



# TOWN COUNCIL MEETING

Monday, April 25, 2022 at 5:30 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## AGENDA

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

The public is invited to attend this meeting remotely, only via phone or computer. In order to maintain safe social distancing guidelines, no physical presence will be allowed at this time. The Town Website will be updated on the day of the meeting with the phone and computer access instructions.

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

**B. Moment of Silent Prayer**

**C. Approval of Minutes**

**D. Announcements from the President**

**E. Presentations**

1. Presentation by Randolph Diversity, Equity, and Inclusion Coalition
2. MetroCommon 2050 presentation by MAPC
3. Multifamily Zoning Requirements for MBTA Communities

**F. Public Hearings**

1. 2022-017 Road Improvement Plan
2. 2022-019 Amendment to Traffic Rules & Regulations

**G. Public Comments/Discussions**

**H. Proclamations**

**I. Appointments**

1. Review of Nominations from Republican Town Committee and Appointment of Registrar

**J. Motions, Orders, and Resolutions**

**K. Town Manager's Report**

**L. Old/Unfinished Business**

**M. New Business**

**N. Correspondence**

**O. Committee Reports**

**P. Open Council Comments**

**Q. Adjournment**

Upcoming Town Council Meeting Schedule

May 9 & 23

June 13 & 27

July 11 & 25

August 8 & 22

September 12

October 3 & 17

November 7 & 21

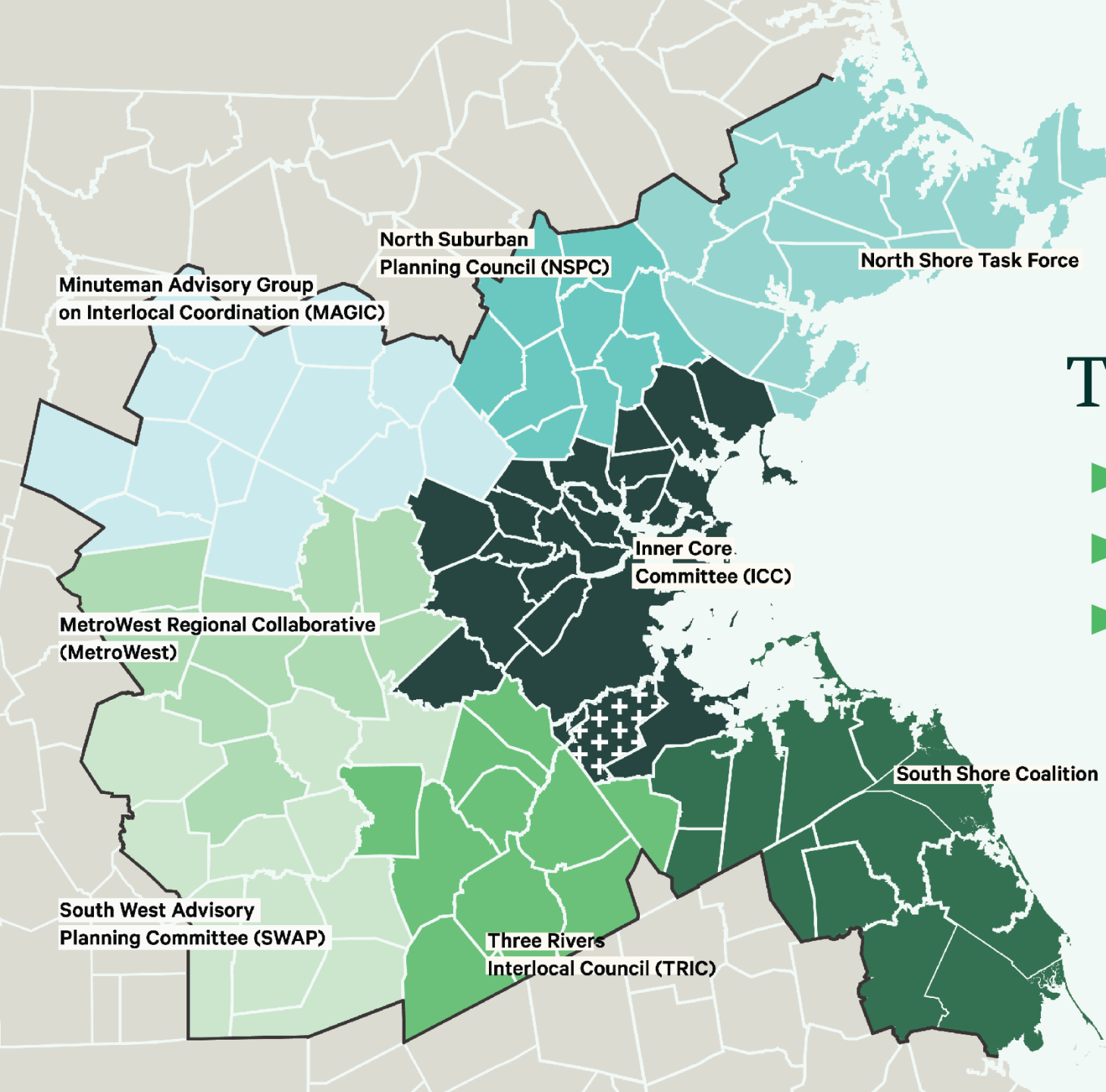
December 5 & 19

An abstract graphic on the left side of the slide, composed of numerous triangles in white, light gray, and dark gray. The triangles are arranged in a way that creates a sense of depth and movement, appearing to recede into the distance.

