



PLANNING BOARD MEETING

Tuesday, March 24, 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 2/10/2026

2. Minute of 12/2/2025

D. Public Speaks

E. New Business

1. Zoning Amendments - discussion of upcoming submissions

2. Possible Legislative Changes

F. Staff Report

***Active Subdivision Review**

***Active Project Review**

***Upcoming Projects**

G. Board Comments

H. Adjournment

Upcoming Meeting Dates:

April 14

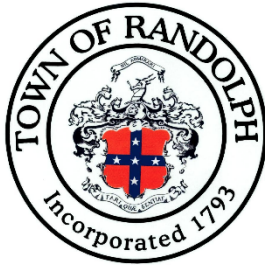
April 28

May 12

May 26

File Attachments for Item:

2. Minute of 12/2/2025



PLANNING BOARD MEETING

Tuesday, December 02, 2025 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 6:00 pm.

PRESENT

- Alexandra Alexopoulos
- Araba Adjei-Koranteng
- Tony Plizga
- Peter Taveira
- Lou Sahu

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 11/18/2025

Motion made by Plizga, Seconded by Sahu to approve the meeting minutes of November 18, 2025, as presented.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahu

Voting Abstaining: Adjei-Koranteng

D. Public Speaks

Chairman Plizga opened the public comments portion of the meeting and, hearing none, closed it.

E. New Business

1. Planning Board member nominations and appointments for 2026

Motion made by Plizga, Seconded by Sahlu to approve Tony Plizga as Chair, Adjei-Koranteng as Vice Chair, and Alexandra Alexopoulos as representative to the Community Preservation Committee (CPC).

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

F. Public Hearings

1. 6:15 PM - Ledgeview Terrace Subdivision - continuation of public hearing

The public hearing for the Ledgeview Terrace Subdivision, addressing the potential rescission of the approval due to inactivity, was opened by Chairman Plizga. Mrs. Tyler reported that the applicant is actively working on modifications to the plans to address stormwater requirements, which were not needed when the subdivision was initially approved.

The Planning Board decided not to rescind the Ledgeview Terrace Subdivision approval, noting that the applicant is making progress and expects to submit modifications in February or March, potentially requiring a future public hearing depending on the scope of the changes. Chairman Plizga recommended closing the public hearing without taking any action.

Discussion on the motion:

The Board discussed continuing the hearing to retain the option of rescinding the subdivision if progress stopped, but Mrs. Tyler recommended closing the current public hearing and opening a new one should the subdivision become inactive again.

Motion made by Plizga, Seconded by Adjei-Koranteng to take no action and close the public hearing.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

G. Staff Report

Active Project Review

Amazon Building - 100 Mazzeo Drive

Mrs. Tyler reported that Amazon is reactivating its facility 100 Mazzeo Drive as a robotics renovation and repair center for equipment used at other sites, with no exterior changes requiring Planning Board review. It will not be a delivery facility. Amazon has discussed its plans for the new use with the Building Commissioner and Fire Prevention.

Lantana/Lombardo Property - Scanlon Drive

Mrs. Tyler reported that plans for site plan and design review for the Lantana site are expected late December or early January. Demolition of the main structure may occur before year-end, and proposed changes to the DCR trailhead access will be returned to the Planning Board for administrative review. The single-family home still must be demolished, and access to the cell tower is being addressed. The applicant intends to return to Norfolk County Commissioners to discontinue the portion of High Street leading to Billings Street prior to its discontinuation and has filed stormwater permit documents to begin that

process. They will also need to appear before ConCom for a small area near the off-ramp.

Movie Theater (Showcase Cinemas) on Mazzeo Drive

Mrs. Tyler reported that the cinema property is on the market and may be sold this month to a buyer who could continue operating it as a movie theater potentially under a different user temporarily while evaluating development options given the zoning district and specific site conditions due to its deep infrastructure.

