



PLANNING BOARD MEETING

Tuesday, March 26, 2024 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 until March 31, 2025. The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 3/12/2024

D. Public Speaks

E. Public Hearings

1. Town Council Order 2024-007 - proposed amendment to the Zoning Ordinance relative to mixed use (6:15pm)

2. 43 Scanlon Drive - Tier 3 Site Plan & Design Review (continuation at 6:15pm)

F. Old/Unfinished Business

1. Short Street - Site Plan & Design Review

2. Request for Temporary C.O.

G. Staff Report

*Active Subdivision Review

*Active Project Review

*Upcoming Projects

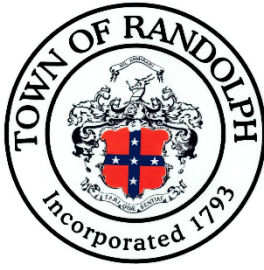
H. Board Comments

I. Adjournment

Notification of Upcoming Meeting Dates

File Attachments for Item:

1. Minutes of 3/12/2024



PLANNING BOARD MEETING

Tuesday, March 12, 2024 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 until March 31, 2025. 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 6:01 pm.

PRESENT

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

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 2/27/2024

The Board voted to approve the minutes of February 27, 2024, as presented.

Motion made by Alexopoulos, Seconded by Taveira to approve the minutes of February 27, 2024, as presented.

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

2. Minutes of 2/20/2024

The Board voted to approve the minutes of February 20, 2024, as presented.

Motion made by Alexopoulos, Seconded by Sahl to approve the minutes of February 20, 2024 as presented. Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahl

D. Public Speaks

Chairman Plizga called on members of the public for comments. Mr. Considine wished to speak regarding 647 North Main Street. The discussion will be held under “new business” later in the meeting.

E. Public Hearings

1. 43 Scanlon Drive - Site Plan & Design Review (continuation at 6:15pm)

Planner Tyler stated that since the last meeting the applicant provided changes to the plans, along with siding and color samples.

Jeff Ganguely of Foley Hoag, outside counsel for CORE Investments introduced the development team: CORE Investments (the applicant), Stantec Architecture, Vertex Companies for Civil Engineering and Landscaping, Callahan Construction, Howard Stein Hudson for Transportation, and VHG for permitting. Mr. Ganguely stated that this is the third hearing following a continuation from the meetings on January 23 and February 27 for a Tier 3 Site Plan and Design Review.

Dave Kadish of Stantec Architecture reviewed the supplemental package with the Board.

1. Confirm lighting pole base height for max 25' height

YG3 and YG4 Polls will be changed to 20' with a 4' concrete base for protection within the Laydown Yard. Street lighting will be 24' height with a flush base. There will be no lighting facing above 90-degrees and there will be timeclocks and integrated sensors on the poles to dim lighting when no people are detected.

2. Include all light fixtures on Landscape plan L-103

Lighting fixtures have been added to the landscape plan.

3. Update signage plans to show all required signs

Plans were updated to reflect all the signage required on site.

4. Coordinate site plans dimensions between architecture and landscape plans

Site plan dimensions are now in sync on all plans.

5. Confirm dumpster type, size and location

Dumpster size will be 20 yards (11W x 6H x 8D). It will sit on a concrete pad located in the back northwest corner behind the building. Chairman Plizga asked for the pad to be called out on the drawing. Andy Street stated the pad is shown on the civil plan. They will add a label to call it out on the plan.

6. Confirm where tires will be stored

All tires new and old will be stored inside and the tire company will haul away tires when the new ones are mounted.

7. Update zoning matrix to include set backs

Setbacks have been added to the plans and code summary sheet.

8. Show snow storage on Landscape plan L-103

Snow storage area has been highlighted on the plan.

9. Update South and East elevations to comply with 35' facade length variation requirement

The team made variations to the facade to comply with 35' length variation requirement. Chairman Plizga is disappointed that more was not done based on suggestions in the Town's regulations such as pilasters, canopies, windows, parapets, etc.

Chairman noticed a discrepancy on the plans as to the amount of doors shown on the east elevation. Mr. Kadish confirmed there will be 2 doors. Chairman Plizga wonders if they could add a red canopy to break up the facade similar to the front entrance over the side doors? Mr. Kadish replied yes. Mrs. Alexopoulos suggested extending the front entrance canopy around the side. Mr. Kadish will add those details to the plans.

10. Review roof top equipment visibility

The architect reduced the equipment and shifted it to the western side on the downslope of the building, making it very hard to see from Scanlon and High. Chairman has concerns about viewing equipment from the hill on High Street and wonders if they could put a 4' high parapet wall along the south side of the building for shielding? Mr. Kadish stated he will study the possibility. Ms. Adjei-Korentang felt the sidewalk plans didn't look sloped for ADA compliance. Mr. Kadish stated they will be in full compliance.

Chairman Plizga requested that Mr. Kadish update drawing A-201 to show the awning and canopy and the parapet on the south elevation (east and west elevations and cross view).

Chairman asked the team not to post date the drawings as it makes it difficult to make a motion on a plan with a future date on it.

Chairman Plizga asked Planner Tyler to provide a brief overview of what the decision might look like. Planner Tyler explained the decision will reference any plans and drawings received by the Planning Board; the decisions and conditions based on the last dated plan set provided to the Planning Board; any conditions, if any, required of the Conservation Commission; any approvals required by the Stormwater Authority - with a notation that if any changes to the grading or building will need to come back to the Planning Board; the gate for the Fire Department; and the abandonment of Billings Street and partial abandonment of High Street which will then lead to an ANR to consolidate lots. Planner will circulate a draft decision for the team to look at.

Chairman Plizga indicated that he intends to make a motion for the project at the hearing. Chairman Plizga would like the applicant to address the parapet and awnings and canopies on the east side at the next hearing.

Motion made by Plizga, Seconded by Alexopoulos to continue the public hearing for 43 Scanlon Drive to March 26 at 6:15pm.

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

F. Old/Unfinished Business

1. Short Street - Site Plan and Design Review

The applicant's attorney Kevin Reilly was present for a Tier 2 Site Plan and Design Review for exterior renovations to the Short Street restaurant. Since the last meeting, the Board has received updated plans for the project.

Chairman Plizga had Planner Tyler summarize an email received related to the project from the property owner at 35 North Main Street. The email expressed concerns related to work already done at the rear of the property to the walkway and retaining wall and also the easement on the lot which is believed to be incorrectly shown on the plan and concerns about trash removal. Planner Tyler responded to the email and directed the property owner to the Building Commissioner and Engineer for any work related to the retaining wall and advised him of this evening's Planning Board meeting.

Chairman Plizga stated that the work to the retaining wall was done prior to their application to the Planning Board, therefore outside their domain and to be resolved between the respective property owners. The retaining wall is reflected on drawing S1. Chairman Plizga requested that drawing S1 be deleted from the package, as he does not intend to refer to it in the decision. Attorney Reilly stated he would have no objection to that. In response to the owner at 35 North Main Street, Mr. Reilly stated that no changes would be made to the building impacting the easement and that the retaining wall is contained within the Short Street property.