# MetroCommon 2050

## *Metro Boston's Regional Plan*





# The MAPC Region

- ▶ 101 cities & towns
- ▶ 8 subregions
- ▶ 3.4 million residents



# North Star



**Our mission is to promote smart growth and regional collaboration**

Our regional plan directs our work

Our strategic priorities provide further areas of focus:

- Climate mitigation and adaption
- Advancing social and racial equity
- Promote regional collaboration and municipal effectiveness; and
- Encourage smart growth, particularly through housing production, innovative transportation solutions, and transit-oriented development

# Governance

MAPC is governed by

- 101 municipal government representatives
- 21 gubernatorial appointees
- 9 state officials
- 3 City of Boston officials.

An **Executive Committee** composed of 25 members oversees agency operations and appoints an Executive Director. The agency employs approximately 100 professional and administrative staff.





## Funding

We are funded from a variety of sources, including:

- State Contracts
- Federal Transportation Funds
- Municipal Member Assessments
- Private Foundations
- Local Fee-for-Service Contracts

# Technical Assistance Program (TAP)

▶ Master Planning

▶ Housing

▶ Transportation

▶ Transit Oriented Development

▶ Clean Energy

▶ Climate Adaptation

▶ Public Health

▶ Community Engagement

▶ Shared Services

▶ Procurement

▶ Legislative

▶ Research Work

▶ Data

▶ ....and more!



# MetroFuture

An aerial photograph of a suburban neighborhood with many houses and trees. In the background, a city skyline is visible across a body of water. Three white rectangular boxes with green arrowheads on the left are overlaid on the image, containing text.

