

PLANNING BOARD MEETING

Tuesday, September 08, 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 8/11/2026

D. Public Speaks

E. Public Hearings

1. 6:15 PM - Council Order 2026-061: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph - Concerning Data Centers
2. 6:15 PM - Council Order 2026-067: Request for the Town Council to Initiate an Amendment to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph - to Amend the Provisions Concerning Planned Residential Development
3. 6:45 PM - Ledgeview Terrace Subdivision Major Modification Continuation

F. Old/Unfinished Business

1. Revised Draft 2027 Meeting Schedule

G. New Business

H. Staff Report

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

1. MAPC study with Randolph, Canton, Stoughton

I. Board Comments

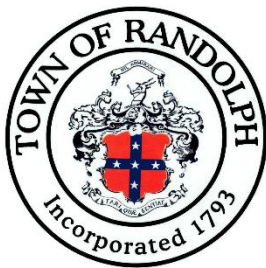
J. Adjournment

Notification of Upcoming Meeting Dates

September 22, October 13, October 27, November 10

File Attachments for Item:

1. Minutes of 8/11/2026



PLANNING BOARD MEETING

Tuesday, August 11, 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 6:07pm.

PRESENT

Alexandra Alexopoulos
tony Plizga
Peter Taveira
Lou Sahl

ABSENT

Araba Adjei-Koranteng

B. Chairperson Comments

Chairman Plizga stated that Member Taveira, who was joining via Zoom while traveling, should not worry if he was disconnected after the vote to continue the Ledgeview Terrace public hearing to September 8.

C. Approval of Minutes

1. Minutes of 7/14/2026

The Planning Board approved the minutes of July 14, 2026, as presented.

Motion made by Plizga, Seconded by Sahl to approve the meeting minutes of July 14, 2026, as presented.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahl

D. Public Speaks

There were no comments in person or via ZOOM during Public Speaks.

E. Public Hearings

1. 6:15 PM - Ledgeview Terrace Subdivision - to consider major modification - continuation

Chairman Plizga opened the continued public hearing for the Ledgeview Terrace Subdivision and summarized the changes requested by the Board at the previous meeting. Mrs. Tyler reported that the applicant's engineer, Samantha Cripps, requested additional time to complete the necessary plan updates. The Board continued the public hearing to 6:45 p.m. on September 8, 2026.

Motion made by Plizga, Seconded by Alexopoulos to so move the recommendation to continue the Ledgeview Terrace Subdivision Public Hearing to September 8, 2026 at 6:45 p.m.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahl

F. New Business

1. Holbrook Gardens - Subdivision Status Update

Mrs. Tyler reported that the Board is awaiting final as-builts for completion of the Holbrook Gardens subdivision, which have been requested since approximately 2023. Mrs. Tyler noted that the subdivision was secured by a covenant and homes were sold in violation of the covenant.

Chairman Plizga asked if the road was intended to be permanently private. Mrs. Tyler reported that the subdivision was a continuation of Patterson Avenue and believes it would have been recommended for a public right of way. Mrs. Tyler recommended requiring a private way sign at the developer's expense so homeowners understand the road is not the Town's responsibility.

The Board agreed to send a letter to the developer requiring installation of a private road sign and submission of the road as-builts within 60 days of the letter's date.

Motion made by Plizga, Seconded by Taveira to have Michelle Tyler send a letter out requesting that a Private Way sign be installed within 30 days of the date of this letter and that final road as-builts be provided within 60 days of the date of this letter, or the Board will take further action.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahl

2. Ledgewood Estates - Subdivision Status Update

Mrs. Tyler noted that Alan Paine's Ledgewood Estates subdivision, located off High Street, has been ongoing for more than 15 years. Mr. Paine was unable to attend the meeting due to health issues, and has requested a partial bond release. Mrs. Tyler was not prepared to recommend a partial release until she could review the work needed for completion with the Town's engineer to ensure receipt of the final as-builts.

Chairman Plizga agreed, noting that releasing the bond proportionately could eliminate the Town's leverage to ensure completion. Mrs. Tyler suggested that Town Engineer Jean Pierre-Louis review the outstanding work and provide an estimate of the remaining costs. Outstanding items include installation of bounds, which are needed before the as-builts can be completed, and to raise and secure a manhole rim and cover currently obstructed by a neighbor's belongings (junk and debris).

The Board's consensus was to consult the Town Engineer Jean Pierre-Louis and Mrs. Tyler report back with his findings and recommendation at the next meeting.

3. Prospect Hill - Subdivision Status Update

Mrs. Tyler reported that the Prospect Hill subdivision predates all current Planning Board members. Mrs. Tyler noted that, under the deeds, the developer owns the road rather than the individual property owners. The subdivision has a cash surety, though Mrs. Tyler was unsure whether it remains valid and will check whether the funds were transferred to Find Mass Money. Chairman Plizga believes the funds were already there. Mrs. Tyler noted that the surety was a passbook account listing Town Manager Howard as the Town's signatory and that he will be retiring in January.

Mrs. Tyler recommended a demand for a private road sign. The Board agreed to send the developer a letter requiring installation of a private road sign and submission of final as-builts by a specified deadline.

Motion made by Plizga, Seconded by Sahlu to send a letter to the legal representative for the Prospect Hill subdivision requesting a private road sign within 30 days of the date of the letter and final as-builts within 60 days of the date of the letter, or the Board will take further action.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

4. Richard Estates - Subdivision Status Update

Chairman Plizga reported that conveyance of utilities, placement of bounds, and final as-builts remained outstanding for the Richard Estates subdivision. The subdivision was secured by a covenant rather than cash surety. Mrs. Tyler explained that the conveyance of utilities transfers maintenance responsibility to the Town and can be completed using a simple form.

The Board agreed to send a letter to the legal representative for Richard Estates requiring placement of a private road sign within 30 days, submission of a conveyance of utilities form, placement of bounds and to submission of final as-builts within 60-days.

Motion made by Plizga, Seconded by Sahlu to send a letter to the legal representative for Richard Estates that they place a road sign within 30 days of this letter and provide a Conveyance of Utilities Form, complete the placement of bounds, and complete final as-built drawing within 60 days of the date of the letter or the Planning Board will take further action.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

5. Spring Estates - Subdivision Status Update

Mrs. Tyler stated that, to complete the Spring Estates subdivision, the developer would need to remove the temporary turnaround shown on the plan. Mrs. Tyler suggested meeting with the developer to discuss a modification. Chairman Plizga noted that outstanding items include conveyance of utilities, final as-builts, sidewalks, and the top course of asphalt.

Mrs. Tyler believes completion may have been held up due to a land deal the applicant has with the Town to purchase land at the end of Kelli Road. Mrs. Tyler pulled up the

GIS map to show the Board the temporary turnaround which is not part of layout.

The Board discussed how to proceed. Chairman Plizga believes the Board should require the applicant to come before the Board to discuss the temporary turnaround and a potential major modification to the subdivision.

Motion made by Plizga, Seconded by Sahlu to send a letter to the Spring Estates responsible contractor requesting that a private road sign be installed within 30 days (unless its already up) and to contact the Planning Department regarding a major modification to change the temporary turnaround to permanent and to contact the Planning Department within 30 days to come before us at a future meeting, or further action will be taken.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

Discussion on the motion: Member Alexopoulos asked if they should add the sidewalks and top course of asphalt to the motion. Mrs. Tyler stated that they can't do as-builts without it.

Member Alexopoulos suggested sending a letter to the neighbors in the subdivision as a way to nudge the applicant to complete the subdivision. Mrs. Tyler didn't feel that approach would be effective and felt the Planning Office would bear the brunt of the calls and questions. Mrs. Tyler feels the challenge is that we no longer have a performance guarantee now that all the homes have been constructed and sold, since it was by covenant. The Board briefly discussed how the covenants get missed at conveyance and how to prevent it in the future, perhaps by adding notes to the plan set recorded at the Registry of Deeds.

6. 2027 Planning Board Meeting Schedule

The Board discussed the draft 2027 meeting calendar and proposed changes for a vote at the next meeting.

G. Staff Report

Mrs. Tyler anticipates a ribbon cutting for Advanced Auto Parts at its new Mazzeo Drive location, as well as a ribbon cutting for Yankee Bus Lines this fall.

H. Board Comments

None

I. Adjournment

Upcoming Meeting Dates

September 8, September 22, October 13, October 27

The meeting adjourned at 6:54 pm.

Motion made by Taveira, Seconded by Plizga to adjourn the meeting.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

File Attachments for Item:

1. 6:15 PM - Council Order 2026-061:Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph - Concerning Data Centers

Council Order 2026-061

**Introduced by: Planning Board
July 13, 2026**

**Request for the Town Council to Initiate
An Amendment to the Randolph Zoning Ordinance –
Chapter 200 of the General Code of the Town of Randolph –
Concerning Data Centers**

That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows:

1. Amend Article 2, section 2.2 General Definitions, by adding the following:

Data Center

A facility, or portion thereof, primarily designed or used to house computer servers and related information technology infrastructure for the storage, processing, management, or transmission of electronic data. A Data Center may include, but is not limited to, server racks, data storage systems, cooling systems, power conditioning equipment, substations, uninterruptible power supplies, backup generators, telecommunications equipment, security systems, and associated mechanical and electrical infrastructure.

A use shall be classified as a Data Center under these Ordinances where either:

- (a) more than twenty-five percent (25%) of the gross floor area is devoted to server racks, stationary computing equipment, or associated mechanical or electrical infrastructure; or
- (b) the primary purpose of the facility, as determined by the Building Commissioner or designee, is the housing and operation of computer servers and related infrastructure, regardless of floor area allocation.

2. Amend Article 4 by adding the following section 4.7:

§ 4.7 Data Centers forbidden.

The operation of any Data Center, as defined in Chapter 200 of the Town of Randolph Ordinances, is prohibited in all zoning districts of the Town of Randolph.

Account Number:	663354
Customer Name:	Randolph Planning Director
Customer Address:	Randolph Planning Director 41 S Main ST Randolph MA 02368-4839
Contact Name:	Jen Austrino
Contact Phone:	781-437-4560
Contact Email:	jaustrino@randolph-ma.gov
PO Number:	

Date:	07/17/2026
Order Number:	12496316
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	34.0000
Height in Inches:	3.5300

Print

Product	#Insertions	Start - End	Category
NEO QUI The Patriot Ledger	2	08/25/2026 - 09/01/2026	Public Notices
NEO wickedlocal.com	2	08/25/2026 - 09/01/2026	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$104.04
Tax Amount	\$0.00
Service Fee 3.99%	\$4.15
Cash/Check/ACH Discount	-\$4.15
Payment Amount by Cash/Check/ACH	\$104.04
Payment Amount by Credit Card	\$108.19

Order Confirmation Amount	\$104.04
---------------------------	----------

COUNCIL ORDER 2026-061
LEGAL NOTICE
PUBLIC HEARING
Council Order: 2026-061

The Randolph Planning Board will hold a public hearing Tuesday, September 8, 2026 at 6:15 p.m. on Town Council Order 2026-061: a request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance –Chapter 200 of the General Code of the Town of Randolph – Concerning Data Centers . The hearing may be attended in person at Randolph Town Hall, Washington Meeting Room, 41 South Main Street, Randolph or remotely via ZOOM or telephone. The link to join the meeting is on the Town of Randolph website meeting calendar. The proposed language may be viewed at the Town Clerk's Office during regular business hours.

AD#12496316
PL 8/25, 9/1/2026

File Attachments for Item:

2. 6:15 PM - Council Order 2026-067: Request for the Town Council to Initiate an Amendment to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph - to Amend the Provisions Concerning Planned Residential Development

Council Order 2026-067

Introduced by: Councilor James F. Burgess, Jr.
July 13, 2026

**Request for the Town Council to Initiate
An Amendment to the Randolph Zoning Ordinance-
Chapter 200 of the General Code of the Town of Randolph-
To Amend the Provisions Concerning Planned Residential Development**

That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows:

- 1. Delete Section 2.3 in Article 2, concerning Definitions Associated with Planned Development Districts.**
- 2. Delete Section 9.2 in Article 9, concerning Planned Residential Development.**
- 3. Delete the following portion of Section 4.6, the Town of Randolph Table of Uses.**

Use Category	CSBD	NRBD	WCBD	BD	BP	OSB D	BRHD	GBHD	ID	SFD	RHDD	RMDD	RMFD
Planned Residential Development	—	—	—	—	—	—	—	—	—	—	SPTC	SPTC	SPTC

Account Number:	663354
Customer Name:	Randolph Planning Director
Customer Address:	Randolph Planning Director 41 S Main ST Randolph MA 02368-4839
Contact Name:	Jen Austrino
Contact Phone:	781-437-4560
Contact Email:	jaustrino@randolph-ma.gov
PO Number:	

Date:	07/17/2026
Order Number:	12496337
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	36.0000
Height in Inches:	3.7300

Print

Product	#Insertions	Start - End	Category
NEO QUI The Patriot Ledger	2	08/25/2026 - 09/01/2026	Public Notices
NEO wickedlocal.com	2	08/25/2026 - 09/01/2026	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$110.16
Tax Amount	\$0.00
Service Fee 3.99%	\$4.40
Cash/Check/ACH Discount	-\$4.40
Payment Amount by Cash/Check/ACH	\$110.16
Payment Amount by Credit Card	\$114.56

Order Confirmation Amount	\$110.16
---------------------------	----------

COUNCIL ORDER: 2026-067
LEGAL NOTICE
PUBLIC HEARING
Council Order: 2026-067

The Randolph Planning Board will hold a public hearing on Tuesday, September 8, 2026 at 6:15 p.m. on Town Council Order 2026-067: a request for the Town Council to Initiate an Amendment to the Randolph Zoning Ordinance-Chapter 200 of the General Code of the Town of Randolph- to Amend the Provisions Concerning Planned Residential Development. The hearing may be attended in person at Randolph Town Hall, Washington Meeting Room, 41 South Main Street, Randolph or remotely via ZOOM or telephone. The link to join the meeting is on the Town of Randolph website meeting calendar. The proposed language may be viewed at the Town Clerk's Office during regular business hours.

AD#12496337
PL 8/25, 9/1/2026

§ 9.2. Planned Residential Development.

A. Purpose.

- (1) Planned Residential Development (PRD) allows an alternative pattern of residential land development to encourage innovation and variety in housing design and site development and to promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition and individual needs.
- (2) The standards in this section are intended to create a community of ~~modestly sized~~ **small** dwelling units with commonly held community amenities and oriented around open space. These standards are intended to promote neighborhood interaction and safety through design while ensuring compatibility with neighboring land uses and surrounding properties.
- (3) PRD's provide opportunities for infill development that support the growth management goal of more efficient use of land.

B. Permitted uses. The following uses shall be permitted in any PRD:

- ~~(1) Bungalows, cottages, single family detached and semi-detached dwellings, two-family dwellings or dwellings provided they meet the criteria in this chapter.~~ **Small scale residential housing such as cottages and bungalows that may be individual units or two-unit attached structures.**
- (2) Commonly owned community building(s) for the use of the residents of the development. Such buildings shall not include commercial uses, sleeping quarters or bathing facilities (unless the bathing facility is clearly incidental to a recreational facility located within the common building).
- (3) Garages or carports.
- (4) Community gardens, play structures and passive recreational opportunities for use of the residents of the development.

C. Applicability.

- (1) This chapter shall apply to parcels that meet the criteria outlined in Section 9.2D.
- (2) The requirements in this chapter shall be the standards for development, redevelopment and use of real property within a PRD provided that an application is filed with the ~~Town Council~~ **Planning Board** as Special Permit Granting Authority (SPGA) as provided for in this chapter.
- (3) Development shall be by a site master plan for complete or phased development.
- (4) Lots with legally pre-existing nonconforming structures shall be eligible for a special permit provided there is no increase in any dimensional nonconformity or the creation of new nonconformity.
- (5) For each proposed PRD project, the Site Plan Review provided for in the Town of Randolph Zoning Ordinance shall be conducted by the SPGA as part of the special permit process.

D. Dimensional requirements.

Requirement	Standard/Condition	
Minimum Lot Size	A PRD shall be permitted upon a single lot or multiple contiguous lots in common ownership with definite boundaries ascertainable from a recorded deed or recorded plan	
	The lot(s) shall have a total area of not less than four (4) times the minimum lot size of the zoning district within which it is proposed, except in RMFD Zoning District where minimum district lot size applies. two (2) acres. Lot calculations shall not include any land within a body of water, situated within a wetland or within fifty (50) feet of a bordered vegetated wetland (BVW)	
	Existing public or private ways need not constitute boundaries of the tract(s) but the area within any such ways shall not be counted in determining minimum tract size.	
Lot Frontage	When a PRD project is proposed for an individual lot, that lot must have minimum frontage on a public way of one hundred (100) feet. When a PRD project includes multiple contiguous parcels, the parcels, when combined, must have frontage of a minimum of one hundred (100) feet on a public way.	
	There shall be no minimum lot area, frontage or yard requirements for each dwelling unit within a PRD.	
Lot Depth	Minimum of 100 feet	
Lot Width	Minimum of 100 feet	
Setbacks	Side yard:	Minimum of 25 ft
	Rear yard:	Minimum of 25 ft
	Front yard:	Minimum of 25 ft
Buffer Strips	A PRD project shall require a buffer strip of twenty-five (25) twenty (20) feet where the lot abuts any non-PRD lot. Such buffer shall be maintained as a planting area for lawns, trees, shrubs and other landscape materials to provide a parklike separation between lots. In this buffer strip, walkways, fencing, sewer systems and wells may be constructed or maintained. No building, structure or paved space surface associated with parking may be located in the buffer strip except for an access drive that crosses the buffer.	
Access to the Lot	Access to the lot shall be provided from an existing public way and shall be through the existing frontage on such public way. An access drive may cross a buffer strip. Any access drive into and throughout the development shall have a minimum paved width of twenty (20) feet .	

Requirement	Standard/Condition
	No lot shown on a plan for which a permit is granted under this section may be further subdivided, and a notation to this effect shall be shown on the plan prior to recording at the Registry of Deeds.

E. **Development intensity.**

~~(1) Maximum Permissible Density: Maximum permissible density within a PRD shall not exceed three (3) times the total number of dwelling units that would be obtained through application of the underlying zoning district in which the lot(s) is located.~~

~~(2) For purposes of this chapter only, permitted basic density shall be calculated as follows:~~

~~(a) Total area of the lot(s):~~

~~[1] Less any land within a body of water or situated within a wetland or within fifty (50) feet of a bordering vegetated wetland (BVW).~~

~~[2] Less any existing public or private way.~~

~~[3] Divided by the minimum lot size permitted within the underlying zoning district.~~

~~(b) Fractional numbers. Where the computation results in a fractional number, only a fraction of one half (1/2) or more shall be counted as one (1).~~

(3) Existing dwelling units. When a detached single-family dwelling, which has been legally permitted on the lot(s) for a PRD, said dwelling may become non-conforming within the standards of this chapter and shall be permitted to remain provided, however, ~~that:~~

~~(a) The dwelling unit shall be counted towards the maximum number of units permitted in the PRD.~~

(b) ~~The~~ dwelling unit may not be enlarged or modified to increase the non- conformity.

~~(c) The dwelling unit must meet applicable density and dimensional requirements of the underlying zoning district.~~

F. **Site design and configuration standards.**

(1) **Arrangement.**

(a) At least seventy-five percent (75%) of dwelling units shall be developed in clusters around common open space.

[1] Within a cluster, each dwelling unit shall have a primary entry oriented to the common open space.

(b) No more than twenty-five percent (25%) of dwelling units may be developed in

other configurations but must meet all other design requirements.

- (c) Dwelling units not oriented in a cluster shall have a primary entry oriented to a right-of-way.
- (2) Clusters.
 - (a) No grouping of dwelling units around a common open space shall include more than twelve (12) dwelling units.
- (3) Common open space.
 - (a) ~~No dimension of a common open space used to satisfy the minimum square footage requirement shall be less than ten (10) feet unless part of an unpaved path or trail.~~ **The minimum common space area shall be at least equal or greater than three-hundred (300) square feet per unit. The calculation for common open space shall not include the buffer strip.**
 - (b) Each common open space shall be so configured so that dwelling units abut at least ~~three (3)~~ **two (2)** sides.
 - (c) Required common open space shall be divided into no more than two (2) separate areas per cluster of dwelling units.
- (4) Setbacks and building separation.
 - (a) The face of the porch of each dwelling unit shall be setback from any sidewalk by ten (10) feet.
 - (b) There shall be a minimum of fourteen (14) feet separation between structures, not including projections.
- (5) Fencing and screening.
 - (a) Internal decorative fencing and screening ~~may~~ **shall** be used to delineate exclusive use areas, screen parking areas and structures, community assets, trash and recycling areas.
 - (b) Chain link and solid fences shall not be permitted internal to the development except to conceal trash and recycling areas.
 - (c) Solid fencing is permitted on the perimeter boundary to provide delineation between the PRD's ~~higher density~~ development and adjacent ~~lower density~~ land uses.
 - (d) Fencing to delineate an exclusive use area shall not exceed three (3) feet high.
- (6) Lot coverage. Impervious surfaces shall not exceed forty percent (40%) of the total land area of the lot(s) that comprise a PRD. Lot coverage is calculated for the overall PRD. Paved components of common open space and walkways shall not be counted in lot coverage calculations.
- (7) Slopes. Siting of dwelling units or common open space in areas with slopes exceeding fifteen percent (15%) is discouraged. Dwelling units shall not be placed in such areas if extensive use of retaining walls is necessary to create building pads or open space areas.

- (8) Mailboxes. The US Postal Services (USPS) is responsible for determining the method/ mode of delivery for all developments. The mode of delivery includes the type of mailbox used and the location of the mailbox for each delivery address. Centralized delivery using Cluster Box Units (CBUs) may be required for mail delivery in developments. Prior to submission of a plan to the SPGA, the Applicant should contact the local postmaster to determine the location of collection units and note the approved location on the plans.

G. Parking.

- (1) Parking shall be located on the same property as the PRD and shall be located at the side or rear of dwelling units except as noted below.
- (2) Access to parking areas/structures shall be from alleys. Garages, carports, surface parking and driveways shall not be located between the common open space and the dwelling units.
- (3) Parking may be located in clusters of not more than six (6) adjoining uncovered spaces, carport or a shared detached garage serving a maximum of six (6) dwelling units. Such structure shall be a maximum of twelve-hundred (1,200) square feet and limited to six (6) single car bays per structure with an architectural design similar and compatible to that of the dwelling units within the PRD.
- (4) **If a A** shared detached garage or carport **is included in the development, it** shall be reserved for the parking of vehicles owned by the residents of the development.
- (5) Parking shall be located within three hundred (300) feet of the entrance to the associated dwelling units. Parking requirements may not be fulfilled by parking on a public street.
- (6) Parking shall not exceed the following maximums:
 - (a) Dwelling units ~~less than nine hundred (900) square feet: one (1)~~ **two (2)** spaces.
 - ~~(b) Dwelling units greater than nine hundred (900) square feet: two (2) spaces.~~
 - (c) Visitor parking: One (1) space for every ~~five (5)~~ **two (2)** dwelling units.
 - (d) Maximum parking space requirements shall include parking spaces in garages and carports.
- (7) Large open parking areas are not permitted in a PRD except in developments that provide a central parking area at the entrance to the PRD while providing only well-kept paths or delivery alleys to the rest of the area.

H. Dwelling unit design standards. The intent of this section is to ensure that a development that is unique in and of itself, provides its residents a close-knit community, uses multiple construction materials and treatments to provide an appealing aesthetic. All structures in a PRD shall be developed to meet the criteria in this chapter.

- (1) Exterior design.
 - (a) Porches. Each dwelling unit shall have a covered main entry porch oriented toward

the common open space or right of way as applicable. Covered porches shall be a minimum of six (6) feet deep and usable both in design and dimension.

- (b) Elevations. Units of identical elevation types must be separated by at least two (2) different elevations. No two adjacent structures shall be built with the same building elevation, facade materials or colors. Reverse elevations are not considered a different building elevation.
 - (c) Corner units. Units located on corners shall be architecturally designed to provide modulation and detail on both elevations. Examples of modulation include the use of bay windows, wrapped porches, dormers, etc.
- (2) Maximum unit size. Each dwelling unit shall have a maximum of ~~1,100~~ **nine hundred (900)** square feet. If the unit includes an attached garage, the garage shall be included in the calculation of total area.
 - (3) Maximum height. The maximum permitted height of any structure within a PRD shall be eighteen (18) feet or one and one-half (1 1/2) stories. Any upper floor shall be located within the roof structure, not below it, in order to reduce building massing as much as possible.
 - (4) Roofs. Dwelling units shall have a minimum 6:12 roof pitch. Up to thirty-five percent (35%) of the roof area may have a slope not less than ~~4:12~~ **3:12**. Portions of a roof with a pitch of less than 6:12 shall be limited to architectural features such as dormers and porch roofs. The highest point of a pitched roof may extend up to twenty-three (23) feet.
 - (5) Exception to floor area. Areas that do not count toward total square footage include unheated storage space located beneath the main floor of the dwelling unit, attached roofed porches, detached garages or carports, spaces with ceiling height of six (6) feet or less measured to the exterior walls (such as a second-floor area under the slope of a roof).
 - (6) No increase in size. The total square footage of a dwelling unit shall not be increased. Notation shall be placed on the title to any property for the purpose of notifying future owners that any increase in total square footage of a dwelling unit is prohibited for the life of the unit or the duration of these regulations.
 - (7) Design mix. A mix of housing opportunities shall be provided in all PRDs. Such diversity shall be achieved through:
 - (a) Varying the number of bedrooms in each dwelling unit.
 - (b) Constructing a variety of styles of units.
 - (c) Providing that no more than fifty (50) percent of the dwelling units within the PRD are buildings of the same type.
- I. Trash and recycling. All loading, trash, recycling and storage areas shall be located so they are not visible from the common open space or right of way (not including alleys). An architectural screen shall surround all sides except the access entry. Such screen shall prevent visibility into the enclosure and shall be of a height sufficient to conceal the receptacles

stored within.

J. Community buildings and amenities. Structures must be clearly incidental in use and size to the dwelling units and shall be no greater than one (1) story in height.

K. Open space.

(1) Common open space. All land within the PRD which is not covered by buildings, roads, driveways, parking or service areas, or which is not set aside as yards, patios, gardens or similar for exclusive or shared use by the residents shall be common open space.

(a) The common open space shall have a shape, dimension, character and location suitable to assure its use for park, recreation, conservation, or agricultural purposes by the residents of the PRD. In determining whether the intent of this section has been satisfied, the SPGA shall consider the extent to which land having one or more of the following characteristics is included in the proposed open space:

- [1] Land abutting lakes, ponds, brooks which enhance or protect wetlands or flood plains or which enhance or provide significant scenic vistas or views;
- [2] Land which currently is in agricultural use or land which is suitable in size, location and soil characteristics for agricultural use;
- [3] Land which provides a significant wildlife habitat or which is a unique natural area;
- [4] Land which provides recharge to Randolph's public water supply;
- [5] Land which is to be developed for active recreational use including playing fields, playgrounds, and parks;
- [6] Land which preserves existing trail networks or land on which new trails will be developed as part of the PRD for integration into an existing or future trail network; and
- [7] Land providing desirable public access to existing Town or State recreational or conservation land.

(b) Provision shall be made so that the common open space shall be readily accessible to the owners and residents of the units in the PRD and owned by:

- [1] A membership corporation, trust or association whose members are all the owners and residents of the units;
- [2] ~~The Town;~~ or
- [3] Otherwise as the SPGA may direct.

(c) Common open space shall be in one or more contiguous pieces.

(d) Dwelling units shall abut on at least ~~three (3)~~ **two (2)** sides of the common open space.

(2) Exclusive Use Area.

- (a) Each dwelling unit shall be provided an area of open space for exclusive use. The space shall be provided on the front, side and rear of each dwelling unit.
 - (b) The exclusive use area shall be separated from the common open space by landscaping, picket fence or other similar visual separation.
 - [1] Each dwelling unit shall be provided with a minimum of five hundred (500) square feet of usable private open space which may be met with a combination of front, side and rear locations.
- (3) Perpetuity. In all cases, a perpetual restriction of the type described in MGL c. 184, § 31 (including future amendments thereto and corresponding provisions of future laws) running to or enforceable by the Town shall be recorded in respect to such land. Such restriction shall provide that the common open space shall be retained in perpetuity for one or more of the following uses: conservation, agriculture, recreation, or park. Such restriction shall be in such form and substance as the SPGA shall prescribe and may contain such additional restrictions on development and use of the common open space as the SPGA may deem appropriate.
- L. Pedestrian connectivity. Safe, aesthetically pleasing pedestrian connections are required between each building, common open space, parking area and right-of-way. Sidewalks shall be a minimum of five (5) feet wide.
- M. Infrastructure.
 - (1) Projects shall demonstrate that adequate water supply and pressure are available, adequate sewage capacity is available, on-site stormwater management is provided, traffic circulation is safe and convenient and the traffic flow and circulation at nearby intersections is preserved or improved. Analysis and documentation of compliance with these standards shall be prepared by registered engineers and/or other appropriate professionals. When the size and complexity of a proposal for a PRD project warrants an independent review of the impacts, the applicant will be responsible for funding such independent peer review.
 - (2) In cases where a specific PRD project would not otherwise meet the above criteria, the developer shall, as a condition of the Special Permit, be required to implement mitigation measures, including but not limited to improvements to public infrastructure, to adequately address any deficiency.
 - (3) All required utilities exclusive of transformers shall be placed underground.
- N. Stormwater management. All projects are required to be reviewed and permitted by the Town's Stormwater Authority and comply with any such regulations established by the Authority.
- O. Separation of planned residential developments. PRDs shall be separated from each other by a minimum distance of at least one thousand (1,000) feet to promote housing-type diversity, reduce potential cumulative impacts of PRDs and help protect neighborhood character.
- P. Ownership and maintenance of common facilities.

- (1) All internal streets, ways and parking areas shall be privately owned. The maintenance of all such private streets, ways and parking areas, including but not limited to snowplowing, patching and paving, shall remain the responsibility of the owner or resident association. All deeds conveying any portion of the land containing private streets, ways or parking areas shall note this private responsibility of maintenance.
- (2) In a PRD project, prior to any dwelling unit being offered for initial sale, there shall be a suitable legally-binding organization such as a residents' or condominium association agreement established in accordance with appropriate state law by a suitable legal instrument(s) recorded at the Registry of Deeds. Such association shall ensure proper maintenance and funding of shared facilities such as common open space, parking areas, alleys and amenities. As part of the Special Permit review, the applicant shall supply to the SPGA copies of such proposed instrument.

~~Q. Bonus density. If all the units proposed in the Planned Residential Development are offered at market rate rental/purchase prices, then only the basic density shall be permitted. An increase in the number of permitted units may be increased beyond the basic density within the PRD and authorized by the SPGA only if:~~

~~(1) At least twenty percent (20%) of the units are made available as described in one of the methods outlined herein.~~

~~(a) Units made available to the Randolph Housing Authority, or other entity may direct, either for purchase within the cost limits allowed by the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities, or for lease under federal or state rental assistance programs, or through a long term contractual agreement; which can be counted toward the EOHLC Subsidized Housing Inventory.~~

~~(b) Units made available for sale, lease or rent at below market rates based on the following:~~

~~[1] Starter priced Housing: For sale, lease or rental to households with incomes of less than one hundred ten (110) percent of the median family income for the Boston Metropolitan Area as determined by the most recent calculation of the U.S. Department of Housing and Urban Development.~~

~~[2] Moderate priced Housing: For sale, lease or rental to households with incomes of less than one hundred and fifty (150) percent of the median family income for the Boston Metropolitan Area as determined by the most recent calculation of the U.S. Department of Housing and Urban Development.~~

~~(2) Any increases in density permitted by the SPGA shall be based upon the degree to which the proposed PRD provides a range of dwelling units with a variety of price points.~~

~~(3) Long term Availability. The SPGA, as a condition of a special permit, shall impose appropriate limitations and safeguards to insure the continued availability of the below market rate units for a minimum of forty (40) years. Such limitations and safeguards may be in the form of deed restrictions, resale monitoring, requirements for income~~

~~verification of purchasers and/or tenants, rent level controls or other method as the SPGA may direct.~~

Inclusionary Housing. Units developed under this Section are also subject to the terms of Article 9, section 9.9 Inclusionary Housing.

R. Application for special permit. Reports and Recommendations; Issuance of Special Permit.

(1) Application. Any person who desires a special permit for a PRD shall apply in writing in such form as the SPGA may require which shall include the following:

(a) A development statement consisting of a petition, a list of the parties in interest with respect to the PRD tract, a list of the development team and a written statement outlining the potential impacts of the proposed development including environmental, traffic and community impact. The applicant shall set forth the development concept including in tabular form the number of units, type, size (number of bedrooms, floor area), ground coverage, and summary showing the area of residential development and common open space as percentages of the total area of the PRD tract.

(b) Development plans consisting of:

- [1] Site plans;
- [2] Building elevations;
- [3] Floor plans;
- [4] Detailed plans for disposal of sanitary sewage; and
- [5] Landscape plan and details;

~~(c) Bonus density calculations (where applicable) including:~~

- ~~[1] Income range (using ranges established by the appropriate state or federal agencies as acceptable to the SPGA) of family households or single individual residing in each affordable dwelling unit;~~
- ~~[2] Pre and post construction management methods concerning the maintenance of the any affordable dwelling units including supporting documents and contracts; and~~
- ~~[3] Proposed methods of ensuring long term availability for the income restricted dwelling units, including supporting documents and restrictions.~~

(d) Such additional information as the SPGA may require.

~~(2) Planning board report and recommendations. The Planning Board shall meet with the applicant and review the application packet including development statement and plans and shall submit in writing to the SPGA its report and recommendations upon the technical quality of the proposed development, and at least the following:~~

~~(a) General descriptions of the natural terrain of the PRD tract and surrounding areas, and of the neighborhood in which the tract is situated.~~

- ~~(b) A review of the proposed development, including the design and use of buildings and of the open spaces between and around them, of pedestrian and vehicular circulation, of the location and capacity of parking, and of the provisions for grading, landscaping and screening.~~
- ~~(c) An evaluation and opinion upon the degree to which the proposed PRD provides a range of diversity and the size of the units as it relates to increased density that may be permitted.~~
- ~~(d) An evaluation and opinion upon the degree to which any land intended to be conveyed to, or restricted for the benefit of the Town:~~
 - ~~[1] Provides or will in the future provide an addition to areas of open space between developed sections of the Town;~~
 - ~~[2] Makes available land desirable for future public use; or~~
 - ~~[3] Conforms to the Town's long range land use plan.~~
- ~~(e) Its opinion as to whether the proposed site design, development layout, number, type and design of housing constitute a suitable.~~
- ~~(f) Recommendations for the granting or denial of the special permit, including recommendations for modifications, restrictions or requirements to be imposed as a condition of granting the special permit.~~
- (3) Conservation commission's report and recommendations. If a proposed project will impact nearby wetlands, a copy of all reports and decisions from the Conservation Commission shall be provided to the SPGA.** ~~The Conservation Commission shall review the development statement and plans and shall submit in writing to the SPGA its report and recommendations upon the degree to which the proposed development enhances the protection of environmental qualities including at least:~~
 - ~~(a) An evaluation and opinion upon the degree to which the development itself impinges upon environmental areas.~~
 - ~~(b) An evaluation and opinion upon the degree to which the common open space protects environmental areas and provides a valuable outdoor recreation resource;~~
 - ~~(c) An evaluation and opinion upon the degree to which any land intended to be conveyed to, or restricted for the benefit of, the Town:~~
 - ~~[1] Enhances the protection of environmental areas, unique natural features, scenic vistas or potential or existing farmland; or~~
 - ~~[2] Provides a valuable addition to the open space resources of the Town.~~
- (4) Issuance of special permit. A special permit shall be issued under this section only if the SPGA shall find that the PRD is in harmony with the general purpose and intent of this section and that the PRD contains a mix of residential, open space, or other uses in a variety of buildings to be sufficiently advantageous to the Town to render it appropriate to depart from the requirements of this Ordinance otherwise applicable to the district(s)

in which the PRD tract is located. If a special permit is granted the SPGA shall impose as a condition thereof that the installation of municipal services and construction of interior drives within the PRD shall comply with the Subdivision Rules and Regulations of the Planning Board to the extent applicable, shall require sufficient security to insure such compliance and the completion of planned recreational facilities and site amenities, and may impose such additional conditions and safeguards as public safety, welfare and convenience may require, either as recommended by the Planning Board and Conservation Commission or upon its own initiative. The SPGA shall give due consideration to **all municipal** ~~the reports of the Planning Board and Conservation Commission~~ and where the decision of the SPGA differs from the recommendations ~~of the Planning Board or Conservation Commission~~, the reasons therefor shall be stated in writing.

Planning Board Amendment

Section E, Item2.

Council Order 2026-067

Introduced by: Councilor James F. Burgess, Jr.
July 13, 2026

**Request for the Town Council to Initiate
An Amendment to the Randolph Zoning Ordinance-
Chapter 200 of the General Code of the Town of Randolph-
To Amend the Provisions Concerning Planned Residential Development**

That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows:

- Do Not* 1. Delete Section 2.3 in Article 2, concerning Definitions Associated with Planned Development Districts.
- Amend* 2. ~~Delete~~ Section 9.2 in Article 9, concerning Planned Residential Development.
- Amend* 3. ~~Delete~~ the following portion of Section 4.6, the Town of Randolph Table of Uses.

Use Category	CSBD	NRBD	WCBD	BD	BP	OSB D	BRHD	GBHD	ID	SFD	RHDD	RMDD	RMFD
Planned Residential Development	—	—	—	—	—	—	—	—	—	—	SPPB SPTC	SPPB SPTC	SPPB SPTC

§ 9.2. Planned Residential Development.

A. Purpose.

- (1) Planned Residential Development (PRD) allows an alternative pattern of residential land development to encourage innovation and variety in housing design and site development and to promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition and individual needs.
- (2) The standards in this section are intended to create a community of **modestly sized small** dwelling units with commonly held community amenities and oriented around open space. These standards are intended to promote neighborhood interaction and safety through design while ensuring compatibility with neighboring land uses and surrounding properties.
- (3) PRD's provide opportunities for infill development that support the growth management goal of more efficient use of land.

B. Permitted uses. The following uses shall be permitted in any PRD:

- (1) ~~Bungalows, cottages, single family detached and semi detached dwellings, two family dwellings of dwellings provided they meet the criteria in this chapter.~~ **Small scale residential housing such as cottages and bungalows that may be individual units or two-unit attached structures.**
- (2) Commonly owned community building(s) for the use of the residents of the development. Such buildings shall not include commercial uses, sleeping quarters or bathing facilities (unless the bathing facility is clearly incidental to a recreational facility located within the common building).
- (3) Garages or carports.
- (4) Community gardens, play structures and passive recreational opportunities for use of the residents of the development.

C. Applicability.

- (1) This chapter shall apply to parcels that meet the criteria outlined in Section 9.2D.
- (2) The requirements in this chapter shall be the standards for development, redevelopment and use of real property within a PRD provided that an application is filed with the **Town Council Planning Board** as Special Permit Granting Authority (SPGA) as provided for in this chapter.
- (3) Development shall be by a site master plan for complete or phased development.
- (4) Lots with legally pre-existing nonconforming structures shall be eligible for a special permit provided there is no increase in any dimensional nonconformity or the creation of new nonconformity.
- (5) For each proposed PRD project, the Site Plan Review provided for in the Town of Randolph Zoning Ordinance shall be conducted by the SPGA as part of the special permit process.

D. Dimensional requirements.

Requirement	Standard/Condition
Minimum Lot Size	A PRD shall be permitted upon a single lot or multiple contiguous lots in common ownership with definite boundaries ascertainable from a recorded deed or recorded plan The lot(s) shall have a total area of not less than four (4) times the minimum lot size of the zoning district within which it is proposed, except in RMFD Zoning District where minimum district lot size applies. two (2) acres. Lot calculations shall not include any land within a body of water, situated within a wetland or within fifty (50) feet of a bordered vegetated wetland (BVW) Existing public or private ways need not constitute boundaries of the tract(s) but the area within any such ways shall not be counted in determining minimum tract size.
Lot Frontage	When a PRD project is proposed for an individual lot, that lot must have minimum frontage on a public way of one hundred (100) feet. When a PRD project includes multiple contiguous parcels, the parcels, when combined, must have frontage of a minimum of one hundred (100) feet on a public way. There shall be no minimum lot area, frontage or yard requirements for each dwelling unit within a PRD.
Lot Depth	Minimum of 100 feet
Lot Width	Minimum of 100 feet
Setbacks	Side yard: Minimum of 25 ft Rear yard: Minimum of 25 ft Front yard: Minimum of 25 ft
Buffer Strips	A PRD project shall require a buffer strip of twenty-five (25) twenty (20) feet where the lot abuts any non-PRD lot. Such buffer shall be maintained as a planting area for lawns, trees, shrubs and other landscape materials to provide a parklike separation between lots. In this buffer strip, walkways, fencing, sewer systems and wells may be constructed or maintained. No building, structure or paved space surface associated with parking may be located in the buffer strip except for an access drive that crosses the buffer.
Access to the Lot	Access to the lot shall be provided from an existing public way and shall be through the existing frontage on such public way. An access drive may cross a buffer strip. Any access drive into and throughout the development shall have a minimum paved width of twenty (20) feet .

Requirement

Standard/Condition

No lot shown on a plan for which a permit is granted under this section may be further subdivided, and a notation to this effect shall be shown on the plan prior to recording at the Registry of Deeds.

~~E.~~ Development intensity.