Chairman Plizga asked Mr. Reilly to begin his review with plan A-101. Attorney Reilly explained some of the changes to the plan include mark-ups to show that the work to the sidewalks extends to the property lines east and west. The new sidewalk and restaurant entrance will be handicap accessible. The plan shows a planter box under the canopy to add greenery. The overhang has been called out on the plan along with the mechanical equipment in that area. The equipment will remain - if replacement is needed it will be in-kind. At the rear of the building, the backdoor stairway handrail was moved to the opposite side leaving a 46-inch clearance between the stairs and cooler to pass through. The fence at the rear will be 6-foot white vinyl. The surfaces within the fenced area will be permeable pavers except for the pads for the coolers and dumpster.

On plan A-102, Attorney Reilly explained that the unknown symbol on the the previous plan was confirmed to be a cut-off view of the fence. Four lighting fixtures have been added to the back of the building. Lights have been added to illuminate the sign on the front of the building - one on each side. There will also be four downlights on the front of the building over the windows. The door on the side of the building was updated.

The rendering shows 2 planters, while the plan showed only one. Mr. Reilly clarified that it would be a single planter. Board discussed the planter box and size - noting it will be a single planter. Chairman asked if Attorney Reilly knew what the purpose of the easement was? Attorney Reilly explained it was for a former business owner (Fred's Fish) on N. Main to access the rear of the building for the delivery of fish or maintenance issues etc.

Chairman Plizga would like the following updates made to the plans prior to the next meeting:

1. Show the curb cut at the easement on plan A-101
2. Clarifying the planters -ensure that the renderings and drawings agree
3. Change the note on the plan regarding the sidewalk which reads: "new concrete sidewalks slope up to meet landing" by adding "adjust and reset curbing" ensuring it gets raised
4. Update the revision dates on the plans (A101 and A102)
5. Delete S1 from the coversheet
6. Chairman Plizga would like to review the updates plans before meeting
7. Change the zoning table to correct the calculations under "Proposed Business" in the third column and add a revision date
8. Update the railing description on the left side of the building

Chairman recommends that the following be included in the decision:

1. As-builts be provided within 60 days or a letter stating there are no changes to the latest round of drawings.
2. Construction to be completed by September 30, 2024
3. Sidewalk and curbing work to be coordinated with the DPW.

Motion made by Plizga, Seconded by Alexopoulos to continue the Short Street Site Plan and Design Review to March 26, 2024 at 6:05pm.

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

Attorney Reilly asked if they could paint to keep the process moving? Chairman Plizga stated the inspection would be based on the drawings so the color would need to match.

G. New Business

Temporary Occupancy for 647 North Main Street

Planner Tyler was approached by the Building Commissioner regarding a temporary occupancy permit for the daycare located at 647 North Main Street. The request came in late, after the agenda was posted. The Planner would like the Board to review the request as the installation of a traffic signal onto North Main Street was one of the conditions of occupancy. Chairman Plizga read the decision. During the approval process the Board had concerns about traffic exiting the daycare and made the installation of signal similar to the one at the Fireman House one of the conditions. This signal work is being approved through MassDOT.

Mr. Considine noted his appreciation to the Board for allowing them to move forward with the project prior to MassDOT approval. The process through MassDOT has been lengthy and still ongoing. He is hopeful that the latest iteration of plans, which moves the road a few feet to the south and includes some sidewalk enhancements, will be approved. The building is complete aside from some minor elements such as the playground and a container for the trash receptacle. Mr. Considine asked if they could hold off on installing the fencing for the trash enclosure until after the intersection work is complete due to its location and impact on vehicles entering and exiting the property. Mr. Considine is willing to move the trash receptacle area at the Board's discretion. The applicant is requesting a limited compacity occupancy to accommodate 45 students and 8 staff members which is approximately one third the capacity. The occupancy would temporarily use the existing curb-cut. The applicant's request is for a 90-day temporary/partial occupancy.

Chairman Plizga asked Mr. Considine when they made their first request to MassDOT? Mr. Considine stated that he believes it was within 60 days of the decision, with 4-5 different reviews during the process. Mr. Considine stated that the process has been lengthy despite going along with all of their requests.

Ms. Adjei-Korentang asked what the completion date on the decision was? Planner Tyler stated the end of 2024. Mrs. Alexopoulos is concerned with the timeframe given how long the past reviews have taken over the last 20 months. And that is just for approval, not completion of work. Mr. Considine agrees with Mrs. Alexopoulos' assessment. However, believes this review will be quicker since it appears to be the last. With regard to the work, Mr. Considine believes the work could be completed by MassDOT within 60 days. Mrs. Alexopoulos asked if MassDOT provided that time frame or if it is being assumed? Mr. Considine has not heard definitively from MassDOT. Mrs. Alexopoulos stated the only way she could see allowing the temporary occupancy is if it was a right turn only coming onto N. Main Street. Mrs. Alexopoulos wonders what happens during construction? If folks enter and exit through Orchard Street that may become an issue. Chairman asked Planner if the 90 day temporary occupancy is standard? Planner Tyler said that is up to the Building Commissioner.

Chairman Plizga requested the discussion be continued to the next meeting. He would like Planner Tyler to check with Public Safety on the right turn only. Chairman Plizga also would like to see the playground installed before opening and discuss temporary means for the trash at the next meeting. Mr. Considine stated they must have a playground in order to open the facility. They have the materials onsite, it just needs to be installed.

Mr. Considine stated they would be willing to fence in areas of the site during construction for safety purposes.

Chairman Plizga and Mr. Considine agreed to continue the discussion until March 26, 2024.

1. Cygnet Lane - Covenant (possible)

Cygnet Lane was a subdivision the Planning Board approved with a covenant in 2019. The Planning Board subsequently released the covenant but it was never recorded at the Registry of Deeds by the subdivider. The subdivider cannot locate the original and the current owner cannot sell the home until the covenant release is

recorded. A new release of covenant will be endorsed by the Planning Board recording at the Registry of Deeds.

2. Mary Lee Way Covenant (possible)

Mary Lee Way was a subdivision off of South Main Street. The work was complete and the Board received as-builts and signed off on a covenant release. Since the land is registered in land court it requires a notary be attached to the release of covenant. Planner Tyler has updated the form to be notarized by the Town Clerk.

H. Staff Report

Active Subdivision Review

Planner is going through some old performance guarantees which are mostly tied to receipt of as-builts. Once the Board receives the as-builts, the balance of the performance guarantees may be released.

Active Project Review

Randolph Road

Project team notified Planner Tyler that they have begun land clearing and provided a clearing schedule that will be provided to the residents on Meadow Lane. Land surveys have been done with stakes located at the perimeter. A pre-blast survey will be done.

Zoning Re-codification Project

Planner had a kick-off meeting with Fisher Associates. There will be lots of engagement with the Planning Board with the committee and consultants to review current zoning and its challenges.