One Vision

65 goals

13 implementation strategies

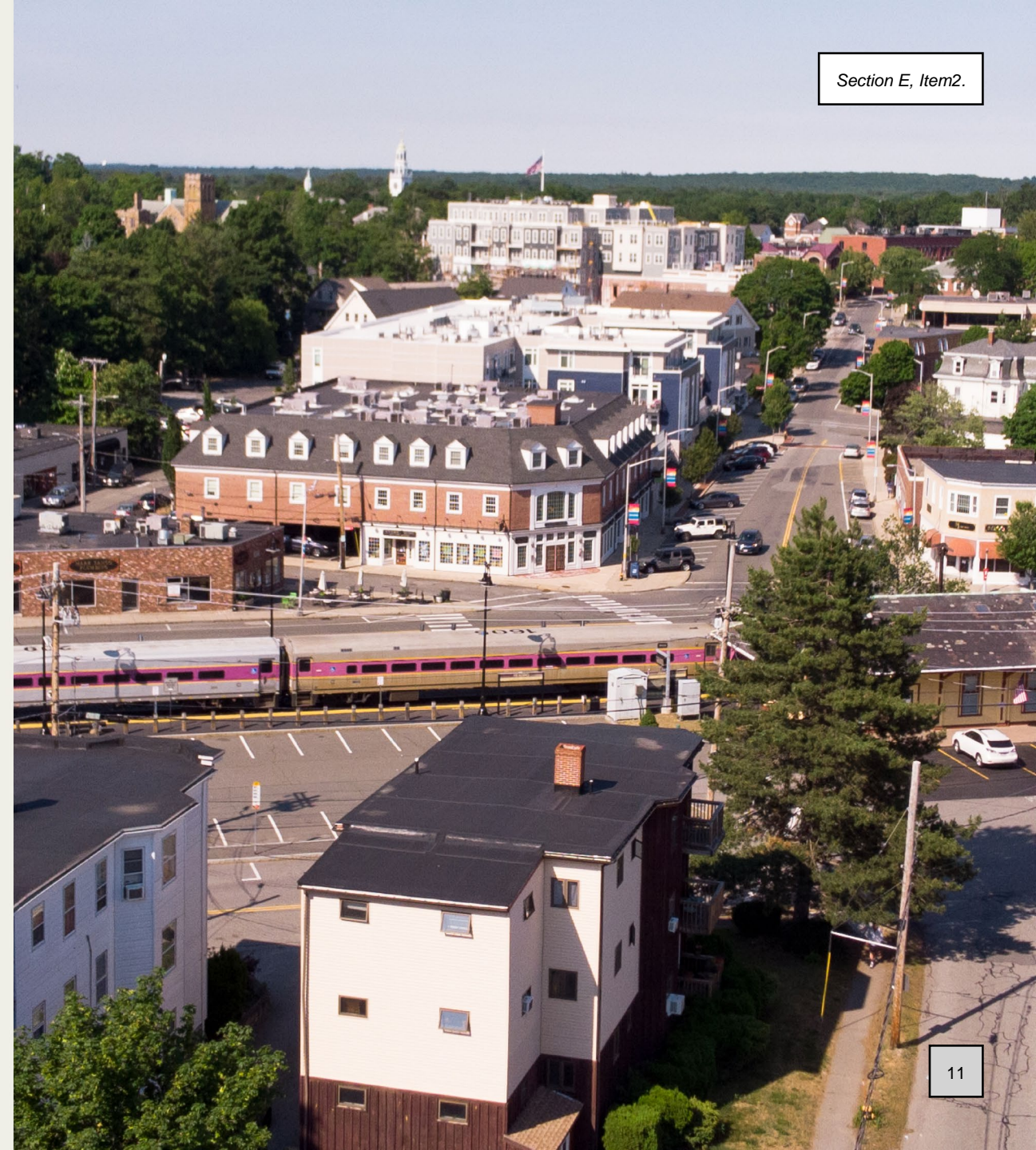


# MetroCommon 2050



# Aims and Aspirations

- ▶ Develop a worthwhile long-term plan that is implementable
- ▶ Provide hope for the future balanced with an accurate accounting of past and present
- ▶ Center equity and resiliency
- ▶ Robust engagement and relationship building/strengthening



# Content Goals



Set aspirational, yet **achievable long-term goals**

Introduce **uncertainties and projections** for future growth

Develop **products and research** to help better understand our region and aid in implementation

Create **impactful recommendations** that will set us on the path for success




# The Unexpected

- ▶ COVID-19 Pandemic
- ▶ Racial Reckoning
- ▶ Federal Political Turmoil



# Continuing Work

 Digital Hub Translation Indicators Modeling at the Municipal Level Next Tranche of Research Agenda Implementation

# Climate Change Adaptation & Mitigation





# Climate Change Adaptation & Mitigation: The Vision



## A Healthy Environment

Greater Boston's air, water, land, and other natural resources are clean and protected—for us and for the rest of the ecosystem.



## A Net Zero Carbon Region

The Metro Boston region is highly energy efficient and has reduced its greenhouse gas (GHG) emissions to net zero.



## A Climate-Resilient Region

Metro Boston is prepared for—and resilient to—the impacts of climate change.

# Climate Change Adaptation & Mitigation: Recommendations

- Prepare for and respond to the threats of climate change
- Accelerate the transition to a clean energy future
- Address regional water challenges
- Decarbonize the building and transportation sectors



# Dynamic & Representative Government



# Dynamic & Representative Government: The Vision



## Dynamic and Representative Governments

Local governments and regional agencies have the capacity and resources to deliver the services and supports our residents deserve, and to maintain and invest in our built and natural environments.