(1) ~~Maximum Permissible Density: Maximum permissible density within a PRD shall not exceed three (3) times the total number of dwelling units that would be obtained through application of the underlying zoning district in which the lot(s) is located.~~

(2) ~~For purposes of this chapter only, permitted basic density shall be calculated as follows:~~

(a) ~~Total area of the lot(s):~~

[1] ~~Less any land within a body of water or situated within a wetland or within fifty (50) feet of a bordering vegetated wetland (BVW).~~

[2] ~~Less any existing public or private way.~~

[3] ~~Divided by the minimum lot size permitted within the underlying zoning district.~~

(b) ~~Fractional numbers. Where the computation results in a fractional number, only a fraction of one-half (1/2) or more shall be counted as one (1).~~

~~E~~ ~~(X)~~ Existing dwelling units. When a detached single-family dwelling, which has been legally permitted on the lot(s) for a PRD, said dwelling may become non-conforming within the standards of this chapter and shall be permitted to remain provided, however, that:

(a) ~~The dwelling unit shall be counted towards the maximum number of units permitted in the PRD.~~

~~(b)~~ ~~The dwelling unit may not be enlarged or modified to increase the non-conformity.~~

(c) ~~The dwelling unit must meet applicable density and dimensional requirements of the underlying zoning district.~~

F. Site design and configuration standards.

(1) Arrangement.

(a) At least seventy-five percent (75%) of dwelling units shall be developed in clusters around common open space.

[1] Within a cluster, each dwelling unit shall have a primary entry oriented to the common open space.

(b) No more than twenty-five percent (25%) of dwelling units may be developed in

other configurations but must meet all other design requirements.

- (c) Dwelling units not oriented in a cluster shall have a primary entry oriented to a right-of-way.
- (2) Clusters.
 - (a) No grouping of dwelling units around a common open space shall include more than twelve (12) dwelling units.
- (3) Common open space.
 - (a) ~~No dimension of a common open space used to satisfy the minimum square footage requirement shall be less than ten (10) feet unless part of an unpaved path or trail.~~ **The minimum common space area shall be at least equal or greater than three-hundred (300) square feet per unit. The calculation for common open space shall not include the buffer strip.**
 - (b) Each common open space shall be so configured so that dwelling units abut at least ~~three (3)~~ **two (2)** sides.
 - (c) Required common open space shall be divided into no more than two (2) separate areas per cluster of dwelling units.
- (4) Setbacks and building separation.
 - (a) The face of the porch of each dwelling unit shall be setback from any sidewalk by ten (10) feet.
 - (b) There shall be a minimum of fourteen (14) feet separation between structures, not including projections.
- (5) Fencing and screening.
 - (a) Internal decorative fencing and screening ~~may~~ **shall** be used to delineate exclusive use areas, screen parking areas and structures, community assets, trash and recycling areas.
 - (b) Chain link and solid fences shall not be permitted internal to the development except to conceal trash and recycling areas.
 - (c) Solid fencing is permitted on the perimeter boundary to provide delineation between the PRD's ~~higher density~~ development and adjacent ~~lower density~~ land uses.
 - (d) Fencing to delineate an exclusive use area shall not exceed three (3) feet high.
- (6) Lot coverage. Impervious surfaces shall not exceed forty percent (40%) of the total land area of the lot(s) that comprise a PRD. Lot coverage is calculated for the overall PRD. Paved components of common open space and walkways shall not be counted in lot coverage calculations.
- (7) Slopes. Siting of dwelling units or common open space in areas with slopes exceeding fifteen percent (15%) is discouraged. Dwelling units shall not be placed in such areas if extensive use of retaining walls is necessary to create building pads or open space areas.

- (8) Mailboxes. The US Postal Services (USPS) is responsible for determining the method/ mode of delivery for all developments. The mode of delivery includes the type of mailbox used and the location of the mailbox for each delivery address. Centralized delivery using Cluster Box Units (CBUs) may be required for mail delivery in developments. Prior to submission of a plan to the SPGA, the Applicant should contact the local postmaster to determine the location of collection units and note the approved location on the plans.

G. Parking.

- (1) Parking shall be located on the same property as the PRD and shall be located at the side or rear of dwelling units except as noted below.
- (2) Access to parking areas/structures shall be from alleys. Garages, carports, surface parking and driveways shall not be located between the common open space and the dwelling units.
- (3) Parking may be located in clusters of not more than six (6) adjoining uncovered spaces, carport or a shared detached garage serving a maximum of six (6) dwelling units. Such structure shall be a maximum of twelve-hundred (1,200) square feet and limited to six (6) single car bays per structure with an architectural design similar and compatible to that of the dwelling units within the PRD.
- (4) **If a A** shared detached garage or carport **is included in the development, it** shall be reserved for the parking of vehicles owned by the residents of the development.
- (5) Parking shall be located within three hundred (300) feet of the entrance to the associated dwelling units. Parking requirements may not be fulfilled by parking on a public street.
- (6) Parking shall not exceed the following maximums:
 - (a) Dwelling units ~~less than nine hundred (900) square feet:~~ ~~one (1)~~ **two (2)** spaces.
 - ~~(b) Dwelling units greater than nine hundred (900) square feet: two (2) spaces.~~
 - (c) Visitor parking: One (1) space for every ~~five (5)~~ **two (2)** dwelling units.
 - (d) Maximum parking space requirements shall include parking spaces in garages and carports.
- (7) Large open parking areas are not permitted in a PRD except in developments that provide a central parking area at the entrance to the PRD while providing only well-kept paths or delivery alleys to the rest of the area.

H. Dwelling unit design standards. The intent of this section is to ensure that a development that is unique in and of itself, provides its residents a close-knit community, uses multiple construction materials and treatments to provide an appealing aesthetic. All structures in a PRD shall be developed to meet the criteria in this chapter.

- (1) Exterior design.
 - (a) Porches. Each dwelling unit shall have a covered main entry porch oriented toward

the common open space or right of way as applicable. Covered porches shall be a minimum of six (6) feet deep and usable both in design and dimension.

- (b) Elevations. Units of identical elevation types must be separated by at least two (2) different elevations. No two adjacent structures shall be built with the same building elevation, facade materials or colors. Reverse elevations are not considered a different building elevation.
- (c) Corner units. Units located on corners shall be architecturally designed to provide modulation and detail on both elevations. Examples of modulation include the use of bay windows, wrapped porches, dormers, etc.
- (2) Maximum unit size. Each dwelling unit shall have a maximum of ~~1,100~~ **nine hundred (900)** square feet. If the unit includes an attached garage, the garage shall be included in the calculation of total area.
- (3) Maximum height. The maximum permitted height of any structure within a PRD shall be eighteen (18) feet or one and one-half (1 1/2) stories. Any upper floor shall be located within the roof structure, not below it, in order to reduce building massing as much as possible.
- (4) Roofs. Dwelling units shall have a minimum 6:12 roof pitch. Up to thirty-five percent (35%) of the roof area may have a slope not less than ~~4:12~~ **3:12**. Portions of a roof with a pitch of less than 6:12 shall be limited to architectural features such as dormers and porch roofs. The highest point of a pitched roof may extend up to twenty-three (23) feet.
- (5) Exception to floor area. Areas that do not count toward total square footage include unheated storage space located beneath the main floor of the dwelling unit, attached roofed porches, detached garages or carports, spaces with ceiling height of six (6) feet or less measured to the exterior walls (such as a second-floor area under the slope of a roof).
- (6) No increase in size. The total square footage of a dwelling unit shall not be increased. Notation shall be placed on the title to any property for the purpose of notifying future owners that any increase in total square footage of a dwelling unit is prohibited for the life of the unit or the duration of these regulations.
- (7) Design mix. A mix of housing opportunities shall be provided in all PRDs. Such diversity shall be achieved through:
 - (a) Varying the number of bedrooms in each dwelling unit.
 - (b) Constructing a variety of styles of units.
 - (c) Providing that no more than fifty (50) percent of the dwelling units within the PRD are buildings of the same type.
- I. Trash and recycling. All loading, trash, recycling and storage areas shall be located so they are not visible from the common open space or right of way (not including alleys). An architectural screen shall surround all sides except the access entry. Such screen shall prevent visibility into the enclosure and shall be of a height sufficient to conceal the receptacles

stored within.

J. Community buildings and amenities. Structures must be clearly incidental in use and size to the dwelling units and shall be no greater than one (1) story in height.

K. Open space.

(1) Common open space. All land within the PRD which is not covered by buildings, roads, driveways, parking or service areas, or which is not set aside as yards, patios, gardens or similar for exclusive or shared use by the residents shall be common open space.

(a) The common open space shall have a shape, dimension, character and location suitable to assure its use for park, recreation, conservation, or agricultural purposes by the residents of the PRD. In determining whether the intent of this section has been satisfied, the SPGA shall consider the extent to which land having one or more of the following characteristics is included in the proposed open space:

- [1] Land abutting lakes, ponds, brooks which enhance or protect wetlands or flood plains or which enhance or provide significant scenic vistas or views;
- [2] Land which currently is in agricultural use or land which is suitable in size, location and soil characteristics for agricultural use;
- [3] Land which provides a significant wildlife habitat or which is a unique natural area;
- [4] Land which provides recharge to Randolph's public water supply;
- [5] Land which is to be developed for active recreational use including playing fields, playgrounds, and parks;
- [6] Land which preserves existing trail networks or land on which new trails will be developed as part of the PRD for integration into an existing or future trail network; and
- [7] Land providing desirable public access to existing Town or State recreational or conservation land.

(b) Provision shall be made so that the common open space shall be readily accessible to the owners and residents of the units in the PRD and owned by:

[1] A membership corporation, trust or association whose members are all the owners and residents of the units;

~~[2]~~ The Town; or

~~2~~ [8] Otherwise as the SPGA may direct.

(c) Common open space shall be in one or more contiguous pieces.

(d) Dwelling units shall abut on at least ~~three (3)~~ **two (2)** sides of the common open space.

(2) Exclusive Use Area.

- (a) Each dwelling unit shall be provided an area of open space for exclusive use. The space shall be provided on the front, side and rear of each dwelling unit.
 - (b) The exclusive use area shall be separated from the common open space by landscaping, picket fence or other similar visual separation.
 - [1] Each dwelling unit shall be provided with a minimum of five hundred (500) square feet of usable private open space which may be met with a combination of front, side and rear locations.
- (3) Perpetuity. In all cases, a perpetual restriction of the type described in MGL c. 184, § 31 (including future amendments thereto and corresponding provisions of future laws) running to or enforceable by the Town shall be recorded in respect to such land. Such restriction shall provide that the common open space shall be retained in perpetuity for one or more of the following uses: conservation, agriculture, recreation, or park. Such restriction shall be in such form and substance as the SPGA shall prescribe and may contain such additional restrictions on development and use of the common open space as the SPGA may deem appropriate.
- L. Pedestrian connectivity. Safe, aesthetically pleasing pedestrian connections are required between each building, common open space, parking area and right-of-way. Sidewalks shall be a minimum of five (5) feet wide.
- M. Infrastructure.
 - (1) Projects shall demonstrate that adequate water supply and pressure are available, adequate sewage capacity is available, on-site stormwater management is provided, traffic circulation is safe and convenient and the traffic flow and circulation at nearby intersections is preserved or improved. Analysis and documentation of compliance with these standards shall be prepared by registered engineers and/or other appropriate professionals. When the size and complexity of a proposal for a PRD project warrants an independent review of the impacts, the applicant will be responsible for funding such independent peer review.
 - (2) In cases where a specific PRD project would not otherwise meet the above criteria, the developer shall, as a condition of the Special Permit, be required to implement mitigation measures, including but not limited to improvements to public infrastructure, to adequately address any deficiency.
 - (3) All required utilities exclusive of transformers shall be placed underground.
- N. Stormwater management. All projects are required to be reviewed and permitted by the Town's Stormwater Authority and comply with any such regulations established by the Authority.
- O. Separation of planned residential developments. PRDs shall be separated from each other by a minimum distance of at least one thousand (1,000) feet to promote housing-type diversity, reduce potential cumulative impacts of PRDs and help protect neighborhood character.
- P. Ownership and maintenance of common facilities.

- (1) All internal streets, ways and parking areas shall be privately owned. The maintenance of all such private streets, ways and parking areas, including but not limited to snowplowing, patching and paving, shall remain the responsibility of the owner or resident association. All deeds conveying any portion of the land containing private streets, ways or parking areas shall note this private responsibility of maintenance.
- (2) In a PRD project, prior to any dwelling unit being offered for initial sale, there shall be a suitable legally-binding organization such as a residents' or condominium association agreement established in accordance with appropriate state law by a suitable legal instrument(s) recorded at the Registry of Deeds. Such association shall ensure proper maintenance and funding of shared facilities such as common open space, parking areas, alleys and amenities. As part of the Special Permit review, the applicant shall supply to the SPGA copies of such proposed instrument.

~~Q. Bonus density. If all the units proposed in the Planned Residential Development are offered at market-rate rental/purchase prices, then only the basic density shall be permitted. An increase in the number of permitted units may be increased beyond the basic density within the PRD and authorized by the SPGA only if:~~

- ~~(1) At least twenty percent (20%) of the units are made available as described in one of the methods outlined herein.~~
 - ~~(a) Units made available to the Randolph Housing Authority, or other entity may direct, either for purchase within the cost limits allowed by the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities, or for lease under federal or state rental assistance programs, or through a long-term contractual agreement; which can be counted toward the EOHLC Subsidized Housing Inventory.~~
 - ~~(b) Units made available for sale, lease or rent at below market rates based on the following:~~
 - ~~[1] Starter-priced Housing: For sale, lease or rental to households with incomes of less than one hundred ten (110) percent of the median family income for the Boston Metropolitan Area as determined by the most recent calculation of the U.S. Department of Housing and Urban Development.~~
 - ~~[2] Moderate-priced Housing: For sale, lease or rental to households with incomes of less than one hundred and fifty (150) percent of the median family income for the Boston Metropolitan Area as determined by the most recent calculation of the U.S. Department of Housing and Urban Development.~~
- ~~(2) Any increases in density permitted by the SPGA shall be based upon the degree to which the proposed PRD provides a range of dwelling units with a variety of price points.~~
- ~~(3) Long-term Availability. The SPGA, as a condition of a special permit, shall impose appropriate limitations and safeguards to insure the continued availability of the below market-rate units for a minimum of forty (40) years. Such limitations and safeguards may be in the form of deed restrictions, resale monitoring, requirements for income~~

~~verification of purchasers and/or tenants, rent level controls or other method as the SPGA may direct.~~

Inclusionary Housing. Units developed under this Section are also subject to the terms of Article 9, section 9.9 Inclusionary Housing.

Q/R. Application for special permit. Reports and Recommendations; Issuance of Special Permit.

(1) Application. Any person who desires a special permit for a PRD shall apply in writing in such form as the SPGA may require which shall include the following:

(a) A development statement consisting of a petition, a list of the parties in interest with respect to the PRD tract, a list of the development team and a written statement outlining the potential impacts of the proposed development including environmental, traffic and community impact. The applicant shall set forth the development concept including in tabular form the number of units, type, size (number of bedrooms, floor area), ground coverage, and summary showing the area of residential development and common open space as percentages of the total area of the PRD tract.

(b) Development plans consisting of:

- [1] Site plans;
- [2] Building elevations;
- [3] Floor plans;
- [4] Detailed plans for disposal of sanitary sewage; and
- [5] Landscape plan and details;

~~(c) Bonus density calculations (where applicable) including:~~

- ~~[1] Income range (using ranges established by the appropriate state or federal agencies as acceptable to the SPGA) of family households or single individual residing in each affordable dwelling unit;~~
- ~~[2] Pre- and post-construction management methods concerning the maintenance of the any affordable dwelling units including supporting documents and contracts; and~~
- ~~[3] Proposed methods of ensuring long-term availability for the income restricted dwelling units, including supporting documents and restrictions.~~

(d) Such additional information as the SPGA may require.

~~(2) Planning board report and recommendations. The Planning Board shall meet with the applicant and review the application packet including development statement and plans and shall submit in writing to the SPGA its report and recommendations upon the technical quality of the proposed development, and at least the following:~~

~~(a) General descriptions of the natural terrain of the PRD tract and surrounding areas, and of the neighborhood in which the tract is situated.~~

- (b) ~~A review of the proposed development, including the design and use of buildings and of the open spaces between and around them, of pedestrian and vehicular circulation, of the location and capacity of parking, and of the provisions for grading, landscaping and screening.~~
 - (c) ~~An evaluation and opinion upon the degree to which the proposed PRD provides a range of diversity and the size of the units as it relates to increased density that may be permitted.~~
 - (d) ~~An evaluation and opinion upon the degree to which any land intended to be conveyed to, or restricted for the benefit of the Town:~~
 - ~~[1] Provides or will in the future provide an addition to areas of open space between developed sections of the Town;~~
 - ~~[2] Makes available land desirable for future public use; or~~
 - ~~[3] Conforms to the Town's long-range land use plan.~~
 - (e) ~~Its opinion as to whether the proposed site design, development layout, number, type and design of housing constitute a suitable.~~
 - (f) ~~Recommendations for the granting or denial of the special permit, including recommendations for modifications, restrictions or requirements to be imposed as a condition of granting the special permit.~~
- (3) Conservation commission's report and recommendations. **If a proposed project will impact nearby wetlands, a copy of all reports and decisions from the Conservation Commission shall be provided to the SPGA.** ~~The Conservation Commission shall review the development statement and plans and shall submit in writing to the SPGA its report and recommendations upon the degree to which the proposed development enhances the protection of environmental qualities including at least:~~
- (a) ~~An evaluation and opinion upon the degree to which the development itself impinges upon environmental areas.~~
 - (b) ~~An evaluation and opinion upon the degree to which the common open space protects environmental areas and provides a valuable outdoor recreation resource.~~
 - (c) ~~An evaluation and opinion upon the degree to which any land intended to be conveyed to, or restricted for the benefit of, the Town:~~
 - ~~[1] Enhances the protection of environmental areas, unique natural features, scenic vistas or potential or existing farmland; or~~
 - ~~[2] Provides a valuable addition to the open space resources of the Town.~~
- (4) Issuance of special permit. A special permit shall be issued under this section only if the SPGA shall find that the PRD is in harmony with the general purpose and intent of this section and that the PRD contains a mix of residential, open space, or other uses in a variety of buildings to be sufficiently advantageous to the Town to render it appropriate to depart from the requirements of this Ordinance otherwise applicable to the district(s)

in which the PRD tract is located. If a special permit is granted the SPGA shall impose as a condition thereof that the installation of municipal services and construction of interior drives within the PRD shall comply with the Subdivision Rules and Regulations of the Planning Board to the extent applicable, shall require sufficient security to insure such compliance and the completion of planned recreational facilities and site amenities, and may impose such additional conditions and safeguards as public safety, welfare and convenience may require, either as recommended by the Planning Board and Conservation Commission or upon its own initiative. The SPGA shall give due consideration to **all municipal** ~~the reports of the Planning Board and Conservation Commission~~ and where the decision of the SPGA differs from the recommendations of ~~the Planning Board or Conservation Commission~~, the reasons therefor shall be stated in writing.

File Attachments for Item:

3. 6:45 PM - Ledgeview Terrace Subdivision Major Modification Continuation

USA TODAY CO.



PO Box 631210 Cincinnati, OH 45263-1210

AFFIDAVIT OF PUBLICATION

Randolph Planning Director
41 S Main ST
Randolph MA 02368-4839

STATE OF MASSACHUSETTS, COUNTY OF NORFOLK

The Patriot Ledger, a newspaper printed and published in the city of Quincy, and of general circulation in the County of Norfolk, State of Massachusetts, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

NEO QUI The Patriot Ledger 06/24/2026, 07/01/2026
NEO wickedlocal.com 06/24/2026, 07/01/2026

and that the fees charged are legal.

Sworn to and subscribed before on 07/01/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$82.62	
Tax Amount:	\$0.00	
Payment Cost:	\$82.62	
Order No:	12409650	# of Copies:
Customer No:	663354	0
PO #:	Jennifer Austrino	

THIS IS NOT AN INVOICE!

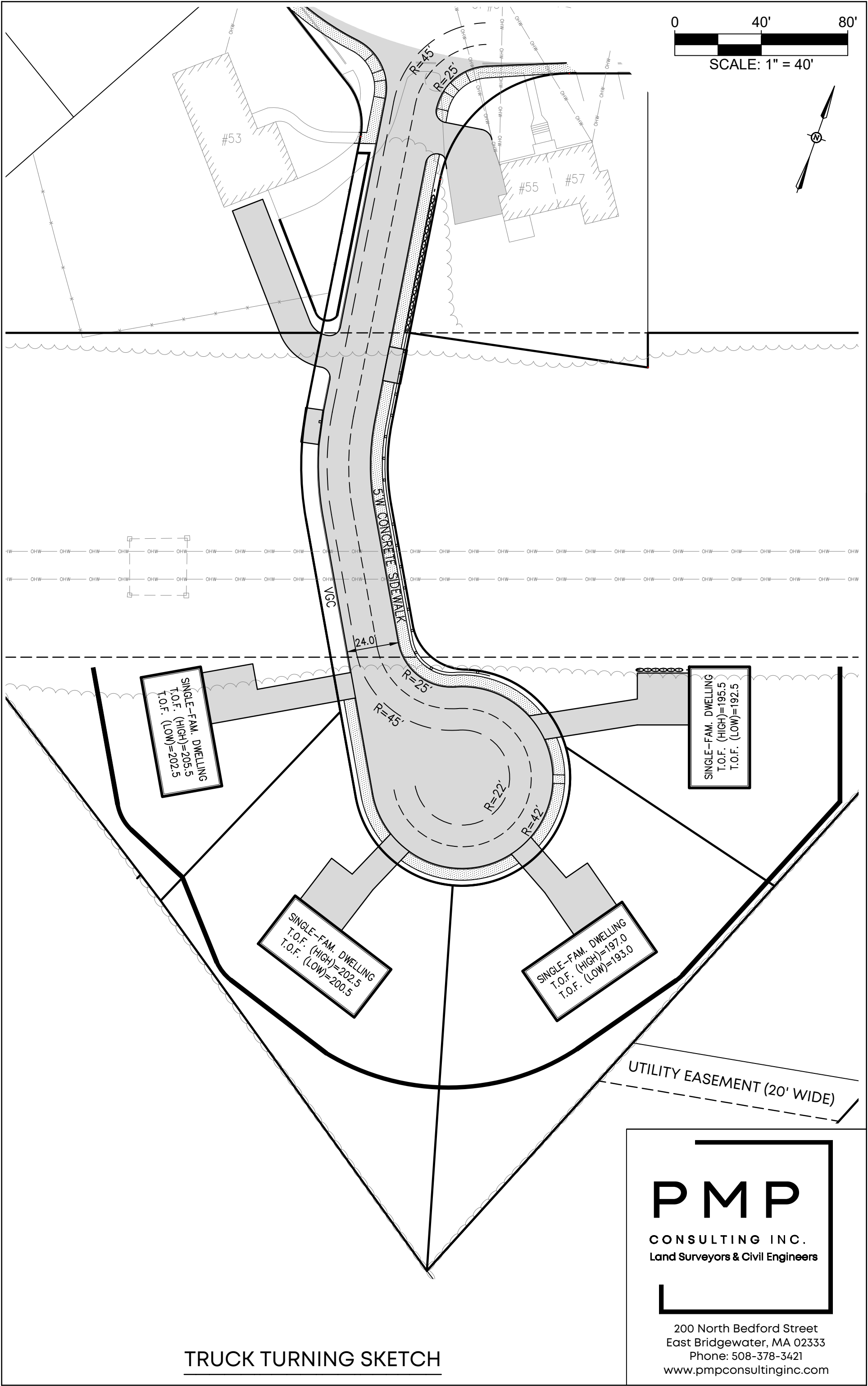
Please do not use this form for payment remittance.

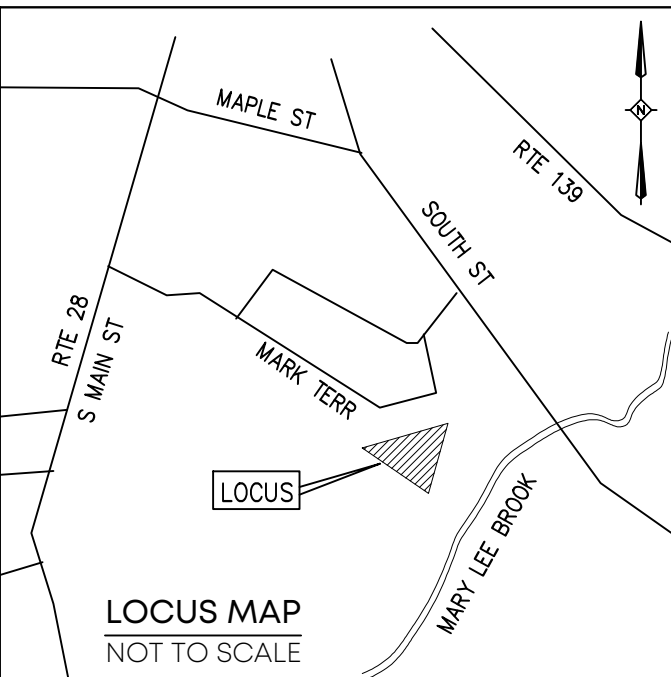
Hearing 07/14/2026
**LEGAL NOTICE
PUBLIC HEARING**

The Randolph Planning Board will hold a public hearing on Tuesday, July 14, 2026 at 6:15 pm to consider a major modification of an approved subdivision known as Ledgeview Terrace. The hearing may be attended in person at Randolph Town Hall, Washington Meeting Room, 41 South Main Street, Randolph or remotely via ZOOM or telephone. The link to join the meeting is on the Town of Randolph website meeting calendar. Plans and materials may be viewed at the Town Clerk's Office during regular business hours.

AD# 12409650
PL 06/24, 07/01/2026

MARIAH VERHAGEN
Notary Public
State of Wisconsin





REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

DATE

TOWN CLERK

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

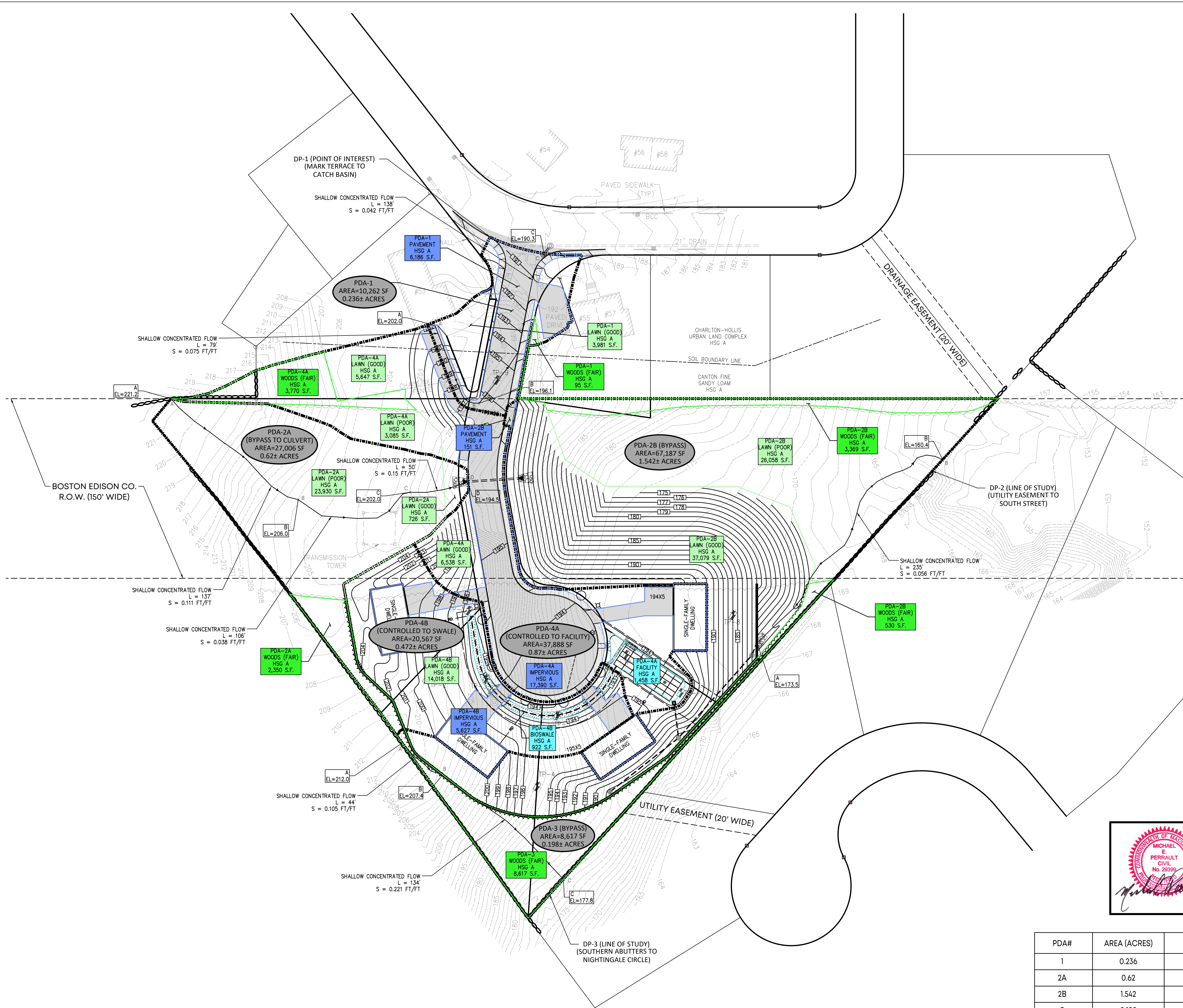
, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE

GENERAL NOTES:

- LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250 OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.
- PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) 'PLAN OF LAND' PREPARED BY P.M.P. ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- ZONING INFORMATION ZONING DISTRICT: RSFMD RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
- THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON & BETWEEN 1/12/2026 & 1/13/2026.
- COMMUNITY PANEL NUMBER: 25021C0218F (DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.
- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV.= 189.82'
BENCHMARK 'B' ELEV.= 206.71'



PDA#	AREA (ACRES)	AREA (S.F.)
1	0.236	10,262
2A	0.62	27,006
2B	1.542	67,187
3	0.198	8,617
4A	0.87	37,888
4B	0.472	20,567
TOTAL	3.938	171,527

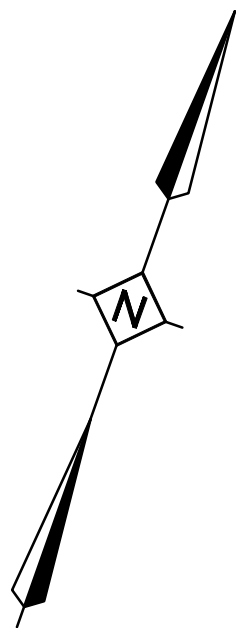
RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

DRAWN BY: STC
CHECKED BY: EPJ/MEP
DESIGNED BY: STC



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgview Terrace"

PROPOSED DRAINAGE
AREA PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

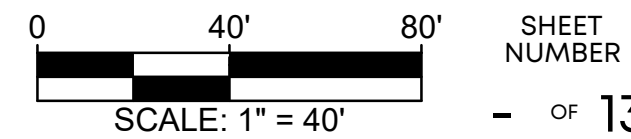
KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

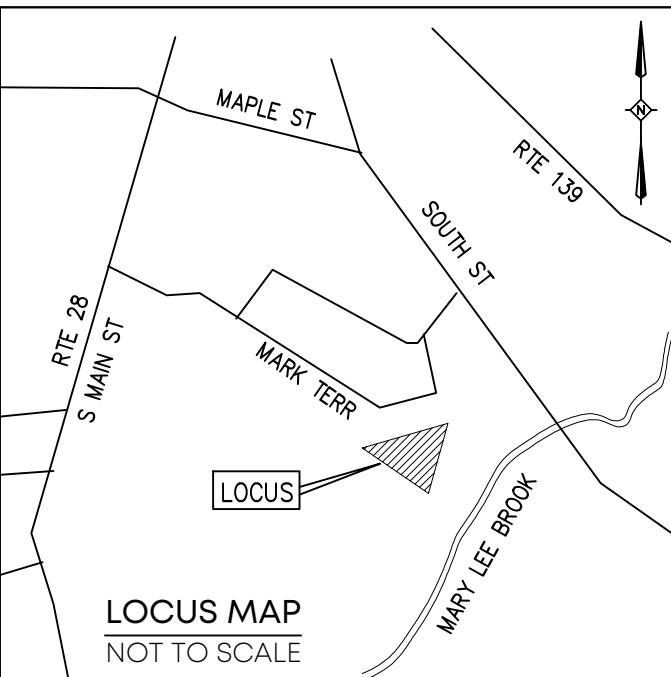
DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101



359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421





REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL
LAW REQUIRED

DATE

TOWN CLERK

APPROVAL BY THE PLANNING BOARD OF THIS
PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION
IN NO WAY IS INTENDED TO INDICATE THAT A
DETERMINATION HAS ALSO BEEN MADE THAT THE
LOTS CREATED ARE IN COMPLIANCE WITH THE
ZONING ORDINANCE OF THE TOWN OF RANDOLPH
AND/OR/S/ ARE BUILDABLE LOTS.

I CERTIFY THAT THE NOTICE OF APPROVAL OF
THIS PLAN BY THE RANDOLPH PLANNING AND
ZONING BOARD HAS BEEN RECEIVED AND
RECORDED AT THIS OFFICE ON

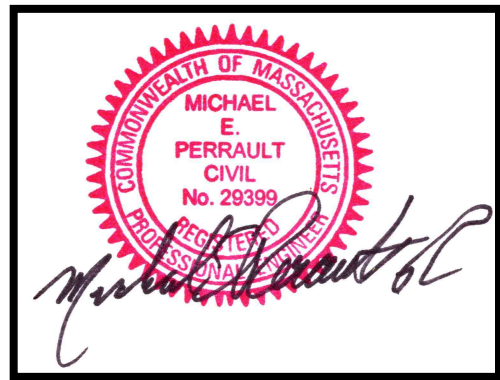
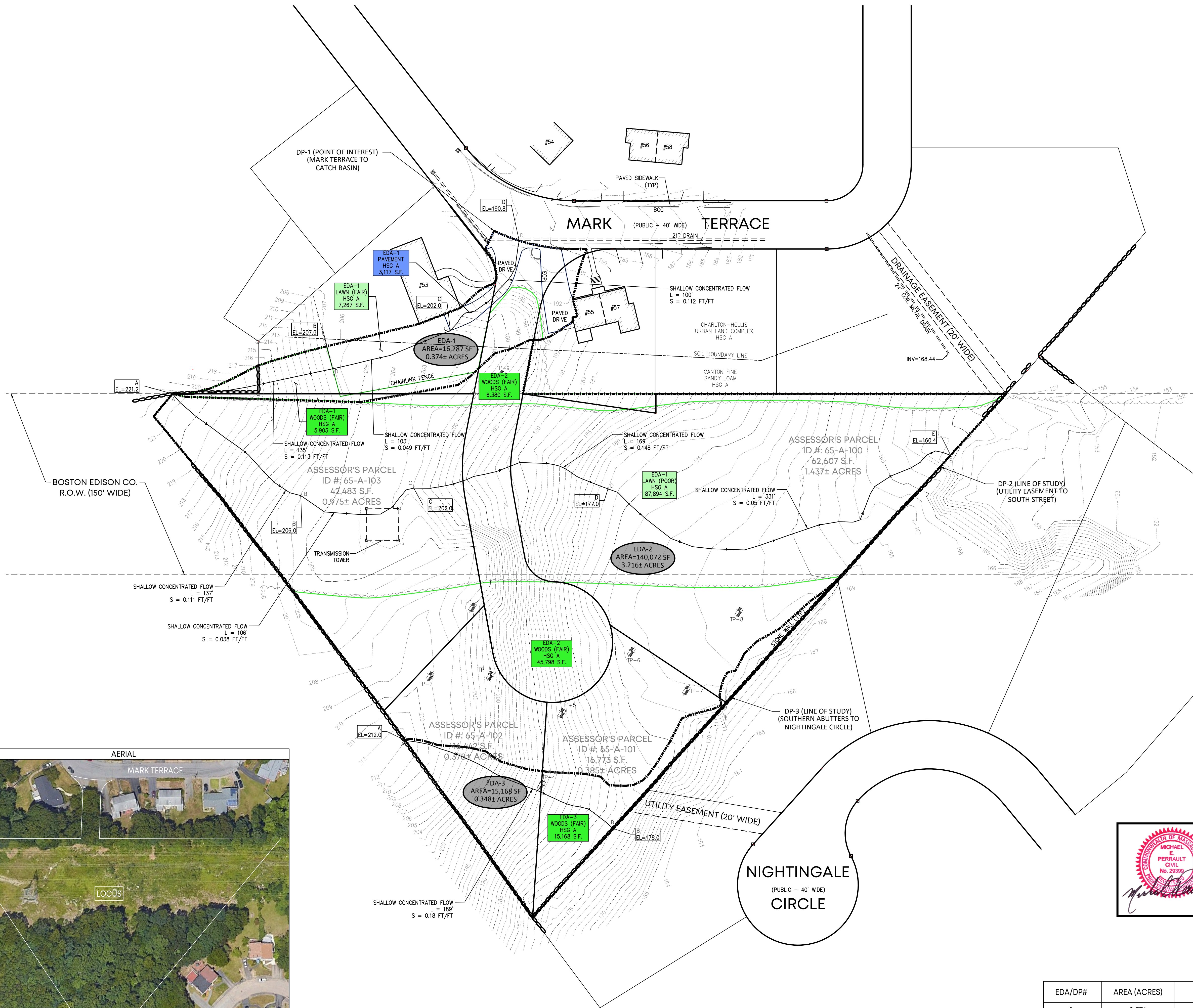
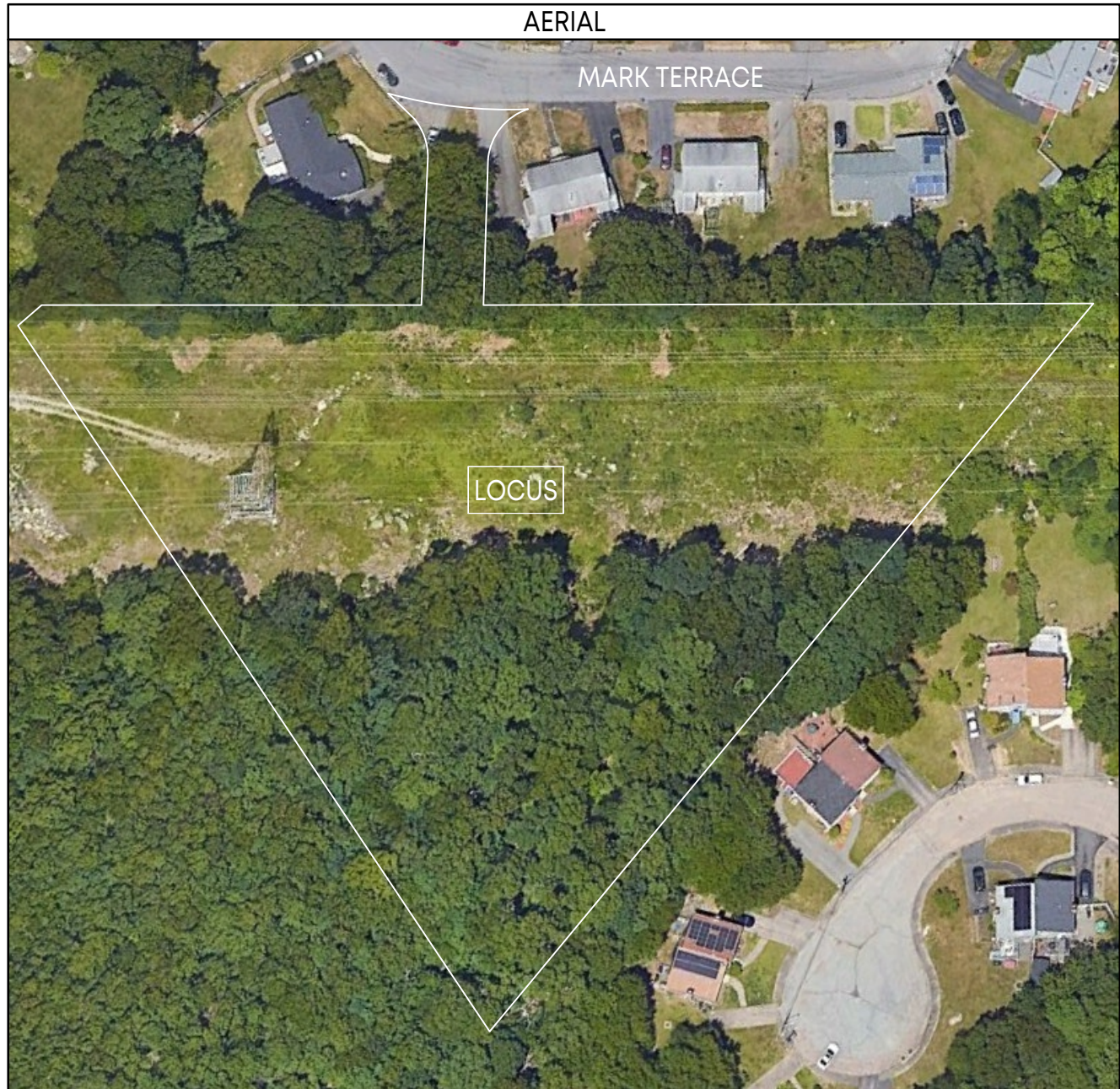
, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED
DURING THE TWENTY (20) DAYS NEXT AFTER
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE

GENERAL NOTES:

- LOCUS PROPERTY IS COMPRISED OF :
ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103
~ DEED BOOK 19982 / PAGE 250 OWNER OF
RECORD OWNER: RKS REALTY LLC C/O GENERAL
CONTRACTING INC.
- PLAN REFERENCES:
P-1) PLAN 853 OF 1970
P-2) PLAN 358 OF 1983
P-3) PLAN 558 OF 1973
P-4) 'PLAN OF LAND' PREPARED BY P.M.P.
ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- ZONING INFORMATION ZONING DISTRICT: RSFMD
RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120' (90' ON CURVE)
MIN. FRONT YARD = 25' SIDE = 15' &
REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES 40'
- THE PROPERTY LINE INFORMATION SHOWN IS
BASED ON CURRENT AVAILABLE RECORD
INFORMATION CONSISTING OF PLANS AND DEEDS
AND AN ACTUAL ON THE GROUND FIELD SURVEY
PERFORMED BY THIS FIRM ON 1/12/2026.
- COMMUNITY PANEL NUMBER: 25021C0218F
(DATE: 7-8-25) THE FLOOD INSURANCE RATE MAP
DEFINES THIS AREA AS ZONE X, AREA OUTSIDE
THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN 100' OF THE
PROJECT AREA.
- BENCHMARK INFORMATION:
DATUM: N.G.V.D. 29
BENCHMARK 'A' ELEV.=



EDA/DP#	AREA (ACRES)	AREA (S.F.)
1	0.374	16,287
2	3.216	140,072
3	0.348	15,168
TOTAL	3.938	171,527

RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE
RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS IN PREPARING THIS PLAN.