59 Mazzeo Drive (Former Bob's Store)

Mrs. Tyler reported that the owner of 59 Mazzeo Drive was working with an Asian Grocery store to occupy the former Bob's Store location.

Planned Residential Development - Union Street

Town Council is expecting a special permit application for a Planned Residential Development on Union Street, which requires a Planning Board review and report with recommendations before the Council can vote. If the Council rejects any of the Board's recommendations, it must document why.

Hai Lua Plaza - 900 North Main Street

Chairman Plizga asked whether anything could be done about the large vacant metal sign structure in front of Pho 89 at 900 North Main Street. Mrs. Tyler will follow up.

Zoning Recodification

Mrs. Tyler reported that the zoning update was adopted by the Town Council on November 24, 2025. It is available as a PDF on the Planning and Building Department webpages and has been sent to General Code for digitization.

H. Board Comments

None

I. Adjournment

- Upcoming Meeting Dates
- December 16
- January 13
- January 27

The meeting adjourned at 6:25 pm.

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

File Attachments for Item:

1. Zoning Amendments - discussion of upcoming submissions

Overview

- 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



What is a Housing Production Plan?

In Massachusetts, Housing Production Plans (HPPs) are plans that help municipalities better understand local housing need and demand, development constraints and opportunities, and their vision for future Affordable Housing and sometimes market-rate housing.

There are several reasons for communities to create and adopt an HPP:

- Address unmet housing needs of low- and moderate-income residents in the community
- Influence the type, amount, and location of mixed-income and Affordable Housing
- Help communities meet the State mandate requiring that 10% of total year-round housing units be Affordable by setting a numeric goal for annual housing production (see the Chapter 40B section below)
- Possibly prevent unwanted 40B development through a certified HPP (see below for more details) in favor of residential development that complies with local zoning

An HPP is approved by the Massachusetts Department of Housing and Community Development (DHCD) for a five-year period, and consists of:

- **Data:** an assessment of housing need and demand based on current data, population and development trends, and regional growth factors
- **Limitations:** an analysis of physical and regulatory development constraints
- **Locations:** identification of specific sites for housing production
- **Goals:** housing goals, including an annual numeric housing production target
- **Strategies:** implementation strategies to works towards goals

SMALL CLEAN ENERGY INFRASTRUCTURE FACILITY SITING AND PERMITTING

On November 21, 2024, Governor Maura Healey signed into law [An Act Promoting a Clean Energy Grid, Advancing Equity, and Protecting Ratepayers](#) (2024 Climate Act).

In addition to other provisions, the 2024 Climate Act contains historic and comprehensive reforms of the state’s siting and permitting processes for clean energy infrastructure. The Commonwealth is required to promulgate regulations and guidance to implement these reforms by March 1, 2026.

The reforms to the siting and permitting processes are based on the recommendations of Governor Healey’s [Commission on Energy Infrastructure Siting and Permitting](#). The existing permitting process was widely recognized as a key barrier to the development of clean energy and the Commonwealth’s ability to meet its future electricity demand and climate goals. The Commission included representatives from municipalities, environmental justice organizations, advocacy groups, electric utilities, agriculture, energy siting, the clean energy industry, labor, housing and real estate.

The law requires municipalities to offer an optional, expedited permitting process that features a consolidated application and a 12-month deadline for the municipal government to issue a final single decision. It also requires most infrastructure projects determine a site suitability score and propose minimization or mitigation where appropriate. Similarly, state permits will be issued together by the Energy Facilities Siting Board (EFSB) after a 15-month period. Appeals of municipal decisions will be directed to the EFSB, ending the years-long appeals process that has delayed vital infrastructure.

Timeline

Date	Activity
Summer 2025	Targeted Stakeholder Engagement and Interagency Consultations
Fall 2025	Publish Draft Regulations, Hold Public Hearings (see above for dates)
Winter 2026	Prepare Final Regulations
Spring 2026	Technical assistance, training for stakeholders
Summer 2026	Regulations take effect on July 1; municipalities may start offering the consolidated permit application
Fall 2026	Municipalities must start offering the consolidated permitting pathway by October 1.