# Dynamic & Representative Government: Recommendations

- Make government more participatory and inclusive
- Improve regional coordination and partnership for infrastructure and services
- Expand and improve the way we finance local and regional government
- Improve local government capacity and service delivery



# Homes for Everyone



MetroCommon × 2050

# Homes for Everyone: The Vision



## Homes for All

All residents of Metro Boston have places to live that meet their needs, and that they can afford.

## Homes will be...

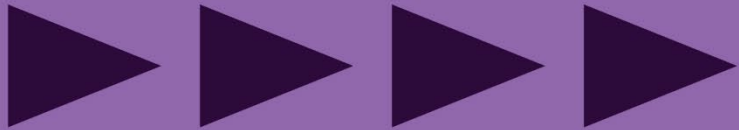
- Safe and comfortable
- Affordable in all communities
- Meet all needs
- Advance household goals
- Affordable
- Energy efficient

# Homes for Everyone: Recommendations

- Ensure that people of all races and income levels have **equal access to affordable housing** through homeownership and rental opportunities in every community
- Ensure adequate **protections against displacement** for communities and residents of color, low-income communities and renters
- **Accelerate the production of diverse housing types** throughout the region, particularly deed-restricted Affordable Housing, with a focus on transit-oriented, climate resilient and other smart growth locations



# Equity of Wealth & Health





# Equity of Wealth & Health: The Vision



## Economic Security

Everyone has the financial resources to meet their needs and to live fulfilling lives



## Economic Prosperity

Greater Boston's economy benefits all in the region



## Healthy and Safe Neighborhoods

We are safe, healthy, and connected to one another

# Equity of Wealth & Health: Recommendations

- Enable wealth creation and intergenerational wealth transfer
- Improve quality of life and reverse the rising rate of chronic diseases, particularly among populations experiencing health inequities
- Expand and promote the resiliency of small businesses, particularly those owned by people of color, and encourage large employers to invest in local economies and advance equity

MetroCommon × 2050

# Equity of Wealth & Health: Recommendations

- Improve the accessibility and efficacy of the Commonwealth's workforce development infrastructure
- Ensure all residents are provided equal protection and support by law enforcement agencies within the justice system



# Inclusive Growth & Mobility



Section E, Item2.



# Inclusive Growth & Mobility: The Vision



## Thriving Arts, Culture, and Heritage

Greater Boston is full of unique places and experiences that bring joy and foster diversity and social cohesion.



## Getting Around the Region

Traveling around Metro Boston is safe, affordable, convenient, and enjoyable.

# Inclusive Growth & Mobility: Recommendations

- Reduce vehicle miles traveled and the need for single-occupant vehicle travel through increased development in transit-oriented areas and walkable centers.
- Improve accessibility & regional connectivity
- Promote cultural development and preservation, public art and public realm design
- Ensure land preservation, conservation, and access to recreational spaces



# Multifamily Zoning Requirements

MBTA COMMUNITIES



# *An Act Enabling Partnerships for Growth*

## Chapter 358 of the Acts of 2020

Multi-family zoning requirement for MBTA communities signed into law January 2021.

Requires a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which *multi-family housing is permitted as of right*.

Multi-family housing shall be without age restrictions and shall be suitable for families with children.

A district of reasonable size shall:

(i) have a *minimum gross density of 15 units per acre*, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code and

(ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, *if applicable*.



# WHY REFORM IS NECESSARY

Section E, Item 3.

- Massachusetts has among the highest, and fastest growing, home prices and rents of any state in the nation.
- Between 1960 and 1990, Massachusetts communities permitted almost 900,000 housing units.
- Since 1990, communities have permitted fewer than 470,000 new units.
- There is an estimated shortage of up to 200,000 housing units.



- Mass Housing Partnership (MHP) evaluated 261 station areas in Greater Boston and found the median housing density across all station areas is roughly 6.2 homes per acre.
- MHP concluded that a modest increase to just 10 homes per acre could yield approximately 253,000 additional housing units over time

# THE COMMONWEALTH ADDRESSES HOUSING NEEDS

## 2018 Housing Bond Bill:

- Largest housing bond bill in state history, authorizing more than \$1.8 billion to the future of affordable housing production and preservation.