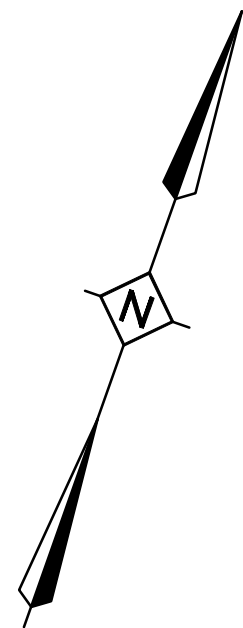
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

DRAWN BY: STC/CWB

CHECKED BY: EPJ/MEP

DESIGNED BY: EPJ/STC/CWB



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgview Terrace"

EXISTING DRAINAGE
AREA PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

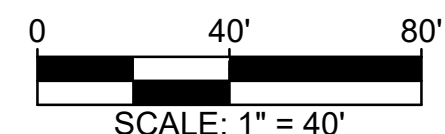
KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MARCH 23, 2026

PROJECT NUMBER: 2025-101



359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421



SHEET
NUMBER
- OF 13

PREPARED FOR:

KJS, LLC

14 Renmar Avenue
Walpole, MA 02081

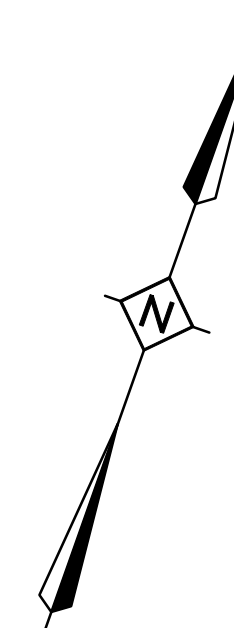


PREPARED BY:



www.pmpconsultinginc.com

SHEET INDEX			
No.	Drawing Title	Date	Revised
1	Cover Sheet	5-21-2026	
2	General Notes and Legend Plan	5-21-2026	
3	Existing Conditions Plan	5-21-2026	
4	Sediment & Erosion Control Plan	5-21-2026	
5	Lot Layout Plan	5-21-2026	
6	Grading, Drainage & Utility Plan	5-21-2026	
7	Plan & Profile	5-21-2026	
8	Buildout Plan	5-21-2026	
9	Construction Details	5-21-2026	
10	Construction Details	5-21-2026	
11	Construction Details	5-21-2026	
12	Construction Details	5-21-2026	
13	Construction Details	5-21-2026	



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgeview Terrace"

COVER SHEET

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

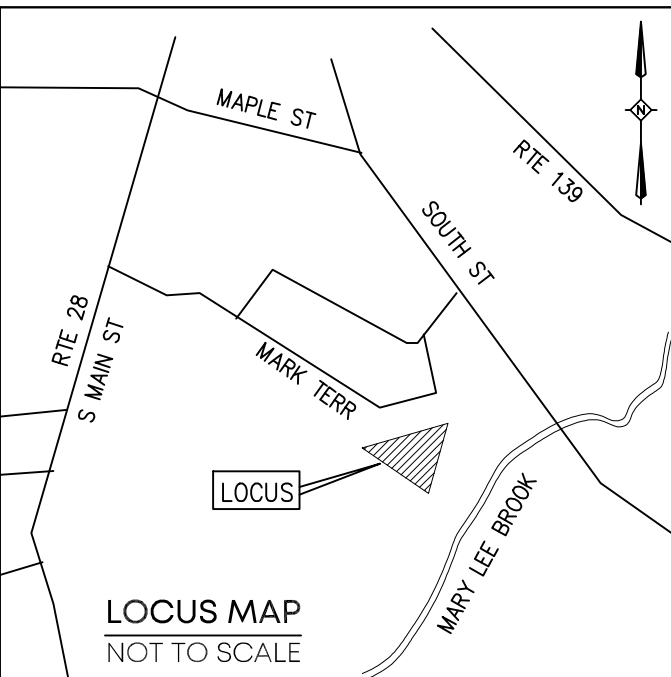
DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101



359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

SHEET
NUMBER
1 OF 13



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

TOWN CLERK

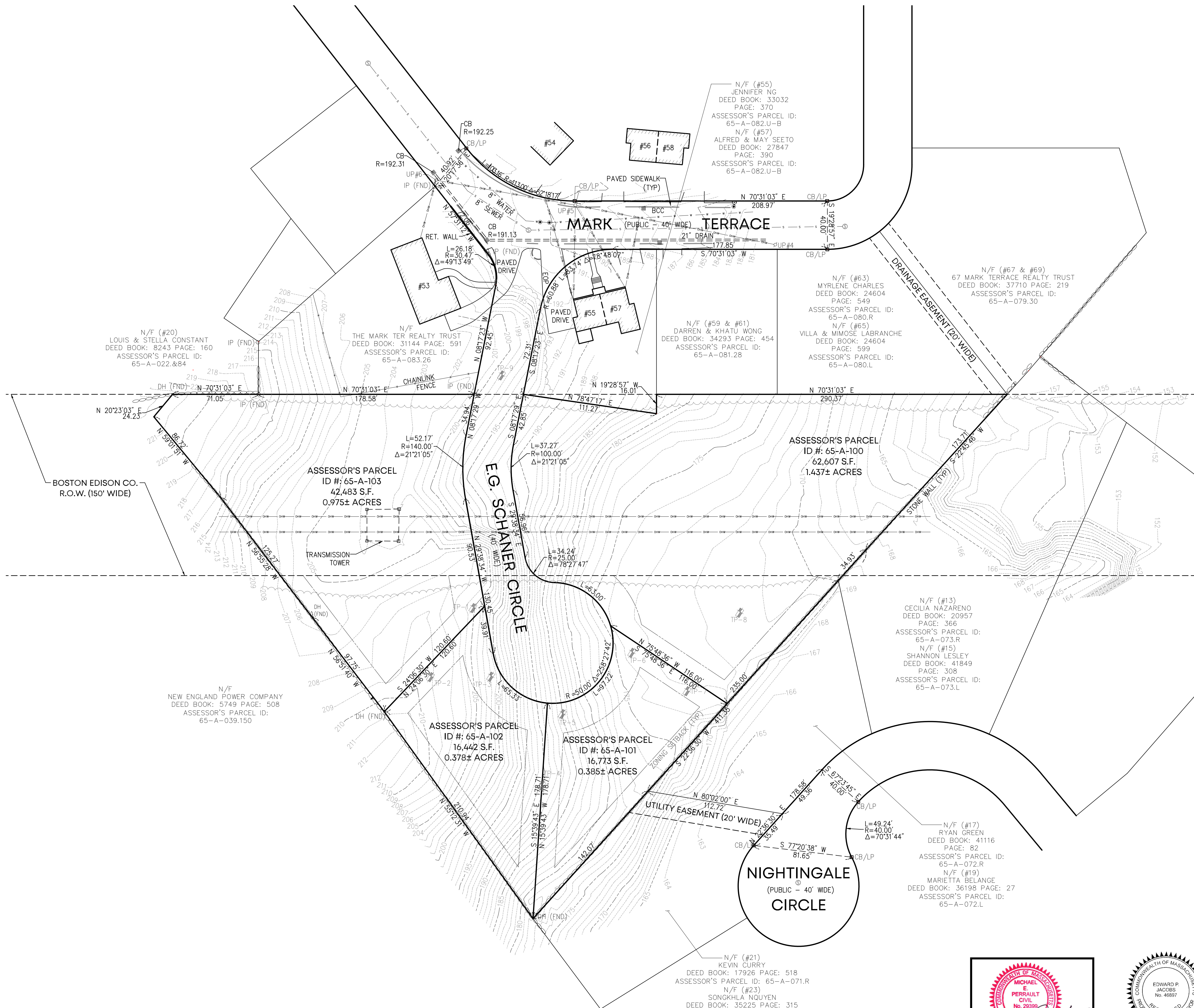
I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON _____,

, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

GENERAL NOTES:

- LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250
OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.
- PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) "PLAN OF LAND" PREPARED BY P.M.P. ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- ZONING INFORMATION ZONING DISTRICT: RSFMD RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
- THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON & BETWEEN 1/12/2026 & 1/13/2026.
- COMMUNITY PANEL NUMBER: 25021C0218F (DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.
- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV. = 189.82'
BENCHMARK 'B' ELEV. = 206.71'



RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs

REGISTERED PROFESSIONAL LAND SURVEYOR

06/05/26

DATE

DRAWN BY: STC

CHECKED BY: EPJ/MEP

DESIGNED BY: STC

DEFINITIVE SUBDIVISION MODIFICATION PLAN "Ledgview Terrace"

EXISTING CONDITIONS PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101

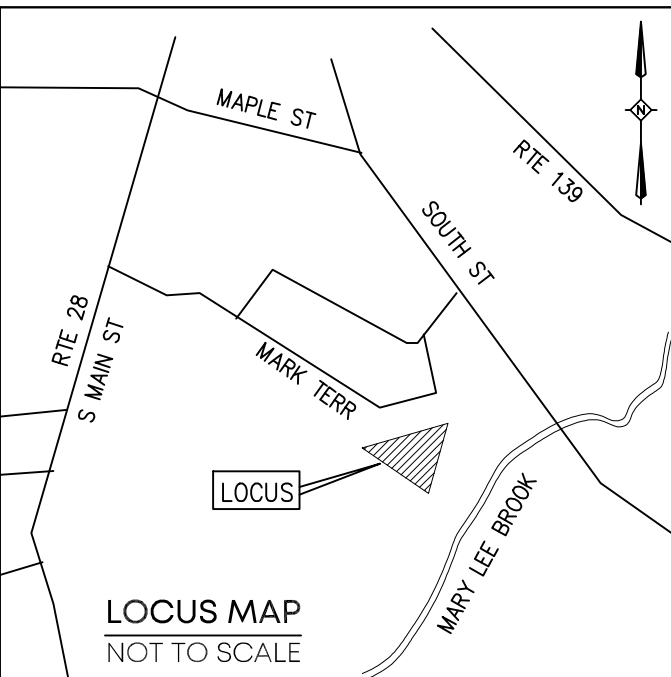
PMP

CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

0 40' 80'
SCALE: 1" = 40'

SHEET
NUMBER
3 OF 13



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

DATE

TOWN CLERK

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

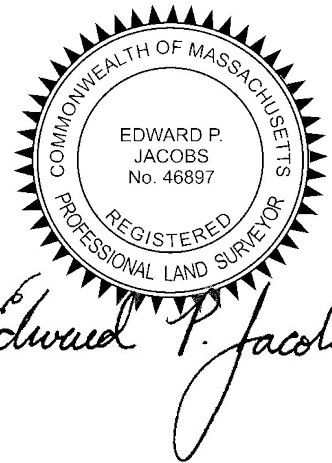
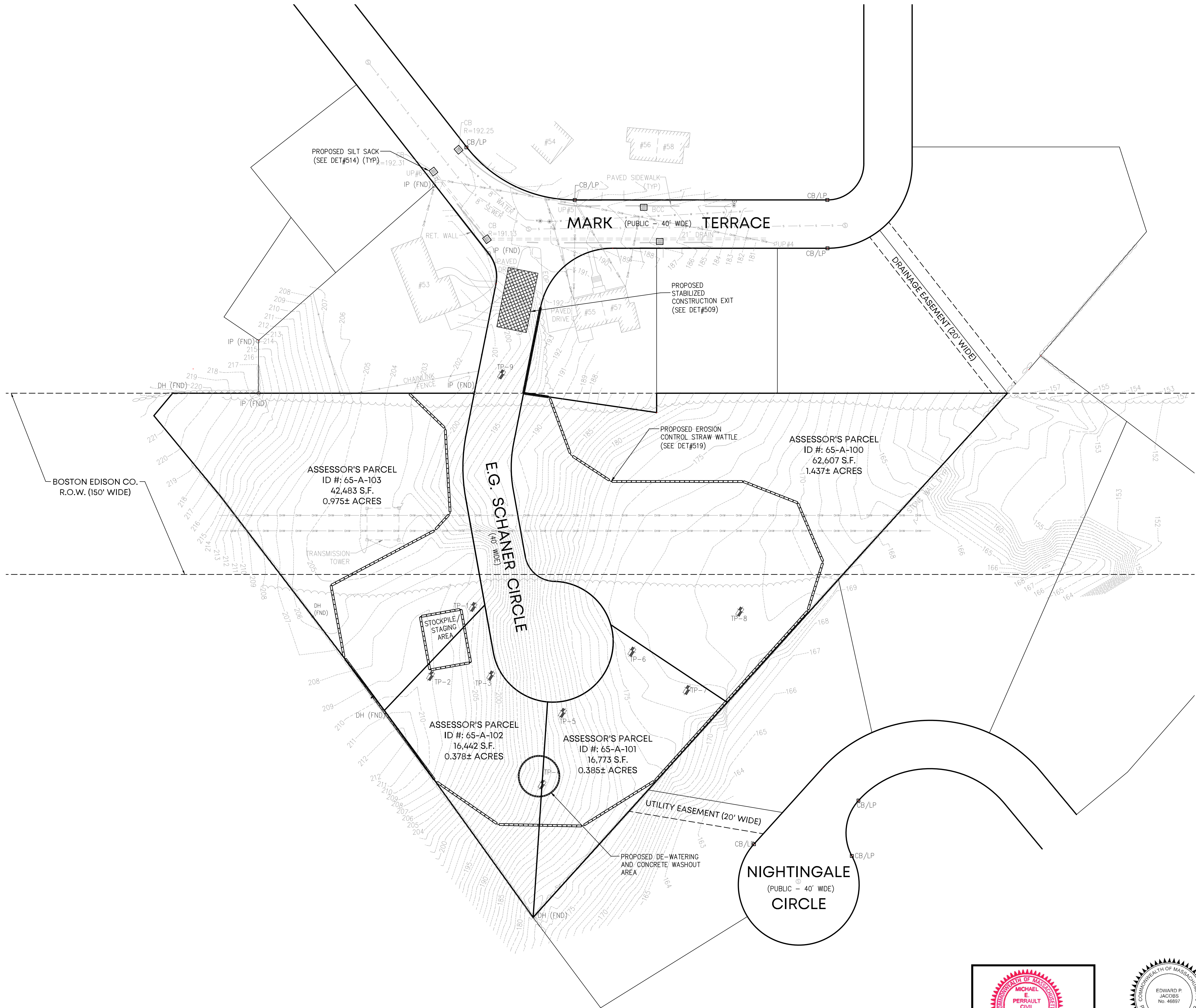
, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE

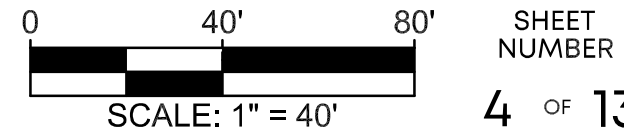
GENERAL NOTES:

- LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250
OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.
- PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) "PLAN OF LAND" PREPARED BY P.M.P. ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- ZONING INFORMATION ZONING DISTRICT: RSFMD RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
- THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON & BETWEEN 1/12/2026 & 1/13/2026.
- COMMUNITY PANEL NUMBER: 25021C0218F (DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.
- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV.= 189.82'
BENCHMARK 'B' ELEV.= 206.71'



PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421



RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs

REGISTERED PROFESSIONAL LAND SURVEYOR

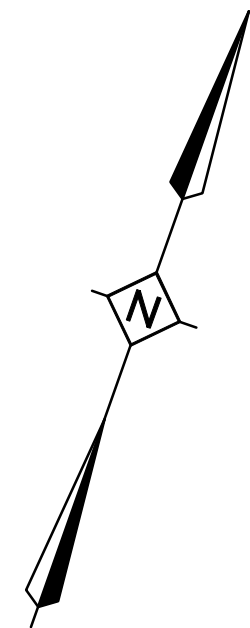
DATE 06/05/26

DATE

DRAWN BY: STC

CHECKED BY: EPJ/MEP

DESIGNED BY: STC



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgerview Terrace"

SEDIMENT & EROSION
CONTROL PLAN

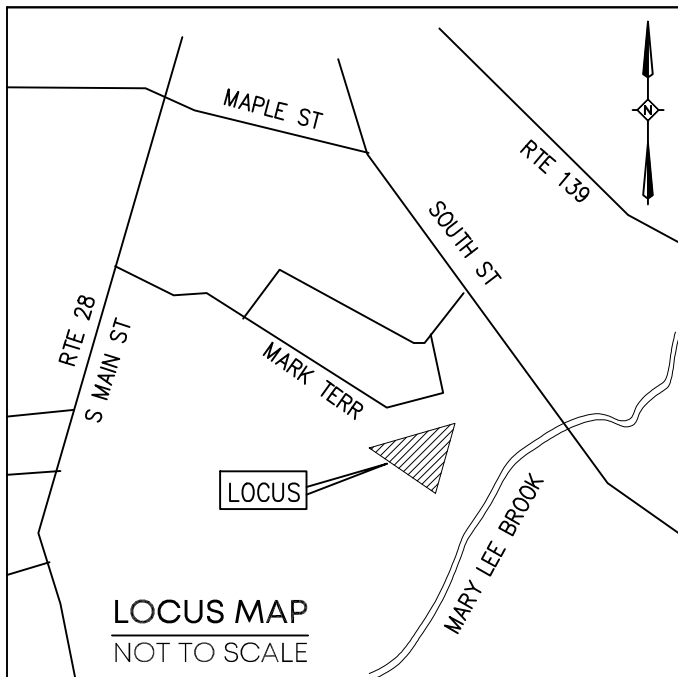
E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

DATE

TOWN CLERK

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

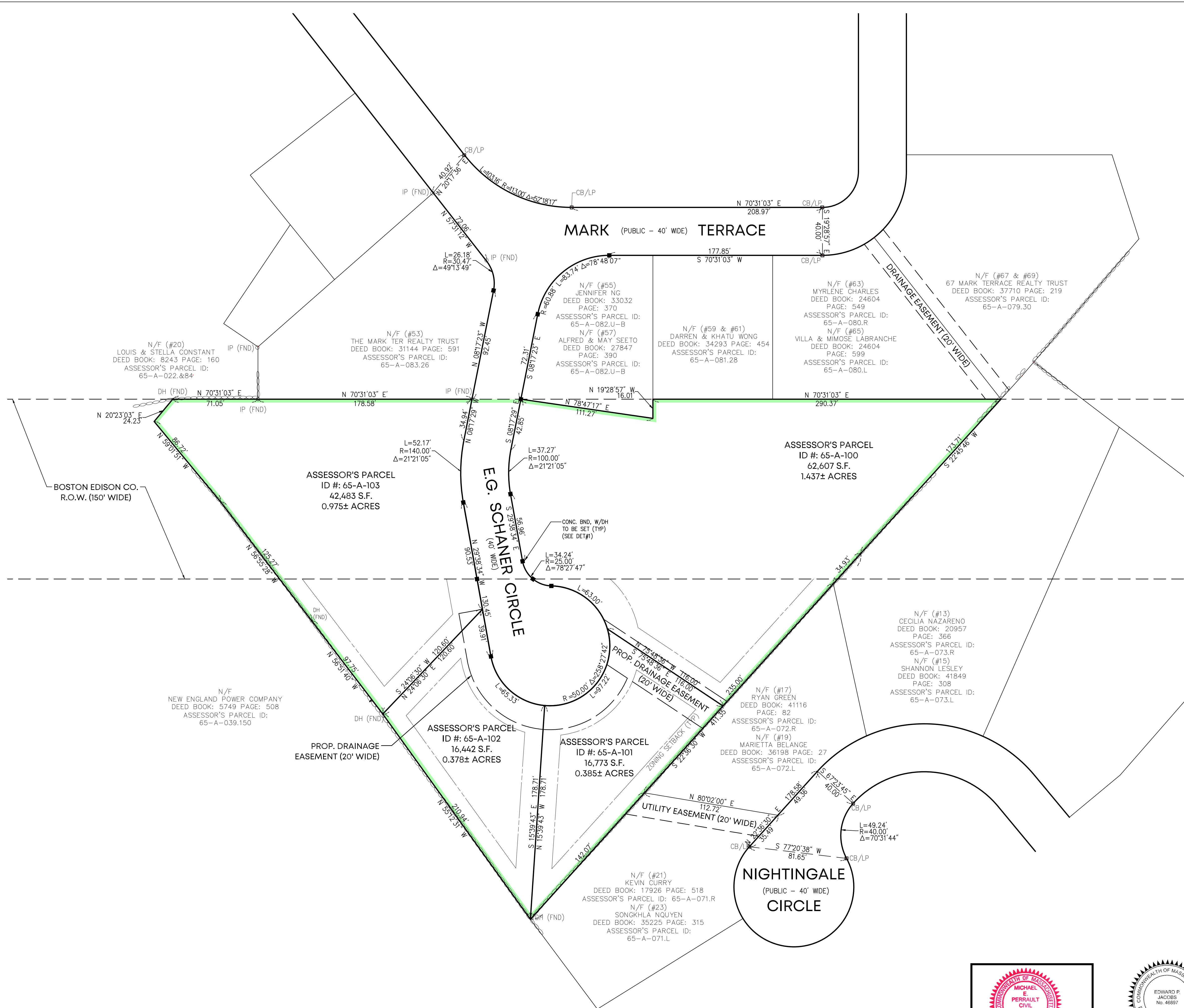
, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE

GENERAL NOTES:

- LOCUS PROPERTY IS COMPRISED OF:
ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103
DEED BOOK 19982 PAGE 250
OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.
- PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) "PLAN OF LAND" PREPARED BY P.M.P. ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- ZONING INFORMATION ZONING DISTRICT: RSFMD
RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
- THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON & BETWEEN 1/12/2026 & 1/13/2026.
- COMMUNITY PANEL NUMBER: 25021C0218F
(DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.
- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV.= 189.82'
BENCHMARK 'B' ELEV.= 206.71'



RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE 06/05/26

DRAWN BY: STC
CHECKED BY: EPJ/MEP
DESIGNED BY: STC

DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgview Terrace"

LOT LAYOUT PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

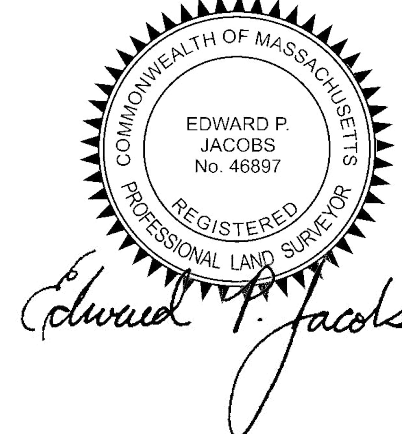
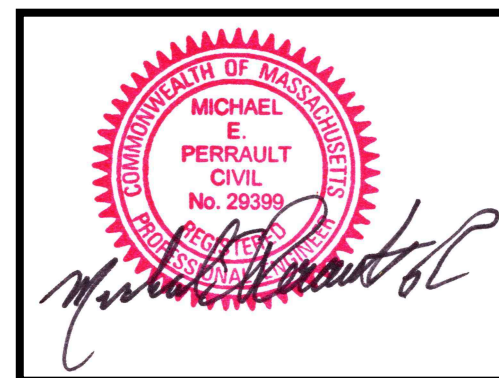
DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101

PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

0 40' 80'
SCALE: 1" = 40'
SHEET
NUMBER
5 OF 13



TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

DATE _____

TOWN CLERK

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

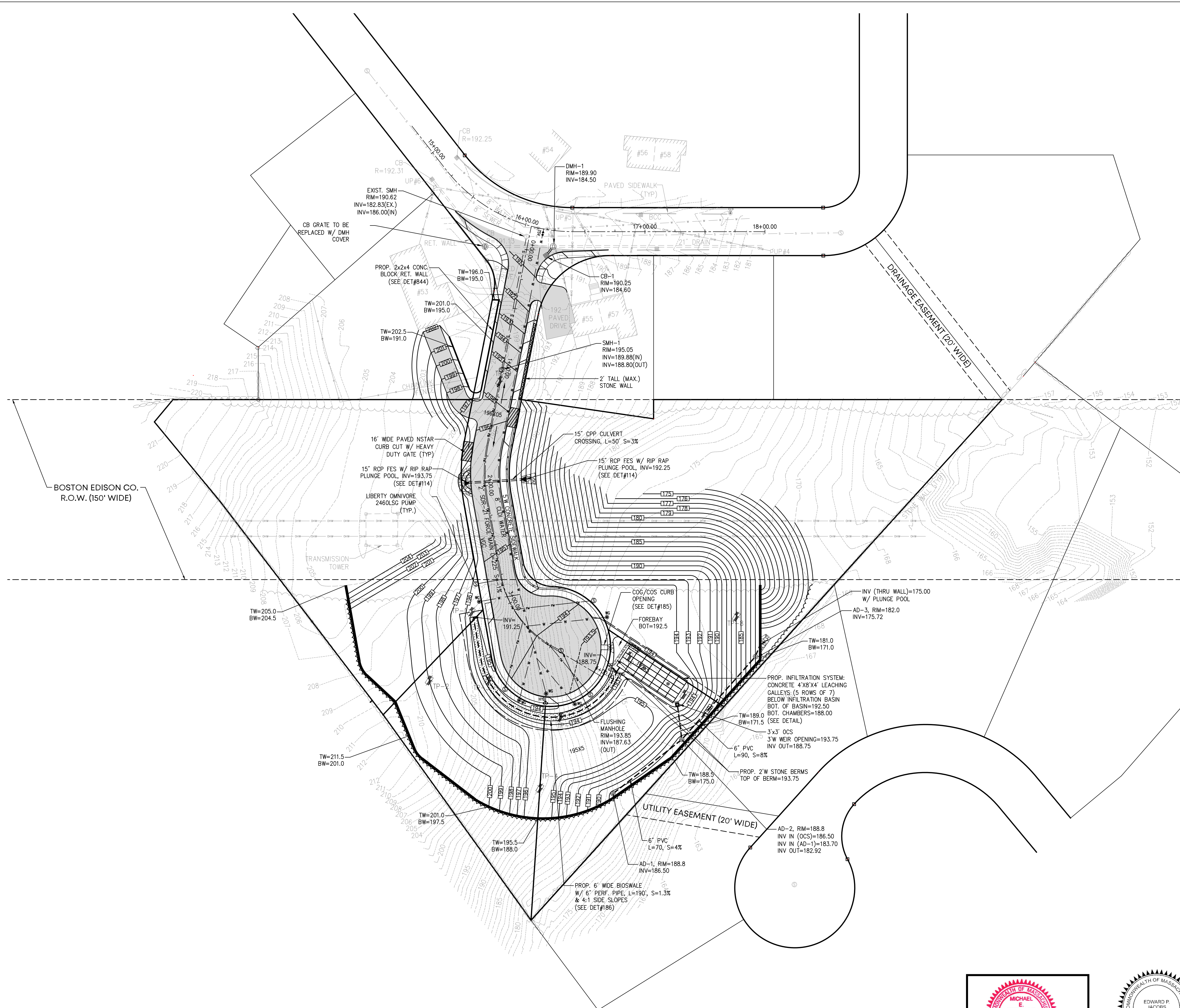
AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE _____

GENERAL NOTES:

- 1) LOCUS PROPERTY IS COMPRISED OF:
ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103
DEED BOOK 19982 PAGE 250
OWNER OF RECORD OWNER: RKS REALTY LLC C/O
GENERAL CONTRACTING INC.
- 2) PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) "PLAN OF LAND" PREPARED BY P.M.P.
ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- 3) ZONING INFORMATION ZONING DISTRICT: RSFMD
RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
- 4) THE PROPERTY LINE INFORMATION SHOWN IS
BASED ON CURRENT AVAILABLE RECORD
INFORMATION CONSISTING OF PLANS AND DEEDS
AND AN ACTUAL ON THE GROUND FIELD SURVEY
PERFORMED BY THIS FIRM ON & BETWEEN
1/12/2026 & 1/13/2026.
- 5) COMMUNITY PANEL NUMBER: 25021C0218F
(DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP
DEFINES THIS AREA AS ZONE X, AREA OUTSIDE
THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- 6) THERE ARE NO WETLANDS WITHIN 100' OF
THE PROJECT AREA.
- 7) BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV. = 189.82'
BENCHMARK 'B' ELEV. = 206.71'



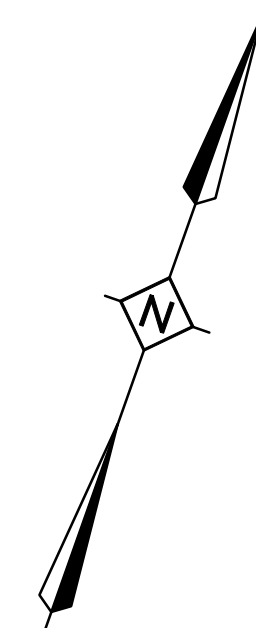
RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE
RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE 06/05/26

DRAWN BY: STC
CHECKED BY: EPJ/MEP
DESIGNED BY: STC



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgeview Terrace"

GRADING, DRAINAGE & UTILITY PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

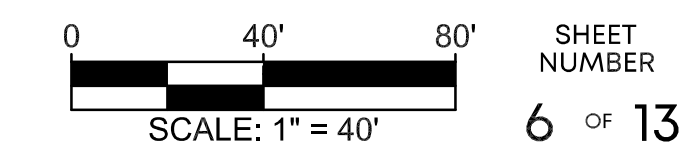
KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

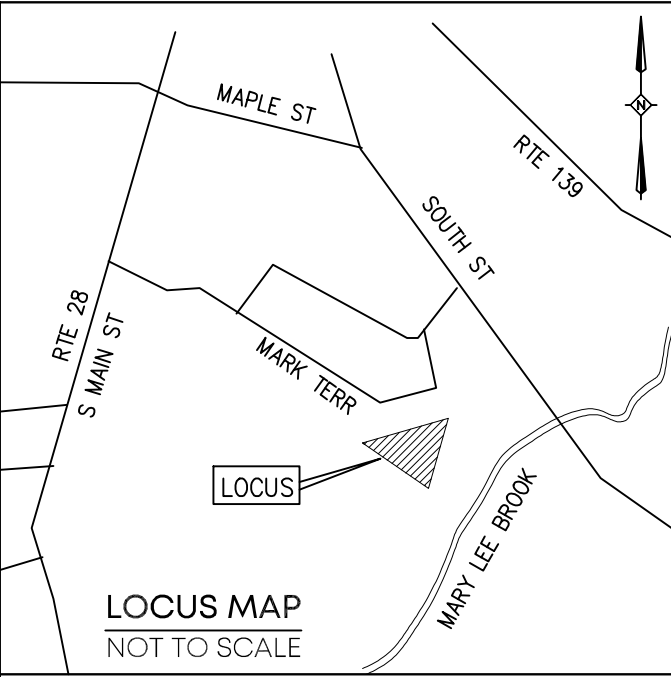
PROJECT NUMBER: 2025-101

PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421



www.pmpconsultinginc.com



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

DATE

TOWN CLERK

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

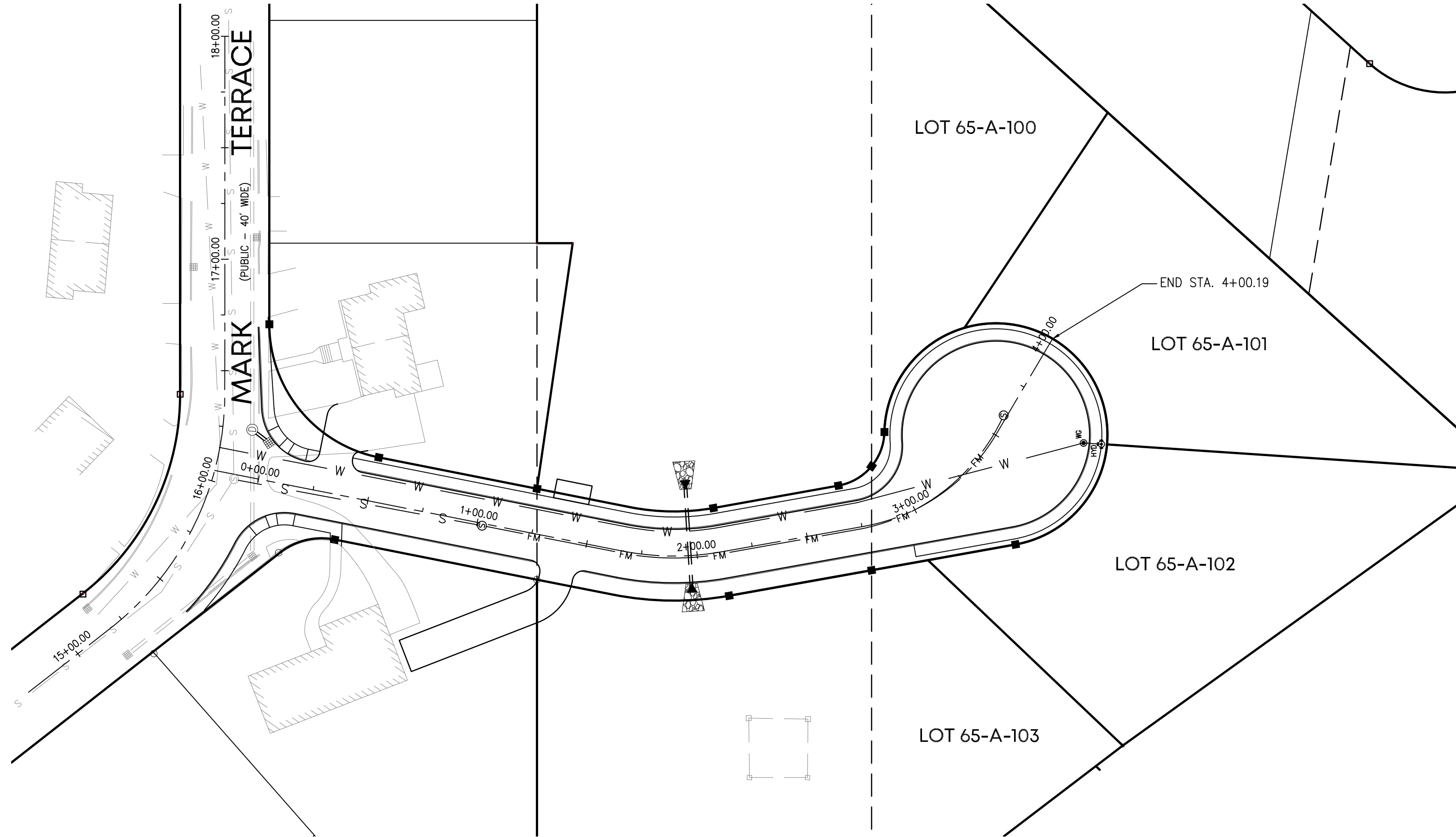
, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

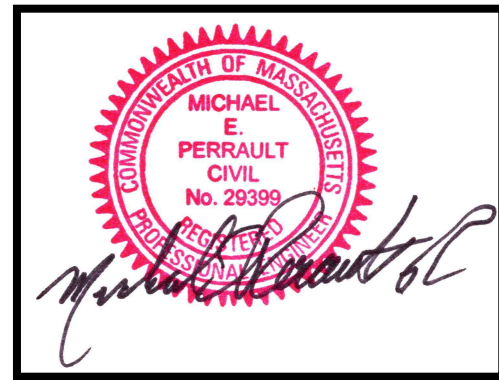
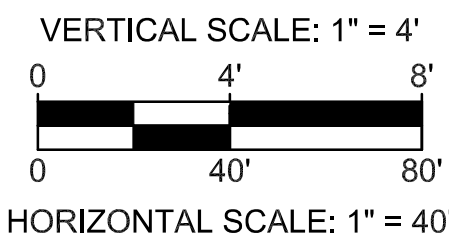
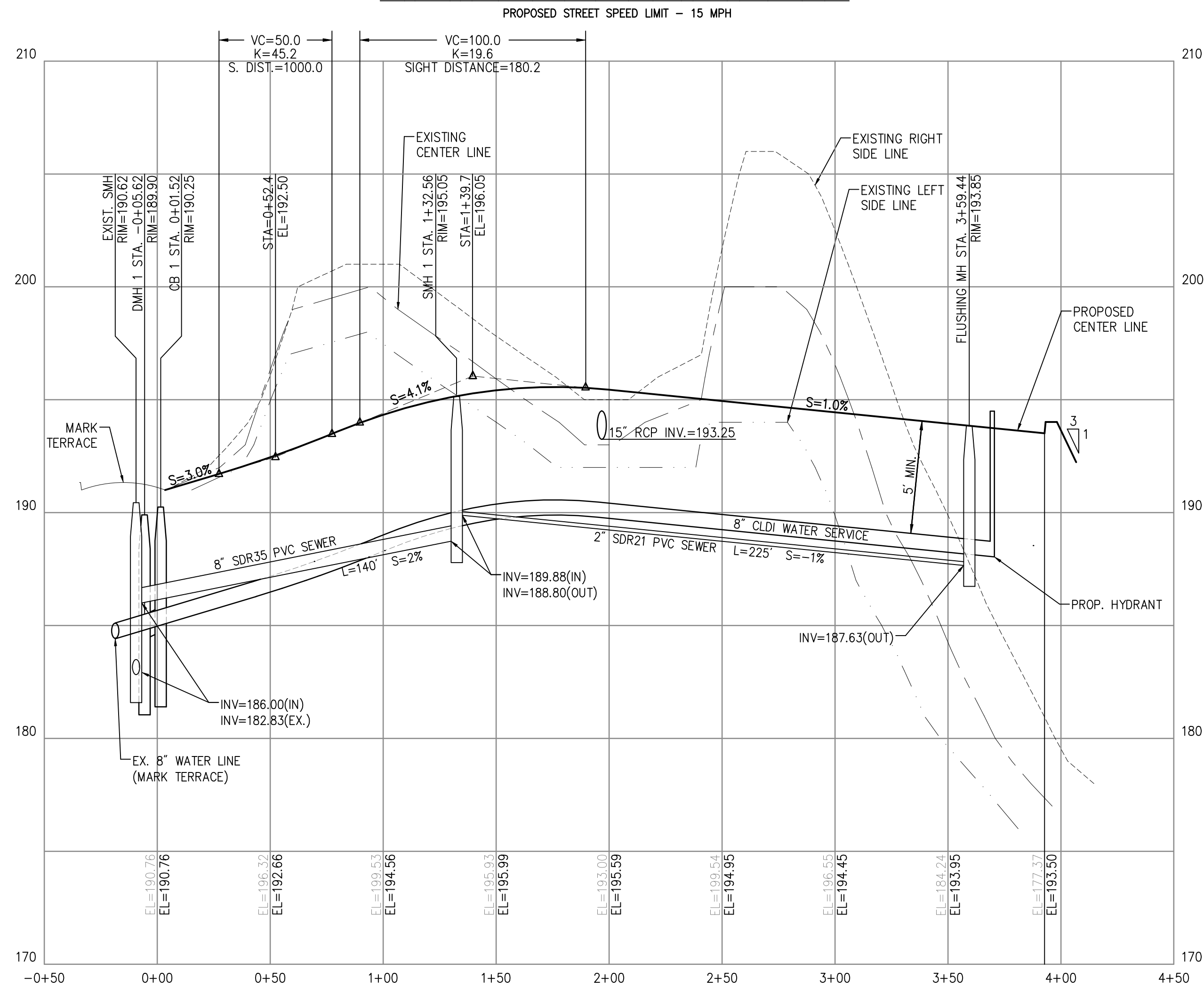
DATE

GENERAL NOTES:

- LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250 OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.
- PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) "PLAN OF LAND" PREPARED BY P.M.P. ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- ZONING INFORMATION ZONING DISTRICT: RSFMD RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
- THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON & BETWEEN 1/12/2026 & 1/13/2026.
- COMMUNITY PANEL NUMBER: 25021C0218F (DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.
- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV. = 189.82'
BENCHMARK 'B' ELEV. = 206.71'



E.G. SCHANER CIRCLE



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgewiew Terrace"

PLAN & PROFILE

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

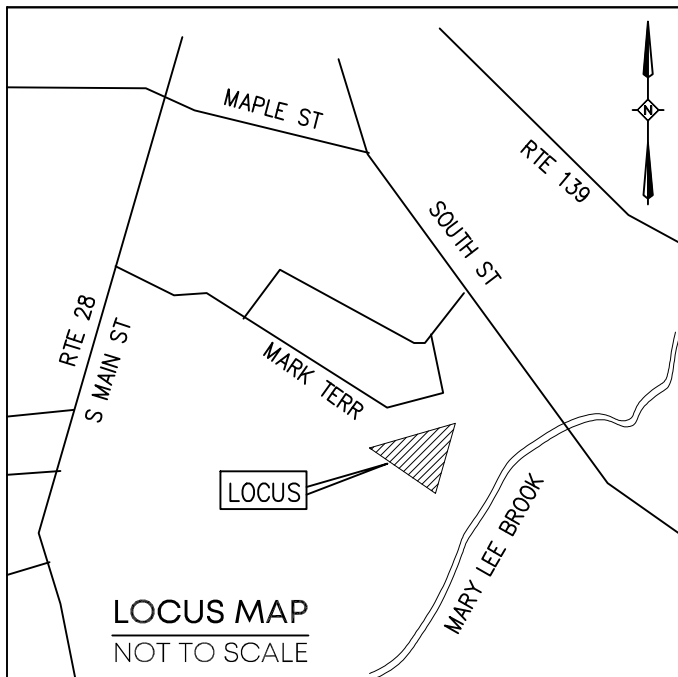
KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101

PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

DATE

TOWN CLERK

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE

GENERAL NOTES:

- LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250 OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.
- PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) "PLAN OF LAND" PREPARED BY P.M.P. ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- ZONING INFORMATION ZONING DISTRICT: RSFMD RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
- THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON & BETWEEN 1/12/2026 & 1/13/2026.
- COMMUNITY PANEL NUMBER: 25021C0218F (DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.
- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV.= 189.82'
BENCHMARK 'B' ELEV.= 206.71'



BUILD-OUT NOTES:

HOUSE FOOTPRINTS, DECKS, WALKS, GRADING, ELEVATIONS, UTILITY CONNECTION LATERALS AND DRIVEWAYS, ETC. SHOWN ON THIS PLAN ARE PLACEHOLDERS FOR DESIGN AND CALCULATION PURPOSES ONLY. ACTUAL HOMES TO BE BUILT WILL BE CHOSEN BY THE FUTURE HOME BUYERS AND MAY VARY FROM WHAT IS SHOWN ON THIS PLAN. FINAL SITE LAYOUT DESIGN WILL BE PROVIDED ON THE FUTURE BUILDING PERMIT FINAL PLANS AT THE TIME THAT THE BUILDING PERMIT APPLICATION IS MADE.