File Attachments for Item:

2. Possible Legislative Changes



IMAGE HD

Giving Communities an "HD IMAGE" of Local Housing Need

H.1543 (Rep. Lipper-Garabedian) — **S.970** (Sen. DiDomenico)
An Act Improving Municipal Access to General Existing Housing Data

The Challenge

Massachusetts has no accessible tool to report precise data on municipalities' affordable housing stock, hindering municipal efforts to address the Commonwealth's housing crisis. The Executive Office of Housing and Livable Communities' uses the Subsidized Housing Inventory (SHI) to track low and moderate-income housing stock. However, the (SHI) overcounts affordable units and fails to reflect whether units are affordable to people earning a broad range of incomes. Few communities have the capacity to run analyses to determine how much deed-restricted affordable housing exists across the low- to moderate-income housing spectrum. Most rely on the SHI even though it is an imprecise measure of affordability, making it difficult to understand the true local need for affordable housing.

The Solution

This bill provides municipalities and regional government entities with accurate data on their community's affordable housing stock that planners need to plan for and promote affordable housing development. The database established by this bill will include:

For New Developments:

1. Total Unit count and Affordable unit count (at 30, 50 and 80% of area median income)
2. Term and end dates of affordability restrictions
3. Per unit bedroom and bathroom count
4. Per unit livable square footage
5. Location

For Existing Development:

1. Total units and total units with long-term affordability restrictions
2. Terms and end dates of long-term affordability restrictions
3. Location

The Impact

Access to detailed data on existing affordable housing stock will build a better understanding of local affordability challenges. This data will empower municipalities to more strategically pursue development that can expand affordable housing to meet local needs, proactively preserve existing affordable housing with termlimited deed restrictions, and implement policies and programs to increase housing affordability.



Questions? Contact:
Norman Abbott
anorman@mapc.org

LOCAL OPTION TRANSFER FEE FOR AFFORDABLE HOUSING

An Act enabling a local option
estate transfer fee to fund affordable housing
Section E, Item 2.
(H.3056 / S.1937)
Rep. Connolly, Rep. Gentile, Sen. Comerford

ABOUT THE BILL

From Greater Boston to the Cape and Islands to the Pioneer Valley, **affordable housing should be an option for everyone.**

Wealthy out-of-staters and investment groups are buying the available housing stock. Residents are being priced out of their homes and communities, and cities and towns are grappling with the adverse effects of escalating home prices on their communities' economy, workforce, quality of life, and social identity.

Together, we can give communities an **effective, efficient and equitable** tool for raising necessary revenue for affordable housing without hurting the real estate market.

A local option transfer fee would give communities the **option** to collect a **small, one-time fee on high-end real estate sales to support affordable housing.**



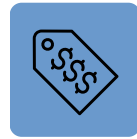
FLEXIBLE, LOCAL OPTION POLICY

Simply allows cities and towns to enact, if they choose, and customize a transfer fee that fits their communities needs.



SUPPORTS AFFORDABLE HOUSING

Studies show that a small real estate transfer fee would generate millions of dollars each year for local affordable housing programs.



ONLY APPLIES TO HIGH-END REAL ESTATE

The fee only applies to transactions over \$1,000,000 or the county median sale price, whichever is lower.



MA SUPPORTS A TRANSFER FEE

19 municipalities have already passed local home rule petitions, each of which now requires approval by the State House. Other municipalities are actively considering such policies.

LEARN MORE

For more information, contact:
Mark Martinez mmartinez@mlri.org



SCAN HERE

For more information on the bill and ways to support.

ABOUT LOHA

The Local Option for Housing Affordability Coalition (LOHA) is a diverse coalition of more than 100 organizations, housing and planning agencies, and municipalities from the Cape and Islands to Greater Boston and the Berkshires that support a local option transfer fee on high end real estate sales to fund affordable housing.