## 2021 Economic Development Bill:

- Housing Choice Zoning Reforms: Changes to M.G.L c. 40A reduce the threshold of votes needed to adopt certain zoning measures that promote housing production from 2/3 to simple majority.
- \$50M for Transit Oriented Housing Development to produce new, high density, mixed-income affordable housing developments located near major transit nodes and help mitigate environmental/traffic concerns.
- \$50M for Neighborhood Stabilization to return blighted or vacant units back to productive use, including in communities disproportionately affected by COVID-19.

- \$10M for Climate-Resilient Affordable Housing Production of affordable, multi-family housing developments, with the goals of equipping homes to better respond to climate changes and reducing greenhouse gas emissions.

## ARPA Spending Package:

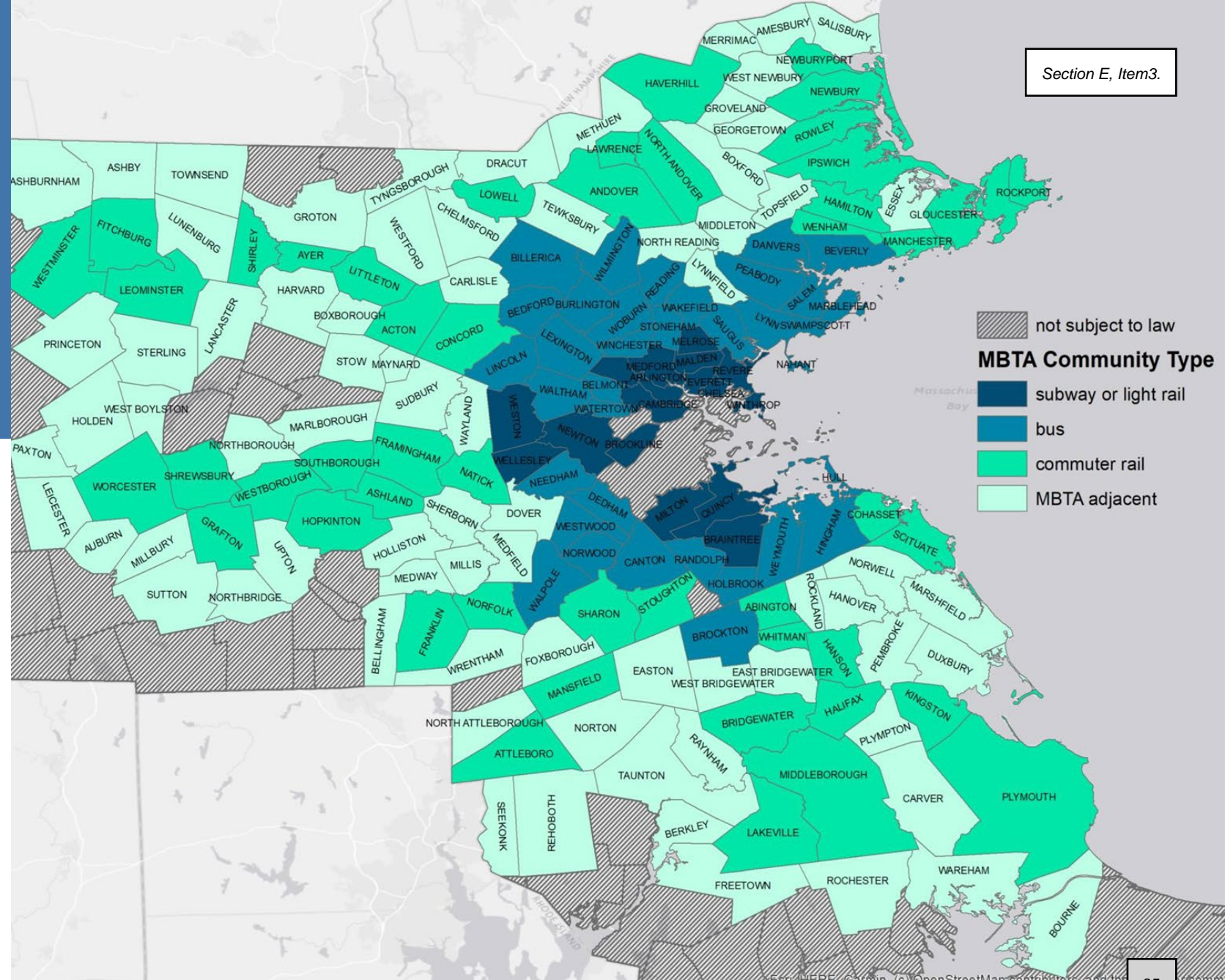
- *Homeownership:* \$115M for the **CommonWealth Builder Program** and \$65M for **First-Time Homebuyer Assistance**
- *Affordable Housing:* \$115M for **Affordable Rental Units** and \$150M for **Supportive Housing**



## Section E, Item 3.

175 municipalities\* subject to the law.