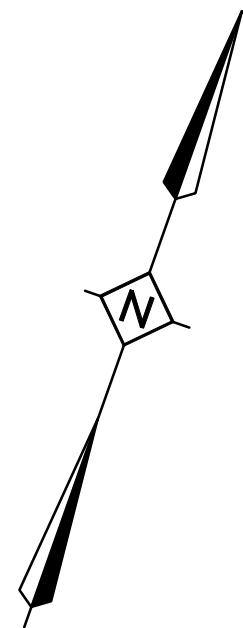
RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

06/05/26
DATE

DRAWN BY: STC
CHECKED BY: EPJ/MEP
DESIGNED BY: STC



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgewood Terrace"

BUILD OUT PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

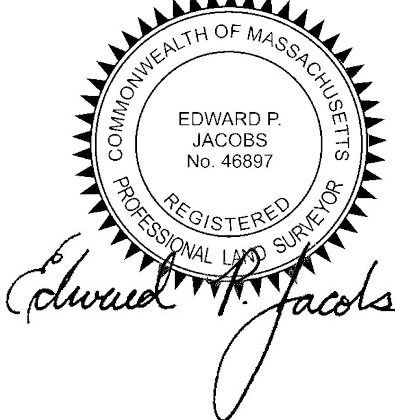
DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101



359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

0 40' 80'
SCALE: 1" = 40'
SHEET
NUMBER
8 OF 13



TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR IS/ ARE BUILDABLE LOTS.

DATE _____

TOWN CLERK

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

_____, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED
DURING THE TWENTY (20) DAYS NEXT AFTER
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE _____

GENERAL NOTES:

1) LOCUS PROPERTY IS COMPRISED OF:
ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103
DEED BOOK 19982 PAGE 250
OWNER OF RECORD OWNER: RKS REALTY LLC C/O
GENERAL CONTRACTING INC.

2) PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) "PLAN OF LAND" PREPARED BY P.M.P.
ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20

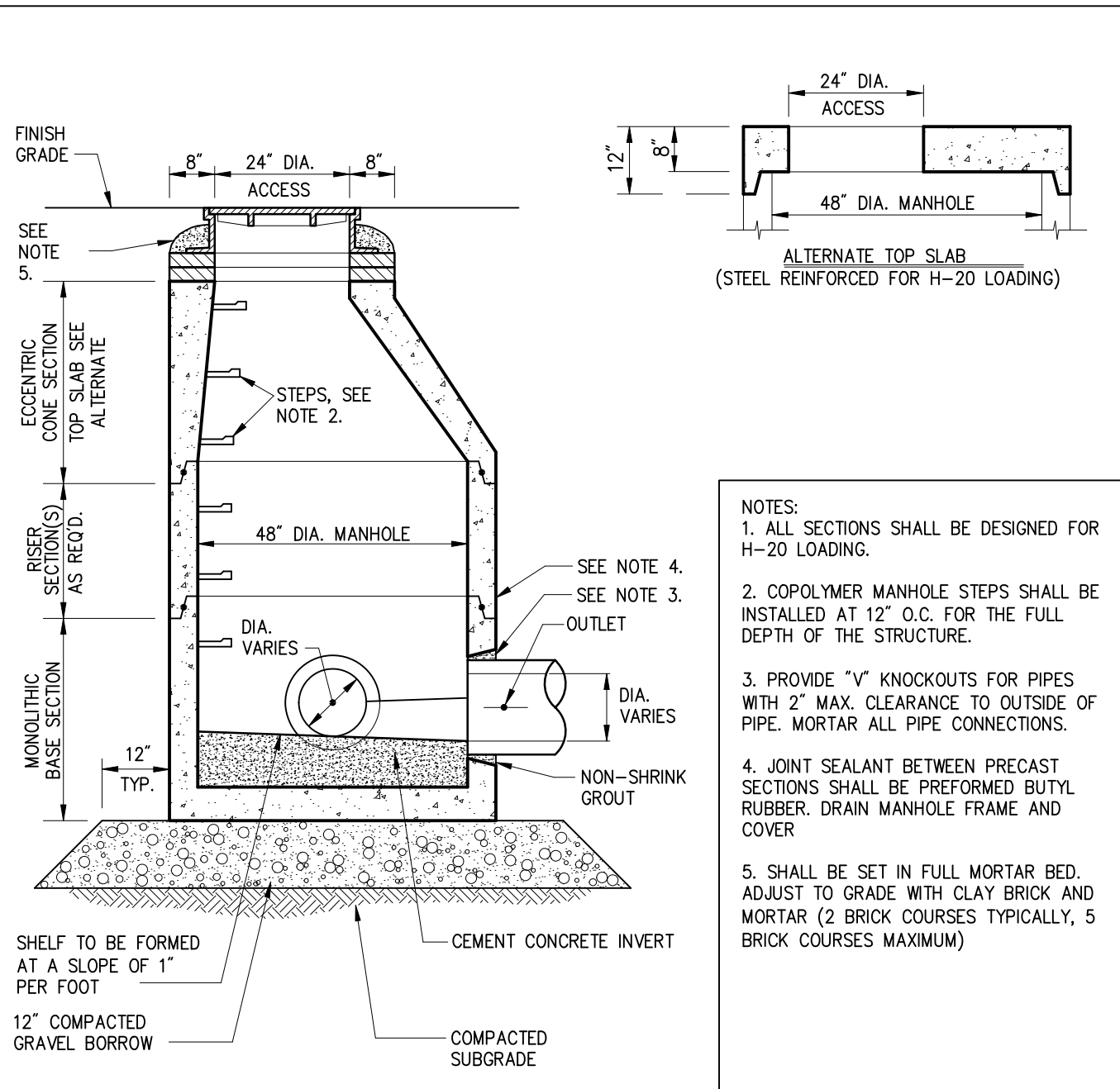
3) ZONING INFORMATION ZONING DISTRICT: RSFMD
RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 7.5%
MAXIMUM BUILDING HEIGHT = 25 STORIES OR 40'

4) THE PROPERTY LINE INFORMATION SHOWN IS
BASED ON CURRENT AVAILABLE RECORD
INFORMATION CONSISTING OF PLANS AND DEEDS
AND AN ACTUAL ON THE GROUND FIELD SURVEY
PERFORMED BY THIS FIRM ON & BETWEEN
1/12/2026 & 1/13/2026.

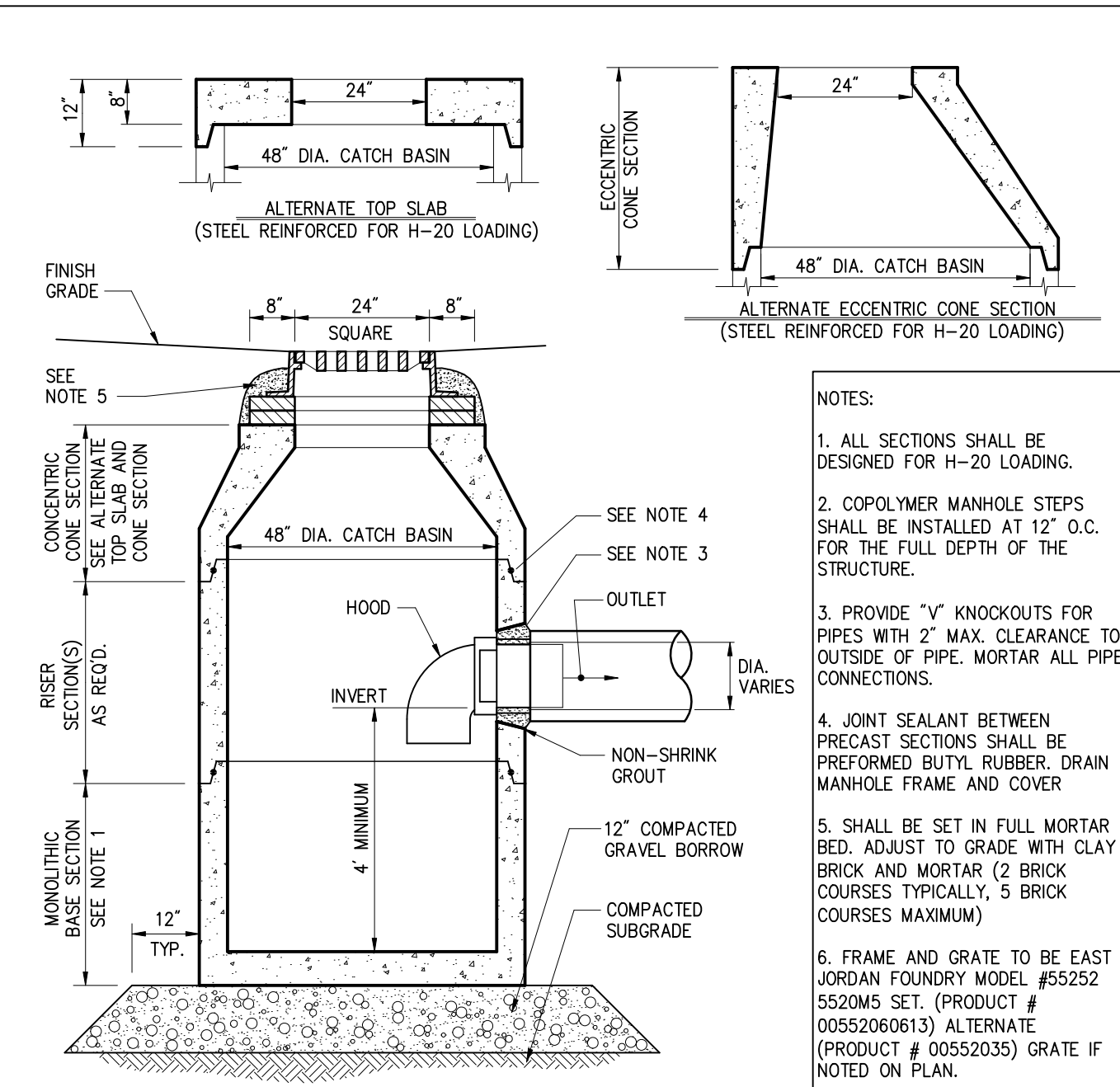
5) COMMUNITY PANEL NUMBER: 25021C0218F
(DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP
DEFINES THIS AREA AS ZONE X, AREA OUTSIDE
THE 0.2% CHANCE ANNUAL FLOOD PLAIN.

6) THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.

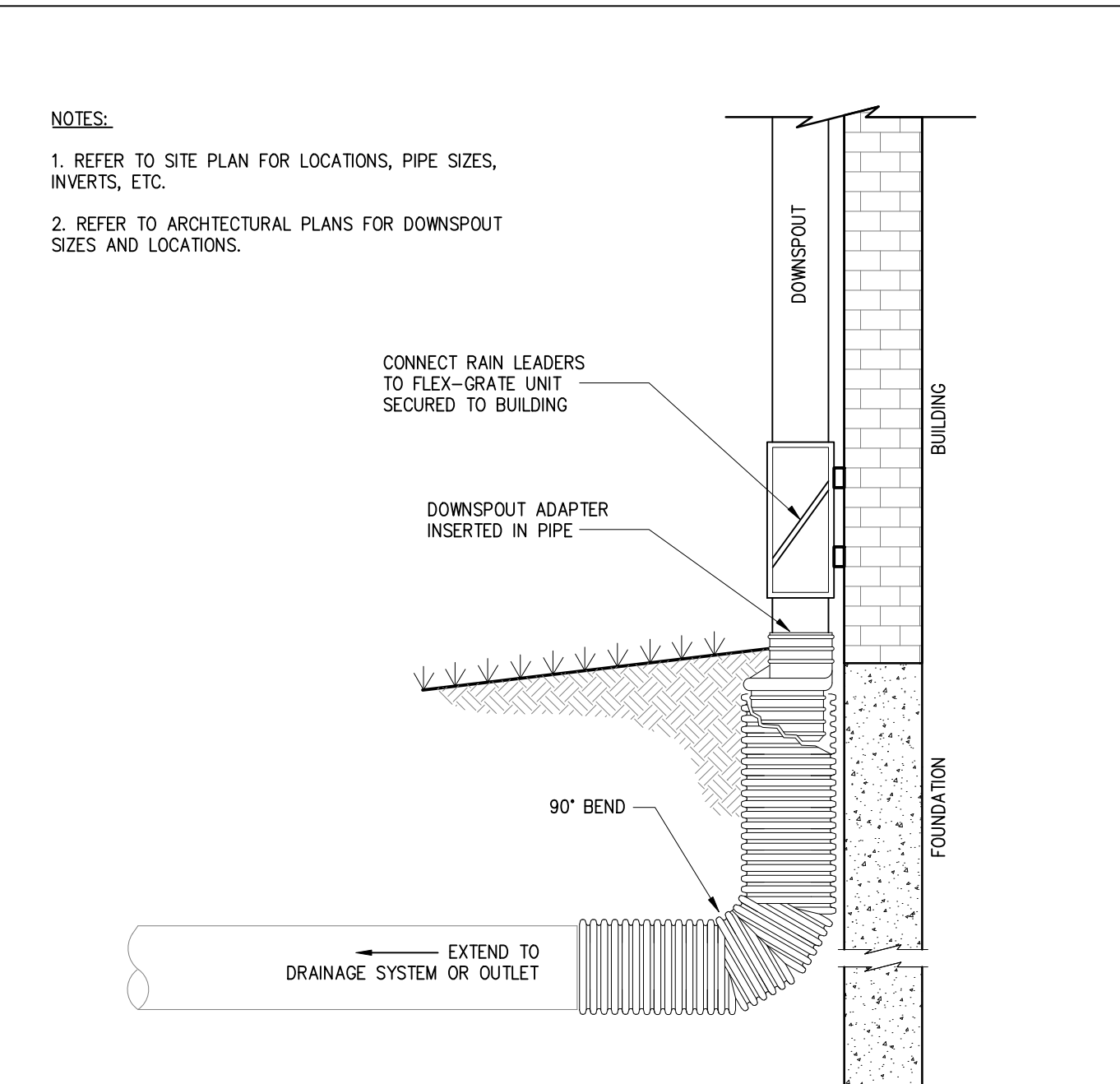
7) BENCHMARK INFORMATION:
 DATUM: N.A.V.D. 88
 BENCHMARK 'A' ELEV.= 189.82'
 BENCHMARK 'B' ELEV.= 206.71'



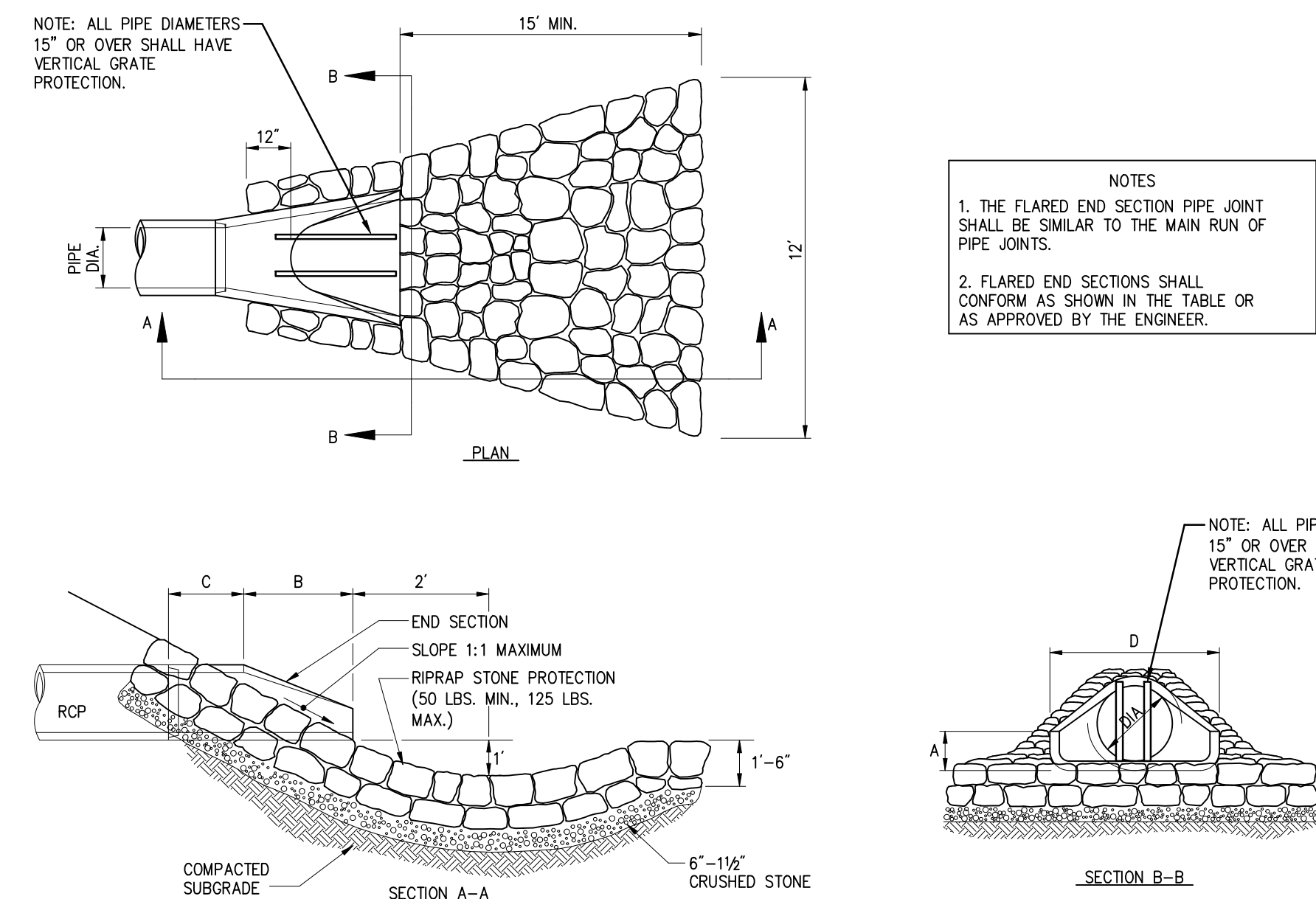
DETAIL # 101 **DRAIN MANHOLE (DMH)** PMF



DETAIL # 105 CATCH BASIN W/ GAS TRAP HOOD PMF



DETAIL # 128 DOWN SPOUT (FLEXI GRATE) PMF

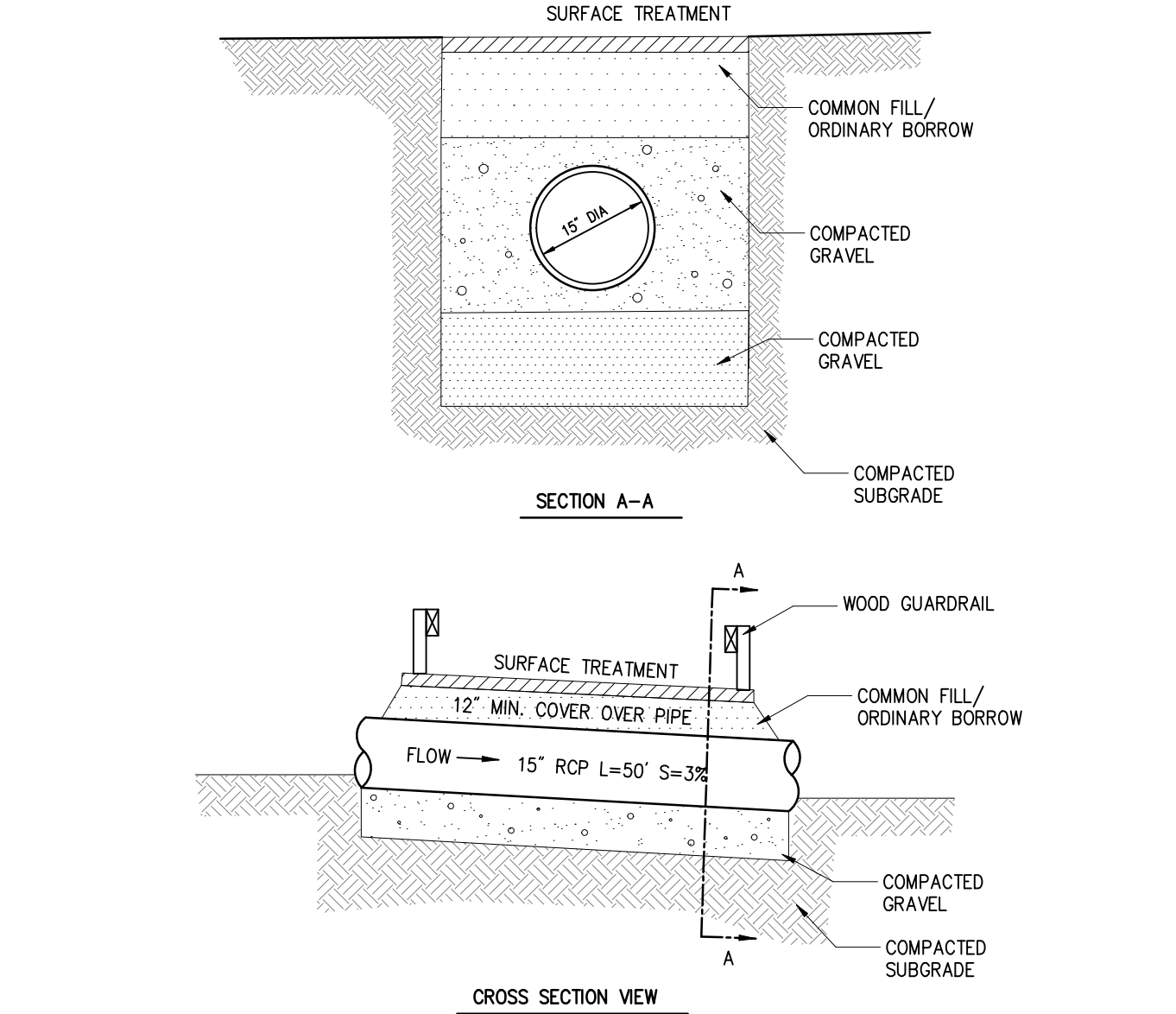


DETAIL # 114 FLARED END SECTION W/ STONE PROTECTION PMF

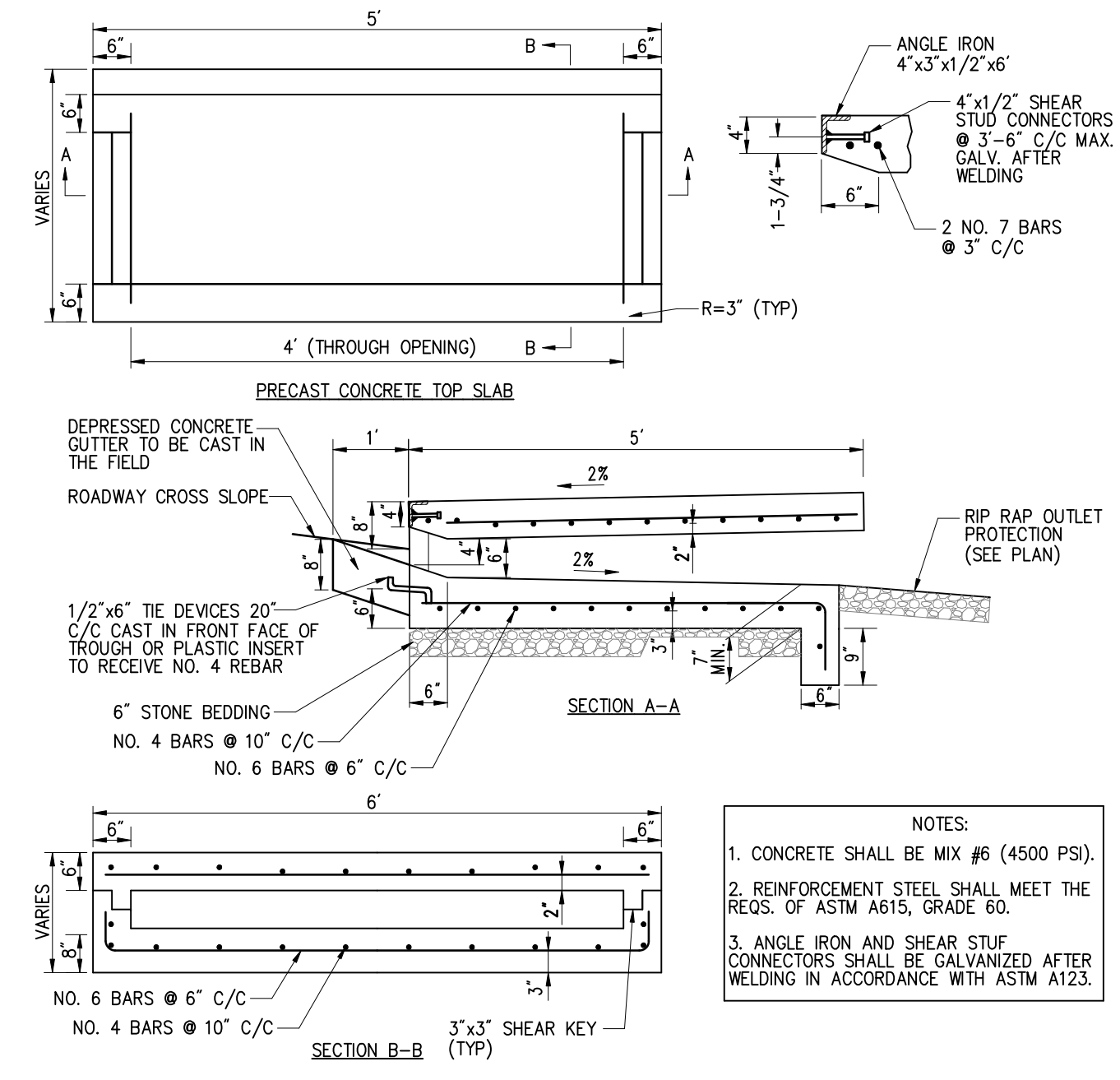
SOIL EVALUATOR: PATRICK N. CARRARA III SE 338 EXP 6-30-2028 APPROVING AUTHORITY: N/A (STORMWATER WLE) DATE: 4-9-2026										DEEP OBSERVATION HOLE #4										DEEP OBSERVATION HOLE #7									
DEEP OBSERVATION HOLE #1										DEEP OBSERVATION HOLE #5										DEEP OBSERVATION HOLE #8									
ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER	ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER	ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER									
205.16	0"						189.62	0"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	173.22	0"	A	SANDY LOAM	10YR2/2	REMOVE	ROOTS									
204.91	3"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	189.20	3"	Bw	SANDY LOAM	10YR4/6		ROOTS, FINE-MEDIUM	172.80	5"	Ap	SANDY LOAM	10YR2/2	REMOVE	ROOTS									
202.41	33"	Bw	SANDY LOAM	10YR4/6		ROOTS, FINE	187.12	30"	REFUSAL (BOULDER/LEDGE)	NO INDICATION OF GROUNDWATER				171.22	24"	Bw	SANDY LOAM	10YR4/6	24" 7.5YR4/6	ROOTS, FINE									
200.49	56"	C1	LOAMY SAND	2.5Y5/3		COARSE	187.12	30"	REFUSAL (BOULDER/LEDGE)	NO INDICATION OF GROUNDWATER				169.47	45"	C1	SAND	2.5Y6/4	7.5YR4/6	MEDIUM									
199.16	72"	C2	LOAMY SAND	2.5Y5/3		UNSORTED FINE-MEDIUM	ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER	167.97	63"	C2	SAND	2.5Y5/3	7.5YR5/8 10Y6/1	UNSORTED FINE-COARSE, LENSES OF LOAMY FINE SAND									
199.16	72"	REFUSAL (BOULDER/LEDGE)	NO INDICATION OF GROUNDWATER				184.93	0"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	164.89	100"	C3	LOAMY SAND	10YR5/3	UNSORTED FINE-COARSE, LENSES OF MED. SAND										
DEEP OBSERVATION HOLE #2										DEEP OBSERVATION HOLE #6										DEEP OBSERVATION HOLE #9									
ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER	ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER	ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER									
209.07	0"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	171.73	0"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	171.42	0"	A	SANDY LOAM	10YR2/2	REMOVE	ROOTS									
208.82	3"	Bw	SANDY LOAM	10YR4/6		ROOTS, FINE	173.73	5"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	171.00	5"	Bw	SANDY LOAM	10YR5/6	32" 7.5YR4/6	ROOTS, FINE									
206.37	36"	C1	LOAMY SAND	2.5Y5/3		UNSORTED FINE-COARSE	173.73	31"	Bw	SANDY LOAM	10YR5/6	24" 7.5YR4/6	ROOTS, FINE, SATURATED COARSE	168.09	40"	C1	LOAMY SAND	2.5Y5/4	7.5YR5/8 10Y6/1	UNSORTED FINE-COARSE, LENSES OF F. SAND									
204.40	56"	REFUSAL (BOULDER)	NO INDICATION OF GROUNDWATER				170.73	36"	C1	SAND	2.5Y6/6	7.5YR4/6	UNSORTED FINE-COARSE	166.09	64"	C2	LOAMY SAND	10YR5/3	7.5YR5/8 10Y6/1	UNSORTED FINE-COARSE, SATURATED									
201.65	89"	REFUSAL (BOULDER)	NO INDICATION OF GROUNDWATER				169.65	49"	C2	LOAMY SAND	2.5Y5/6	7.5YR4/6	UNSORTED FINE-COARSE	164.42	84"	C2	LOAMY SAND	10YR5/3	7.5YR5/8 10Y6/1	UNSORTED FINE-COARSE, SATURATED									
DEEP OBSERVATION HOLE #3										DEEP OBSERVATION HOLE #10										DEEP OBSERVATION HOLE #11									
ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER	ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER	ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER									
201.96	0"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	167.48	75"	C2	LOAMY SAND	2.5Y5/3	7.5YR5/8 10Y6/1	UNSORTED FINE-COARSE	198.75	0"	A	SANDY LOAM	10YR2/2	REMOVE	ROOTS									
201.54	5"	Bw	SANDY LOAM	10YR4/6		ROOTS, FINE	164.73	108"	C3	SAND	10YR5/3		STRATIFIED FINE, MEDIUM, & COARSE SAND	198.25	6"	Bw	SANDY LOAM	10YR5/4		ROOTS, FINE									
199.46	30"	C1	LOAMY SAND	2.5Y5/3		UNSORTED FINE-COARSE	164.73	24"	GROUNDWATER OBSERVED (WEEPING)					196.58	26"	C1	LOAMY SAND	2.5Y5/3		UNSORTED FINE-MEDIUM									
196.54	65"	REFUSAL (BOULDER)	NO INDICATION OF GROUNDWATER				164.73	24"	GROUNDWATER OBSERVED (WEEPING)					195.00	45"	REFUSAL (BOULDER/ROCK)	NO INDICATION OF GROUNDWATER												
196.54	65"	REFUSAL (BOULDER)	NO INDICATION OF GROUNDWATER																		195.00	45"	REFUSAL (BOULDER/ROCK)	NO INDICATION OF GROUNDWATER					

SOME SURFACE WATER IN HOLE, BUT NO REDOX AND TOPO DOES NOT SUPPORT THE PRESENCE OF GROUNDWATER.

PIPE DIA.	A	B	C	D	E	R
12"	4"	2'-0"	4'-7/8"	2'-0"	2"	9"
15"	6"	2'-3"	3'-10"	2'-6"	2 1/4"	11"
18"	9"	2'-3"	3'-10"	3'-0"	2 1/2"	12"
24"	9 1/2"	3'-7 1/2"	2'-6"	4'-0"	3"	14"
30"	12"	4'-6"	1'-7 3/4"	5'-0"	3 1/2"	15"
36"	15"	5'-3"	2'-10 3/4"	6'-0"	4"	20"
42"	21"	2'-11"	6'-6"	4'-6"	4 1/2"	22"
48"	24"	6'-0"	2'-2"	7'-0"	5"	22"
54"	27"	5'-5"	2'-11"	7'-6"	5 1/2"	24"
60"	30"	5'-0"	3'-3"	8'-0"	6"	24"



DETAIL # 178 CULVERT PIPE CROSSING PMF



DETAIL # 185 COG/COS OPENING FOR 6" CURB (5') PMP

DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgerview Terrace"

CONSTRUCTION DETAILS

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

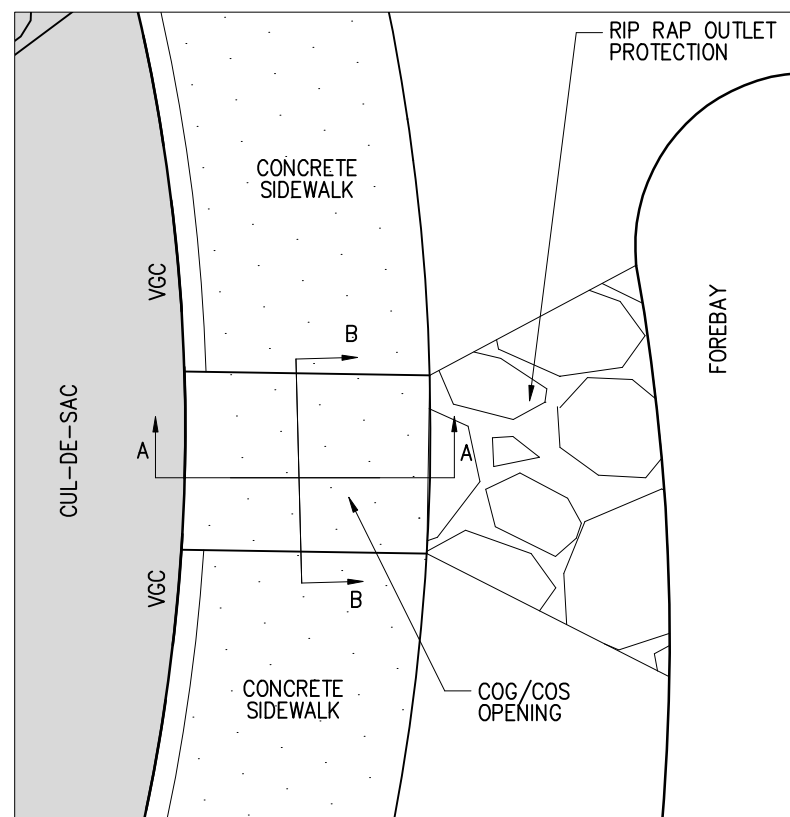
PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

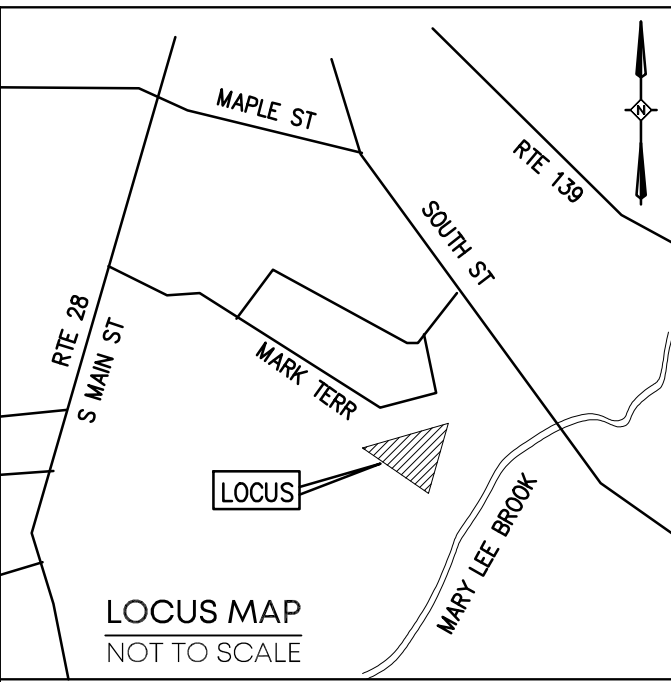
PROJECT NUMBER: 2025-101

© 2005 Blackwell Publishing Ltd



PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

DATE

TOWN CLERK

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

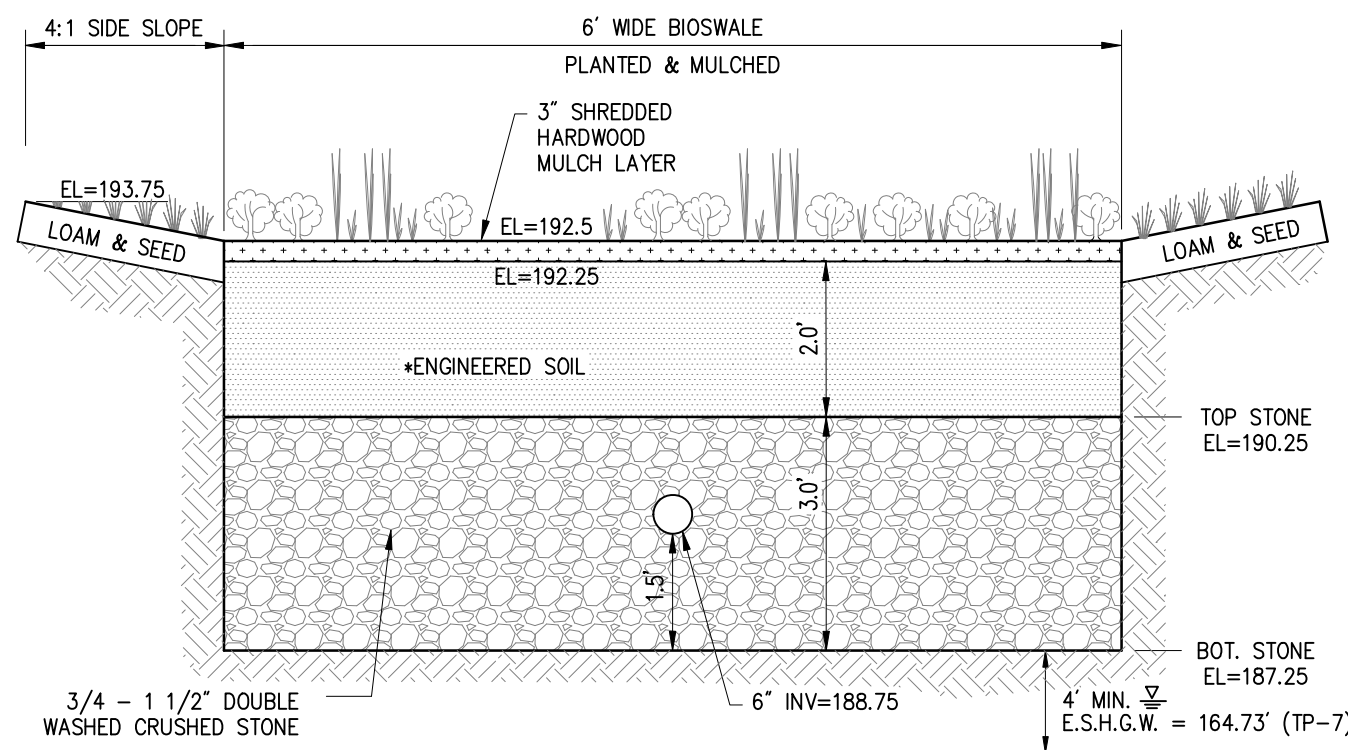
, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE

GENERAL NOTES:

- LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250
OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.
- PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) "PLAN OF LAND" PREPARED BY P.M.P. ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- ZONING INFORMATION ZONING DISTRICT: RSFMD RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
- THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON & BETWEEN 1/12/2026 & 1/13/2026.
- COMMUNITY PANEL NUMBER: 25021C0218F (DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.
- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV.= 189.82'
BENCHMARK 'B' ELEV.= 206.71'



*ENGINEERED SOIL SHALL CONSIST OF: 50%-60% SAND 20%-30% TOPSOIL 20%-30% LEAF COMPOST CLAY/SILT CONTENT SHALL NOT EXCEED 5%.	BIOSWALE GRASS MIX CONSIST OF: 40% RIVER OATS 20% REDTOP PANICGRASS 16% VIRGINIA WILDRYE 15% FOWL BLUEGRASS 5% BLUNT BROOM SEDGE 4% AUTUMN BENTGRASS	▼ 100 YR. STORM ELEV 189.57 ▼ 25 YR. STORM ELEV 188.92 ▼ 10 YR. STORM ELEV 188.03 ▼ 2 YR. STORM ELEV 187.29 ▼ 1 YR. STORM ELEV 187.26
---	--	---

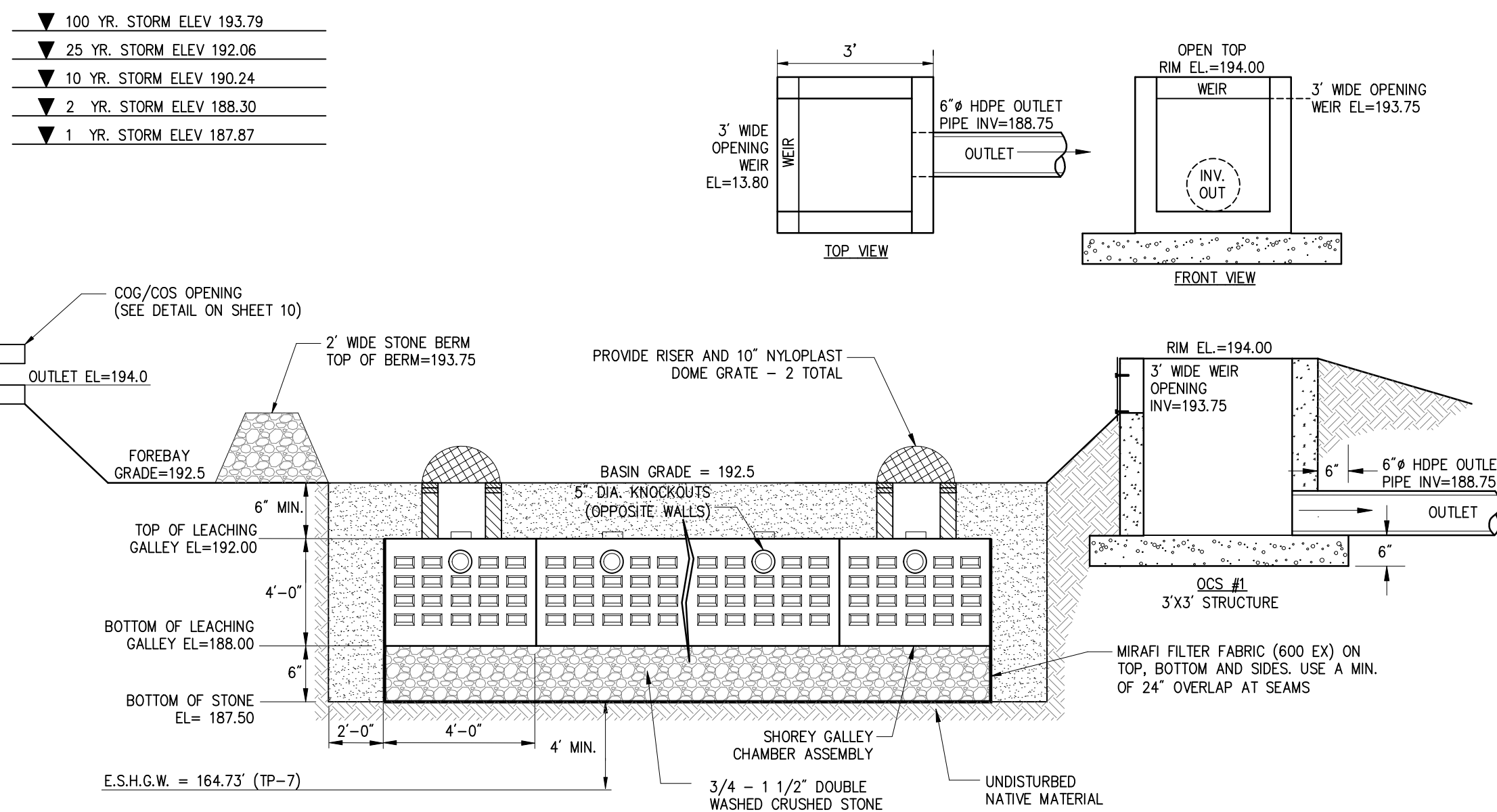
PLANT LIST FOR BIOSWALE AREAS		
Key	Botanical Name	Common Name
CA	Clethra Alnifolia	Summersweet
HV	Hamamelis Virginiana	Witch Hazel - Autumn Blooming
PT	Pachysandra Terminalis	Japanese Pachysandra
PV	Panicum Virgatum	Switch Grass

PLANTING QUANTITIES TO BE DETERMINED BY STORMWATER MANAGEMENT RULES AND REGULATIONS.