MBTA Communities

The consultant would like to have a joint Planning Board and Town Council meeting to review the options of the zoning districts/densities they have been working on. The meeting would be outside of the regular scheduled meetings. The required zoning changes would need to be in voting queue by October to have everything voted and in place by December 31. Chairman asked if an appeal period must be factored in. Planner Tyler stated not in this case. Mr. Taveira asked if the Zoning Re-Codification project should wait until the MBTA Communities zoning process has been completed or vice versa. Planner replied no, that the zoning recodification process is at minimum an 18-month process that has just started which doesn't seem feasible to delay.

Next meeting (Town Council Order 2024-007)

The Board will be holding a public hearing to review a proposed amendment to Town Council Order 2024-007. Planner Tyler provided the Board with a re-write of what was submitted by Town Council for review. The Board can approve the original or the amended version or make additional edits before sending the final recommendation to Town Council for a public hearing.

I. Board Comments

Mrs. Alexopoulos addressed recent complaints regarding Splash Car Wash. She went down to see for herself and was very pleased with site's function and exceptional customer service. Mrs. Alexopoulos felt the complaints were unfounded.

J. Adjournment

Notification of Upcoming Meeting Dates

3/26/2024

4/9/2024

4/23/2024

5/14/2024

The meeting adjourned at 7:51 pm.

Motion made by Adjei-Koranteng, Seconded by Taveira to adjourn the meeting.

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

File Attachments for Item:

1. Town Council Order 2024-007 - proposed amendment to the Zoning Ordinance relative to mixed use (6:15pm)

Account Number:	663354
Customer Name:	Randolph Planning Director
Customer Address:	Randolph Planning Director 41 South Main St Randolph MA 02368
Contact Name:	Randolph Planning Director
Contact Phone:	7819610936
Contact Email:	
PO Number:	

Date:	03/06/2024
Order Number:	9936486
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	33.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
NEO QUI The Patriot Ledger	2	03/09/2024 - 03/16/2024	Govt Public Notices
NEO wickedlocal.com	2	03/09/2024 - 03/16/2024	Govt 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	\$100.98
Tax Amount	\$0.00
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Payment Amount by Credit Card	\$105.01

Order Confirmation Amount	\$100.98
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ZONING ORDINANCE
HEARING
LEGAL NOTICE
Public Hearing

The Randolph Planning Board will conduct a public hearing on Tuesday, March 26, 2024 at 6:15pm to consider an amendment to the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, concerning mixed-use zoning and mixed-use affordable units, pursuant to M.G.L. ch. 40A, Section 5. The full text of the proposed amendment(s) can be viewed at the office of the Town Clerk during regular business hours. Interested parties may participate in person at Randolph Town Hall, 41 S Main St, Randolph, MA 02368 in the Washington Room or virtually via ZOOM at <https://us02web.zoom.us/j/81987961210>

#9936486
PL 3/9, 3/16/24

Council Order: 2024-007

Introduced By: Council President William Alexopoulos
February 5, 2024

**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 Mixed-Use and Mixed-Use Affordable Units -
Pursuant to M.G.L. ch. 40A, sec. 5**

That the Town Council of the Town of Randolph hereby initiates an amendment to the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, concerning mixed-use zoning and mixed-use affordable units, pursuant to M.G.L. ch. 40A, Section 5, and hereby amends the Zoning Ordinance as follows:

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

Delete the following language:

MIXED-USE DEVELOPMENT, MULTIFAMILY UNITS

A dwelling unit with not less than six hundred twenty-five (625) square feet of usable living area, not more than two (2) bedrooms, at least one (1) full bath and an individual laundry unit (no shared laundry facilities on the premises).

MIXED-USE DEVELOPMENT

The combination of residential and business uses on a single lot

Replace the deleted language with the following:

PRINCIPAL STRUCTURE

The structure in a mixed-use development which fronts a public way or public open space and that is the most visually prominent building on a parcel when viewed from the primary public way or public open space adjacent to that parcel.

BACK-LOT STRUCTURE

Any building in a mixed-use development that does not front a public way or public open space and which is not the most visually prominent building on a parcel when viewed from the primary public way or public open space adjacent to that parcel.

GROUND FLOOR

The lowest story of a building with a finished floor at or above the finished ground level.

MIXED-USE or MIXED USE

The combination of residential and non-residential uses on a single lot of land or on two (2) or more contiguous lots in joint ownership.

MIXED-USE DEVELOPMENT

The combination of residential and non-residential uses on a single lot of land or on two (2) or more contiguous lots in joint ownership.

MIXED-USE DEVELOPMENT, AFFORDABLE UNIT

An affordable unit in a mixed-use development. An affordable unit in a mixed-use development shall be a housing unit that is subject to a deed or other restriction requiring that the owner or occupant of the unit meet applicable income criteria such that the housing unit shall comply with Massachusetts Executive Office of Housing and Livable Communities’ requirements for counting the housing unit towards the Town of Randolph’s Subsidized Housing Inventory.

MIXED-USE DEVELOPMENT, MULTIFAMILY

A mixed-use development that contains three or more dwelling units. The dwelling units contained in a multifamily mixed-use development shall be not less than six hundred twenty-five (625) square feet of usable living area, not more than two (2) bedrooms, at least one (1) full bath and an individual laundry unit (no shared laundry facilities on the premises).

II. Insert a new section 200-11.2, as follows:

§ 200-11.2 **Mixed-use.**

- A. In each district in which mixed-use development is permitted, including overlay districts such as the Union Crossing Transit District, mixed-use development shall comply with the following minimum requirements. These minimum requirements shall be in addition to the requirements that apply to mixed-use development in any particular district and shall supersede any conflicting requirements:
- (1) Only uses that are otherwise permitted in the zoning or overlay district (with or without a variance or a special permit) may be included in the mixed-use development.
 - (2) The non-residential use(s) contained in the mixed-use development shall be located on the ground floor of the principal structure.
 - (3) If 100% of the ground floor of the principal structure in the mixed-use development is dedicated to non-residential use, then some or all of the next floor in the same structure may also be used for non-residential use.
 - (4) At least one designated non-residential entrance shall be provided on each floor of a structure that contains a non-residential use.