If a community has multiple modes of MBTA access, the highest threshold is used to determine compliance.



# THE BASIC REQUIREMENTS

- 1. Minimum Land Area:** multi-family districts must comprise at least 50 acres of land—or approximately 1/10 of the land area within 0.5 mile of a transit station -- with a **minimum gross density of 15 units per acre**, subject to any further limitations imposed by relevant aspects of the state environmental code.
- 2. Minimum Multi-Family Unit Capacity:** The multi-family unit capacity is a number of units based on a percentage of total housing units within the community.

Service Type/Category	Minimum MF % of Total Housing Stock	# of communities
Subway or light rail communities	25%	17
MBTA bus communities	20%	35
Commuter rail communities	15%	48
“Adjacent” communities (no MBTA transit service)	10%	75



# WHAT DOES IT MEAN FOR RANDOLPH?

Section E, Item 3.



- MBTA communities categorized based on whether there is transit service within the municipality or within 0.5 miles of the municipal boundary.
- A community with access to more than one type of transit is classified with the higher unit capacity requirement.
- **Randolph is classified as a BUS COMMUNITY**

- Minimum unit capacity determined by the number of housing units existing in the community and the factor associated with the type of service.
- Randolph has 12,901 housing units as of 2020 census data.
- As a bus community, the factor is 20%
- Randolph's compliant district(s) must accommodate 2,580 housing units



# STRUCTURE OF REGULATIONS

Section E, Item3.

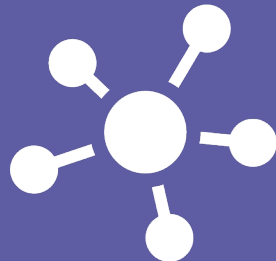


## Focuses on zoning

The local rules that govern where housing can be built.

## Provides local control

Municipalities have discretion where multi-family districts are located and the rules established in those districts.



## Not a “one size” approach

Recognizes that a multi-family district that is reasonable in one city or town may not be reasonable in another city or town.

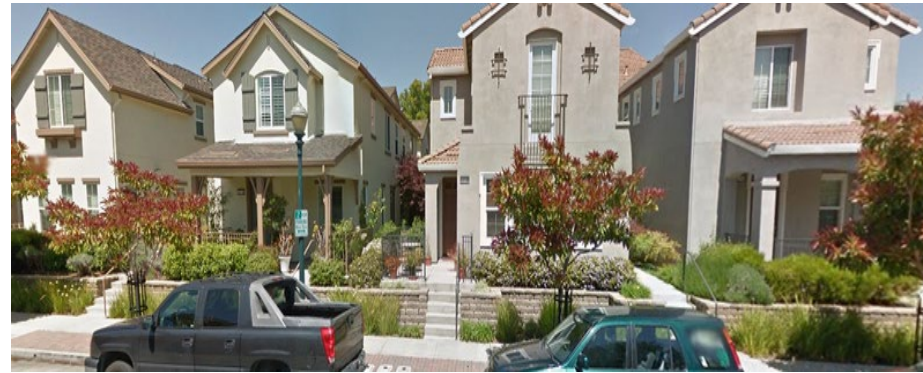
Actual production depends on factors including developer interest, infrastructure, market dynamics, etc.







Townhouses at 15 units per acre



Townhouses at 27 units per acre



Multiple housing styles at 15 units per acre

## Residential Multifamily Density Examples



# LOOKING AHEAD

# TIMELINE

Section E, Item 3.