LOCAL OPTION TRANSFER FEE FOR AFFORDABLE HOUSING

ABOUT THE FEE

HD.1112 / SD.1216 authorizes municipalities to set a transfer fee (0.5% and 2%) on real estate transactions above \$1,000,000 or the county median sale price for a single family home, whichever is lower. Municipalities can also decide who pays the fee, the amount of the purchase price that the fee applies to, and establish different fee amounts for different types of properties.

HOW THE FEE SUPPORTS AFFORDABLE HOUSING

Building more housing, particularly affordable housing, is expensive, and municipal revenue sources for affordable housing have not kept pace with growing costs. Without more public support, affordable housing will not be built at the rate we need. All funds raised by a local transfer fee would be deposited to a city or town's municipal affordable housing trust fund, or regional affordable housing commission and are **dedicated to affordable housing production and preservation**.

WHO WILL BE IMPACTED BY A TRANSFER FEE

If all 351 Massachusetts cities and towns enacted a transfer fee in 2022, less than 6,000 individuals would have paid a fee. Since this is a local option bill, that number would have been lower in reality.

This bill is focused on **high-end real estate transactions**, meaning people with lower incomes will not be impacted by this fee. No median-income household in MA, regardless of race, can afford to buy a \$1 M home without saving more than twice their annual income, then spending more than eighty percent of that same annual income for 30 years.

HOW A TRANSFER FEE WILL EFFECT HOUSING COSTS

Evidence suggests impacts are muted, but that transfer fees marginally **reduce the price of homes subject to the fee**. While some claim that transfer fees will inflate housing prices, numerous studies suggest fees have the opposite impact, lowering the sale price by roughly the amount of the fee on transactions where one would apply.

LOCAL FLEXIBILITY AND EXEMPTIONS

Each municipality seeking to adopt a transfer fee must first engage in a local process to determine if a transfer fee is right for their municipality. Some exemptions are mandated, including on properties sold for less than \$1,000,000 or county median sale price, but cities and towns can **tailor additional exemptions, terms and conditions to meet the unique needs of their community**.

Inclusive Growth & Mobility

These recommendations focus on how we can manage land use and transportation for the benefit of all.

- **An Act to grow and maintain space in cities and towns for the creative economy** - Filed by Representative Cahill ([H.3587](#)) and Senator Miranda ([S.2334](#))
This bill uses the Affordable Housing Trust Fund model to establish “creative space” and “presentation space” land restrictions to protect and develop new creative production and exhibition spaces.
- **An Act establishing a program for local art and community engagement** - Filed by Representative Keefe and Representative Ultrino ([H.3592](#)) and Senator Kennedy ([S.2332](#))
This bill creates a statewide percent for public art program where .05% of the funds up to \$300,000 that go to construction or renovation projects of any Commonwealth-owned building or property would go into a fund to create and maintain public art.
- **An Act relative to regional (transportation) ballot initiatives** - Filed by Representatives Ciccolo and Representative Lewis ([H.3050](#)) and Senator Friedman ([S.2009](#))
Massachusetts is one of nine states in the country that does not allow cities and towns to raise money locally to invest in local projects. This bill allows a municipality or group of municipalities to put forward a ballot initiative that, if successful, would allow the participating communities to raise revenue to fund specific transportation projects.
- **An Act relative to transportation network company fees/An Act to reduce congestion and encourage shared rides** - Filed by Representative Livingstone ([H.1251](#)) and Senator Crighton ([S.2253](#))
Today, there is a \$0.20 cent fee on all TNC rides in the Commonwealth, with revenue split between the city or town where rides initiated, and the state’s transportation fund. These bills would update the rider fees for Transportation Network Companies, such as Uber and Lyft, to be more in line with other states by charging a percentage fee.
- **An Act relative to third party delivery data reporting** - Filed by Representative Livingstone ([H.3732](#)) and Senator Crighton ([S.2355](#))
Today, statute requires robust data reporting for TNC rides, but does not requiring similar data for deliveries, leaving municipalities and state agencies in the dark about how to plan for the impact of this sector. This bill would require Delivery Network Companies, like UberEATS and DoorDash, to report delivery data to the Department of Public Utilities.
- **An Act relative to third party delivery fees**- Filed by Representative Ryan ([H.3774](#)) and Senator Crighton ([S.2356](#))
Today, statute requires a fee on TNC rides but there is no fee for deliveries. This bill would establish a 50¢ fee on all Delivery Network Companies, like UberEATS and DoorDash. The money collected would be split evenly between the municipality where the delivery originated and the Commonwealth Transportation Fund.