- (5) At least 40% of the square footage of the structures contained in the mixed-use development shall be devoted to residential uses.
- (6) A maximum of 66% of the square footage of the structures contained in the mixed-use development shall be devoted to residential uses.
- (7) No more than 10% of the ground floor of the principal structure in the mixed-use development shall be devoted to residential uses.
- (8) In any structure containing both residential and non-residential uses, entry to the residential units must be from the side(s) or back(s) of the structure(s) and not on the street front or open public space area, where the non-residential uses shall have their main entrance(s).
- (9) Areas of a structure intended for non-residential uses must be constructed such that they do not have any direct access to areas of the structure intended for residential uses, except as necessary in an emergency.
- (10) For mixed-use developments consisting of multiple buildings, commercial use shall be required on the ground floor of the principal structure and residential may be permitted in other locations. In order to place commercial use on the first floor of any secondary buildings in the mixed-use development, a special permit shall be required from the Planning Board.
- (11) If the development is a Multifamily Mixed-Use Development, the development shall have a minimum gross density of 15 units per acre and a maximum gross density of 20 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A.
- (12) Parking lots for new construction shall be located to the side and rear of the lot unless such a location is not feasible. Parking is prohibited within the front yard. Parking lots that abut public rights of way or grade parking under the building shall be screened.
- (13) There shall be a minimum of one and one-quarter (1.25) parking spaces for each dwelling unit.
- (14) Parking for non-residential use shall be one (1) space per 1,000 square feet of non-residential floor area. In the event of a restaurant use, one parking space shall be provided for every four patron seats in the restaurant. A lesser number of parking spaces may be permitted by the Planning Board via a special permit, if that number of parking spaces is determined to be adequate for the particular restaurant use considering all relevant circumstances.
- (15) Any new building containing more than one residential unit shall provide for convenient indoor bicycle storage or parking.
- (16) Any new building containing non-residential use shall provide exterior parking for bicycles near the entrance(s) to the non-residential use.

- B. Notwithstanding the other provisions contained in this Town of Randolph Zoning Ordinance, including the provisions contained in the Table of Allowable Activity, the following shall require a Special Permit from the Randolph Town Council:
- (1) A mixed-use development that will contain 25 or more newly-created dwelling units on a single lot of land or on two (2) or more contiguous lots in joint ownership.
 - (2) A mixed-use development that will include any newly-created residential dwelling unit(s) in any structure where the structure is greater than two and one-half (2 1/2) stories in height.
- C. Notwithstanding the other provisions contained in this Town of Randolph Zoning Ordinance, including the provisions contained in the Table of Allowable Activity, the Town Council shall be the Special Permit Granting Authority for special permits required under subsection 200-11.2(B). When a special permit is required for a mixed-use development under that subsection, the Town Council shall also serve as the Special Permit Granting Authority for any other special permits required for that mixed-used development. The Town Council shall conduct Site Plan and Design Review for any project that requires a special permit under subsection 200-11.2(B).
- D. Site Design Standards For Mixed-Use Developments.
- (1) To the extent practicable, street level frontage shall be devoted to entrances, open space amenities and non-residential use windows.
 - (2) In the portions of a mixed-use development that contain new non-residential or mixed-use construction, ground floors should be a minimum of eleven (11) feet from floor to ceiling to enhance the pedestrian streetscape, regardless of the overall building height.
 - (3) Internally illuminated plastic or fiberglass cabinet (“can”) signs are prohibited. Where internal illumination or back-lighting is proposed, solid letters (reverse channel) are a preferred alternative.
 - (4) Clear pedestrian pathways shall be provided between buildings on the same lot and between buildings on adjacent lots to ensure continuous safe pedestrian access.
 - (5) Where a mixed-use development abuts a residential neighborhood, appropriate transitional features shall be used and may include landscaping, open space or parks, or streets with clearly designed pedestrian features.

E. Subsidized Housing Inventory - Affordability.

For mixed-use developments that contain greater than 10 residential units, the mixed-use development project must include affordable housing units as specified below:

- (1) **Ownership Units.** For all mixed-use developments where the Affordable Units proposed are Homeownership Units, not less than twenty percent (20%) of the total housing units constructed in the mixed-use development shall be Affordable Units.
- (2) **Rental Units.** For all mixed-use developments where the Affordable Units proposed are Rental Units not less than twenty five percent (25%) of the total housing units in any building containing rental units shall be Affordable Units;
- (3) For purposes of calculating the number of Affordable Units required within a mixed-use development, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.
- (4) All Affordable Units shall be integrated with the rest of the mixed-use development and shall be comparable in design, floor area, number of bedrooms, appearance, construction and quality of materials with market rate units.
- (5) Affordable Units shall comply with Massachusetts Executive Office of Housing and Livable Communities' requirements for counting those units towards the Town of Randolph's Subsidized Housing Inventory.
- (6) Final occupancy permits shall not be issued for a mixed-use development until the Affordable Units in the development have been secured through affordable housing restrictions recorded at the Registry of Deeds, and, if applicable, the regulatory agreement has been recorded with the Registry of Deeds, and copies of the recorded documents have been provided to the Town Council and the Building Commissioner. If a special permit is required for the mixed-use development, the special permit shall incorporate this requirement.

To: Planning Board
From: Michelle Tyler
Date: March 7, 2024
RE: Proposed amendment to Town Council Order 2024-007

The public hearing for the Planning Board to deliberate on Town Council order 2024-007 is scheduled to open on March 26, 2024. I have reviewed the proposed language and provide you with a rewritten and reformatted version of the amendments for your consideration during deliberations (it will be included with the agenda packet as well). Much of the content in the proposed rewritten version is the same, merely reformatted for ease of use. Note, however, that the recommendations in this document include changes to portions suggested in the original order as well as additional sections of the zoning code that should be amended to ensure consistency and reduce opportunities for conflicting information. I will present a summary as part of this public hearing and will have additional information available to respond to questions you may have.

As a reminder, the options available to the Planning Board in adopting amendments to the Zoning Ordinance are:

1. Recommend adopting the order as presented by the petitioner.
 2. Recommend adopting the order WITH AMENDMENTS proposed by the Planning Board.
 3. Recommend against adoption of the order.
-

AMENDMENTS TO 2024-007 FOR PLANNING BOARD CONSIDERATION

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

Delete the following language:

MIXED-USE DEVELOPMENT, MULTIFAMILY UNITS
A dwelling unit with not less than six hundred twenty-five (625) square feet of usable living area, not more than two (2) bedrooms, at least one (1) full bath and an individual laundry unit (no shared laundry facilities on the premises).

MIXED-USE DEVELOPMENT
The combination of residential and business uses on a single lot

Add the following terms:**AMENITY USES**

Accessory communal areas, amenity areas, or services available to the building residents and their guests only.

BACK-LOT STRUCTURE

Any building that does not front a public way or public open space and which is not the most visually prominent building on a parcel when viewed from the primary public way or public open space adjacent to that parcel.

DWELLING UNIT, AFFORDABLE

A multi-family housing unit that is subject to a restriction in its chain of title limiting the sale price or rent, or limiting occupancy to an individual or household of a specified income, or both. Affordable Dwelling Units must satisfy Subsidized Housing Inventory (SHI) eligibility criteria, such that it satisfies the requirements for inclusion under 760 CMR 56.03(2) or any other regulation or guidance issued by Executive Office of Housing and Livable Communities (EOHLC).

GROUND FLOOR

The lowest story of a building with a finished floor at or above the finished ground level.

MIXED-USE or MIXED USE

The combination of residential and non-residential uses on a single parcel of land.

PRINCIPAL STRUCTURE

The structure which fronts a public way or public open space and that is the most visually prominent building on a parcel when viewed from the primary public way or public open space adjacent to that parcel.