Submit the MBTA  
Community  
Information Form

May 2, 2022

Submit an Action  
Plan or Request for  
Compliance  
Determination to  
DHCD

December 31, 2022

Receive DHCD  
approval on the  
Town's Action Plan  
Approval

March 31, 2023

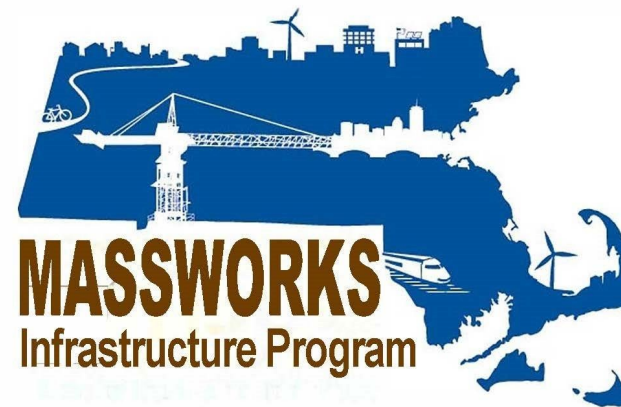
Adopt zoning  
amendments

December 31, 2023

Notes: **Public comment period ended on March 31, 2022**  
Final guidelines in development.

# NON-COMPLIANCE

- An MBTA community that fails to comply shall not be eligible for funds from:
  - (i) the **Housing Choice Initiative** as described by the governor in a message to the general court dated December 11, 2017;
  - (ii) the **Local Capital Projects Fund** established in section 2EEEE of chapter 29; or
  - (iii) the **MassWorks** infrastructure program established in section 63 of chapter 23A.





# TECHNICAL ASSISTANCE AVAILABLE

- Online tools and a clearinghouse of information
  - Webinars and training modules, best practices, model ordinances and bylaws, and sample public outreach materials
- Grant monies for third-party assistance based on readiness and need for support
  - Drafting/amending bylaws and ordinances, conducting build-out analysis, drawing/mapping district boundaries, etc.
- FY23 Community One Stop: assistance through programs like the Housing Choice Grant Program, Community Planning Grants, and the Rural and Small Town Development Fund
- FY23 EOEEA Land Use Planning Grant program will prioritize MBTA municipalities
- Support from Regional Planning Agencies through prioritization District Local Technical Assistance (DLTA) funding



**COMMUNITY  
ONE STOP  
FOR GROWTH**  
[mass.gov/onestop](https://mass.gov/onestop)



**HOUSING TOOLBOX**  
for Massachusetts Communities 

Councilor Order: 2022-017

Introduced By: Town Manager Brian Howard  
April 11, 2022**Road Improvement Plan**

To see if the Randolph Town Council will appropriate the sum of \$1,300,000 for the following project:

Purpose	Department	Amount	Fund
Road Improvements	DPW	\$ 1,300,000.00	General Fund

And to meet this appropriation the Treasurer, with the approval of the Town Manager, is authorized to borrow \$1,300,000 under and pursuant to Chapter 44 of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor.

**HEARING 04/25/22  
LEGAL NOTICE**

The Randolph Town Council will conduct a public hearing on Monday, April 25, 2022 at 6:15pm via ZOOM on Council order 2022-017 to see if the Randolph Town Council will appropriate the sum of \$1,300,000 for road improvements through borrowing under and pursuant to Chapter 44 of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Also, Council order 2022-019 to amend the Traffic Rules and Regulations related to the intersection of Cross Street and Grove Street and, also, Pine Road at the intersection with Amelian Road. The link to connect to the meeting may be found on the Town of Randolph website calendar.

AD# 7154035  
PL 04/12/2022



Council Order: 2022-019

Introduced By: Town Manager Brian Howard  
April 11, 2022

**Adoption By The Randolph Town Council of  
Amendments to the Traffic Rules and Regulations of the Town of Randolph**

Ordered: The Town Council hereby amends the Traffic Rules and Regulations of the Town of Randolph as follows:

The Town shall install a flashing stop sign and guardrail at the intersection of Cross Street and Grove Street in the Town of Randolph.

The Town Shall install a stop sign on Pine Road at the intersection of Pine Road and Amelian Road in the Town of Randolph.