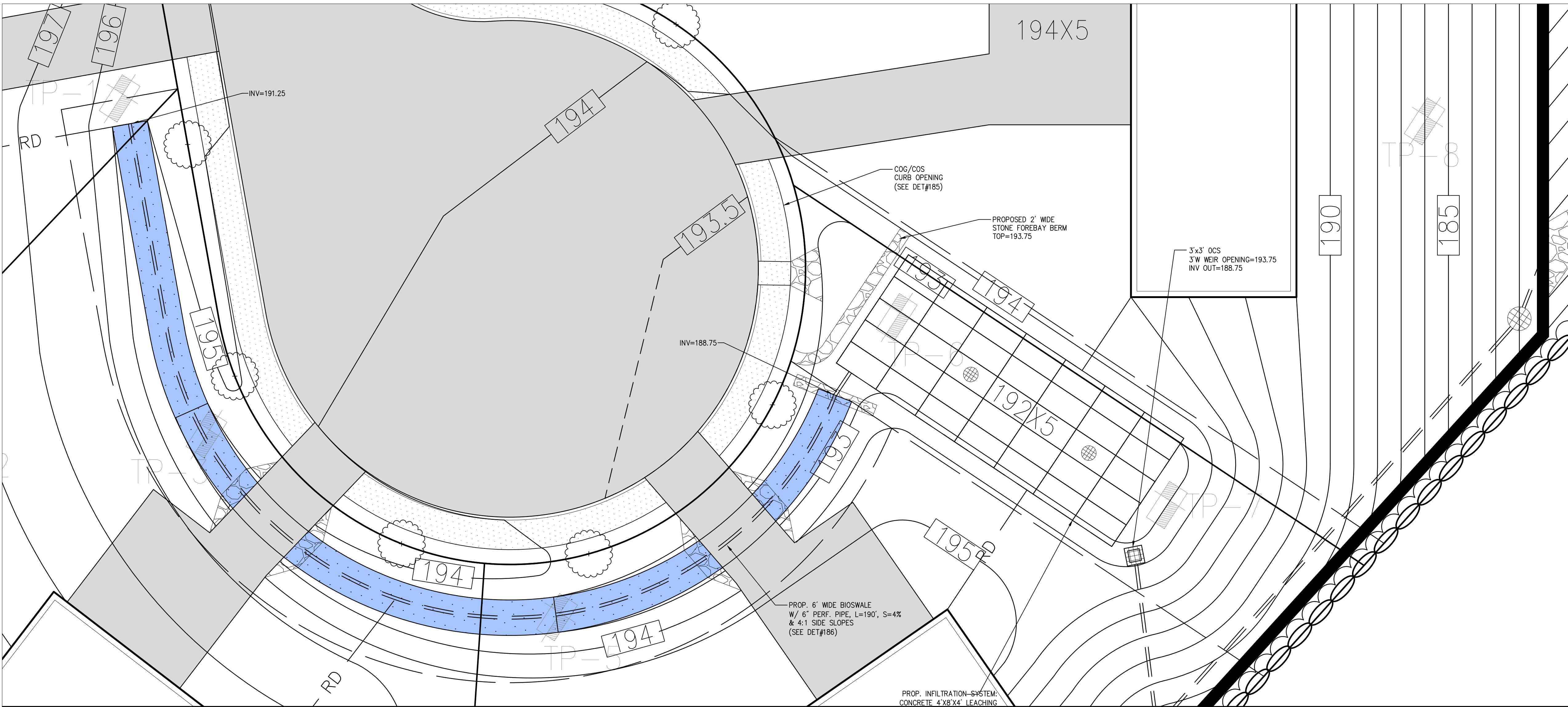
DETAIL # 186

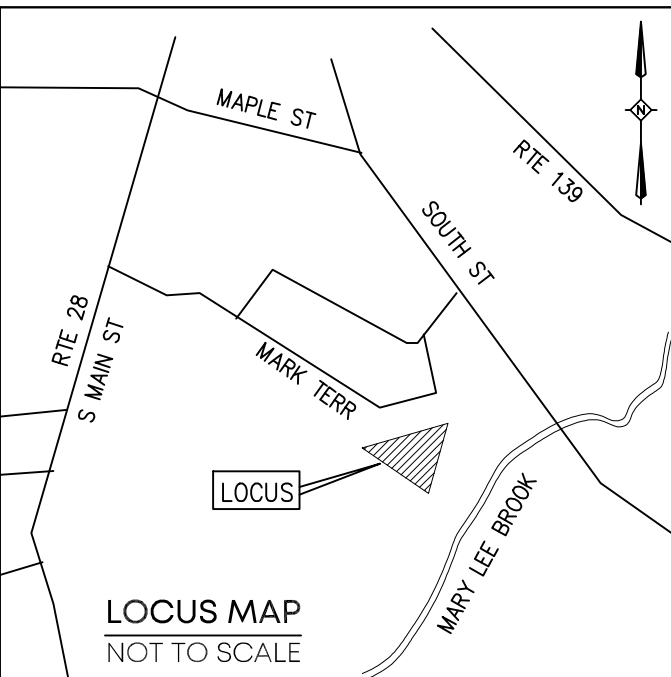
BIOSWALE

PMP



4'x8'x4' CONCRETE LEACHING GALLEYS & BASIN





REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

TOWN CLERK

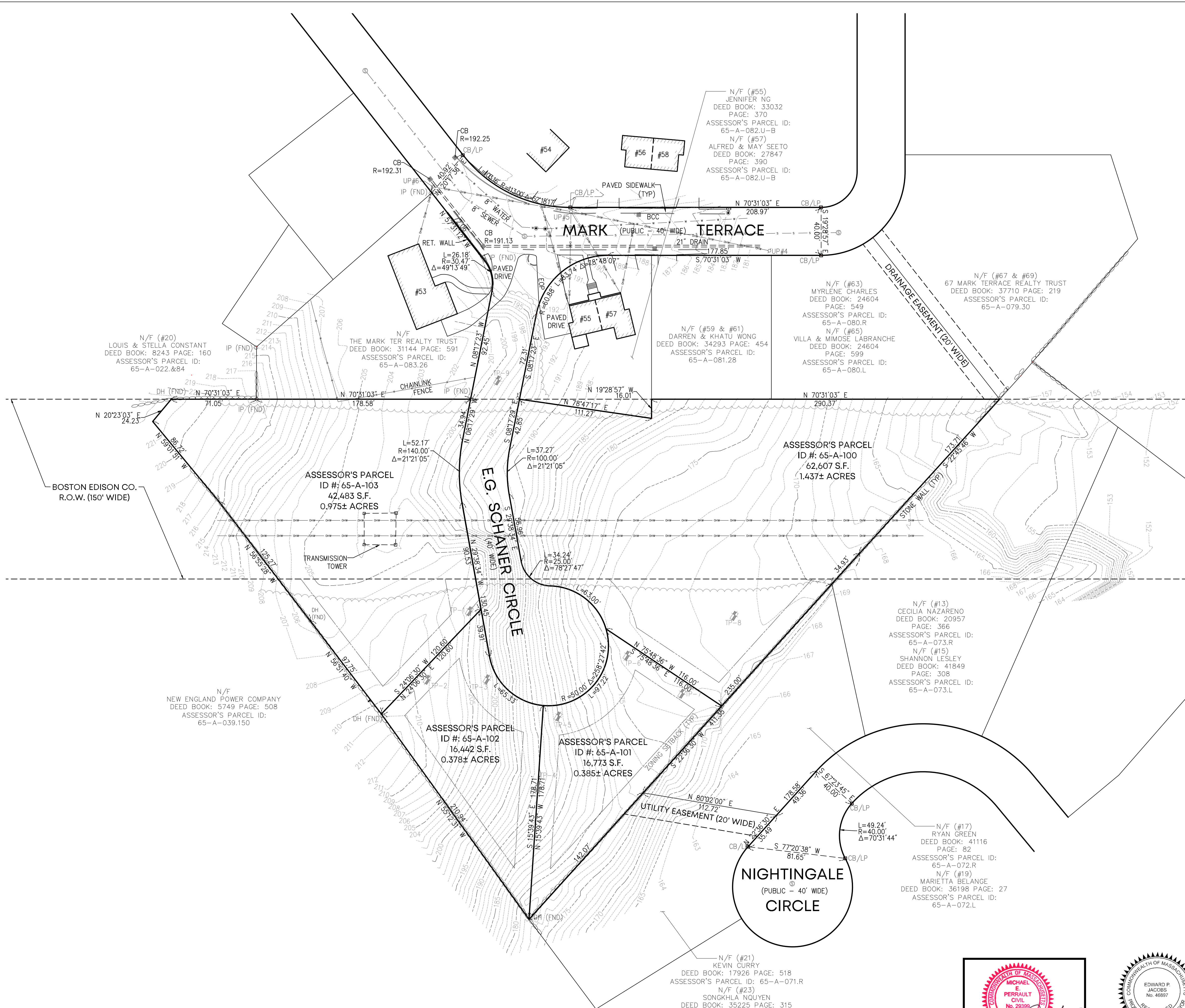
I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON _____,

, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

GENERAL NOTES:

- LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250
OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.
- PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) "PLAN OF LAND" PREPARED BY P.M.P. ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- ZONING INFORMATION ZONING DISTRICT: RSFMD RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
- THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON & BETWEEN 1/12/2026 & 1/13/2026.
- COMMUNITY PANEL NUMBER: 25021C0218F (DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.
- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV. = 189.82'
BENCHMARK 'B' ELEV. = 206.71'



RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs

REGISTERED PROFESSIONAL LAND SURVEYOR

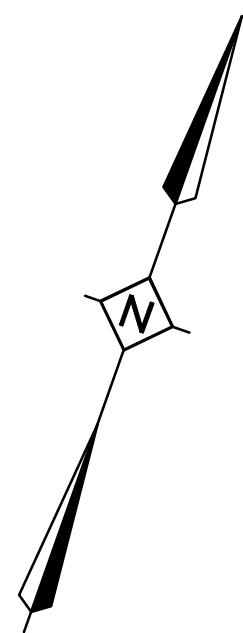
06/05/26

DATE

DRAWN BY: STC

CHECKED BY: EPJ/MEP

DESIGNED BY: STC



DEFINITIVE SUBDIVISION MODIFICATION PLAN "Ledgewick Terrace"

EXISTING CONDITIONS PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

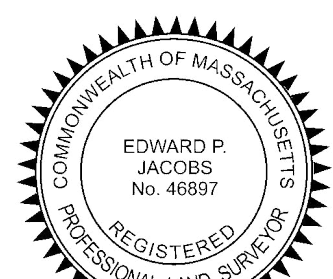
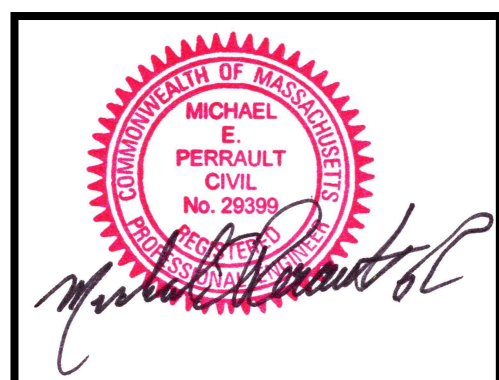
PROJECT NUMBER: 2025-101

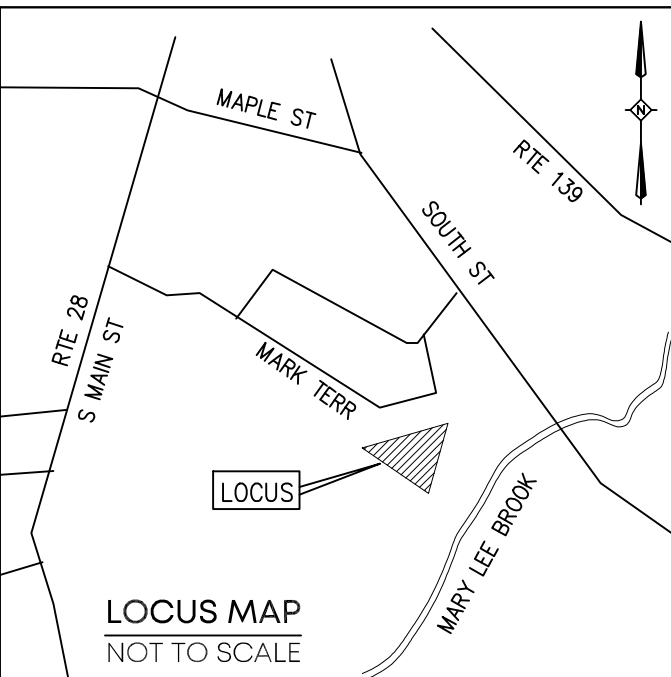
PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

0 40' 80'
SCALE: 1" = 40'

SHEET
NUMBER
3 OF 13





REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

DATE

TOWN CLERK

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

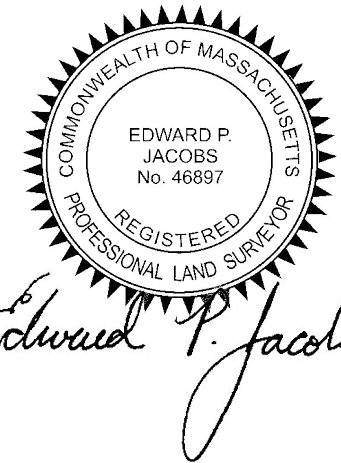
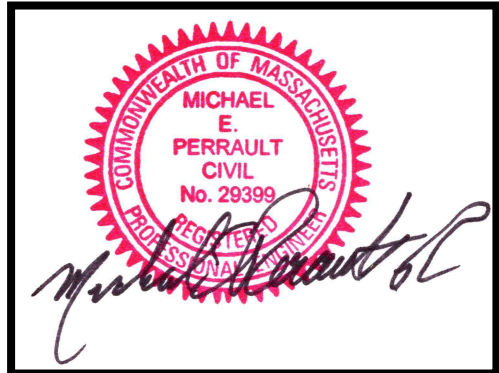
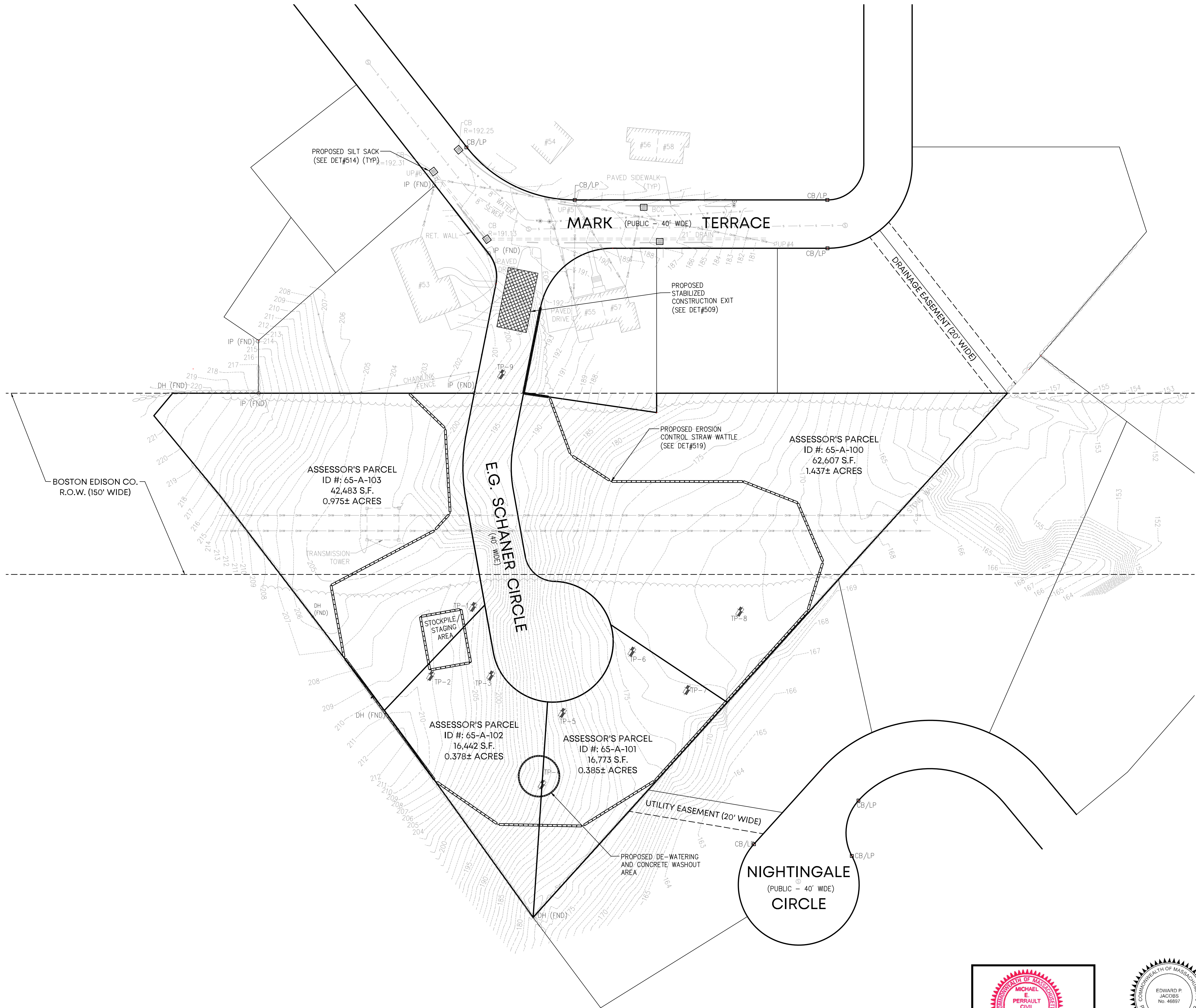
, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE

GENERAL NOTES:

- LOCUS PROPERTY IS COMPRISED OF:
ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103
DEED BOOK 19982 PAGE 250
OWNER OF RECORD OWNER: RKS REALTY LLC C/O
GENERAL CONTRACTING INC.
- PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) "PLAN OF LAND" PREPARED BY P.M.P.
ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- ZONING INFORMATION ZONING DISTRICT: RSFMD
RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
- THE PROPERTY LINE INFORMATION SHOWN IS
BASED ON CURRENT AVAILABLE RECORD
INFORMATION CONSISTING OF PLANS AND DEEDS
AND AN ACTUAL ON THE GROUND FIELD SURVEY
PERFORMED BY THIS FIRM ON & BETWEEN
1/12/2026 & 1/13/2026.
- COMMUNITY PANEL NUMBER: 25021C0218F
(DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP
DEFINES THIS AREA AS ZONE X, AREA OUTSIDE
THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN 100' OF THE
PROJECT AREA.
- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV.= 189.82'
BENCHMARK 'B' ELEV.= 206.71'



PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421



SHEET
NUMBER
4 OF 13

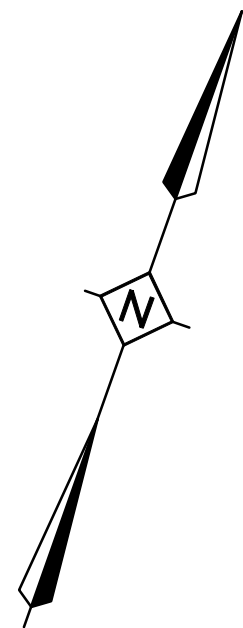
RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE
RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

06/05/26
DATE

DRAWN BY: STC
CHECKED BY: EPJ/MEP
DESIGNED BY: STC



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgview Terrace"

SEDIMENT & EROSION
CONTROL PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026
PROJECT NUMBER: 2025-101

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR IS/ ARE BUILDABLE LOTS.

DATE _____

TOWN CLERK _____

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

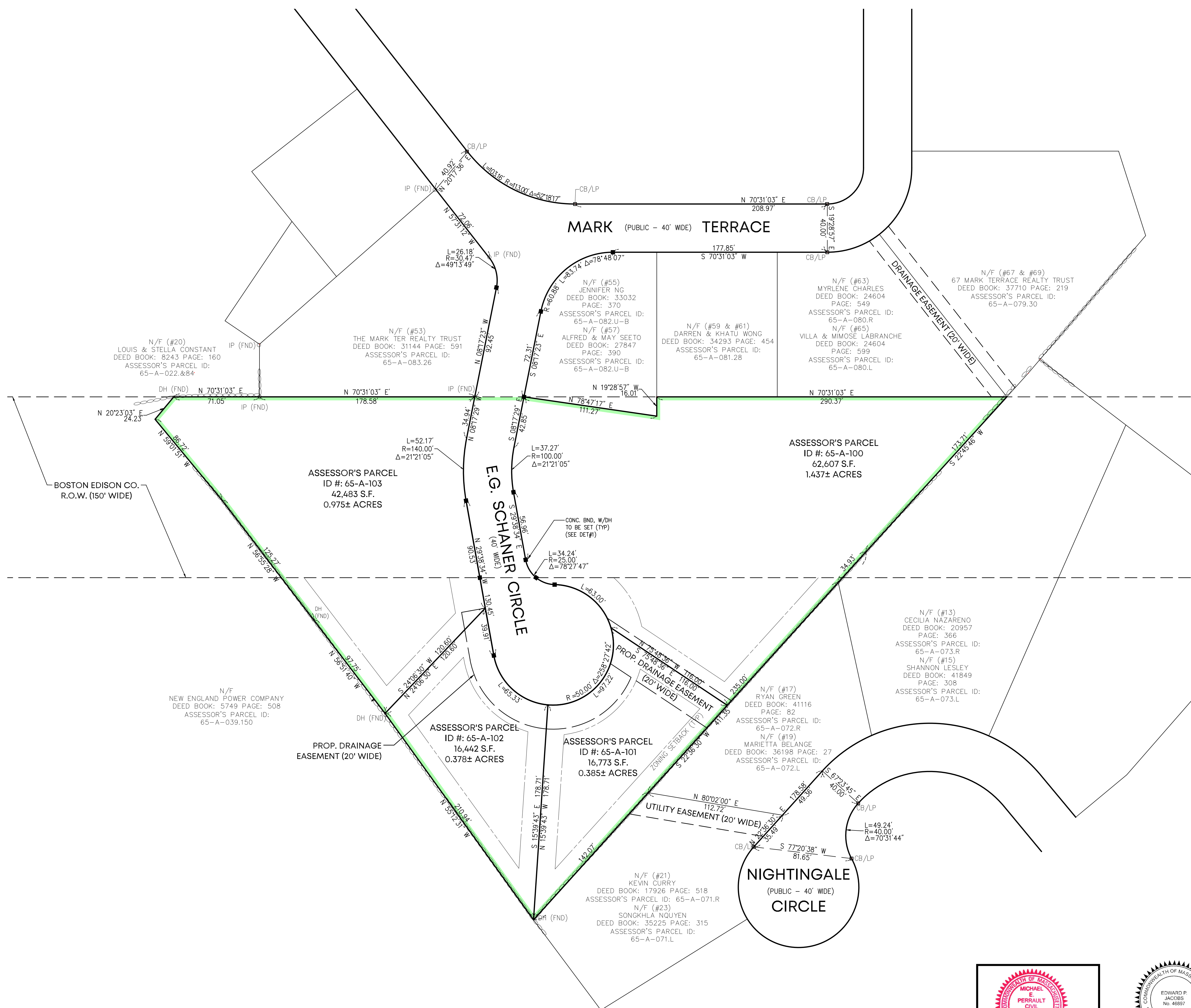
AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE _____

GENERAL NOTES:

- 1) LOCUS PROPERTY IS COMPRISED OF:
ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103
DEED BOOK 19982 PAGE 250
OWNER OF RECORD OWNER: RKS REALTY LLC C/O
GENERAL CONTRACTING INC.
- 2) PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) "PLAN OF LAND" PREPARED BY P.M.P.
ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- 3) ZONING INFORMATION ZONING DISTRICT: RSFMD
RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
- 4) THE PROPERTY LINE INFORMATION SHOWN IS
BASED ON CURRENT AVAILABLE RECORD
INFORMATION CONSISTING OF PLANS AND DEEDS
AND AN ACTUAL ON THE GROUND FIELD SURVEY
PERFORMED BY THIS FIRM ON & BETWEEN
1/12/2026 & 1/13/2026.
- 5) COMMUNITY PANEL NUMBER: 25021C0218F
(DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP
DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE
0.2% CHANCE ANNUAL FLOOD PLAIN.
- 6) THERE ARE NO WETLANDS WITHIN 100' OF THE
PROJECT AREA.
- 7) BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV. = 189.82'
BENCHMARK 'B' ELEV. = 206.71'



RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE
RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS IN PREPARING THIS PLAN.

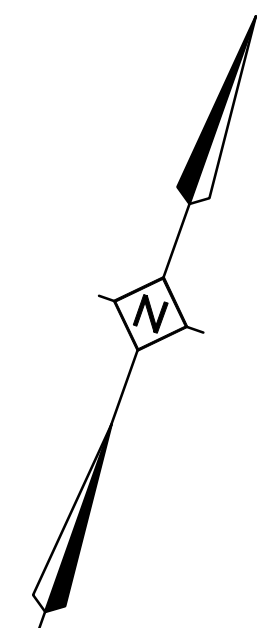
Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE 06/05/26

DRAWN BY: STC

CHECKED BY: EPJ/MEP

DESIGNED BY: STC



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgeview Terrace"

LOT LAYOUT PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

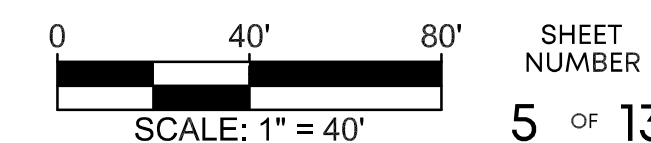
DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101

PROJECT NUMBER: 2025-101



359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421



TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BULDBABLE LOTS.

DATE _____

TOWN CLERK

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE _____

GENERAL NOTES:

1) LOCUS PROPERTY IS COMPRISED OF:
ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103
DEED BOOK 19982 PAGE 250
OWNER OF RECORD OWNER: RKS REALTY LLC C/O
GENERAL CONTRACTING INC.

2) PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) "PLAN OF LAND" PREPARED BY P.M.P.
ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20

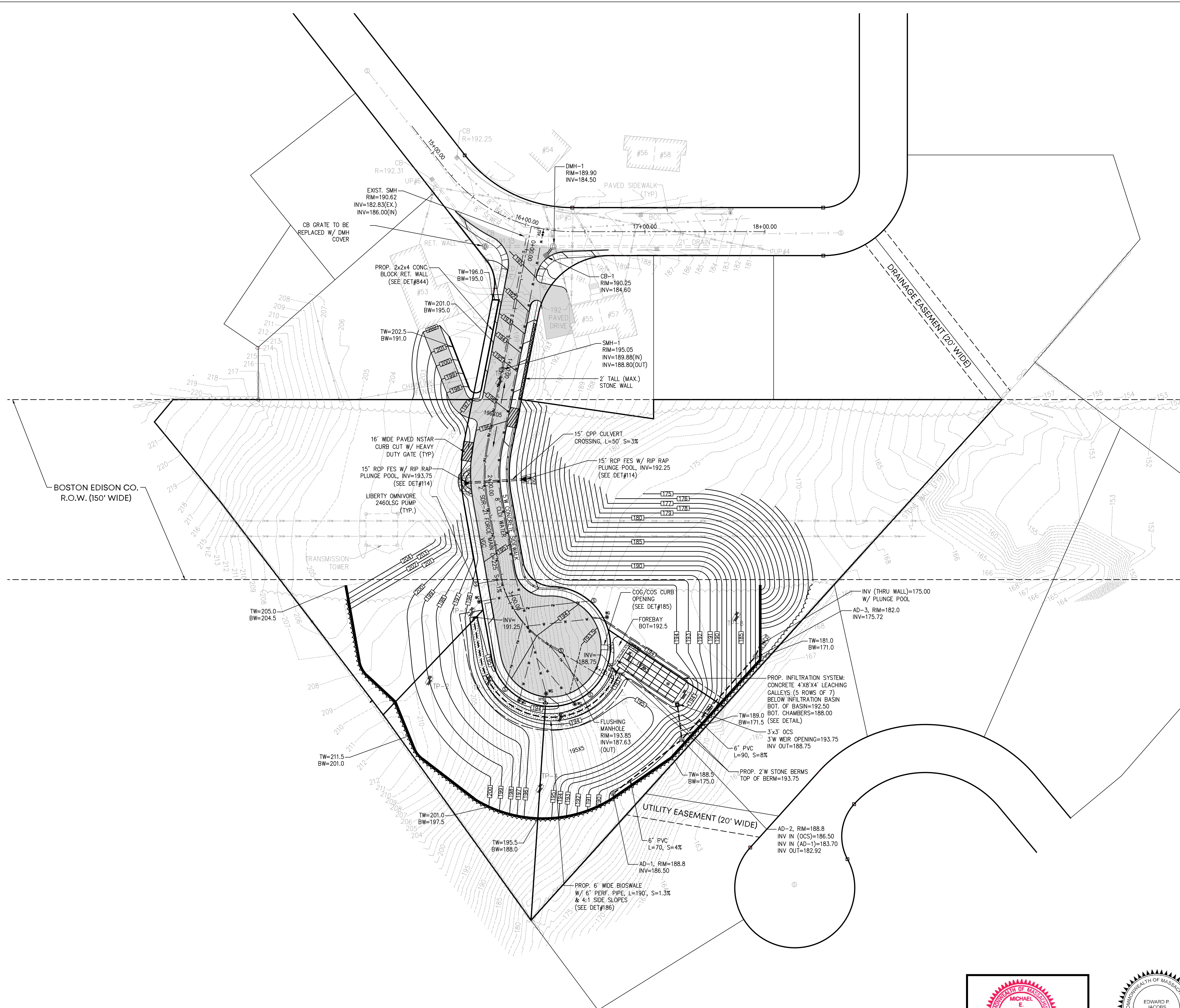
3) ZONING INFORMATION ZONING DISTRICT: RSFMD
RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'

4) THE PROPERTY LINE INFORMATION SHOWN IS
BASED ON CURRENT AVAILABLE RECORD
INFORMATION CONSISTING OF PLANS AND DEEDS
AND AN ACTUAL ON THE GROUND FIELD SURVEY
PERFORMED BY THIS FIRM ON & BETWEEN
1/12/2026 & 1/13/2026.

5) COMMUNITY PANEL NUMBER: 25021C0218F
(DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP
DEFINES THIS AREA AS ZONE X, AREA OUTSIDE
THE 0.2% CHANCE ANNUAL FLOOD PLAIN.

6) THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.

7) BENCHMARK INFORMATION:
 DATUM: N.A.V.D. 88
 BENCHMARK 'A' ELEV.= 189.82'
 BENCHMARK 'B' ELEV.= 206.71'



RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE
RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

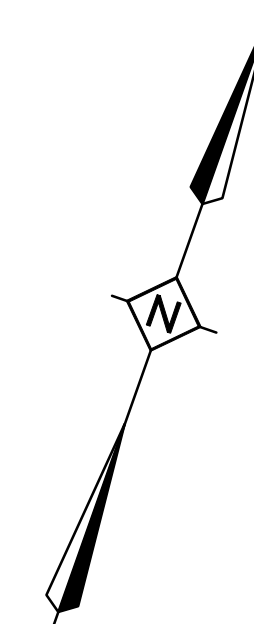
06/05/26

DATE _____

DRAWN BY: STC

CHECKED BY: EPJ/MEP

DESIGNED BY: STC



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgeview Terrace"

GRADING, DRAINAGE & UTILITY PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

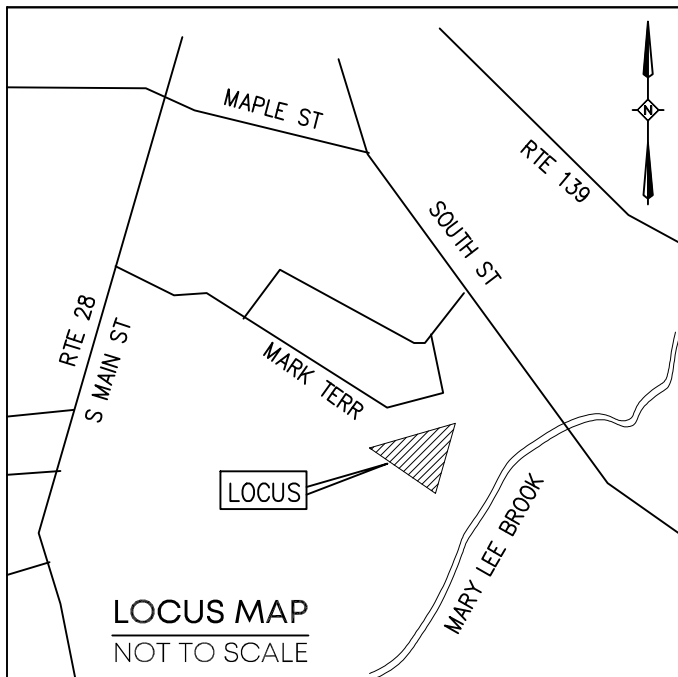
PROJECT NUMBER: 2025-101

PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421



SHEET
NUMBER
6 OF 13



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

DATE

TOWN CLERK

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

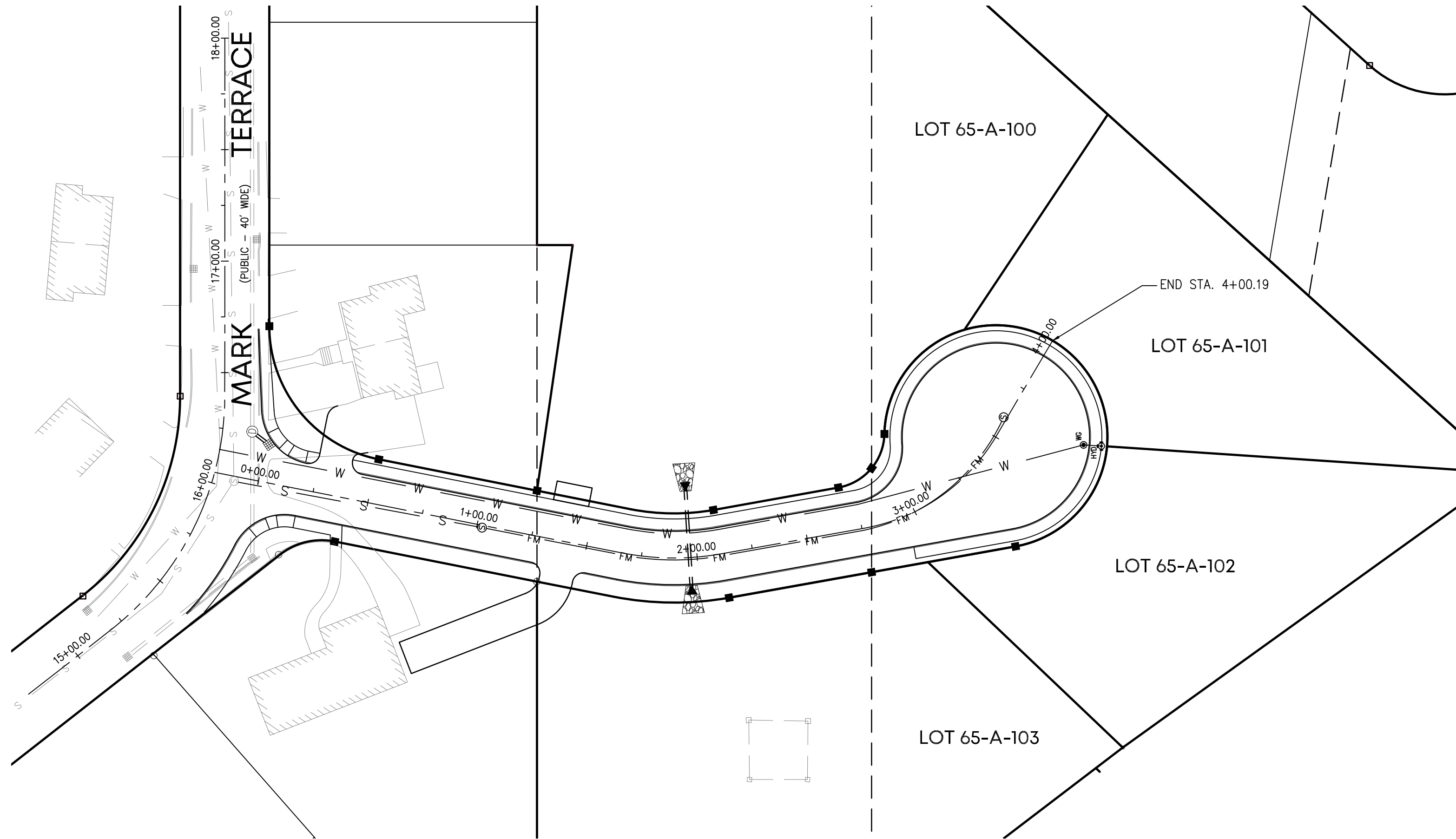
, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

