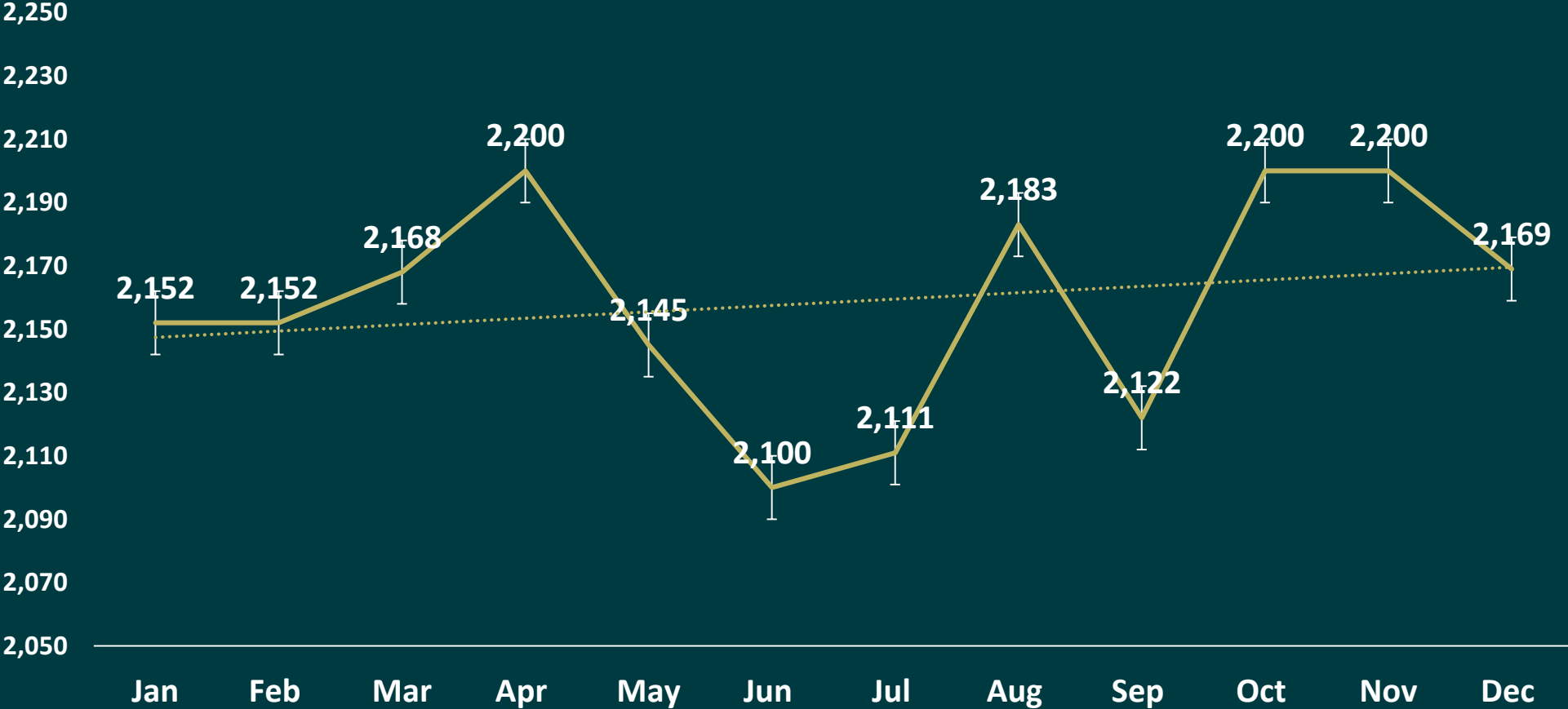


Credit: Metro South Chamber of Commerce

HOUSING IN RANDOLPH

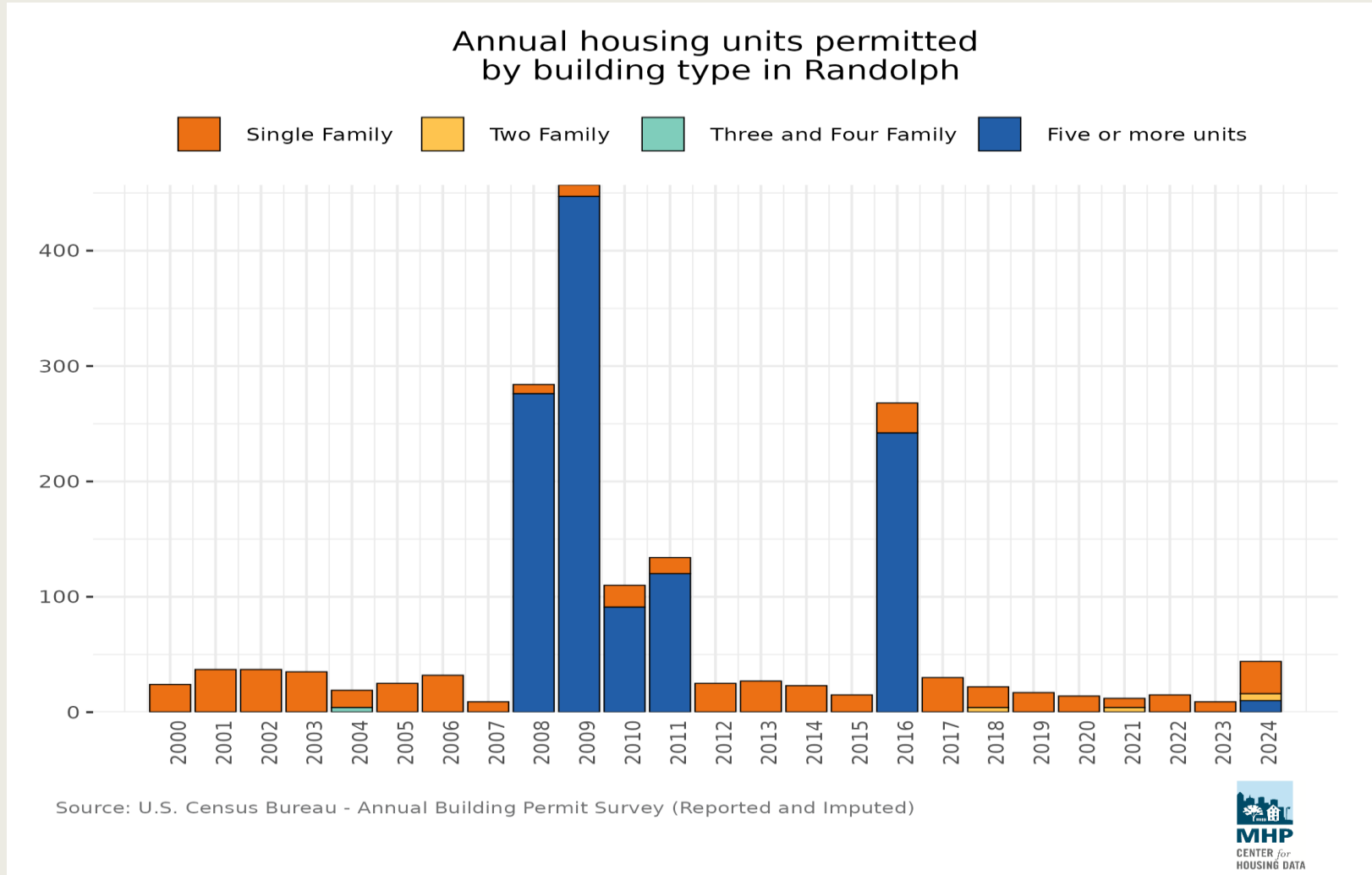


HOUSING IN RANDOLPH



Zillow Average 1BR Rental for 2025

HOUSING PRODUCTION



HOUSING COST BURDEN

- A household is considered cost-burdened if it spends more than 30% of its income on housing costs.
- Households spending more than 50% are considered severely cost-burdened.
- 36% of Randolph homeowners are cost-burdened.
- 57% of Randolph renters are cost-burdened.

AREA MEDIAN INCOME (AMI)

- **What is Area Median Income (AMI)?**
 - **AMI refers to the middle income level in a specific geographic area.**
 - **This means half of households earn more, and half earn less.**
- **AMI determines eligibility for housing programs.**

AMI Example:

If the AMI in a community is \$100,000:

A household earning \$100,000 is at 100% AMI

A household earning \$60,000 is at 60% AMI

A household earning \$20,000 is at 20% AMI

AREA MEDIAN INCOME HISTORY

FY23	Area Median Income	1-Person	2-Person	3-Person	4-Person	
80% AMI		\$82,950	\$94,800	\$106,650	\$118,450	
50% AMI		\$149,300	\$51,950	\$59,400	\$66,800	\$74,200
30% AMI		*for 4 persons	\$31,150	35,600	\$40,050	\$44,500
FY24	Area Median Income	1-Person	2-Person	3-Person	4-Person	
80% AMI		\$91,200	\$104,200	\$117,250	\$130,250	
50% AMI		\$148,900	\$57,100	\$65,300	\$73,450	\$81,600
30% AMI		*for 4 persons	\$34,300	39,200	\$44,100	\$48,950
FY25	Area Median Income	1-Person	2-Person	3-Person	4-Person	
80% AMI		92,650	\$105,850	\$119,100	\$132,300	
50% AMI		\$160,900	\$57,900	\$66,200	\$74,450	\$82,700
30% AMI		*for 4 persons	\$34,750	39,700	\$44,650	\$49,600