Homes for Everyone

Though the Legislature has made great strides to address the housing crisis through last session's Affordable Homes Act, these bills will give municipalities and residents more tools to protect against displacement and produce more housing.

- **An Act granting a local option for a real estate transfer fee to fund affordable housing** - Filed by Representative Connolly and Representative Gentile ([H.3056](#)) and Senator Comerford ([S.1937](#))
Allows for a local option transfer fee of between .5% and 2% on the sale of homes over \$1,000,000 or 100% of the median single family home sales price for that county, with some exceptions allowed. The revenue collected is to be spent on affordable housing.
- **An Act relative to affordable housing and environmental adaptation dollars (AHEAD)** - Filed by Representative Montañó ([H.3194](#)) and Senator Eldridge ([S.1973](#))
The bill will secure new revenue for investment in climate and affordable housing by increasing the deeds excise fee from 0.456% to 0.912% on property sales. New revenue will be split with half of the funds helping to preserve and expand affordable housing access and half prioritizing investments in environmental justice communities.
- **An Act Improving Municipal Access to General Existing Housing Data (IMAGE HD)** - Filed by Representative Lipper-Garabedian ([H.1543](#)) and Senator Sal DiDomenico ([S.970](#))
IMAGE HD requires the Executive Office of Housing and Livable Communities to provide municipalities and regional government entities with accurate and detailed data on their community's affordable housing stock in new and existing buildings.
- **An Act to guarantee a tenant's right of first refusal (Tenant Opportunity to Purchase Act - TOPA)** - Filed by Representative Livingstone and Representative Consalvo ([H.1544](#)) and Senator Jehlen ([S.988](#))
Allows cities and towns the option of providing tenants in multi-family buildings the right to match a third-party offer when their homes are being sold. Tenants can designate their rights to a non-profit or local housing authority, or partner with an affordable housing purchaser.

Equity of Wealth & Health

These recommendations focus on closing critical public health gaps.

- **An Act to protect Massachusetts public health from PFAS** – Filed by Representative Hogan ([H.2450](#)) and Senator Cyr ([S.1504](#))
Creates a fund to help with Per- and polyfluoroalkyl substances (PFAS) remediation in drinking water, groundwater, soil, sediment, surface water, wastewater, and other sources. The bill also sets a schedule to phase out products with intentionally added PFAS over a period of time.
- **An Act to help overdosing persons in emergencies (HOPE Act)** - Filed by Senator Lovely ([S.1410](#))
Requires first responders to carry naloxone and other opioid antagonists and to provide them to others. It also permits individuals to use fentanyl testing strips and other paraphernalia for public safety reasons without having to worry about being charged or prosecuted for possession of a controlled substance.

Dynamic & Representative Government

These recommendations focus on giving municipalities the tools they need to become more inclusive, transparent, and accessible.