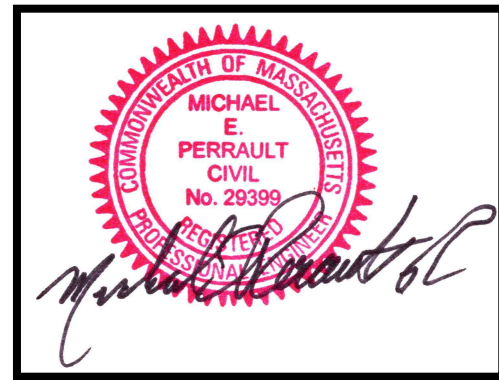
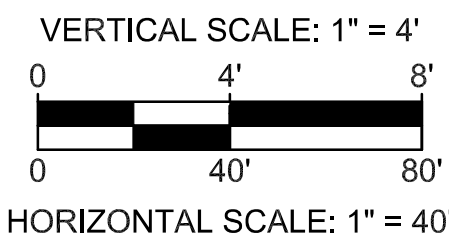
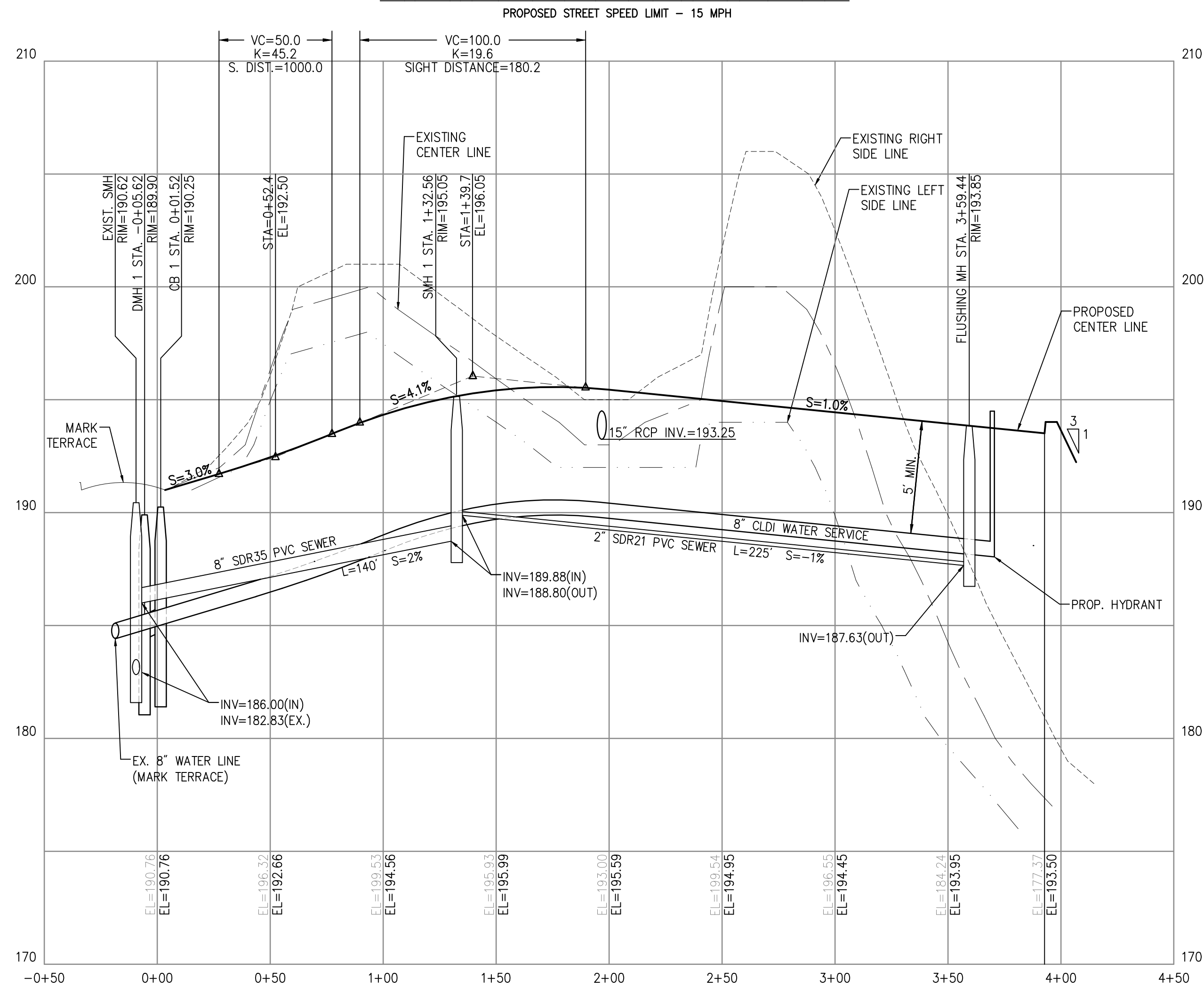
DATE

GENERAL NOTES:

- LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250 OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.
- PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) "PLAN OF LAND" PREPARED BY P.M.P. ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- ZONING INFORMATION ZONING DISTRICT: RSFMD RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
- THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON & BETWEEN 1/12/2026 & 1/13/2026.
- COMMUNITY PANEL NUMBER: 25021C0218F (DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.
- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV. = 189.82'
BENCHMARK 'B' ELEV. = 206.71'



E.G. SCHANER CIRCLE



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgview Terrace"

PLAN & PROFILE

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

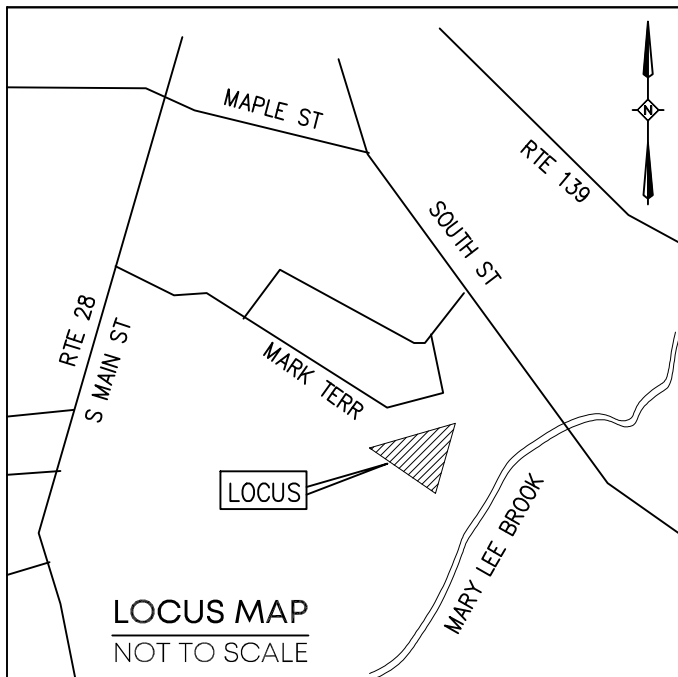
KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101

PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

DATE

TOWN CLERK

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE

GENERAL NOTES:

- LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250
OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.
- PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) "PLAN OF LAND" PREPARED BY P.M.P. ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- ZONING INFORMATION ZONING DISTRICT: RSFMD RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
- THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON & BETWEEN 1/12/2026 & 1/13/2026.
- COMMUNITY PANEL NUMBER: 25021C0218F (DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.
- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV.= 189.82'
BENCHMARK 'B' ELEV.= 206.71'



BUILD-OUT NOTES:

HOUSE FOOTPRINTS, DECKS, WALKS, GRADING, ELEVATIONS, UTILITY CONNECTION LATERALS AND DRIVEWAYS, ETC. SHOWN ON THIS PLAN ARE PLACEHOLDERS FOR DESIGN AND CALCULATION PURPOSES ONLY. ACTUAL HOMES TO BE BUILT WILL BE CHOSEN BY THE FUTURE HOME BUYERS AND MAY VARY FROM WHAT IS SHOWN ON THIS PLAN. FINAL SITE LAYOUT DESIGN WILL BE PROVIDED ON THE FUTURE BUILDING PERMIT FINAL PLANS AT THE TIME THAT THE BUILDING PERMIT APPLICATION IS MADE.

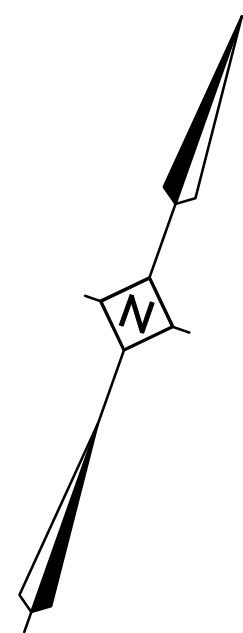
RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

06/05/26
DATE

DRAWN BY: STC
CHECKED BY: EPJ//MEP
DESIGNED BY: STC



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgewood Terrace"

BUILD OUT PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

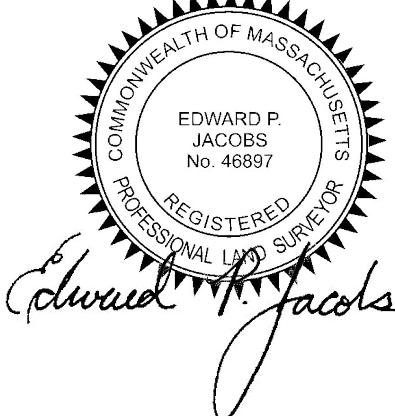
DATE: MAY 21, 2026

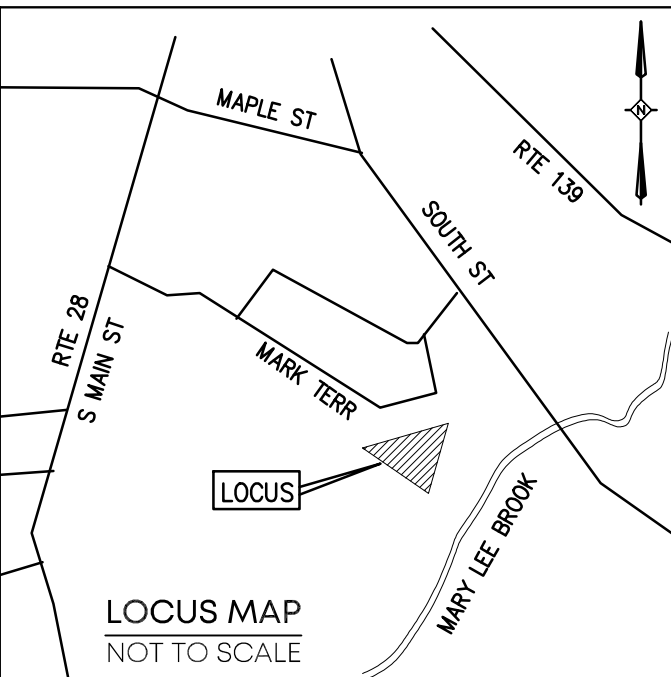
PROJECT NUMBER: 2025-101



359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

0 40' 80'
SCALE: 1" = 40'
SHEET
NUMBER
8 OF 13





REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

TOWN CLERK

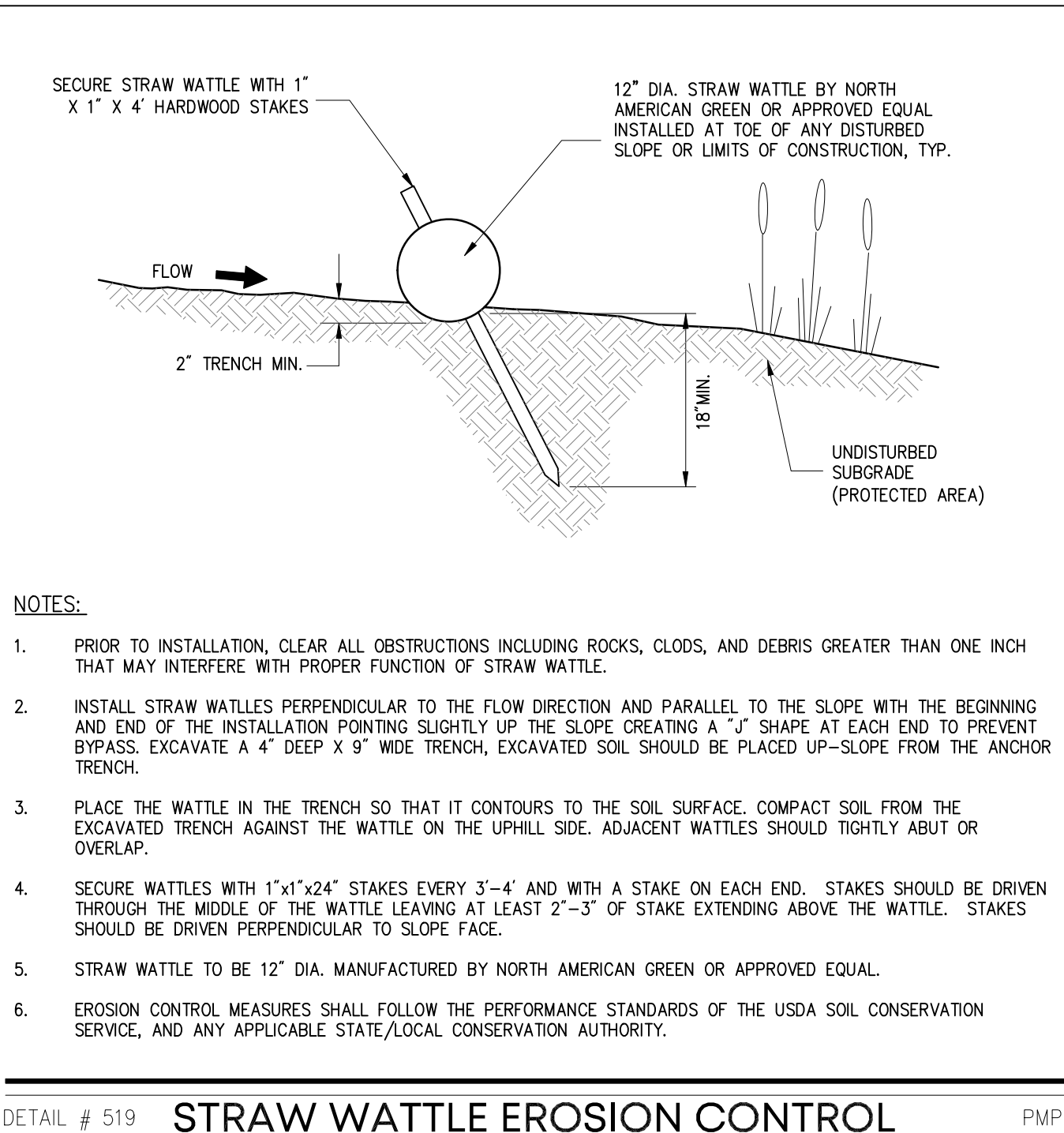
I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

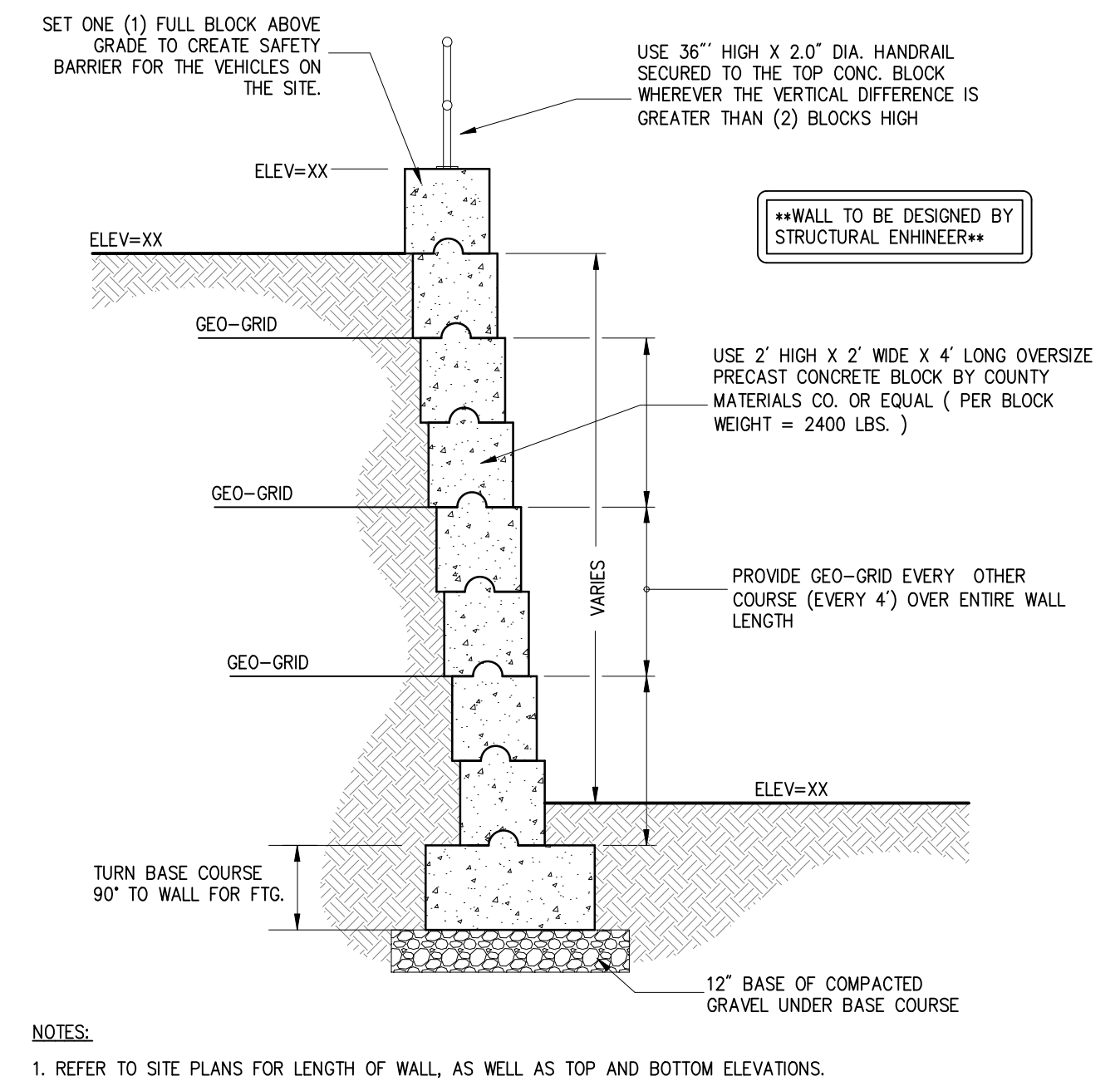
RANDOLPH TOWN CLERK

GENERAL NOTES:

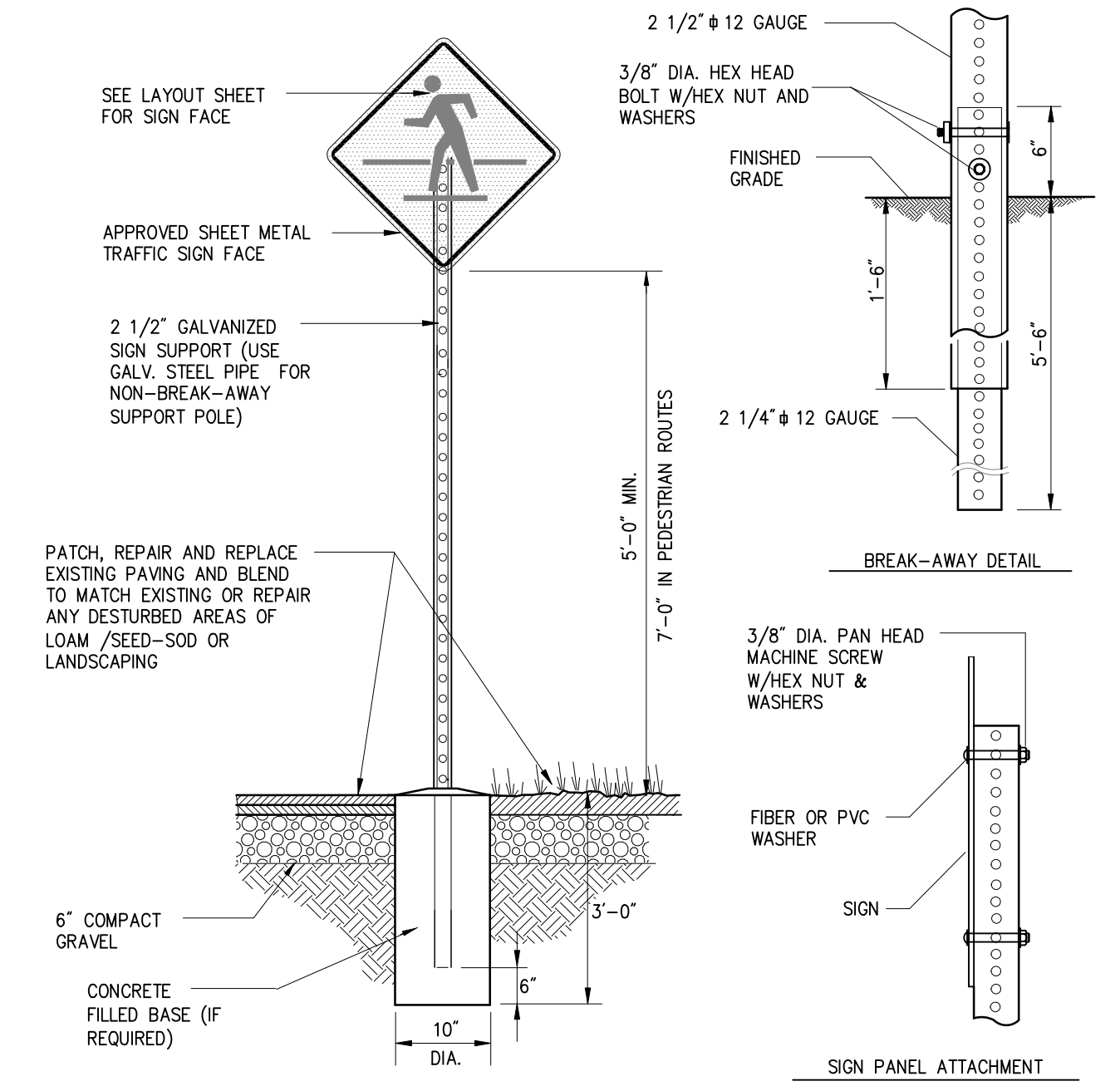
- LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250 OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.
- PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) 'PLAN OF LAND' PREPARED BY P.M.P. ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- ZONING INFORMATION ZONING DISTRICT: RSFMD RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY MINIMUM/MAXIMUM ZONING REQUIREMENTS MIN. LOT AREA = 16,000 S.F. MIN. LOT FRONTAGE = 120' MIN. FRONT YARD = 25', SIDE = 15', REAR = 15' MAXIMUM BUILDING LOT COVERAGE % = 20% MAXIMUM IMPERVIOUS LOT COVERAGE % = 25% MINIMUM GREEN SPACE % = 75% MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
- THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON & BETWEEN 1/12/2026 & 1/13/2026.
- COMMUNITY PANEL NUMBER: 25021C0218F (DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.
- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV.= 189.82'
BENCHMARK 'B' ELEV.= 206.71'



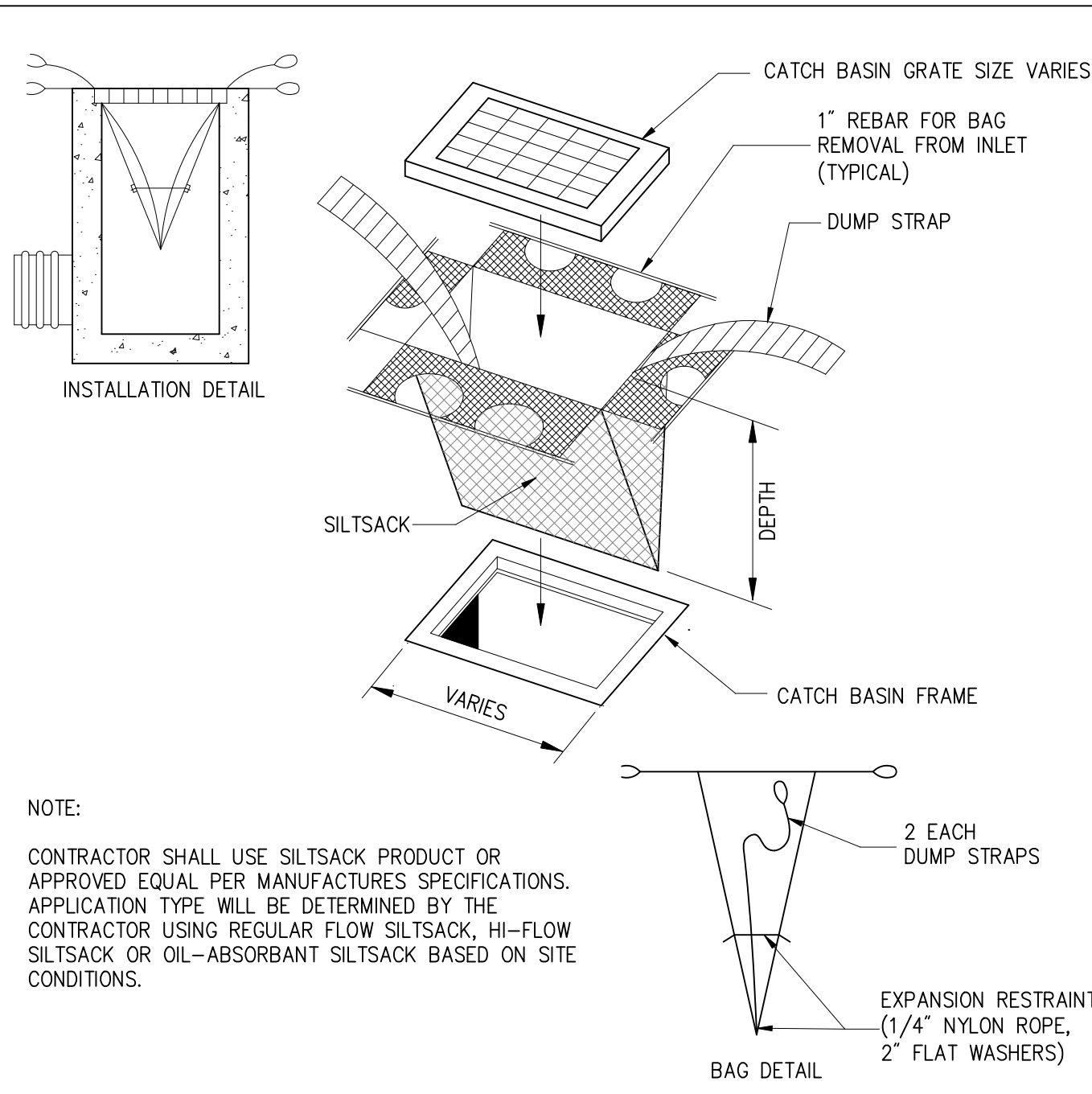
DETAIL # 519 STRAW WATTLE EROSION CONTROL PMP



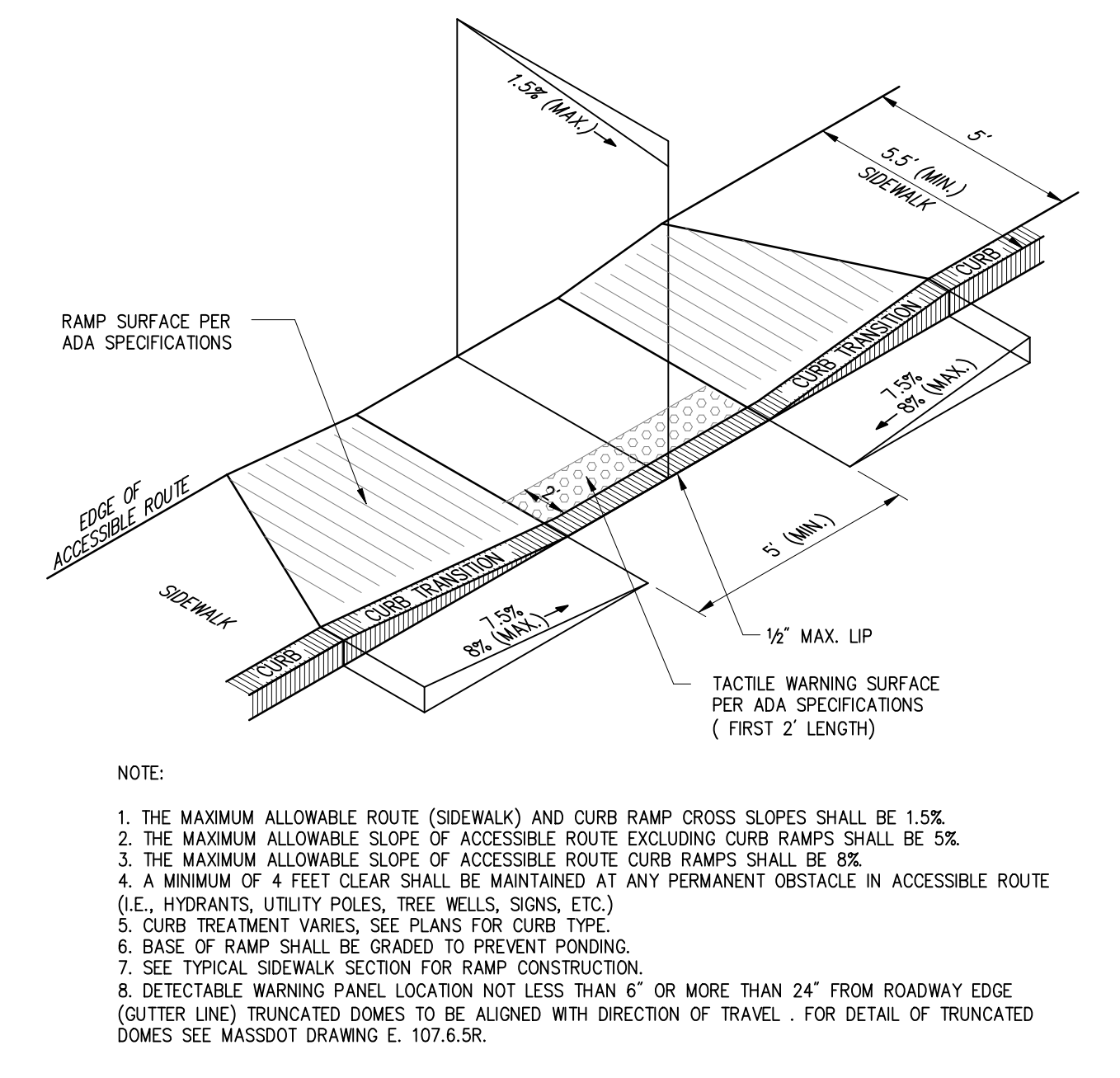
DETAIL # 830 2x2x4 CONCRETE BLOCK WALL (Tail) PMP



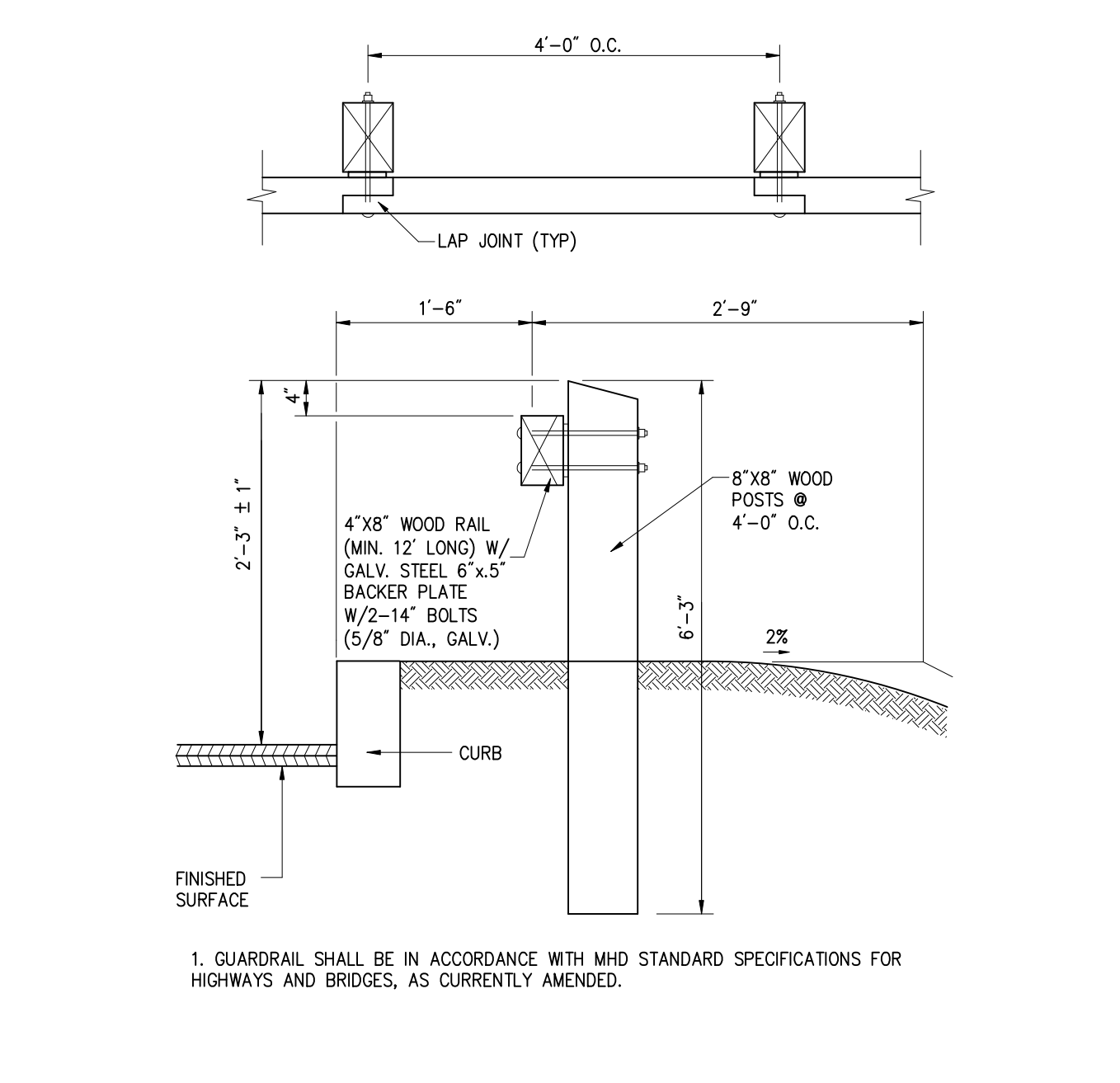
DETAIL # 704 TRAFFIC SIGN POST PMP



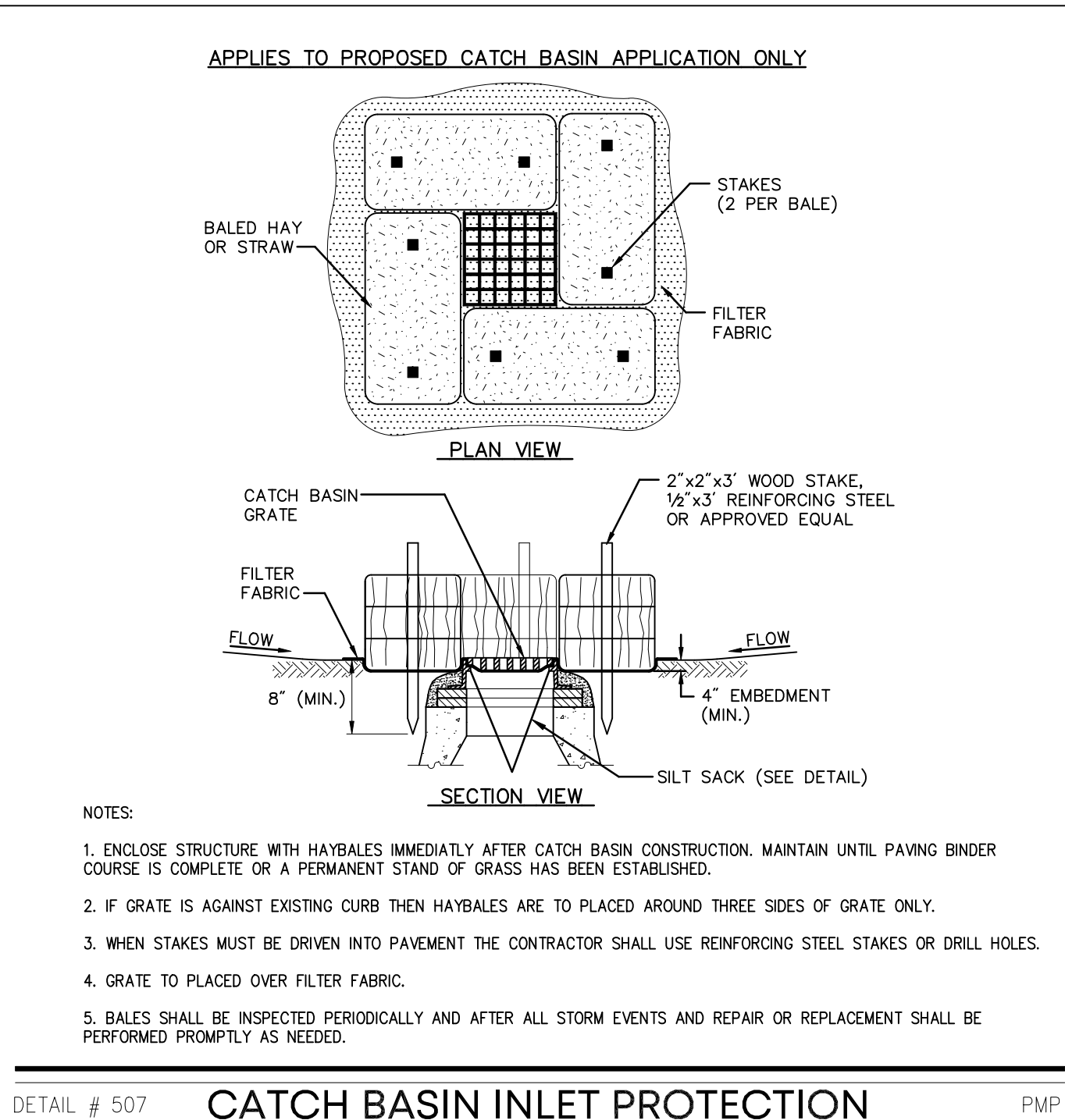
DETAIL # 514 INLET PROTECTION SILTSACK PMP



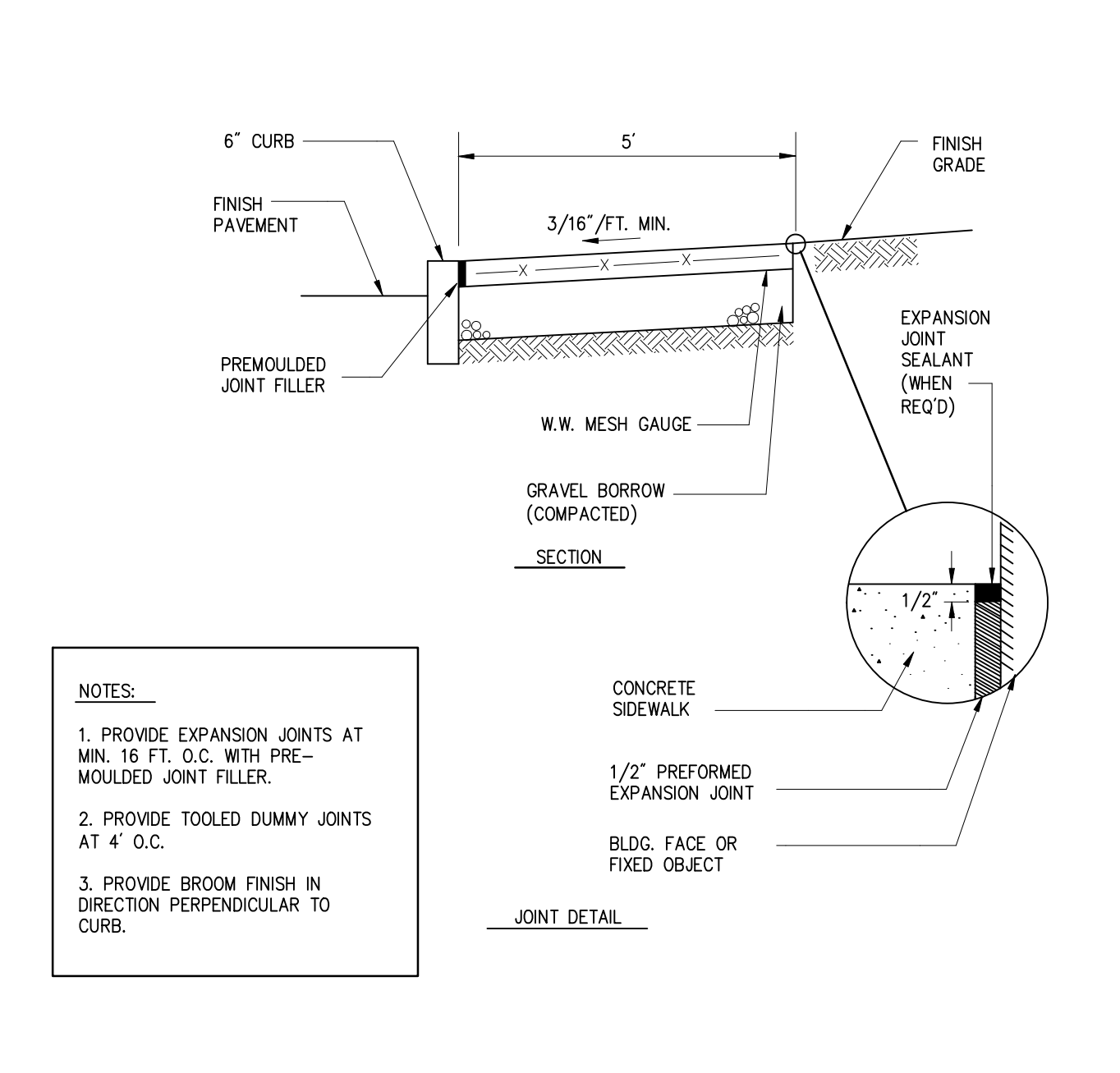
DETAIL # 400 ACCESSIBLE CURB RAMP - TYPE \"A\" PMP



DETAIL # 802 TIMBER GUARD RAIL W/STEEL PLATE PMP



DETAIL # 507 CATCH BASIN INLET PROTECTION PMP



DETAIL # 420 CONCRETE SIDEWALK PMP

RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR
06/05/26
DATE

DRAWN BY: STC
CHECKED BY: EPJ/MEP
DESIGNED BY: STC

DEFINITIVE SUBDIVISION MODIFICATION PLAN \"Ledgewiew Terrace\"