AREA FAIR MARKET RENT

Year	Efficiency	1- Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY 2023	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540
FY 2024	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765
FY 2025	\$2,263	\$2,394	\$2,837	\$3,418	\$3,761

AFFORDABLE HOUSING TRUST

- A dedicated, locally controlled fund to support the creation, preservation and long-term affordability of housing for low- and moderate-income households.
- Enabled under M.G.L. c.44 §55C.
- As of 2025, 152 municipalities in the state have adopted Affordable Housing Trusts.

WHAT THE TRUST CAN FUND

Section E, Item5.

- **Preservation of deed-restricted affordable units**
- **Property acquisition**
- **Property rehabilitation/redevelopment**
- **Gap financing for new housing development**

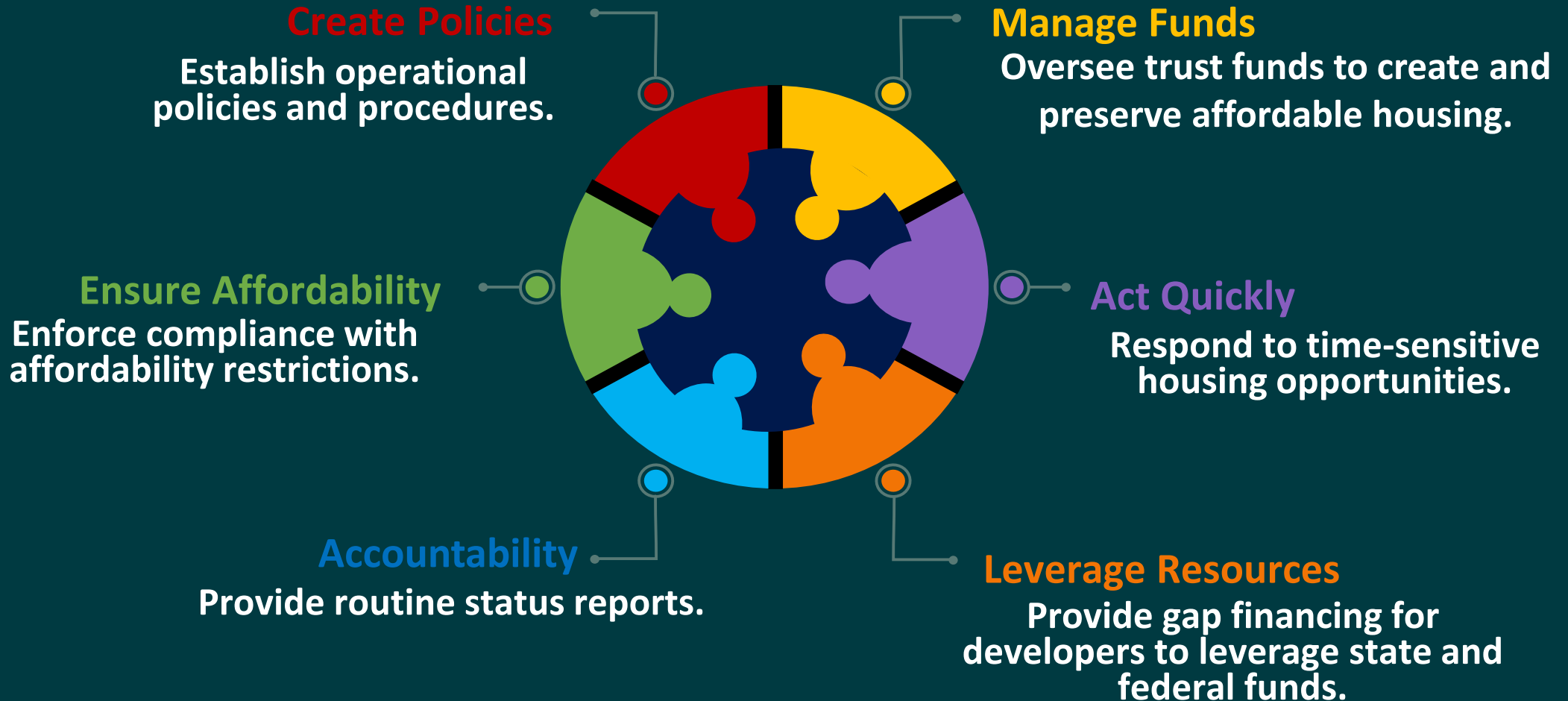
FUNDING SOURCES

- **Community Preservation Act (CPA)**
- **Private donations**
- **Land disposition proceeds**
- **Local appropriations/ Free cash**
- **Inclusionary Zoning in-lieu fees**
- **Development impact fees**
- **Local option transfer fees**