II. Amend the Table of Allowable Activity

Amend the language by deleting text in ~~strike through~~ and adding text in **bold italics** AND adding a new line item by adding text in **bold italics**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
3		CSBD	NRBD	WCBD	GPCCOD	BRHD	GBHD	BD	BP	OSBD	ID	RSHDD	RSMDD	RMFD	R2FD	RMF55+D	BHAD	SFD	
4	Residential																		
5	Three or more to 24 dwelling units in combination with store or other permitted use a non-residential use (mixed-use)	SPPB	N	N	N	SPPB	SPPB	N	N	N	N	N	N	N	N	N	N	N	N
6	25 or more dwelling units in combination with a non-residential use (mixed-use)	SPTC	N	N	N	SPTC	SPTC	N	N	N	N	N	N	N	N	N	SPTC	N	
7																			

III. Amend section 200-11.C

Delete the following text in section 200-11.C.1.b

200-11.C.1.b Mixed-use development multiple units. The combination of residential and business uses on a single lot shall be permitted within the Crawford Square Business District in order to promote the general welfare of the community by assuring the economic vitality of its downtown business area while minimizing potential adverse impacts upon nearby neighborhoods and other premises. This purpose is to be achieved through the establishment of controls specifically for mixed business and residential uses at locations where either such uses already exist or they would be appropriate because of access and other geographical considerations.

[1] Mixed-use development multifamily units. Any dwelling unit located within a multifamily mixed-use development within the Crawford Square Business District must meet minimum requirements; such unit shall have:

- [a] Not less than six hundred twenty-five (625) square feet of usable living area;
- [b] Not more than two (2) bedrooms;
- [c] At least one (1) full bath; and
- [d] Its own laundry hook-ups. There shall be no shared laundry facilities on premises.

Replace with the following text in section 200-11.C.1.b

Mixed-Use is permitted subject to the requirements of section 200-11.2

Mixed-Use

IV. Add new section 200-11.2 Mixed-Use

§ 200-11.2 **Mixed-use.**

In each district in which Mixed-Use is permitted, a development shall comply with the following minimum requirements. Unless otherwise stated, the requirements of this section shall apply to uses and structures permitted under the regulations of this section. In the event of a conflict, the regulations of this section shall apply.

A. Exceptions

- (1) This section, Mixed-Use, shall not apply to any overlay district.

B. Applicability

- (1) Only uses that are permitted by right or special permit in the zoning or overlay district may be included in the mixed-use development.
 - (a) Neither drive-through windows or accessory uses with a drive-up/drive through function nor 24-hour business operations are permitted in a Mixed-Use development.
- (2) Notwithstanding the other provisions contained in this Town of Randolph Zoning Ordinance, the Planning Board shall be the Special Permit Granting Authority (SPGA) for a Mixed-Use Development when there are fewer than twenty-five (25) dwelling units (existing or new) proposed.
- (3) Notwithstanding the other provisions contained in this Town of Randolph Zoning Ordinance, the Town Council shall be the Special Permit Granting Authority for any Mixed-Use development when there are twenty-five (25) or greater dwelling units (existing or new) proposed.
- (4) If a non-residential use in a Mixed-Use development requires a Special Permit, the SPGA issuing the special permit for the Mixed-Use development shall also be the SPGA for the non-residential use superseding any other section of this Town of Randolph Zoning Ordinance.
- (5) Site Plan Design Review shall be conducted by the applicable SPGA.

C. Dimensions

- (1) The dimensional standards generally applicable in the district as set forth in the Table of Dimensional Requirements shall apply.
- (2) The SPGA may waive dimensional requirements when a Mixed-Use development includes the redevelopment of an existing structure.
- (3) More than one structure on a parcel is permitted upon review and decision of the SPGA.

- (4) Any Back-Lot Structure(s) may not be taller than the principal structure.

D. Site Design Standards

- (1) All permitted non-residential uses shall be limited to the ground floor and basement of the building. The SPGA may permit non-residential uses to occupy other floors of the building only after determining that the location and design of such spaces, including access and egress, will not impact the privacy or security of residential occupants.
- (2) If the Mixed-Use Development includes multiple structures, any Back-Lot Structures may contain either a mix of non-residential uses and dwelling units or only dwelling units.
- (3) The non-residential uses in a Mixed-Use development shall be developed prior to or concurrently with residential uses. Concurrency may be established by approval of a Master Plan that provides a mix of uses that includes all proposed uses.
- (4) A minimum of 25% and a maximum of 75% of the square footage of all structures contained in a Mixed-Use Development shall be devoted to dwelling units.
- (5) Minimum residential densities for a Mixed-Use development shall be 12 units per gross acre.
 - (a) Density shall be calculated as the total area of the parcel less any land within a body of water, situated within a wetland or within fifty (50) feet of a bordering vegetated wetland (BVW). **OR less any land which is part of a Wetland Resource Area as specified in 310 CMR 10.02 (1)(a) subject to protection under the Massachusetts Wetlands Protection Act, MGL, c. 131, Section 40, nor any land within 75 feet of such Wetland Resource Area.**
 - (b) Non-residential uses developed as part of a Mixed-Use building that includes housing shall be developed to maintain a minimum density of 12 dwelling units per acre. When a development site is composed of 2 or more phases, each phase shall also meet this standard.
- (6) Dwelling units must contain a minimum of 625 square feet of usable living area.
- (7) In any Principal Structure, entry to the dwelling units must be from the side or back of the structure; not on the street frontage or any open public space.
- (8) At least one designated entrance for non-residential uses shall be provided on each floor of a structure that contains a non-residential use.
- (9) Areas of a structure intended for non-residential use must be constructed such that there is no direct access to areas of the

structure intended for dwelling units except as necessary in an emergency.

- (10) Ground level frontage of the Principal Structure shall be devoted to non-residential entrances and windows and public open space amenities.
- (11) In newly constructed Principal Structures in a Mixed-Use Development, ground floors shall be a minimum of eleven (11) feet from floor to ceiling to enhance the pedestrian streetscape regardless of the overall building height.
- (12) Clear pedestrian pathways shall be provided between structures on the same parcel and, to the extent practicable, between buildings on adjacent parcels to ensure continuous safe pedestrian access.
- (13) A Mixed-Use development must provide a sign plan to the SPGA.
 - (a) Wall signs for non-residential uses may be illuminated with exterior lighting or by reverse channel letters only.
- (14) Where any Mixed-Use development abuts a residentially zoned parcel(s), there shall be adequate transition between the Mixed-Use development and adjacent residentially zoned parcel(s) that may include fencing, landscaping and similar.

E. Parking

- (1) Parking areas, including below or at-grade structures, for a Mixed-Use development shall be located to the side and/or rear of the parcel; parking is prohibited in the front yard. Parking areas that abut any public right-of-way or any at-grade parking structure shall require screening. Where locating parking according to the terms of this zoning ordinance is not feasible due to existing structures, topography, alternative locations shall be considered by the SPGA.
- (2) There shall be a minimum of one and one-quarter (1.25) parking spaces for each dwelling unit (rounded up).
- (3) There shall be a minimum of one (1) space per 1,000 square feet of non-residential floor area.
- (4) In the event of a restaurant one (1) parking space shall be provided for every four (4) patron seats.
- (5) A lesser number of parking spaces may be permitted by the SPGA upon determination that the Special Permit applicant has demonstrated, through methods acceptable to the SPGA, that parking demand will not exceed what can be met by the minimum required parking.
- (6) Bicycle parking shall be provided as follows:
 - (a) A minimum of one (1) space per every ten (10) dwelling units (rounded up) located indoors near the primary entrance to the development's dwelling units.