CONSTRUCTION DETAILS

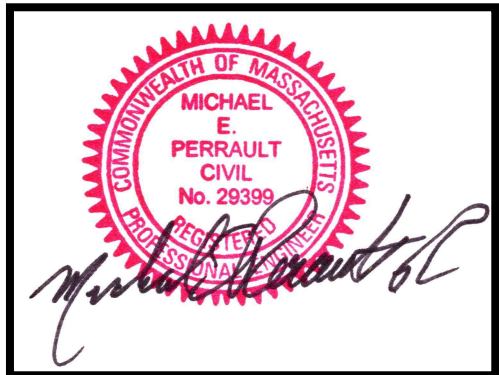
E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101

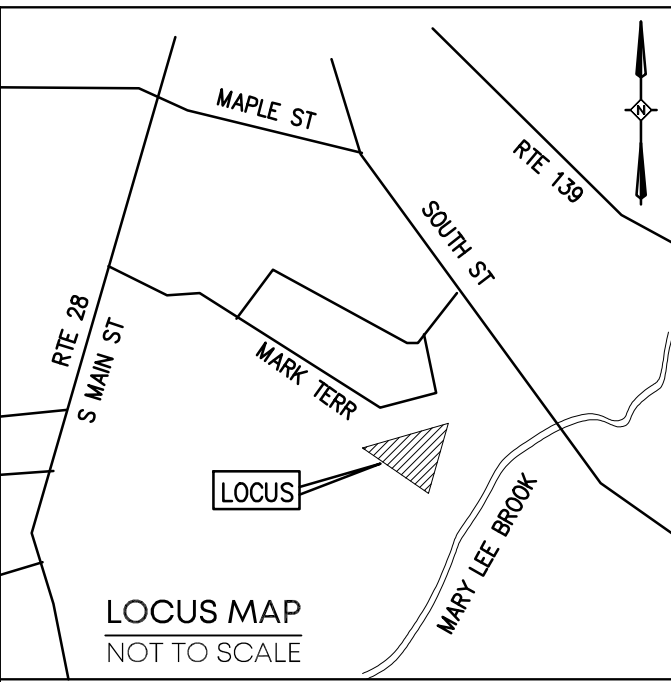


PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

SHEET
NUMBER
10 OF 13

www.pmpconsultinginc.com



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

DATE

TOWN CLERK

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

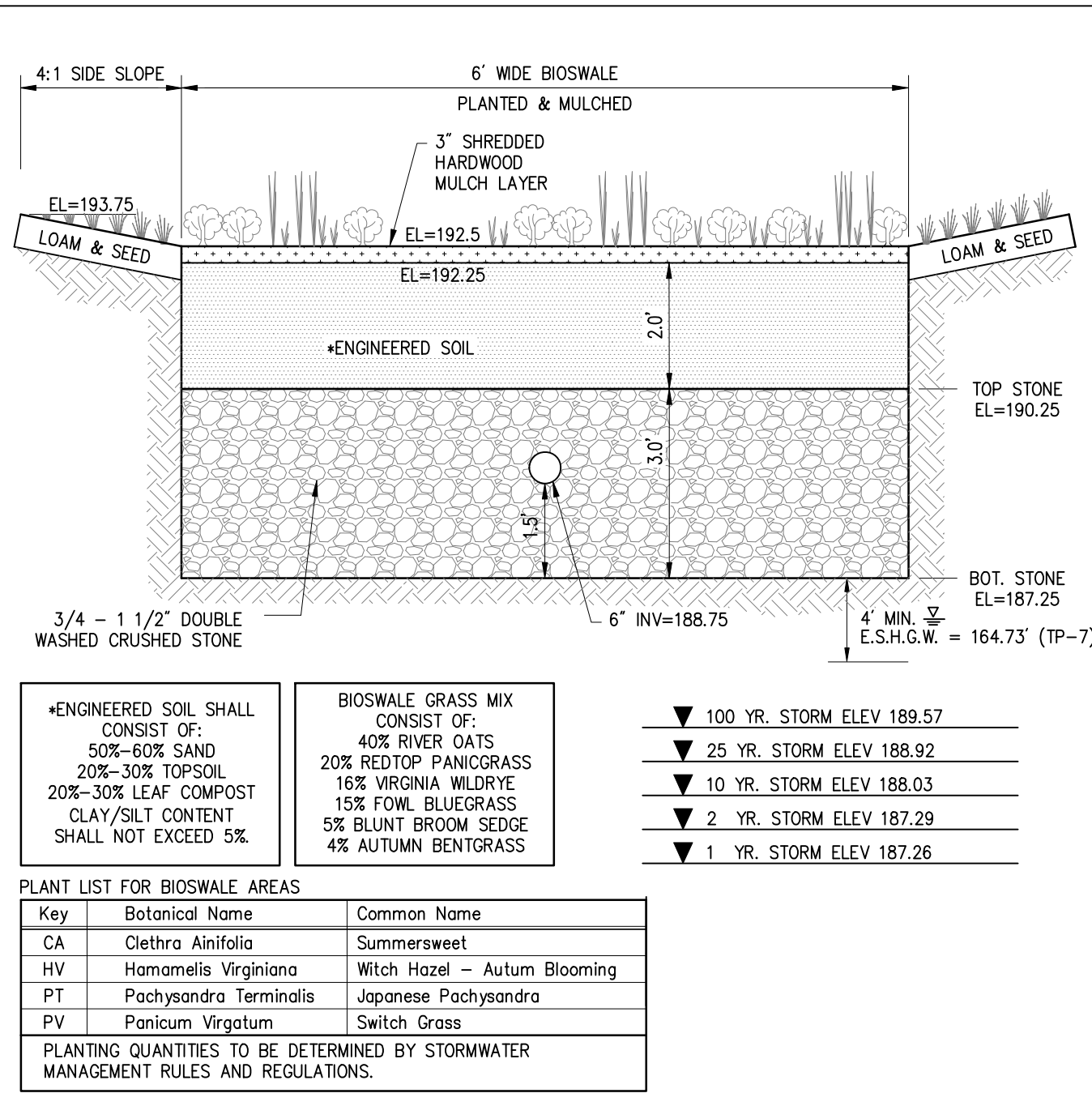
, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE

GENERAL NOTES:

- LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250
OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.
- PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) "PLAN OF LAND" PREPARED BY P.M.P. ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- ZONING INFORMATION ZONING DISTRICT: RSFMD RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
- THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON & BETWEEN 1/12/2026 & 1/13/2026.
- COMMUNITY PANEL NUMBER: 25021C0218F (DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.
- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV.= 189.82'
BENCHMARK 'B' ELEV.= 206.71'



*ENGINEERED SOIL SHALL CONSIST OF:
50%-60% SAND
20%-30% TOPSOIL
20%-30% LEAF COMPOST
CLAY/SILT CONTENT SHALL NOT EXCEED 5%.

BIOSWALE GRASS MIX CONSIST OF:
40% RIVER OATS
20% REDTOP PANICGRASS
16% VIRGINIA WILDRIE
15% FOWL BLUEGRASS
5% BLUNT BROOM SEDGE
4% AUTUMN BENTGRASS

▼ 100 YR. STORM ELEV 189.57
▼ 25 YR. STORM ELEV 188.92
▼ 10 YR. STORM ELEV 188.03
▼ 2 YR. STORM ELEV 187.29
▼ 1 YR. STORM ELEV 187.26

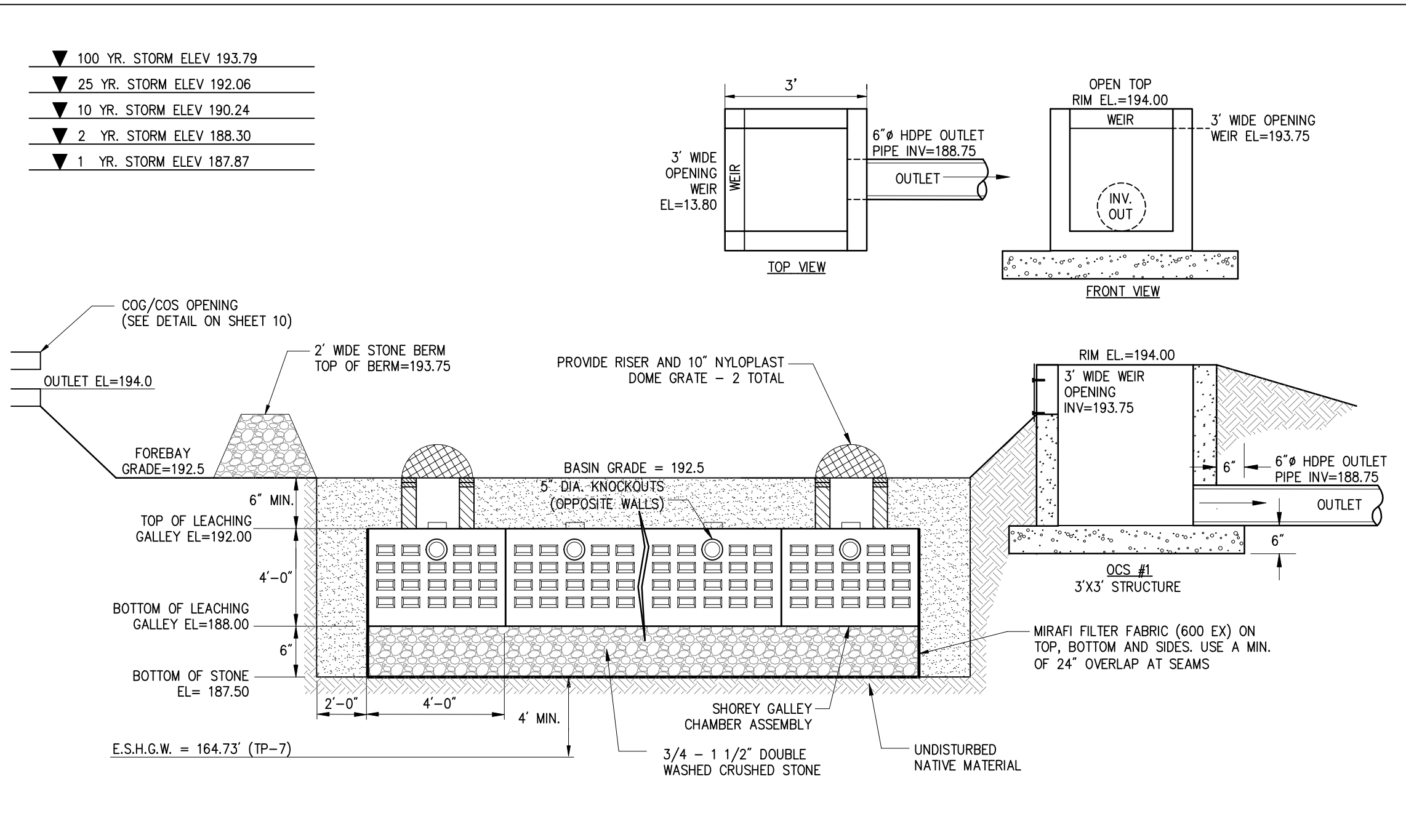
Key	Botanical Name	Common Name
CA	Clethra Alnifolia	Summersweet
HV	Hamamelis Virginiana	Witch Hazel - Autumn Blooming
PT	Pachysandra Terminalis	Japanese Pachysandra
PV	Panicum Virgatum	Switch Grass

PLANTING QUANTITIES TO BE DETERMINED BY STORMWATER MANAGEMENT RULES AND REGULATIONS.

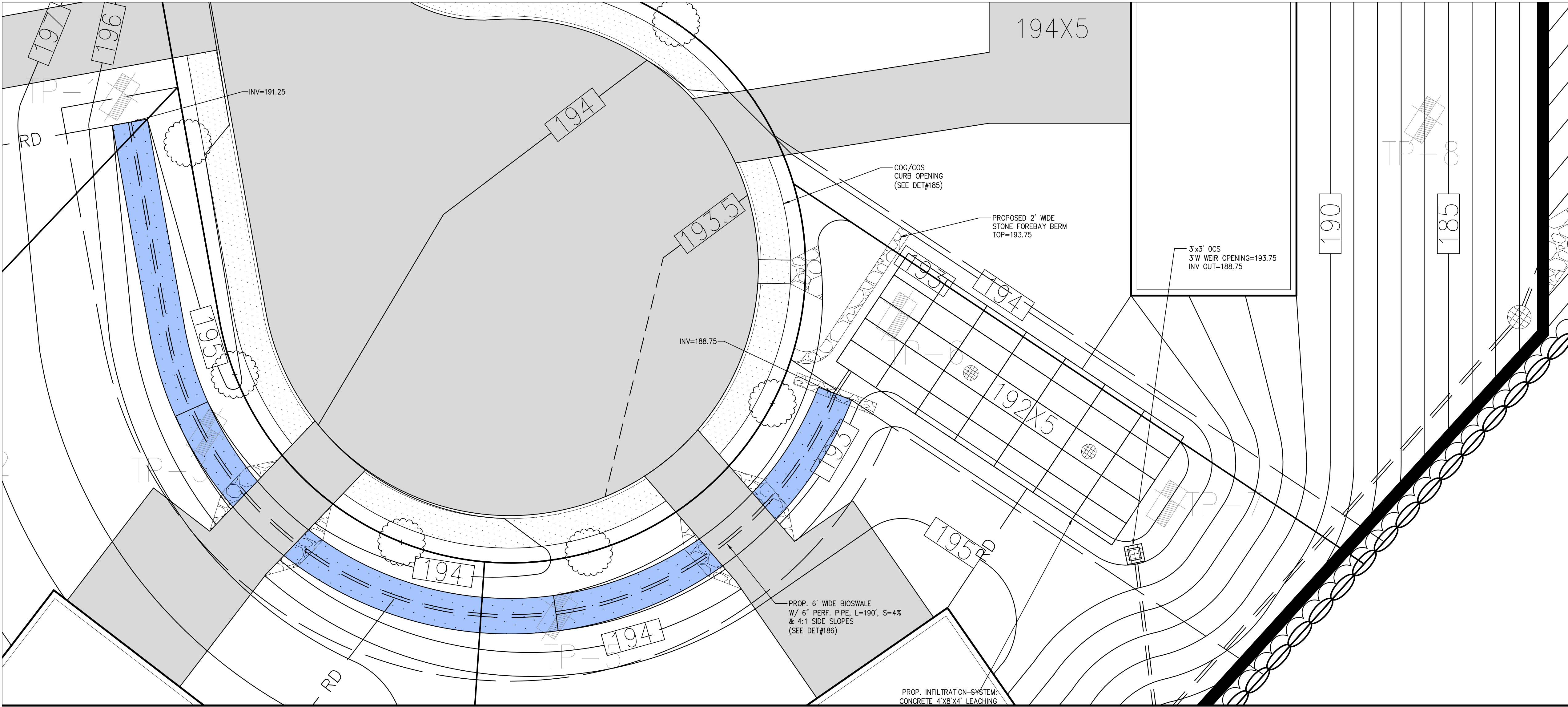
DETAIL # 186

BIOSWALE

PMP



4'x8'x4' CONCRETE LEACHING GALLEYS & BASIN



BIOSWALE & INFILTRATION SYSTEM - 1"=10' SCALE

RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR
06/05/26
DATE

DRAWN BY: STC
CHECKED BY: EPJ/MEP
DESIGNED BY: STC

DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgview Terrace"

CONSTRUCTION DETAILS

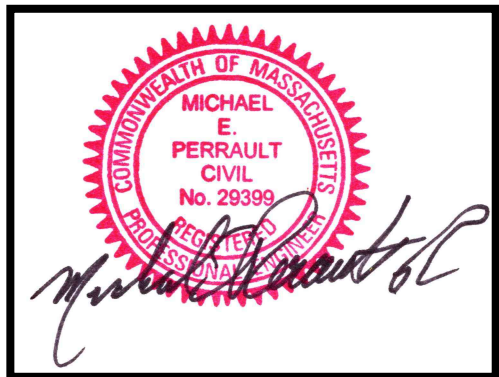
E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:
KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026
PROJECT NUMBER: 2025-101

PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421



File Attachments for Item:

1. Revised Draft 2027 Meeting Schedule

Planning Board

2027 Meeting Schedule

MEETING DATE	FILING DEADLINE
January 12	12-29-2026
January 26	1-12-2027
February 9	1-26-2027
February 23	2-9-2027
March 9	2-23-2027
March 23	3-9-2027
April 13	3-30-2027
April 27	4-13-2027
May 11	4-27-2027
May 25	5-11-2027
June 8	5-25-2027
June 22	6-8-2027
July 20	7-6-2027
August 17	8-3-2027
September 14	8-31-2027
September 28	9-14-2027
October 12	9-28-2027
October 26	10-12-2027
November 9	10-26-2027
November 23	11-9-2027
December 14	11-30-2027

Any project that requires notification to abutters and/or advertising **MUST** be submitted to Planning ***no less than 30 days*** before a scheduled hearing date.

Please consult the Planning Department at 781-961-0936 for assistance.

2027

Section F, Item1.

January

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Jan 1 New Year's Day
Jan 18 Martin Luther King Jr. Day
 Feb 14 Valentine's Day
Feb 15 Presidents' Day
 Mar 17 St. Patrick's Day
 Mar 28 Easter Sunday
 Mar 29 Easter Monday
 Apr 15 Tax Day
 May 5 Cinco de Mayo
 May 9 Mother's Day

May 31 Memorial Day
 Jun 14 Flag Day
Jun 18 'Juneteenth' day off
 Jun 19 Juneteenth
 Jun 20 Father's Day
 Jul 4 Independence Day
Jul 5 'Independence Day' day off
Sep 6 Labor Day
Oct 11 Columbus Day
 Oct 31 Halloween

Nov 2 Election Day
Nov 11 Veterans Day
Nov 25 Thanksgiving Day
 Nov 26 Black Friday
Dec 24 'Christmas Day' day off
 Dec 24 Christmas Eve
 Dec 25 Christmas Day
Dec 31 'New Year's Day' day off
 Dec 31 New Year's Eve

File Attachments for Item:

1. MAPC study with Randolph, Canton, Stoughton

Transit Oriented Development and Retail Strip District Planning Pilot

MAPC will lead a two-year planning and capacity-building pilot with Canton, Randolph, and Stoughton to advance transit-oriented development and retail strip district revitalization in three transit-served locations. Using the Rethinking the Retail Strip inventory, local zoning and parcel data, MassEnviroScreen Burdened Area mapping, and ResilientMass climate projections, the project will confirm one priority district in each community and prepare existing conditions profiles. MAPC will convene municipal staff and engage property owners, businesses, and community partners to develop district vision plans, zoning and policy actions, and a shared TOD and retail strip playbook. The work will support compact mixed-use reinvestment, safer access to transit, and district strategies for heat mitigation and stormwater management



TOD and Retail Corridor Readiness Findings and Next Phase Roadmap

Canton, Randolph, and Stoughton

Interim readiness phase

		
Canton	Randolph	Stoughton
		

Metropolitan Area Planning Council
August 2026

Purpose of this report
This report documents what the \$50,000 interim readiness phase clarified before the larger FY27 EEA planning effort begins. It finalizes the study districts for Canton, Randolph, and Stoughton; summarizes early outreach findings; distinguishes the three municipal contexts; and sets out a practical handoff to deeper district planning, zoning and policy analysis, corridor and property assessment, climate integration, and broader community engagement.

Contents

1. Executive Summary 4

What changed because of the readiness phase	4
The FY27 handoff	5
2. Regional Readiness Framework	6
Why the municipalities are being considered together	6
Different market stories	6
3. Canton Readiness Profile	7
Final study district and rationale	8
What prior plans already establish	8
Early outreach findings	8
Opportunities and unresolved questions	8
Stakeholders to keep involved	9
Recommended FY27 work	9
4. Randolph Readiness Profile	10
Final study district and rationale	11
What prior plans already establish	11
Early outreach findings	11
Opportunities and unresolved questions	12
Stakeholders to keep involved	12
Recommended FY27 work	12
5. Stoughton Readiness Profile	13
Final study district and rationale	14
What prior plans already establish	14
Early outreach findings	14
Opportunities and unresolved questions	14
Stakeholders to keep involved	15
Recommended FY27 work	15
6. Cross-Municipal Findings	16
Shared issues that belong in the FY27 method	16
7. Stakeholder and Engagement Readiness	17
Perspectives represented in the interim phase	17
Perspectives that remain incomplete	17
Recommended engagement approach for Burdened Areas and harder-to-reach groups	17
8. Final Study Districts	19
Areas outside the final study districts	19
9. FY27 Next Phase Roadmap	20
Recommended regional sequence	20
Canton: what should happen first	20
Randolph: what should happen first	20
Stoughton: what should happen first	21
What should not be prioritized at the start of FY27	21

10. Conclusion and Handoff	22
Appendix A. Stakeholder Map and Contact Matrix	23
Appendix B. Outreach Completed by Municipality	25
Appendix C. Conversation Guide	26
Appendix D. Interview Findings Index	27
Appendix E. Prior Plans and Studies Inventory	28
Appendix F. Final Study District Maps and GIS Notes.....	29
GIS inputs used for the final study district maps	31
Additional GIS needed for a fully layered FY27 map series	31
Appendix G. Outreach Tracker Summary	32
Appendix H. Municipality Issues and Opportunities Matrix	33
References	34

1. Executive Summary

What the readiness phase accomplished and what it means for FY27

MAPC used the interim readiness phase to narrow a broad three-municipality concept into three final study districts and a more practical set of planning questions. The work combined prior plan review, market and employment screening, GIS review, municipal coordination, and targeted conversations with property and development interests, small businesses, civic and community institutions, housing and service providers, transportation providers, and municipal staff. The result is not three mini master plans. It is a grounded handoff that finalizes where the larger FY27 project will work, identifies who should be involved early, and clarifies which questions need deeper technical analysis within those districts.

Core readiness finding

The three communities belong in one regional project because they share transit, corridor reuse, economic development, climate resilience, and equitable development questions. They should not be treated as three versions of the same district. The readiness work finalized a different study district and planning model for each municipality.

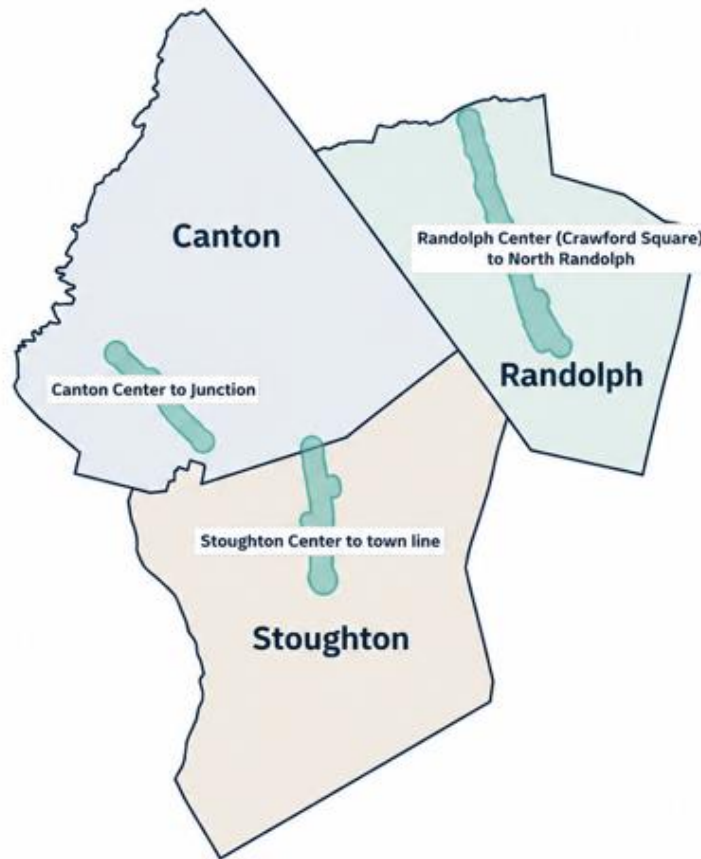
Municipality	Final FY27 study district	Related areas outside the district	Readiness implication
Canton	Canton Center and Canton Junction, including the connected area between and around the two station areas.	Broader Route 138 commercial areas beyond Canton Center and larger office, flex, industrial, and employment districts.	Treat Canton as a two-node transit and employment access problem, not as a single retail strip or station vacancy problem.
Randolph	Randolph Center (Crawford Square) north along North Main Street through North Randolph, including the surrounding corridor area.	Holbrook/Randolph Station and industrial or employment areas outside the North Main Street corridor.	Treat Randolph as one bus-served civic and commercial corridor extending from the Town Center through North Randolph, with strong equity considerations and everyday access and small-business issues.
Stoughton	Stoughton Center north along Washington Street through Central Street and the Stop & Shop / Charles Avenue area, continuing to the Canton town line.	Route 27, Route 139, and larger industrial areas outside the final Washington Street study district.	Treat Stoughton as a center-anchored Washington Street corridor focused on commercial reuse, access, transit, and reinvestment from the Center to the town line.

What changed because of the readiness phase

1. Canton was narrowed away from an overly broad combination of Canton Center, Canton Junction, Route 138, and employment districts. The final study district is Canton Center, Canton Junction, and the connected area between and around the two rail stations.
2. Randolph was reframed away from a traditional commuter rail station-area vacancy narrative. The final study district runs from Randolph Center (Crawford Square) north along North Main Street through North Randolph, including the surrounding corridor area.
3. Stoughton was narrowed from a broad center, corridor, and industrial geography to a final Washington Street study district running from Stoughton Center north through Central Street, the Stop & Shop and Charles Avenue area, and continuing to the Canton town line.
4. Across all three municipalities, the work confirmed that market listings are a screening input, not a proxy for corridor vacancy. Much of the largest available space is industrial, office, or flex space outside the final place-based study districts.
5. Early outreach surfaced practical engagement conditions that would not be visible from plans or parcel data alone, including language and trust barriers, transit dependence, pedestrian discomfort, business time constraints, the importance of libraries and service providers, and the value of relationship-based outreach.

Three-municipality cluster and final FY27 study districts

The readiness phase finalized the geography that will carry forward into the FY27 EEA planning project.



Shaded areas show the final study districts at a generalized district scale. Detailed FY27 analysis will apply parcel, zoning, transit, Burdened Area, infrastructure, and community information within these fixed geographies.

Figure 1. Three-municipality readiness cluster and final FY27 study districts. Base geography uses the provided municipal boundary GIS. The shaded areas show the final study districts established through the readiness phase.

The FY27 handoff

The larger FY27 EEA project should start from these final study districts and go deeper. It should assemble current zoning, transit, Burdened Area, parcel, infrastructure, market, and community information within the fixed geographies; complete district-scale existing conditions and corridor/property assessment; conduct targeted zoning and policy diagnostics; integrate climate and resilience analysis; and broaden community engagement through trusted local channels. Detailed zoning text, parcel-specific concepts, engineering, permitting, and implementation-ready design should occur only where the FY27 scope and municipal decisions support that level of work.

2. Regional Readiness Framework

Why one regional project still needs three different local approaches

Why the municipalities are being considered together

Canton, Randolph, and Stoughton are neighboring communities with overlapping labor markets, regional travel patterns, transit connections, and commercial corridors. The FY27 application framed them as a coordinated cluster because each has transit-accessible centers or corridors, underused or changing commercial properties, climate and resilience concerns, and opportunities to improve how land use, mobility, economic development, and community benefits are planned together. The letters of support and municipal commitment reinforced the value of a regional approach that connects reinvestment, access, climate resilience, and equitable engagement.

Shared regional theme	What the readiness work found	What FY27 should do
Transit and mobility	Transit matters in all three communities, but the useful planning unit differs: two commuter rail nodes in Canton, a bus-served civic and commercial corridor in Randolph, and a center-adjacent corridor with commuter rail and BAT service in Stoughton.	Use a common access framework, then tailor station, bus, pedestrian, parking, and corridor analysis to each municipality.
Commercial reuse	Retail strip and infill opportunities exist, but listed availability is dominated by larger industrial, office, and flex space in Canton and Stoughton, and industrial space in Randolph.	Distinguish corridor reuse from the broader real estate market. Groundtruth underuse, ownership intent, parcel conditions, and reinvestment barriers.
Equitable development	Burdened Area overlap and access barriers are important across the cluster, with the most corridor-wide equity framing in Randolph.	Use trusted institutions, plain language, multilingual outreach, low-burden participation, and targeted engagement rather than relying on formal public meetings.
Climate resilience	MVP plans identify flooding, heat or extreme temperatures, stormwater, infrastructure, and vulnerable populations as recurring concerns.	Integrate resilience early in district screening and site/corridor analysis rather than adding it after land use concepts are developed.
Implementation readiness	All three municipalities have substantial prior planning. The problem is not a lack of plans.	Use prior work to avoid duplication, focus technical analysis on unresolved issues, and produce a sequenced set of implementable next steps.

Different market stories

Indicator	Canton	Randolph	Stoughton
2024 average monthly jobs	25,156	8,985	14,215
2019 to 2024 job change	+2,837	-713	+286
Commercial properties in CoStar readiness screen	453	303	493
Total listed available space	1,512,132 SF	579,625 SF	1,632,463 SF
Listed available space within 1 mile of transit	52,410 SF	2,500 SF	68,749 SF
Primary readiness read	Two-station and employment access	Continuous Randolph Center-to-North Randolph corridor	Center-to-town-line Washington Street corridor

Source note: employment and commercial availability figures are from the MAPC readiness decks and market screen. Availability is a market screening signal and should not be presented as corridor vacancy.

3. Canton Readiness Profile



Two transit nodes, strong employment assets, and a need for tighter focus

Final study district: Canton Center to Canton Junction

Includes both station areas and the connected area between them.
The broader Route 138 corridor beyond Canton Center remains outside the final FY27 study district.



Final FY27 study district. The shaded area shows the confirmed corridor and surrounding planning area at a generalized district scale. The study district is fixed for FY27; the shaded edge is not a parcel-specific zoning boundary.

Figure 2. Canton final study district. The district includes Canton Center, Canton Junction, and the connected area between and around the two station areas. The broader Route 138 corridor beyond Canton Center remains outside the final FY27 study district. Parcels: Massachusetts Level 3 parcel data provided for Canton. Roads: Census 2020 TIGER roads.

Final study district and rationale

The readiness work finalizes Canton Center, Canton Junction, and the connected area between and around the two stations as the FY27 study district. This is consistent with the application locus map and with Canton Master Plan priorities, but it is more specific than carrying Canton Center, Canton Junction, the broader Route 138 corridor, and the larger employment districts as coequal areas. The two stations are close enough to be understood as connected parts of the same local mobility and economic system, while remaining different planning contexts. The broader Route 138 commercial corridor beyond Canton Center remains important context, but it is not part of the final FY27 study district.

Why this is the final FY27 study district

It connects two commuter rail assets, recent and ongoing development, existing planning and zoning tools, public realm and station access questions, merchant and resident activity in Canton Center, and larger employment access considerations. It also gives the FY27 project a manageable geography without turning the work into several Canton studies at once.

What prior plans already establish

1. Canton Master Plan 2035 identifies Canton Junction as a focus area for transit-oriented development and calls for station access, sidewalk, bicycle, wayfinding, parking, and supporting infrastructure improvements.
2. The Master Plan separately identifies Downtown and Route 138 as focus areas for walkable mixed-use revitalization, parking management, multimodal connections, and corridor access improvements.
3. The Canton MVP report identifies flooding, heat, wind, snow and ice, transportation, stormwater, water infrastructure, trees, and vulnerable populations as resilience concerns.
4. The application code inventory identifies potential later-phase review areas including district structure, uses, dimensional standards, parking and loading, floodplain and groundwater overlays, Canton Center provisions, and development review procedures.

Early outreach findings

Theme	What early conversations added
Infrastructure and station access	DPW and Engineering staff generally described Canton Junction infrastructure as strong after recent redevelopment-related improvements. Sherman Street work, the Riviera Street outfall or culvert issue, the MBTA pedestrian bridge, and rail-related constraints remain items for follow-up.
Traffic and circulation	Washington Street was described as the major arterial traffic issue. A broader long-term constraint was identified around Walpole Street, Ponkapoag Street, Chapman Street, and the viaduct. Those locations are outside the final study district and should be treated as related circulation context where they affect Center-to-Junction conditions.
Different station roles	Interview findings emphasized that Canton Junction is a major regional transportation hub and Canton Center is a different local center context. The planning value is in understanding their relationship without assuming identical land use or public realm strategies.
Housing and access	Canton Housing Authority conversations reinforced that lower-income and older residents may experience the two stations differently and that everyday access to services, transit, and community destinations should be part of the equity screen.
Market and employment	Canton has the largest employment base in the three-community cluster. Large office, flex, and industrial availability should be kept separate from the Center-to-Junction corridor narrative unless local validation shows a direct relationship.

Opportunities and unresolved questions

Opportunities	Constraints or questions to resolve in FY27
---------------	---

Opportunities	Constraints or questions to resolve in FY27
Use the two-station relationship to connect TOD, local center activity, employment access, and multimodal circulation.	Apply the final study district consistently while distinguishing which issues are corridor-wide and which are specific to Canton Center or Canton Junction.
Build on recent public and private infrastructure investment around Canton Junction rather than starting from a deficit narrative.	Resolve which rail, bridge, parking, and access issues are controlled by the Town, MBTA, MassDOT, or private parties.
Review existing district and overlay tools before considering new zoning structures.	Evaluate how existing Canton Center, Canton Junction, floodplain, groundwater, use, dimensional, and parking provisions interact with feasible reinvestment inside the final study district.
Keep the broader Route 138 corridor beyond Canton Center outside the final study district while referencing it where a specific mobility, commercial, or economic-development issue affects the Center-to-Junction work.	Avoid expanding FY27 into a separate Route 138 corridor plan.

Stakeholders to keep involved

- Town Planning and Economic Development staff and boards
- DPW and Engineering
- Canton Housing Authority and senior-serving organizations
- Canton Center merchants and property owners
- Canton Junction property and development interests
- MBTA and relevant transportation agencies
- Walk, Bike and Hike and other mobility advocates
- Neponset River Watershed Association and resilience partners
- Major employers and business organizations where employer access is directly relevant

Recommended FY27 work

1. Use the final Center-to-Junction study district as the geographic basis for FY27 analysis and assemble current zoning, transit, Burdened Area, parcel, infrastructure, and resilience layers within it.
2. Complete a district-scale existing conditions and access analysis that distinguishes Canton Center from Canton Junction while evaluating the connection between them.
3. Conduct targeted zoning and policy diagnostics, including uses, dimensional standards, parking, relevant overlays, and development review procedures.
4. Groundtruth selected properties and large employers only where they help answer corridor, employment access, or reuse questions.
5. Integrate floodplain, groundwater, stormwater, heat, and vulnerable population considerations before redevelopment strategies are developed.
6. Use broader engagement to test goals and tradeoffs after the technical baseline is assembled within the final study district.

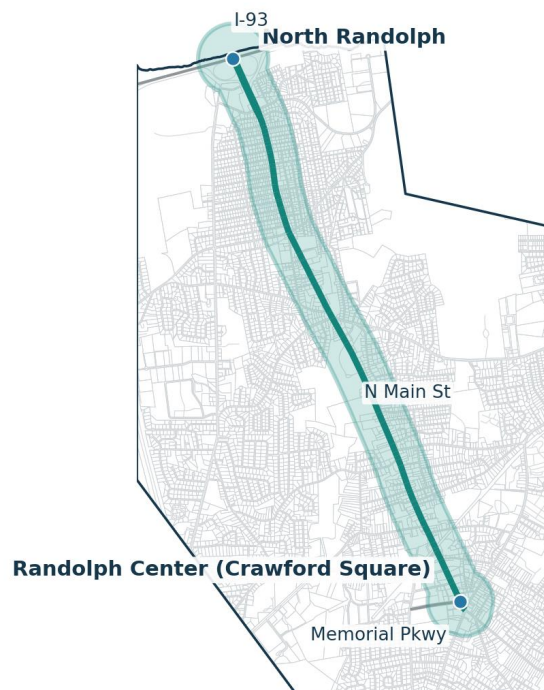
4. Randolph Readiness Profile



A civic and commercial corridor where everyday access, small business, and equity are central

Final study district: Randolph Center to North Randolph

Follows North Main Street from Randolph Center (Crawford Square) through North Randolph, including the surrounding corridor area.



Final FY27 study district. The shaded area shows the confirmed corridor and surrounding planning area at a generalized district scale. The study district is fixed for FY27; the shaded edge is not a parcel-specific zoning boundary.

Figure 3. Randolph final study district. The district runs from Randolph Center (Crawford Square) north along North Main Street through North Randolph to the town limit and includes the surrounding corridor area. Holbrook/Randolph Station is outside the study district but remains relevant to the broader transit relationship. Parcels: Massachusetts Level 3 parcel data provided for Randolph. Roads: Census 2020 TIGER roads.

Final study district and rationale

The readiness findings finalize Randolph Center (Crawford Square), North Main Street, and North Randolph as one continuous FY27 study district. This is where civic institutions, transit stops, schools, small businesses, housing access, pedestrian crossings, mixed-use questions, and North Randolph's highway-oriented commercial conditions connect most clearly. The district extends north through North Randolph rather than stopping in the central portion of North Main Street. Holbrook/Randolph Station remains important to the regional transit story, but it is outside the final study district and should be examined as a transit relationship rather than as the organizing geography for the corridor effort.

Why this is the final FY27 study district

Stakeholders consistently described Randolph Center (Crawford Square), North Main Street, and North Randolph as places people use for transit, civic services, schools, groceries, pharmacies, businesses, community resources, and regional access. They also described traffic, crossing safety, bus stop comfort, language access, and market perception as issues that a parcel-only or station-only approach would miss.

What prior plans already establish

1. Randolph's Comprehensive Master Plan supports mixed-use zoning beyond Randolph Center (Crawford Square), including strategic locations near commuter rail, and recommends zoning updates that reinforce Randolph Center as the Town Center.
2. The Master Plan transportation recommendations support Complete Streets, ADA-compliant sidewalks and crosswalks, bicycle facilities, and bicycle parking in Town Center and other destinations.
3. The Randolph MVP report identifies flooding, severe winter storms and high winds, extreme temperatures, and drought as top hazards, with drainage, public outreach, backup power, and resilience integration among its priority actions.
4. The application code inventory identifies potential later-phase review of district boundaries, mixed-use provisions, use regulations, dimensional standards, parking and shared parking, the Union Crossing Transit District, environmental overlays, and site plan and design review.

Early outreach findings

Theme	What early conversations added
Traffic and pedestrian safety	North Main Street was repeatedly described as congested, stressful, and difficult to cross or navigate. Turner Free Library highlighted student crossings, bus stop comfort, and the need to make the corridor more comfortable to be in, not only easier to drive through.
Everyday services and transit	Housing Authority and community-service conversations emphasized groceries, pharmacies, public services, buses, paid rides, delivery, church networks, and scheduled transportation. Access questions are shaped by age, disability, income, language, and time of day.
Small business conditions	Business owners identified traffic, customer access, vandalism, limited time for participation, and the value of supportive municipal relationships. The corridor planning process should improve conditions for existing businesses, not focus only on future redevelopment.
Language and trust	Vietnamese and other immigrant outreach requires translation plus plain language. Faith institutions, trusted individuals, Facebook, word of mouth, schools, adult education, and service providers are important channels. Participation may be limited when residents or business owners are unsure why government is asking for input.
Development and market dynamics	Property and development conversations described Randolph as regionally accessible and municipally responsive, while also noting investor perceptions, project feasibility, zoning, density, parking, and school perceptions as barriers. Randolph Center was identified as a place with mixed-use potential, while North Randolph adds a more highway-oriented commercial condition within the same final corridor.

Opportunities and unresolved questions

Opportunities	Constraints or questions to resolve in FY27
Use Randolph Center as the civic anchor and North Main Street through North Randolph as the continuous corridor for access, business, transit, and mixed-use analysis.	Recognize distinct internal nodes and market conditions within the fixed district without reopening the corridor limits.
Build on strong municipal relationships with businesses and developers.	Balance redevelopment opportunity with current business stability, essential services, housing affordability, and community trust.
Use libraries, schools, adult education, faith communities, service providers, and business networks as engagement infrastructure.	Identify remaining trusted contacts, especially Haitian and other immigrant community networks, before broad outreach begins.
Treat North Randolph as part of the final study district and use its highway-oriented commercial conditions as a distinct subarea within the larger North Main Street corridor.	Keep Holbrook/Randolph Station and industrial or employment areas outside the corridor as related context rather than separate study districts.

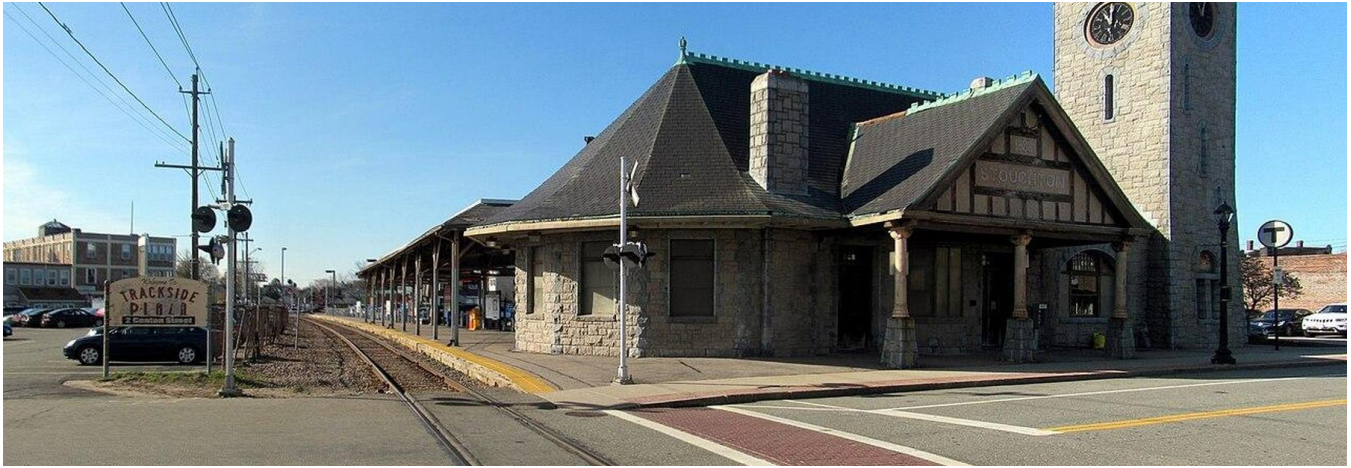
Stakeholders to keep involved

- Town Planning, Engineering, public works, public health, and other municipal staff
- Turner Free Library, Randolph High School, and school communications networks
- Randolph Housing Authority and senior or disability-serving organizations
- Randolph Community Partnership and adult education networks
- Vietnamese businesses, faith institutions, and trusted language connectors
- Haitian business and community networks, which remained a gap during the interim phase
- Existing corridor businesses, grocery and pharmacy anchors, and property owners
- Development and investment interests in Randolph Center, along North Main Street, and in North Randolph
- MBTA and Brockton Area Transit where service and stop conditions affect the corridor

Recommended FY27 work

1. Use the final corridor framework from Randolph Center (Crawford Square) north along North Main Street through North Randolph as the fixed geography for FY27 analysis.
2. Complete pedestrian, crossing, bus stop, sidewalk, traffic, public realm, and service-access analysis focused on everyday users.
3. Conduct targeted zoning diagnostics for mixed-use, ground-floor activity, dimensional standards, parking, shared parking, district boundaries, and review procedures.
4. Assess commercial properties and ownership patterns in the primary corridor without turning the project into a parcel-by-parcel redevelopment campaign.
5. Build a multilingual and plain-language engagement program around trusted institutions and low-burden formats.
6. Integrate climate, stormwater, heat, environmental burdens, and vulnerable population considerations into corridor options and implementation priorities.