TRUST FINANCIAL OVERSIGHT

- **Town Treasurer/Collector serves as custodian of the trust.**
- **Board of Trustees holds fiduciary responsibility for all allocations.**
- **All expenditures require a majority vote of the trustees.**
- **Annual financial reporting and routine audits are conducted.**

TRUSTEE RESPONSIBILITIES

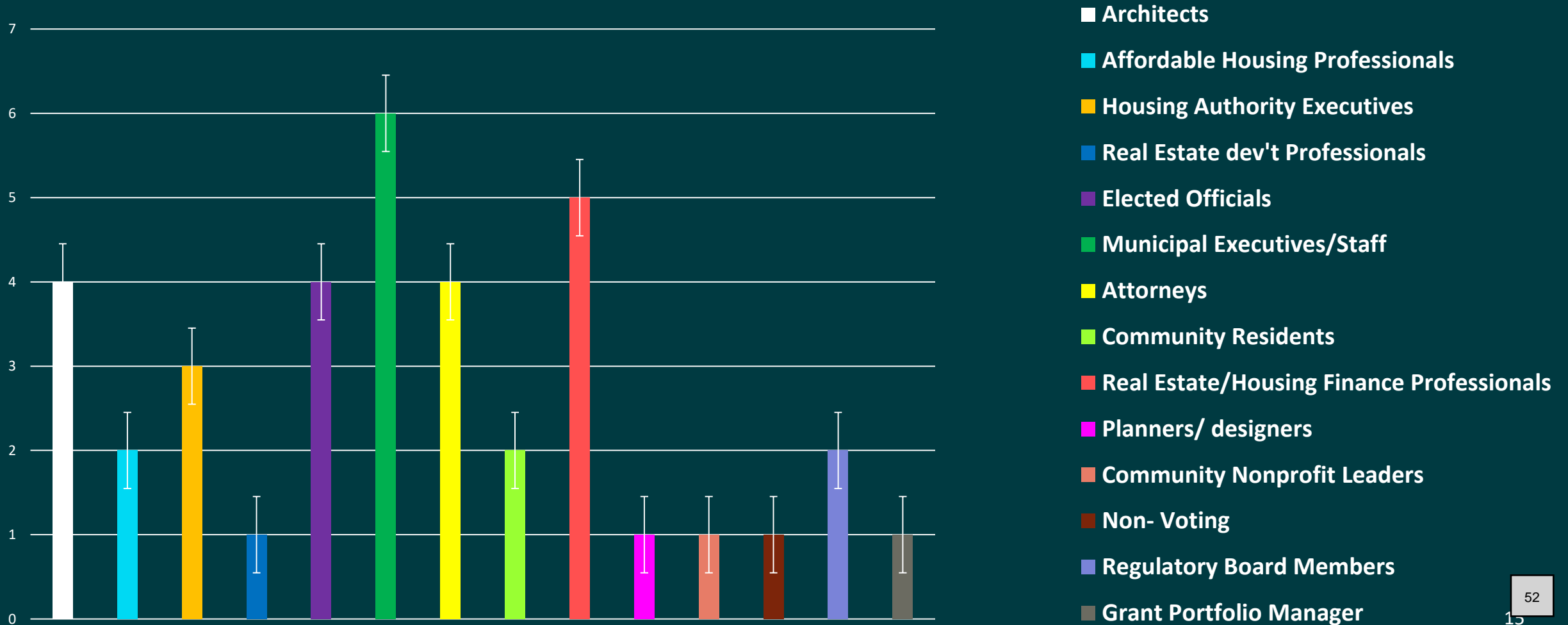


TRUST ESTABLISHMENT

Accepting the statute (MGL Ch. 44, §55C)	Creating a local ordinance
<ul style="list-style-type: none">• Minimum of five (5) trustees including the Town Manager.	<ul style="list-style-type: none">• The size of the Board can be modified. Town Manager serves on the Board.
<ul style="list-style-type: none">• The Town Manager appoints the trustees.	<ul style="list-style-type: none">• The Town Manager appoints the trustees.
<ul style="list-style-type: none">• Membership includes diverse expertise and experience.	<ul style="list-style-type: none">• Membership includes diverse expertise and experience.
<ul style="list-style-type: none">• Terms up to 2 years (staggered terms).	<ul style="list-style-type: none">• Terms can be customized up to two years maximum.