- **An Act to modernize municipal meetings, town meetings, and local elections** - Filed by Representative Gregoire ([H.3342](#)) and Senator Oliveira ([S.2197](#))
The ability for towns to meet in a hybrid setting expires on July 31, 2026. These temporary provisions were first implemented in March 2020 and subsequently extended several times by the Legislature. Without action all selectboard, planning board, cemetery commission meetings, and more will need to be held in person. This will reduce participation and potentially increase costs for municipalities.
- **An Act relative to legal advertisements in online-only newspapers**- Filed by Representative Arena DeRosa ([H.2243](#)) and Senator Velis ([S.1279](#))
This bill would update the current statute to allow legal advertisements to be posted exclusively online if local publications are not published in print. Currently legal notices must be posted in 3 different public locations: a newspaper's print publication, on the newspaper's website, and on a statewide website.
- **An Act relative to language access and inclusion** – Filed by Representative Madaro and Representative González ([H.3384](#)) and Senator DiDomenico ([S.2125](#))
This bill would require state agencies to provide equal access to services, programs, and activities serving limited English proficient people in a reasonable timeframe. Massachusetts is a diverse state with over 40 languages spoken and is home to over 850,000 limited-English-proficiency residents over the age of 5.
- **An Act facilitating site plan review** – Filed by Representative Kassner ([H.2298](#))
Currently, site plan review is not defined in statute. This bill would allow communities to outline requirements of a plan for development and required criteria.

Climate Change Mitigation and Resiliency

Climate change is already altering our lives, and this will only intensify. Around 80% of the buildings we have today will exist in 2050 so it is essential to pass a suite of policies to ensure that they are prepared for the expected changes. These recommendations focus on how we can mitigate climate change and adapt to its effects now, to be better off by 2050.

- **An Act establishing a zero carbon renovation fund** - Filed by Representative Vargas and Representative Cruz ([H.3577](#)) and Senator Gomez ([S.2286](#))
Allocates \$300 million to building decarbonization through a fund administered by the Massachusetts Clean Energy Center. The bill would prioritize retrofits in public housing, low-to-moderate income housing, minority and women-owned businesses, and municipal buildings, including schools, to ensure that the most vulnerable populations are not left behind in our transition to clean energy.
- **An Act relative to building energy and decarbonization** - Filed by Representative Meschino ([H.3529](#)) and Senator Lewis ([S.2294](#))
Building on the large building emissions reporting requirement that is going into affect this year based on legislation passed in 2022, this bill requires DOER to establish building emissions standards for the largest buildings and empowers municipal leadership by creating a new tier of the Green Communities program.
- **An Act An act enhancing homebuyer awareness by providing notice to persons purchasing property in a flood zone** – Filed by Representative Walsh ([H.1345](#)) and Senator Fernandes ([S.753](#))
Requires brokers and landlords to disclose whether a property experiences flooding, whether it is in a FEMA Flood Zone, or if the owner is required to purchase flood insurance at the point of sale or when a lease is being signed.
- **An Act promoting resilience against the heat-related impacts of climate change** – Filed by Representative Garballey ([H.3495](#)) and Senator Creem ([S.2244](#))
The bill creates a low-income cooling assistance program via the Low-Income Home Energy Assistance Program, stops utility shut offs when certain heat related criteria are met, updates the state sanitary code to incorporate maximum temperature requirements for habitable rooms, and establishes a whole of government heat taskforce to tackle issue arising from extreme heat.
- **An Act relative to electric ratepayer protections** – Filed by Representative Moran, Attorney General Campbell and Mayor Wu ([H.3534](#)) and Senator Crighton and Attorney General Campbell ([S.2255](#))
The bill bars competitive electricity suppliers from contracting with residents after 2025. It would not impact existing contracts, municipal aggregation, or a company's ability to contract with government or private sector entities.

An Act Relative to Legal Advertisements in Online-only Newspapers

Bill Number (Sponsors):

[H.2243](#) (Representative DeRosa)

[S.1279](#) (Senator Velis)

Brief Summary of Bill:

This bill would update the current statute to allow legal advertisements to be posted exclusively online if local publications are not published in print. Currently legal notices must be posted in 3 different public locations: a newspaper's print publication, on the newspaper's website, and on a statewide website.

An Act Facilitating Site Plan Review

Bill Number (Sponsors):

[H.2298](#) (Representative Kassner)

Brief Summary of Bill:

Currently, site plan review is not defined in statute. This bill would allow communities to outline requirements of a plan for development and required criteria.