- (b) A minimum of one (1) space for every five thousand (5000) square feet of non-residential floor area (rounded down) located near the primary entrance to ground floor non-residential units.

F. Affordable Dwelling Units - Subsidized Housing Inventory

Any Mixed-Use development, whether through conversion or new construction, that includes greater than 10 dwelling units, must include dwelling units that comply with the requirements and regulations of the EOHLC as Local Action Units (LAU) through a Local Initiative Program (LIP) as specified below:

- (1) Ownership units. For all Mixed-Use developments where the Affordable Dwelling Units proposed are Homeownership Units, not less than twenty percent (20%) of the total dwelling units constructed in the mixed-use development shall be Affordable Dwelling Units.
- (2) Rental Units. For all Mixed-Use developments where the Affordable Dwelling Units proposed are Rental Units, not less than twenty five percent (25%) of the total housing units in any building containing rental units shall be Affordable Dwelling Units.
- (3) For purposes of calculating the number of Affordable Dwelling Units required within a Mixed-Use Development, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.
- (4) All Affordable Dwelling Units shall be integrated within the Mixed-Use development and shall be comparable in design, floor area, number of bedrooms, appearance, construction and quality of materials with market rate units.
- (5) Occupancy permits for dwelling units in a Mixed-Use development shall not be issued without confirmation that a LIP/LAU has been submitted to EOHLC.

File Attachments for Item:

2. 43 Scanlon Drive - Tier 3 Site Plan & Design Review (continuation at 6:15pm)

March 20, 2024

Ms. Michelle Tyler, Director of Planning
Town of Randolph Planning Board
41 South Main Street
Randolph, MA 02368

Re: **Site Plan Design & Review**
Proposed Development North of Scanlon Drive
43 Scanlon Drive
Randolph, MA 02368
VERTEX Project No. 78000

Dear Ms. Tyler and Members of the Planning Board:

On behalf of the Applicant and pursuant to the Site plan & Design Review Regulations by Planning Board for the Town of Randolph, The Vertex Companies LLC (VERTEX) is pleased to submit the items outlined below for the Proposed Development North of Scanlon Drive (Randolph North Development) as part of the Site plan Design & Review process.

The attached documents address comments made by the Planning Board at the March 12, 2024 public hearing. Modifications to the plans are limited to adding screening to roof to shield the view of rooftop equipment from the adjacent roadways. The screen, shown on 3/A-301, is on the western side of the roof screening equipment beyond. It spans between grids A1 and B7 along 2. The 'Tundra' color-matched screen is 5' tall held off the roof by +/-18" for snow drift – for a total height of 6'-6". Please find the following attached to this letter:

- Five (5) copies of revised architectural plans sheet A-201 prepared by Stantec Architecture & Engineering P.C. and dated October 6, 2023 with revisions through March 26, 2024;