**HEARING 04/25/22  
LEGAL NOTICE**

The Randolph Town Council will conduct a public hearing on Monday, April 25, 2022 at 6:15pm via ZOOM on Council order 2022-017 to see if the Randolph Town Council will appropriate the sum of \$1,300,000 for road improvements through borrowing under and pursuant to Chapter 44 of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Also, Council order 2022-019 to amend the Traffic Rules and Regulations related to the intersection of Cross Street and Grove Street and, also, Pine Road at the intersection with Amelian Road. The link to connect to the meeting may be found on the Town of Randolph website calendar.

AD# 7154035  
PL 04/12/2022



## RANDOLPH POLICE DEPARTMENT

*Randolph, Massachusetts*

41 South Main Street • Randolph, MA 02368-4820 • 781-963-1212



Anthony T. Marag  
Chief of Police

To: Brian Howard, Town Manager

January 11, 2022

From: Chief Anthony T. Marag

Subject: Resident request for **Flashing Stop Sign and Guardrail** at the intersection of Cross and Grove Streets

We have received two requests via See, Click, Fix: for a Flashing Stop Sign and Guardrail at the intersection of Cross and Grove Streets. These requests follow two motor vehicle crashes that occurred at that intersection.

The initial See, Click, Fix was in July, I instructed the Traffic Unit to conduct analytical review of crashes that had occurred the previous 5 years. The only crash that had been investigated occurred on July 18, 2021, at 02:29 AM, which didn't show there was a problem at that time.

The most recent request was received 1/11/2022 because of a motor vehicle crash which occurred January 1, 2022, at 02:20 AM. The Traffic Unit conducted another review of the data as well as the area and has determined there is an issue with signage in the area as we have had two crashes within six months at the same time of day.

Based on their analysis, I will be recommending that the Town install a **Flashing Stop Sign and a Guardrail** at the intersection of Cross and Grove Streets.

I assigned the Traffic Unit to conduct an analysis of the area; based on that analysis I am recommending that a **Stop** sign be installed on Pine Road at Amelian Road.

Once installed we will monitor the area for compliance.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Handwritten signature of Anthony T. Marag.

Anthony T. Marag  
Chief of Police



April 12, 2022

Mr. William Alexopoulos, President  
Randolph Town Council  
2<sup>nd</sup> floor, Town Hall  
41 South Main Street  
Randolph MA 02368

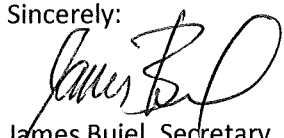
2022 APR 12 P 3: 36

Dear Sir:

Please accept this submission for consideration to the Board of Registrars:

James D Curtis (3 yrs)  
Susan S. Curtis (alternate)  
Jean-Riguel Ulysse

Sincerely:



James Buiel, Secretary  
Randolph Republican Town Committee

**Agenda****Randolph Republican Town Committee Meeting**

February 23, 2022 7:00 pm Turner Free Library

Attendance: 4

Jim B.

Jim + Sue C.

Jean Riguel

Call to order Time: 7:00Caucus: attachedNew Business: Registrar James D. CurtisNominator: Jean Riguel  
Second: Jim Burel  
UnanimousAnything else: Ryan Redistrict?Adjourn Time: 7:48Jim Burel  
Secretary



TOWN | CITY

DELEGATES OF THE **RAVDOLEPH**

COMMITTEE TO THE 2022 REPUBLICAN CONVENTION

Name, as registered to vote	Street Address	Cell Phone	Email	Type
Tim Buiel	631 North St.	781-963-2251	<del>baide@comcast.net</del>	
James D. Curtis	27 Marcellus Way	781-690-7776	<del>James.D.Curtis@gmail.com</del>	
Susan F. Curtis	27 Marcellus Way	617-697-4223	<del>susan.f.curtis@gmail.com</del>	
Jean Pierre Ulysse	24 James Tiche Rd.	508-644-0971	UlysseJeanPierre@gmail.com	
Ryan Egan	3 Mandem Ct.	781-964-3021	Ryan.Egan@comcast.net	

I, CHAIR OF THE COMMITTEE, CERTIFY THE ABOVE DELEGATES WERE ELECTED AT A CAUCUS HELD ON 02-23-2022. THIS IS PAGE 1 OF 1 TOTAL PAGES.

Signature:

Print Name: Jean Pierre Ulysse

This forms must be mailed to the MassGOP, 400 West Cummings Park, Suite 5650, Woburn, MA 01801