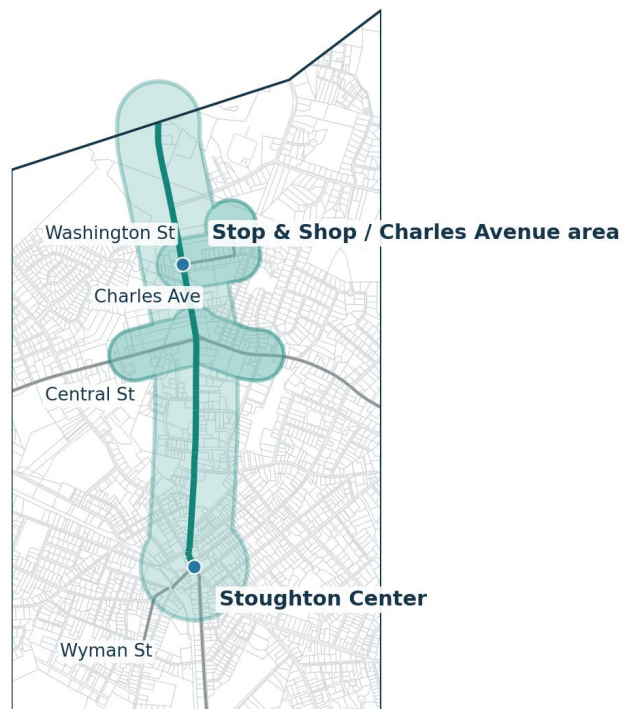
5. Stoughton Readiness Profile



A center-anchored Washington Street district extending to the Canton town line

Final study district: Stoughton Center to the Canton town line

Runs north on Washington Street from Stoughton Center, includes the Central Street and Stop & Shop / Charles and continues to the town line.



Final FY27 study district. The shaded area shows the confirmed corridor and surrounding planning area at a generalized district scale. The study district is fixed for FY27; the shaded edge is not a parcel-specific zoning boundary.

Figure 4. Stoughton final study district. The district runs from Stoughton Center north along Washington Street, includes the Central Street and Stop & Shop / Charles Avenue area, and continues to the Canton town line. Parcels: Massachusetts Level 3 parcel data provided for Stoughton. Roads: Census 2020 TIGER roads.

Final study district and rationale

Municipal review and early outreach finalized Stoughton's FY27 study district as the Washington Street corridor from Stoughton Center north to the Canton town line, including the Central Street intersection and the Stop & Shop / Charles Avenue area. The readiness work established that Central Street is not a meaningful northern edge because the commercial corridor, transit activity, and infrastructure context continue farther north. The already established Stoughton Center remains the southern anchor, while larger industrial and employment areas outside this Washington Street corridor remain broader economic and workforce access context.

Why this is the final FY27 study district

The final district captures a practical mix of older commercial properties, public realm and sidewalk concerns, traffic and turning issues, transit service, station access, and reinvestment questions from Stoughton Center north to the Canton town line. It also avoids restarting planning work that Stoughton has already completed in the core or expanding the project into Route 27, Route 139, and larger industrial districts at the same time.

What prior plans already establish

1. Stoughton's Comprehensive Master Plan prioritizes Town Center development, Complete Streets, transportation and parking improvements, and implementation actions. It treats commuter rail improvements as part of Town Center revitalization and TOD opportunity.
2. The Economic Development Master Plan identifies downtown as the leading economic development priority while also calling for stronger business corridors, tax base, employment, and a supportive relationship among government, businesses, and residents.
3. The MVP report identifies flooding, high wind and winter storms, drought and extreme temperatures, and related drainage, stormwater, public communication, open space, drinking water, and tree management actions.
4. The application code inventory identifies later-phase review of district structure, uses, dimensional and density standards, parking, site performance and landscaping, floodplain and aquifer overlays, Stoughton Center provisions, and development review procedures.

Early outreach findings

Theme	What early conversations added
Corridor experience	The library described Washington Street as a major artery that is heavily traveled but not consistently experienced as a destination. Sidewalk condition, pedestrian comfort, accessibility, traffic, turns, backups, and underused or unattractive properties affect corridor image and use.
Final corridor extent	Multiple conversations confirmed that Central Street is not a meaningful northern edge. The final study district therefore includes the Stop & Shop and Charles Avenue area and continues north on Washington Street to the Canton town line.
Infrastructure	Engineering input did not identify a single corridor-wide infrastructure failure. The useful FY27 task is to connect parcel reuse and public realm questions with specific drainage, sidewalk, traffic, and utility conditions rather than assume infrastructure is the primary constraint everywhere.
Transit	Brockton Area Transit described the Washington Street corridor as an active service geography. Ridership growth, stop conditions, passenger access, pedestrian safety, possible service increases, and the agency's transition toward electric buses create coordination opportunities for the next phase.
Engagement	The library identified Facebook community groups, school communications, DPW communications, immigrant and English-language learner networks, and Stoughton Day as useful channels. Portuguese, Haitian, Cape Verdean, Venezuelan, senior, youth, and mobility-limited populations may require more deliberate outreach.

Opportunities and unresolved questions

Opportunities	Constraints or questions to resolve in FY27
---------------	---

Opportunities	Constraints or questions to resolve in FY27
Focus on the final Washington Street transition corridor rather than retesting the entire downtown planning framework.	Use the full Stoughton Center-to-town-line district as the fixed FY27 geography and distinguish internal subareas where corridor character changes.
Use larger commercial parcels and older strip conditions to test realistic reuse and infill strategies.	Separate actionable corridor sites from large industrial availability and from properties that are not relevant to the place-based corridor question.
Coordinate BAT, pedestrian access, bus stop, shelter, sidewalk, and corridor investments.	Clarify which improvements are operational, municipal, state, or property-owner responsibilities.
Carry recent Route 27 and Route 139 work as technical context.	Keep Route 27 and Route 139 outside the final study district and use relevant prior work only as technical context.

Stakeholders to keep involved

- Town economic development, planning, engineering, water and sewer, and public works staff
- Stoughton Public Library and community information networks
- Brockton Area Transit
- Friends of Stoughton Center and downtown stakeholders
- Property owners and brokers for selected larger corridor properties
- Small businesses along Washington Street
- Schools, immigrant-serving organizations, faith communities, and adult education networks
- Council on Aging and mobility-limited residents
- Climate and watershed partners where drainage, heat, or green infrastructure issues are material

Recommended FY27 work

1. Use the final Washington Street study district from Stoughton Center north through Central Street, the Stop & Shop / Charles Avenue area, and to the Canton town line as the fixed geography for FY27 analysis.
2. Complete parcel, frontage, land use, access, sidewalk, transit stop, parking, traffic, public realm, and reuse analysis for the selected corridor.
3. Conduct targeted owner and business outreach for sites that municipal review identifies as realistic transition opportunities.
4. Review zoning and development procedures only where they affect corridor reuse, mixed-use potential, infill, parking, and predictable review.
5. Coordinate with BAT on stop conditions, access, ridership, possible service changes, and transit-supportive capital opportunities.
6. Integrate stormwater, flood, heat, shade, landscape, and resilience considerations into corridor strategies and site screening.

6. Cross-Municipal Findings

The regional value is in comparing different readiness conditions, not flattening them

Finding	Canton	Randolph	Stoughton
What TOD means locally	A relationship between two commuter rail nodes plus employment access.	A bus-served civic and commercial corridor from Randolph Center through North Randolph, with commuter rail as an external transit relationship.	A commuter rail-anchored center connected to the Washington Street commercial corridor north to the Canton town line.
Primary mobility issue	Arterial traffic, station access, rail and bridge constraints, two-node connection.	North Main Street crossings, bus stop comfort, traffic stress, access to daily services.	Sidewalk and accessibility conditions, traffic and turns, BAT service and stop access.
Commercial reuse story	Broader market dominated by office, flex, and industrial space; corridor needs separate screening.	Randolph Center, North Main Street businesses, and North Randolph matter as one corridor, with different market conditions along it.	Older commercial parcels and strip conditions near the center, separate from major industrial availability.
Property/development dynamic	Strong employment and market position, layered planning contexts, selective owner validation needed.	Strong municipal responsiveness, but investor perception, feasibility, zoning, parking, and market conditions vary by node.	Local knowledge is essential to distinguish realistic corridor transition sites from general market listings.
Equitable engagement emphasis	Targeted around lower-income households, seniors, transit users, environmental exposure, and service access.	Corridor-wide emphasis on language, income, transportation, public housing, trusted institutions, and immigrant communities.	Targeted emphasis on immigrant and English-language learner communities, seniors, youth, transit users, and mobility limitations.
Readiness risk	Trying to study too many Canton geographies at once.	Treating the rail station or redevelopment sites as more important than everyday corridor experience.	Restarting downtown planning or allowing the corridor to expand townwide.

Shared issues that belong in the FY27 method

1. Pedestrian access and crossing comfort, with ADA and mobility needs treated as baseline conditions.
2. Transit access that recognizes rail and bus service as different systems with different users and stop-area conditions.
3. Parking and access management, including shared parking and site circulation where appropriate.
4. Property and ownership groundtruthing that distinguishes listed vacancy from underuse, reinvestment timing, tenant mix, and development feasibility.
5. Climate screening that connects flood, stormwater, heat, shade, impervious surface, water resources, and vulnerable populations to redevelopment options.
6. Zoning diagnostics that focus on actual barriers and review pathways rather than assuming each community needs a new district.
7. Engagement that uses plain language, trusted messengers, small-group formats, existing community touchpoints, and multiple ways to participate.

A regional project should have a common spine, not a common answer

MAPC can use the same analytical sequence in each municipality: start from the final study district, build a district baseline, groundtruth sites and stakeholders, diagnose zoning and policy issues, integrate resilience, test options with the community, and identify implementation steps. The content and intensity of each task should respond to the local readiness findings.

7. Stakeholder and Engagement Readiness

Who was heard, what perspectives are still missing, and how future engagement should work

Perspectives represented in the interim phase

Stakeholder type	Examples represented	Value to the readiness findings
Municipal staff	Planning/economic development, engineering, public works, water/sewer, municipal partners.	Infrastructure context, project history, current priorities, study district finalization, and implementation feasibility.
Property and development interests	Core Investments, Rubicon Real Estate, grocery/property interests, corridor property representatives.	Market feasibility, ownership intent, site scale, redevelopment timing, investor perceptions, zoning and parking barriers.
Small businesses	Sweet Piglet Bakery and other corridor business perspectives.	Customer access, traffic, vandalism, business relationships, municipal support, participation constraints, language access.
Civic and community institutions	Turner Free Library, Stoughton Public Library, community-serving organizations.	Everyday corridor use, youth and senior activity, trusted communication channels, practical engagement locations.
Housing and service providers	Canton and Randolph housing perspectives, Randolph Community Partnership.	Access to services, public housing needs, age/disability/language barriers, evening transportation, workforce and adult education connections.
Transit and mobility	Brockton Area Transit, local mobility advocates, municipal transportation perspectives.	Stop conditions, service geography, ridership, station access, pedestrian safety, system coordination.
Regional support organizations	Watershed, chamber, QARI, and Stoughton Center support organizations through application letters.	Regional resilience, business, equitable engagement, and local implementation perspective.

Perspectives that remain incomplete

1. Additional immigrant community and faith-based leaders, including Vietnamese contacts identified during Randolph outreach and Haitian community/business networks that had not been fully covered.
2. More residents who rely on bus service, walking, mobility devices, or evening transportation, especially in Randolph and Stoughton.
3. Additional small businesses in Canton Center and along the final Stoughton study district.
4. Selected large employers and major property owners in Canton where employer access or property reuse directly affects the Center-to-Junction question.
5. Additional youth and family voices in places where schools, libraries, and transit crossings are central to the corridor experience.

Recommended engagement approach for Burdened Areas and harder-to-reach groups

Principle	Recommended practice
-----------	----------------------

Principle	Recommended practice
Use trusted touchpoints	Work through libraries, schools, adult education, housing providers, faith institutions, service providers, local businesses, and existing community events.
Use plain language	Translate materials where needed, but also remove technical planning and government jargon. Explain what the project can change, what it cannot change, and how input will be used.
Reduce participation burden	Use short intercepts, tabling, drop-in conversations, small groups, phone options, and targeted meetings in addition to larger public events.
Meet people where they already are	Use existing programs, school communications, community Facebook groups, local events, service-provider networks, and business relationships.
Do not equate attendance with representation	Track which perspectives are being heard and fill gaps deliberately rather than assuming an open public meeting reaches the full corridor population.
Close the loop	Return with a short summary of what was heard, what changed, what did not change, and what decisions remain open.

8. Final Study Districts

The central readiness decision carried forward into the FY27 project

Terminology

These are the final FY27 study districts. The readiness phase completed the geography-selection work with municipal partners. The FY27 project should assemble current zoning, transit, Burdened Area, parcel, infrastructure, market, and community information within these fixed districts and use that information to shape the technical, policy, engagement, and implementation work. The district geographies themselves will not be reopened in the next phase.

Municipality	Final study district	District rationale	Key FY27 questions
Canton	Canton Center and Canton Junction, including the connected area between and around the two rail stations.	Strongest combination of transit, prior planning, recent development, local center activity, employment access, and a manageable district-scale geography.	How should the two nodes relate within the fixed district? Which access, zoning, parking, public realm, property, and resilience issues are shared, and which are node-specific?
Randolph	Randolph Center (Crawford Square) north along North Main Street through North Randolph, including the surrounding corridor area.	Concentrates civic anchors, bus service, schools, businesses, essential services, pedestrian conflicts, mixed-use opportunity, North Randolph's commercial conditions, and strong equity considerations in one continuous corridor.	How should internal nodes be treated differently? How should existing businesses, transit users, housing, community services, and redevelopment be balanced across the final corridor?
Stoughton	Stoughton Center north along Washington Street through Central Street and the Stop & Shop / Charles Avenue area, continuing to the Canton town line.	Captures the center-anchored commercial corridor, including the transition north of Central Street, and focuses on practical reuse, access, public realm, transit, and reinvestment questions through the town line.	Which parcels are realistic transition sites, and what zoning, access, transit, public realm, and resilience changes would support reinvestment within the fixed district?

Areas outside the final study districts

The readiness phase also clarified which places should remain outside the final FY27 study districts. In Canton, the broader Route 138 corridor beyond Canton Center and the larger office, flex, industrial, and employment districts remain relevant context. In Randolph, Holbrook/Randolph Station and industrial or employment areas outside the North Main Street corridor remain related context, while North Randolph is part of the final study district. In Stoughton, the final district already extends through the Stop & Shop / Charles Avenue area to the Canton town line; Route 27, Route 139, and larger industrial areas outside the Washington Street corridor remain context.

9. FY27 Next Phase Roadmap

A sequenced handoff from readiness to deeper planning

Recommended regional sequence

Step	Purpose	Core outputs
1. Launch the FY27 work within the final study districts	Translate readiness findings into the formal FY27 work plan without reopening the selected geographies.	Final project work plan, final study district maps, stakeholder and engagement plan.
2. Build a district baseline	Assemble current land use, parcels, zoning, transit, parking, sidewalks, climate, infrastructure, market, demographics, and prior recommendations for each final study district.	District-scale existing conditions package that is targeted to the final geography, not townwide.
3. Groundtruth properties and corridor conditions	Use field review and targeted owner/business conversations to distinguish visible underuse, active transitions, constraints, and opportunities.	Property/corridor typology, owner outreach summary, refined opportunity and constraint map.
4. Diagnose zoning and policy barriers	Review only the provisions that affect the selected geography and feasible planning goals.	Zoning diagnostic and targeted policy options, not full recodification.
5. Integrate climate and mobility	Test how access, flood, stormwater, heat, shade, water resources, parking, transit, and public realm conditions shape options.	Climate and mobility screen integrated into district alternatives.
6. Engage and test options	Use broader, accessible engagement once there is concrete information and choices to discuss.	Community priorities, option feedback, documented tradeoffs.
7. Build the implementation roadmap	Identify near-term municipal actions, longer-term policy work, partner responsibilities, funding paths, and sequencing.	Municipality-specific roadmap plus cross-municipal methods memo.

Canton: what should happen first

1. Begin with the final Center-to-Junction study district and assemble the current GIS and technical baseline within it.
2. Bring MBTA, DPW/Engineering, Canton Center stakeholders, and key property or employer representatives into the early technical phase.
3. Separate shared corridor questions from Canton Center-specific and Canton Junction-specific issues.
4. Review existing Canton Center and Canton Junction zoning tools before proposing new district structures.
5. Prioritize station access, bus/rail connections, parking, pedestrian links, traffic context, and environmental constraints.

Randolph: what should happen first

1. Begin with the final Randolph Center-to-North Randolph study district and organize the work around the continuous North Main Street corridor and its internal nodes.
2. Start engagement through Turner Free Library, schools, housing and service providers, business networks, and trusted immigrant community channels.
3. Build the access analysis around crossings, bus stops, sidewalks, essential services, evening mobility, and current businesses.
4. Review mixed-use, density, parking, shared parking, use, and development review provisions in the selected corridor.
5. Keep property and development analysis grounded in existing businesses and community benefits rather than treating redevelopment as the only objective.

Stoughton: what should happen first

1. Begin with the final Washington Street study district from Stoughton Center through the Central Street and Stop & Shop / Charles Avenue area to the Canton town line.
2. Coordinate early with BAT, Engineering, water/sewer, property owners, and corridor businesses.
3. Build the parcel and access baseline around larger commercial sites, older strip conditions, sidewalk and crossing quality, parking, turning movements, and transit stops.
4. Use the existing Stoughton Center and recent corridor work as a foundation, not as work to reproduce.
5. Identify a small set of realistic reuse or infill typologies before deeper zoning or design work begins.

What should not be prioritized at the start of FY27

1. Drafting zoning language before the district baseline and community goals are clear.
2. Producing polished parcel redevelopment concepts before ownership intent, infrastructure, zoning, and market conditions are validated.
3. Treating large CoStar availability totals as proof of corridor vacancy.
4. Expanding the project to every commercial or industrial area in the three municipalities.
5. Running a large public engagement program before the project has clear technical questions and practical choices for people to react to. The study district geographies are already fixed and do not need to be reopened through engagement.

10. Conclusion and Handoff

The readiness phase narrowed and grounded the work

The interim phase did what a bridge project should do. It reduced ambiguity before a larger grant-funded scope begins. It finalized the three study districts, clarified local differences, surfaced issues that are not visible in market and parcel data, built a stronger stakeholder map, and established engagement principles that can be carried into the FY27 project.

The next phase should now do the deeper work that was intentionally reserved: district-scale existing conditions, corridor and property assessment, zoning and policy analysis, climate integration, broader community engagement, and implementation planning. The final study districts established here should be treated as fixed project geographies, while the technical findings, policy options, community priorities, and implementation recommendations within them remain to be developed. The most useful measure of success for FY27 will be whether each municipality leaves with a clearer, locally supported path from transit and corridor conditions to practical land use, economic development, mobility, resilience, and policy actions.

Where will the FY27 work focus?

- **Canton:** Canton Center to Canton Junction, including both station areas and the connected area between them.
- **Randolph:** Randolph Center (Crawford Square) north along North Main Street through North Randolph.
- **Stoughton:** Stoughton Center north along Washington Street through Central Street and the Stop & Shop / Charles Avenue area to the Canton town line.

Why there?

- Because the readiness phase combined prior planning, municipal coordination, GIS, market screening, and stakeholder conversations to finalize these districts.

Who needs to be involved?

- The stakeholder networks identified in this report, with remaining perspective gaps filled early.

What should the \$150,000 project do?

- Go deeper on district planning, zoning and policy, property and corridor conditions, climate, mobility, and community priorities within these fixed geographies.

Appendix A. Stakeholder Map and Contact Matrix

Stakeholder matrix for next-phase sequencing

Municipality	Stakeholder type	Examples	Status	Primary next-phase value
Canton	Municipal	Planning/economic development; DPW/Engineering	Core	Study district, infrastructure, zoning and implementation
Canton	Housing/service	Canton Housing Authority; senior-serving networks	Core	Access, affordability, mobility and outreach
Canton	Business/property	Canton Center merchants; Canton Junction owners; selected employers	Expand	Market, property, employer access, reinvestment
Canton	Mobility	MBTA; Walk, Bike and Hike	Core	Station access, pedestrian and transit connections
Canton	Climate/regional	Neponset River Watershed Association	Core	Stormwater, flood, heat, watershed and resilience
Randolph	Civic/community	Turner Free Library; schools; Town civic institutions	Core	Trusted outreach, youth, transit, pedestrian safety
Randolph	Housing/service	Randolph Housing Authority; Randolph Community Partnership	Core	Access, language, adult education, housing and services
Randolph	Business/property	Sweet Piglet Bakery; Rubicon; Core Investments; grocery/property interests	Core	Existing business conditions, ownership, market and redevelopment
Randolph	Immigrant/faith	Vietnamese faith and community networks; Haitian business/community contacts	Gap to fill	Language, trust, culturally grounded outreach
Randolph	Mobility	MBTA/BAT as relevant	Expand	Bus service, stops, station relationship, evening mobility
Stoughton	Municipal	Economic development/planning; Engineering; water/sewer; DPW	Core	District implementation, infrastructure, zoning and coordination
Stoughton	Civic/community	Stoughton Public Library; Friends of Stoughton Center	Core	Community touchpoints, downtown/corridor relationship
Stoughton	Transit	Brockton Area Transit	Core	Service, ridership, stops, access and electric bus coordination

Municipality	Stakeholder type	Examples	Status	Primary next-phase value
Stoughton	Business/property	Selected Washington Street owners, brokers and small businesses	Expand	Reuse, frontage, access, investment timing
Stoughton	Community networks	Schools, faith/immigrant networks, COA and service providers	Expand	Language, mobility, senior and family outreach

Appendix B. Outreach Completed by Municipality

Documented perspectives represented in the combined interview record

The matrix below summarizes interviews and conversations documented in the Combined Interview Notes source file. It is not intended to replace the project outreach tracker or reproduce detailed notes.

Municipality	Documented interview or conversation perspectives
Canton	Canton DPW and Engineering; Canton Housing Authority; Gene Manning and economic development perspective; Debby Stein Sharpe mobility and property perspective; additional Canton business and regional business perspectives documented in the working notes.
Randolph	Armanda Britton, Sweet Piglet Bakery; Art Campbell, Core Investments; J.P. Fine, Rubicon Real Estate; Amy Booth and Hannaford/property perspective; Nancy Gordon, Randolph Housing Authority; Sharon Parrington Wright, Turner Free Library; Susan Hearn, Randolph Community Partnership; additional municipal and corridor perspectives documented in the working notes.
Stoughton	Chris McGhee, Stoughton Public Library; Craig Horsfall, Engineering; Keith Nastasia, water/sewer; Michael Lambert, Kelly Forrester, and BAT team; additional municipal and property coordination documented in the working notes.

This appendix is a concise record of the perspectives represented. Detailed conversation notes remain in the project source record.

Appendix C. Conversation Guide

Readiness-phase interview structure used for targeted groundtruthing

1. What role do you or your organization play in this corridor or community?
2. How do people use the area today, and what works well?
3. What are the most important access, traffic, transit, sidewalk, parking, business, housing, public realm, or service issues?
4. Which properties or parts of the corridor appear to be changing, underused, difficult to reinvest in, or especially important to preserve?
5. Are there infrastructure, climate, flood, stormwater, heat, utility, or environmental conditions that future planning should account for?
6. Which municipal rules or review processes create uncertainty or barriers, if any?
7. Who is most affected by change in this area and who is least likely to participate in a traditional public meeting?
8. Which organizations, faith communities, businesses, institutions, events, social media groups, or individuals are trusted messengers?
9. What should a later planning phase investigate in more depth?
10. What should MAPC avoid assuming or overpromising?

Use of the guide

The interim interviews were exploratory and conversational. They were not surveys, public hearings, or statistically representative research. The value is in identifying themes, testing assumptions, and improving the later engagement and technical work plan.

Appendix D. Interview Findings Index

Where detailed qualitative material is retained

Detailed interview notes are retained in the internal source file Combined Interview Notes. The main report synthesizes recurring findings and municipality-specific differences rather than reproducing lengthy interview records. For future use, the notes can be indexed under the following topic tags:

Topic tag	Examples of issues captured
Study district finalization	Canton Center to Canton Junction; Randolph Center (Crawford Square) to North Randolph on North Main Street; Stoughton Center to the Canton town line on Washington Street, including Central Street and the Stop & Shop / Charles Avenue area.
Transit and mobility	Rail station roles, bus service, stop comfort, crossings, sidewalks, accessibility, traffic, turning movements, evening transportation.
Business and property	Customer access, vandalism, tenant mix, owner intent, investment perception, redevelopment timing, strip properties, larger site context.
Housing and services	Public housing, senior and disability access, groceries, pharmacies, service providers, adult education, workforce connections.
Equitable engagement	Language access, plain language, faith networks, social media, trusted institutions, small-group outreach, participation burden.
Infrastructure and resilience	Water/sewer, drainage, culverts, stormwater, flood, heat, impervious surfaces, bridge and rail constraints.
Next-phase scope	Zoning diagnostics, property analysis, engagement priorities, technical studies, sequencing, and scope guardrails.

Appendix E. Prior Plans and Studies Inventory

Planning foundation reviewed for the readiness findings

Municipality	Plan or study	Readiness use
Canton	Canton Master Plan 2035, Road Map and Action Plan	Canton Junction, Downtown, Route 138, implementation, transportation, land use and resilience priorities.
Canton	Canton Master Plan 2035, Baseline Report	Demographic, economic, transportation, environmental, land use, and zoning context.
Canton	Canton MVP Community Resilience Building Workshop Summary	Flood, heat, wind, snow/ice, infrastructure, vulnerable populations, and resilience actions.
Randolph	Randolph Comprehensive Master Plan	Randolph Center (Crawford Square), mixed-use, future land use, transportation, economic development, zoning, services and implementation.
Randolph	Randolph MVP Community Resilience Building Workshop Summary	Flooding, winter storms/high winds, extreme temperatures, drought, drainage, outreach, backup power and resilience.
Randolph	Current Randolph zoning code source file	Current district, mixed-use, parking, overlay, site plan and development review context for later diagnostics.
Stoughton	Stoughton Comprehensive Master Plan Phase II	Town Center, transportation, parking, TOD, zoning/land use, implementation and community priorities.
Stoughton	Stoughton Economic Development Master Plan, Town-Wide	Business corridors, downtown, tax base, employment, placemaking, development and implementation.
Stoughton	Stoughton MVP Community Resilience Building Workshop Summary	Flooding, high winds/winter storms, drought/extreme temperatures, drainage, stormwater, communication and resilience.
Regional/application	ECO One Stop submitted application and attachments	Original project rationale, broad locus maps, existing conditions photos, community prioritization, code inventory, commitments and support.
Regional/readiness	Interim Readiness Scope	Budget, scope guardrails, tasks, deliverables, meeting structure and explicit separation from full planning work.
Regional/readiness	Combined Readiness Deck and Market Screen	Employment, market, fiscal, equity, district screening, municipal review questions and commercial availability cautions.
Regional/readiness	Sidewalk update maps	Supplementary screening of mapped sidewalk presence. Used as background, with interview findings providing current qualitative groundtruthing.

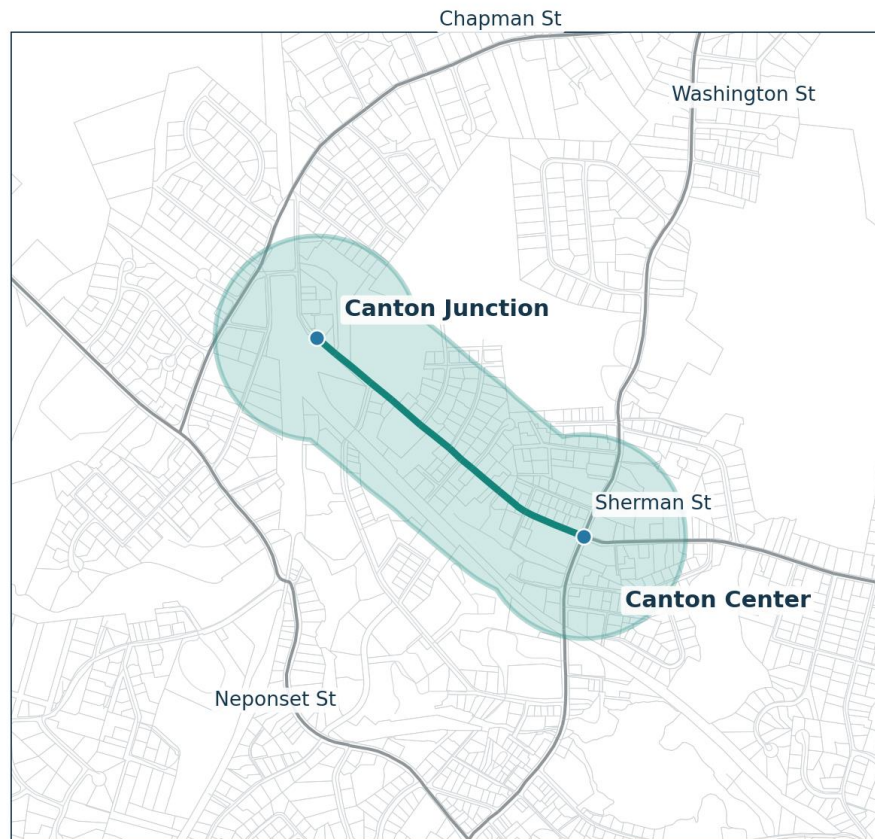
Appendix F. Final Study District Maps and GIS Notes

Final corridor geography and GIS inputs for detailed FY27 analysis

Final study district: Canton Center to Canton Junction

Includes both station areas and the connected area between them.

The broader Route 138 corridor beyond Canton Center remains outside the final FY27 study district.

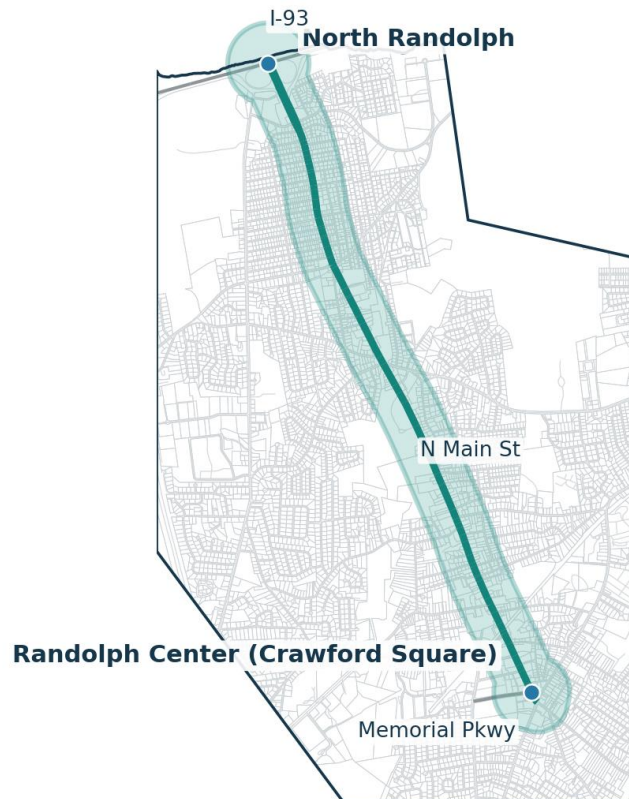


Final FY27 study district. The shaded area shows the confirmed corridor and surrounding planning area at a generalized district scale. The study district is fixed for FY27; the shaded edge is not a parcel-specific zoning boundary.

Appendix Figure F-1. Canton final study district map.

Final study district: Randolph Center to North Randolph

Follows North Main Street from Randolph Center (Crawford Square) through North Randolph, including the surrounding corridor area.

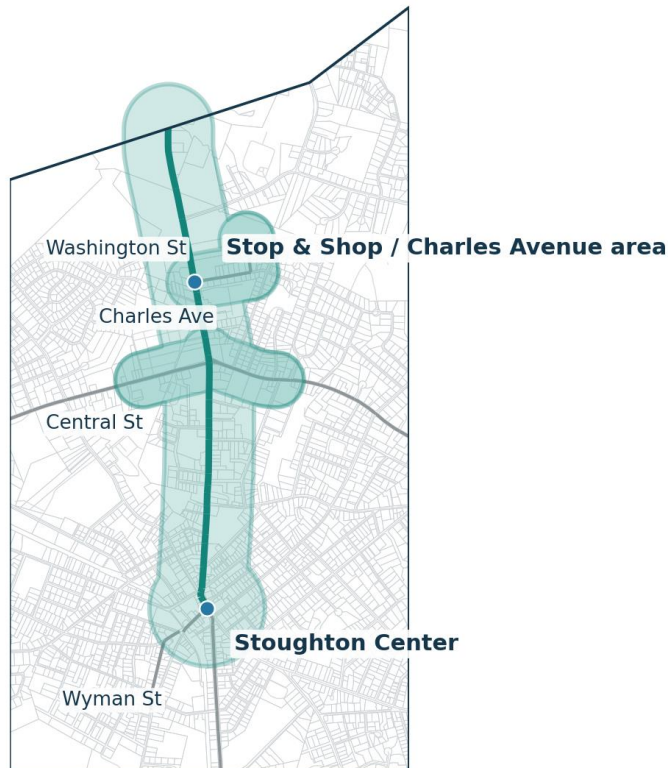


Final FY27 study district. The shaded area shows the confirmed corridor and surrounding planning area at a generalized district scale. The study district is fixed for FY27; the shaded edge is not a parcel-specific zoning boundary.

Appendix Figure F-2. Randolph final study district map.

Final study district: Stoughton Center to the Canton town line

Runs north on Washington Street from Stoughton Center, includes the Central Street and Stop & Shop / Charles and continues to the town line.



Final FY27 study district. The shaded area shows the confirmed corridor and surrounding planning area at a generalized district scale. The study district is fixed for FY27; the shaded edge is not a parcel-specific zoning boundary.

Appendix Figure F-3. Stoughton final study district map.

GIS inputs used for the final study district maps

1. Massachusetts Level 3 parcel shapefiles provided for Canton, Randolph, and Stoughton.
2. Census 2020 TIGER roads shapefile, used for road geometry and selected major road labels.
3. Massachusetts municipal boundaries shapefile, used for the regional context map.
4. Addresses embedded in the Level 3 assessment files and station/intersection locations documented in the project source materials, used to locate key nodes.

Additional GIS needed for a fully layered FY27 map series

The current source set is sufficient to map the final study districts shown in this report. To reproduce the full application-style overlays as current GIS, MAPC should add the source spatial layers for municipal zoning, Massachusetts Burdened Areas, MBTA bus routes and stops, Brockton Area Transit routes and stops, commuter rail lines and station points, and any current local sidewalk or bicycle layers. The existing ECO locus maps show these layers visually, but the underlying source GIS for each layer was not included in the files used to generate the final district maps. These additional layers are needed for detailed analysis within the fixed study districts, not to reopen or reconfirm the district geography.

Appendix G. Outreach Tracker Summary

Recommended tracker fields for FY27 continuation

Field	Purpose
Municipality and final study district	Keeps outreach tied to the selected geography.
Stakeholder type	Municipal, resident, business, property, housing, service, civic, faith, transit, climate, employer.
Organization or network	Shows which institutional relationships are represented.
Contact and role	Supports follow-up and continuity.
Outreach status	Not started, introduction requested, contacted, scheduled, completed, follow-up.
Perspective sought	Makes the reason for outreach explicit.
Language or access needs	Supports interpretation, translated/plain-language material, timing, format and accessibility.
Key themes	Short synthesis, not a transcript.
Follow-up action	Specific next step and responsible staff.
FY27 relevance	Inside final study district, related context, future phase, or no further action.

Appendix H. Municipality Issues and Opportunities Matrix

Detailed handoff summary

Topic	Canton	Randolph	Stoughton
Focus logic	Two station areas and the connected area between them.	Continuous civic/commercial corridor from Randolph Center through North Randolph.	Center-anchored Washington Street corridor from Stoughton Center to the Canton town line.
Transit	Two commuter rail stations plus bus connection and station access issues.	Bus corridor first, with Holbrook/Randolph Station as an external transit relationship.	Commuter rail anchor plus BAT service along corridor.
Pedestrian/access	Generally improved around Junction, with specific rail/bridge and arterial issues.	Crossing safety, bus stop comfort, corridor stress and daily access are central.	Sidewalk condition, accessibility, traffic and turning conditions are recurring concerns.
Market	Strongest employment and tax-base context; availability mostly outside corridor.	Mixed corridor market from the Town Center through highway-oriented North Randolph; investor perception and feasibility vary within the district.	Retail reuse potential plus major industrial availability that should be separated from corridor analysis.
Zoning	Layered existing tools; test targeted changes before new district structure.	Mixed-use, density, parking, shared parking, district and review provisions are likely priorities.	Use existing Center and recent planning as base; target corridor reuse, parking and review barriers.
Climate	Flood, groundwater, stormwater, heat and vulnerable populations.	Flood, heat/extreme temperatures, drainage and Burdened Area considerations.	Flood, stormwater, heat, impervious surface, shade and site performance.
Engagement	Merchants, housing, seniors, employers, mobility advocates, agencies.	Libraries, schools, housing, adult education, immigrant/faith networks, businesses.	Library, schools, BAT, immigrant/ELL networks, seniors, property/business stakeholders.
Scope risk	Too many geographies at once.	Overweighting redevelopment sites or commuter rail over daily corridor needs within the final North Main Street district.	Restarting downtown work or expanding beyond the final Washington Street study district.

References

Source files reviewed and public source URLs

The report uses the project files provided to MAPC for the readiness effort, including original municipal plans, ECO application materials, working analysis decks, interview notes, market screening, and GIS. URLs are shown in plain text where a public source URL was included in the project materials. Internal working files and uploaded source files are identified by title without a fabricated URL.

- Town of Canton. Canton Master Plan 2035, Volume 2, The Road Map. <https://www.town.canton.ma.us/DocumentCenter/View/5882/Canton-Master-Plan-2035-Volume-2-The-Roadmap>
- Town of Canton. Canton Master Plan 2035, Action Plan. Public master plan page: <https://www.town.canton.ma.us/690/2018-Master-Plan-update>
- Town of Canton. Canton Master Plan 2035, Baseline Report. Public master plan page: <https://www.town.canton.ma.us/690/2018-Master-Plan-update>
- Town of Canton. Municipal Vulnerability Preparedness Community Resilience Building Workshop Summary of Findings. <https://www.mass.gov/doc/canton-report/download>
- Town of Canton. Zoning By-Laws. <https://www.town.canton.ma.us/DocumentCenter/View/10589/2022-Zoning-By-Laws>
- Town of Randolph. Comprehensive Master Plan. <https://www.randolph-ma.gov/403/Comprehensive-Master-Plan>
- Town of Randolph. Municipal Vulnerability Preparedness Community Resilience Building Workshop Summary of Findings. <https://www.mass.gov/doc/randolph-report/download>
- Town of Randolph. Zoning Ordinance, Chapter 200. <https://ecode360.com/13201817>
- Town of Stoughton. Comprehensive Master Plan Phase II. <https://stoughton.org/DocumentCenter/View/1169/Master-Plan-Phase-II-PDF>
- Town of Stoughton. Downtown Economic Development Master Plan, 2015. <https://www.mapc.org/wp-content/uploads/2023/12/Master-Plan-Economic-Development-Downtown.pdf>
- Town of Stoughton. Municipal Vulnerability Preparedness Community Resilience Building Workshop Summary of Findings. <https://www.mass.gov/doc/stoughton-report/download>
- Town of Stoughton. Zoning By-Law, as amended through May 14, 2025. <https://stoughton.org/DocumentCenter/View/5958/Zoning-As-Amended-thru-May-14-2025pdf>
- MAPC. FY27 ECO One Stop Submitted Application and attachments, March 27, 2026.
- MAPC. Rethinking the Retail Strip. <https://storymaps.arcgis.com/stories/cb9bec551f9d48599f267f4ff6282906>
- MAPC. MetroCommon 2050. <https://metrocommon.mapc.org/>
- MAPC. Zoning Atlas. <https://zoningatlas.mapc.org/>
- MAPC. Greater Boston Climate Vulnerability Analysis. <https://climate-vulnerability.mapc.org/>
- MAPC. Perfect Fit Parking. <https://perfectfitparking.mapc.org/>