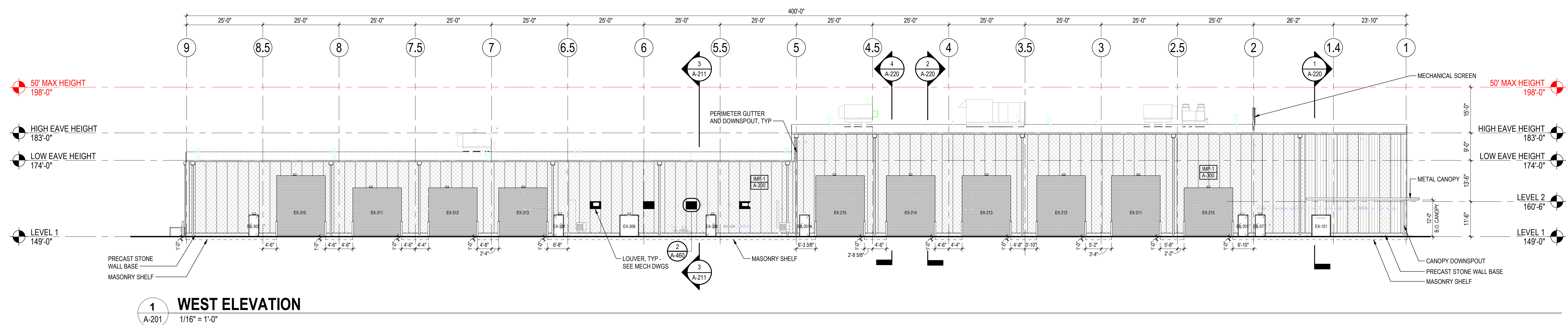
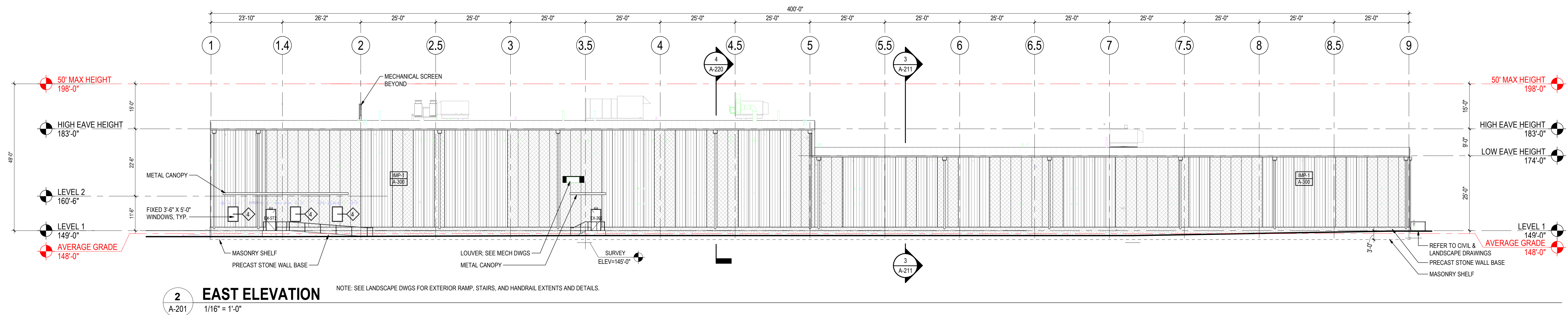
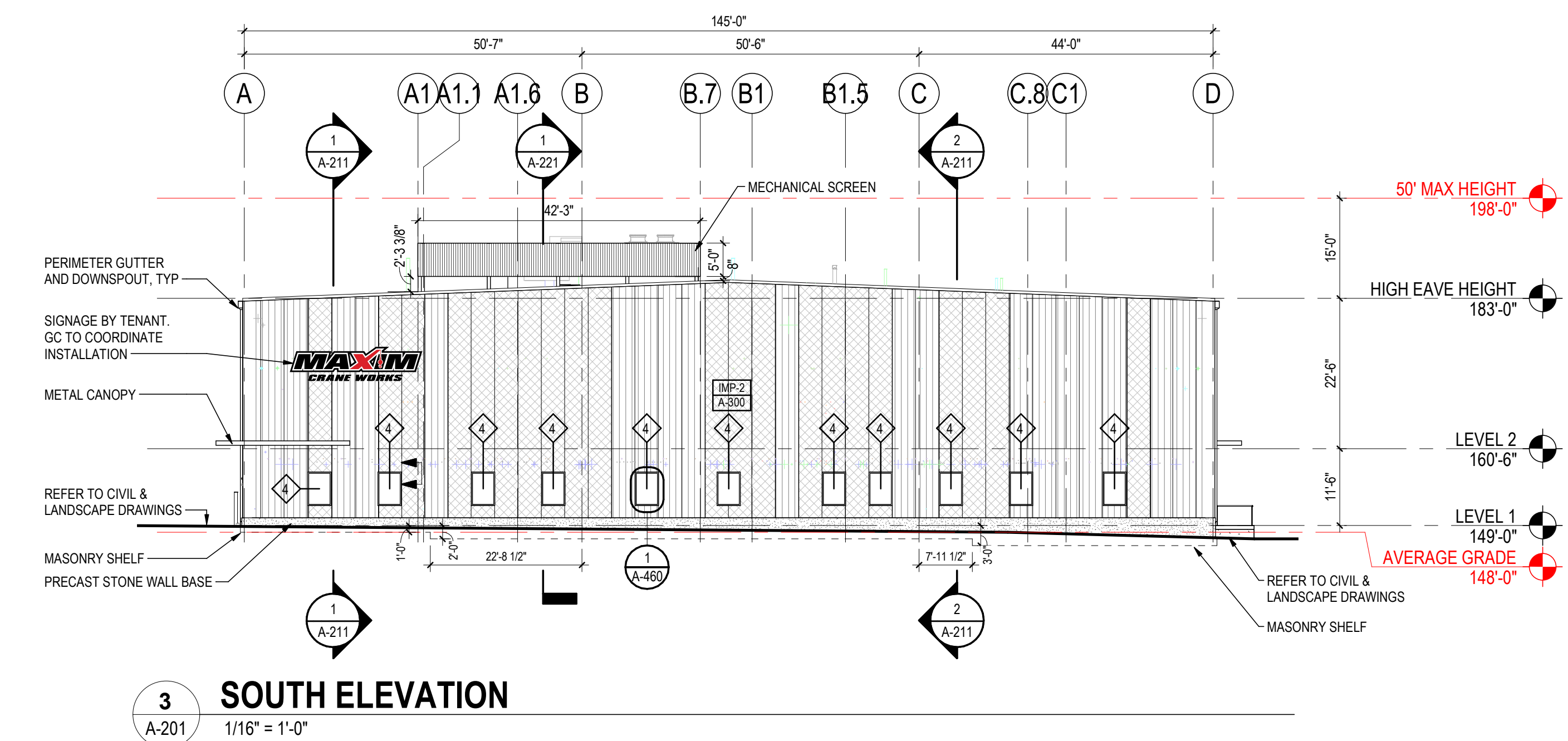
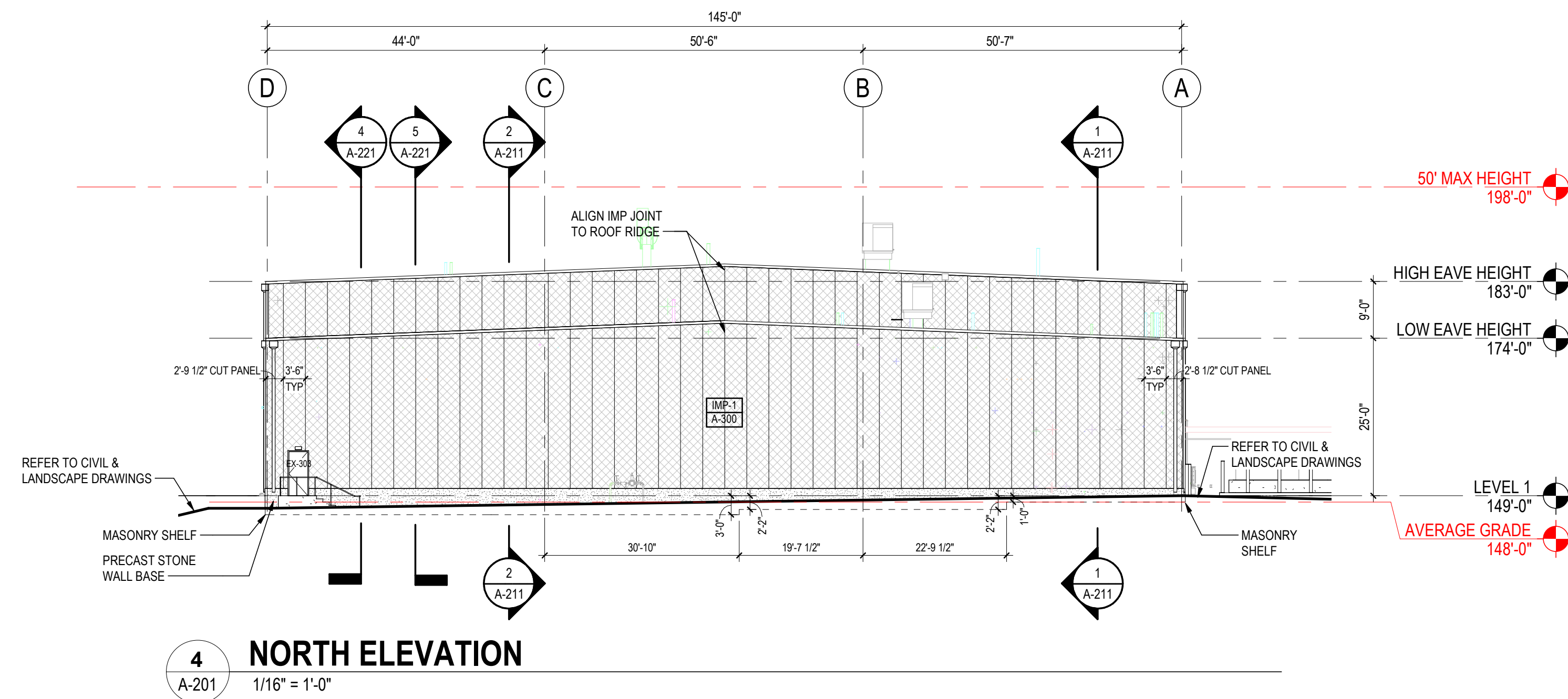
We appreciate your consideration of this project and respectfully request the review of the included project materials. Please feel free to contact us if you have any questions or concerns.