TRUST COMPOSITION

Arlington, Canton, Watertown, Lexington, Natick



ALIGNMENT WITH MASTER PLAN

- **Randolph Comprehensive Master Plan recommends:**
 - **Increasing affordable housing to meet the needs of current and future residents.**
 - **Preserving and upgrading existing affordable housing.**
 - **Promoting homeownership opportunities.**
 - **Expanding the mix of housing choices for residents.**
- **Establishing an Affordable Housing Trust is ONE of the key tool to advance these recommendations.**

PROVEN CASES

ORLEANS	MILTON	ARLINGTON	CAMBRIDGE	WORCESTER
Population > 6,300	Population > 28,000	Population > 46,000	Population > 100,000	Population > 200,000
Trust established 2018	Trust established 2009	Trust established 2020	Trust established 1989	Trust established 2021
Provided \$800,000 to support production of 14 units in 2022	Provided \$400,000 in gap financing for senior housing in 2024	Provided \$500,000 to support acquisition of duplex for rental deed restriction.	Provided \$800,000 to support pre- development activities of 95 rental units	Awarded \$1.25M in FY25 to developers to create 59 units

HOW WE ARE DOING THIS

- **Concentrated technical assistance in the creation of a municipal affordable housing trust or to support an existing trust. The technical assistance lasts about 10 months.**

Some municipalities that received MHP Technical Assistance in FY25:

- **Hull**
 - **Assistance with creating a trust, bylaws and community engagement.**
- **Concord**
 - **Support with housing finance training to guide funding decisions.**
 - **Assistance with coordination of local housing partners.**
- **Melrose**
 - **Draft of trust mission and goal statements**
 - **Support with investment strategies.**



Massachusetts Housing Partnership

QUESTIONS?

Elijah Mensah

Housing Coordinator

Planning Department

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Municipal Affordable Housing Trust Funds

M.G.L. Chapter 44, Section 55c

FAQ

What is the purpose of a municipal affordable housing trust fund (MAHTF) organized under Massachusetts General Law Chapter 44, Section 55c?

According to the statute, the purpose of the trust fund is “to provide for the creation and preservation of affordable housing in municipalities for the benefit of low- and moderate-income households and for the funding of community housing, as defined in and in accordance with the provisions of chapter 44B.” (Chapter 44B is the Community Preservation Act.)

Why is Randolph working toward the creation of a MAHT?

According to Census data, over 57% of renters and almost 36% of homeowners are “cost burdened” in Randolph. This means they pay over 30% of their gross income on housing costs. The Randolph Master Plan (2017) details the lack of housing diversity in town with most housing being single-family homes. Current homes are not meeting all the needs of the evolving community.

Establishing a MAHT will further build the local tools to address the housing needs of Randolph residents such as creating smaller homes that seniors can “downsize” into and younger people can afford to rent or own.

How are affordable housing trust funds established?

A MAHTF is established by majority vote of the local legislative body. The municipality can either accept the statute as written or provide additional guidelines by writing a bylaw/ordinance.

How many local affordable housing trust funds are in Massachusetts?

MHP has identified 152 MAHTFs in Massachusetts. Most of these were organized under M.G.L. Chapter 44, Section 55c. A handful were established prior to the 2005 passage of the MAHTF enabling legislation through petitions under the state’s Home Rule Act.

How is “low and moderate income” defined?

The statute does not define “low- and moderate-income.” Communities should look to existing definitions in local, state and federal programs to define “low- and moderate-income” for the work of the MAHTF.

What is the composition of a municipal affordable housing trust fund board?

A minimum of five trustees is required by statute, including the chief executive officer which would be the town manager in Randolph. Communities determine the remaining composition of the board. Ideally trustees reflect diverse backgrounds and expertise, and may include an elected official, planning board member, community residents, non-voting town staff and folks with relevant experience such as banking, real estate law, design and housing development.

Will residents have input in the formation of the MAHT and how the funds are spent?

Once the legislative body establishes a trust, residents may apply for a seat on the MAHTF. The trustees will establish operating procedures and determine how funds are allocated. Funds can be collected from a variety of sources such as the Community Preservation Act and inclusionary zoning in lieu of payments. As a municipal board, MAHTF meetings are open to the public.