Sincerely,

The Vertex Companies, LLC.



Andrew B. Street, PE
Regional Vice President - Civil Engineering

[illegible]

Permit/Seal

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Scale	As indicated
Project No.	218421418

EXTERIOR ELEVATIONS

A-201

File Attachments for Item:

1. Short Street - Site Plan & Design Review



9 SHORT ST, RANDOLPH, MA

EXTERIOR RENOVATIONS



EXTERIOR RENOVATION CALL OUTS

1. Existing brick will be painted BM Amherst Gray HC-167 with contrasting accents of BM Black 2132-10. The rendering suggests the application for the paint.
2. Cut sheets have been provided for the front windows in this package of submittal.
3. Clapboard on the front of the building to be painted BM Amherst Gray HC-167.
4. Down lights on the front of the building are Cylinder Outdoor Up/Down Wall Sconce by Kichler, specs have been included in this packet.
5. The new logo and restaurant sign will be applied the existing sign frame. Colors are black and white.
6. Fencing and gates at rear will be white vinyl 6'H x 8'W purchased from Lowes. Product information included in this packet.
7. The new rear decking and stairs will be pressure treated lumber material.
8. The porch railing will be deck mounted cable railing components, specs attached.







9 SHORT STREET
REAR YARD MODIFICATION
RANDOLPH, MASSACHUSETTS

NOVEMBER 17, 2023 PERMIT & CONSTRUCTION SET
MARCH 18, 2024 REVISED



46 Waltham Street, Suite 2A
Boston, Massachusetts 02118
617-542-4522

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PROPOSED RENDERING

CRAWFORD SQUARE BUSINESS DISTRICT
CSBD

USE	REQ./ALLOWED	EXISTING BUSINESS	PROPOSED BUSINESS	COMMENTS
MIN LOT AREA	5,000 SF	4,159 SF	4,159 SF	EXISTING NON-CONFORMING
BLDG LOT COVERAGE	60%	41% EST	41% EST	
IMPERVIOUS	30%	22% EST	26% EST	
GREEN AREA	10%	0%	0%	
MAX. COVERAGE	90%	63% EST	67% EST	STREET FRONT ALIGNMENT
STORIES	3	1-1/2	1-1/2	
HEIGHT	40 FT	22 FT EST	22 FT EST	
MIN. FRONTAGE	25 FT	66.25 FT	66.25 FT	
MIN. DEPTH	75 FT	74.49 FT	74.49 FT	
MIN. WIDTH	25 FT	42.25 & 66.25 FT	42.25 & 66.25 FT	
FRONT SETBACK	15 FT	0'	0'	
SIDE YARD	0 FT	0'	0'	
REAR YARD	15 FT	19.9 FT	19.9 FT	

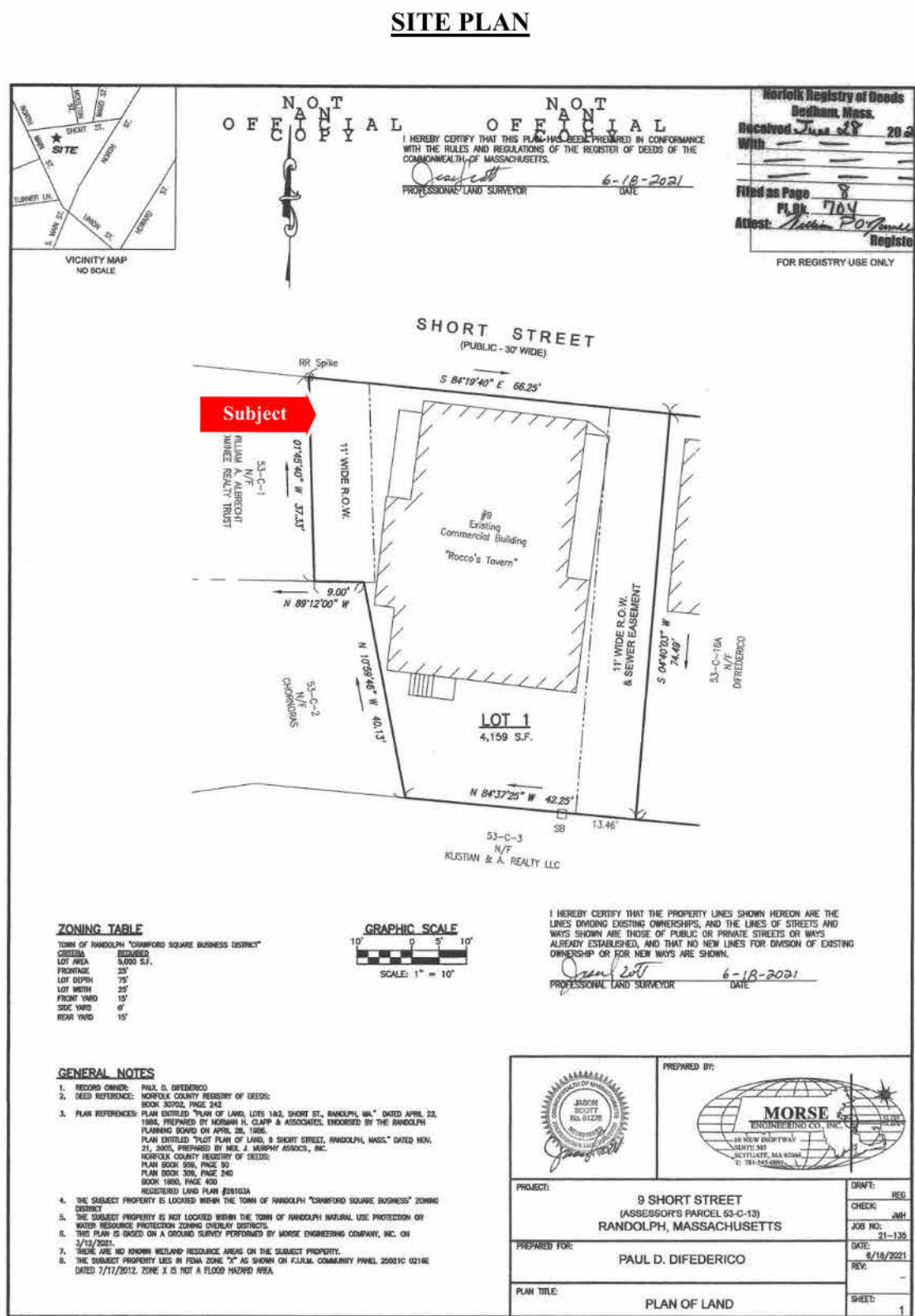
NOTE:
VALUES ABOVE ARE ESTIMATED AND SHOULD BE CONFIRMED BY SURVEYOR

ZONING INFORMATION
1/4" = 1'-0"

Sheet List	
Sheet Number	Sheet Name
001	COVER
1/1	EXISTING PLOT PLAN & CERTIFIED PLOT PLAN
A101	FLOOR PLANS
A102	SECTIONS, ELEVATIONS & REAR YARD PERSPECTIVE

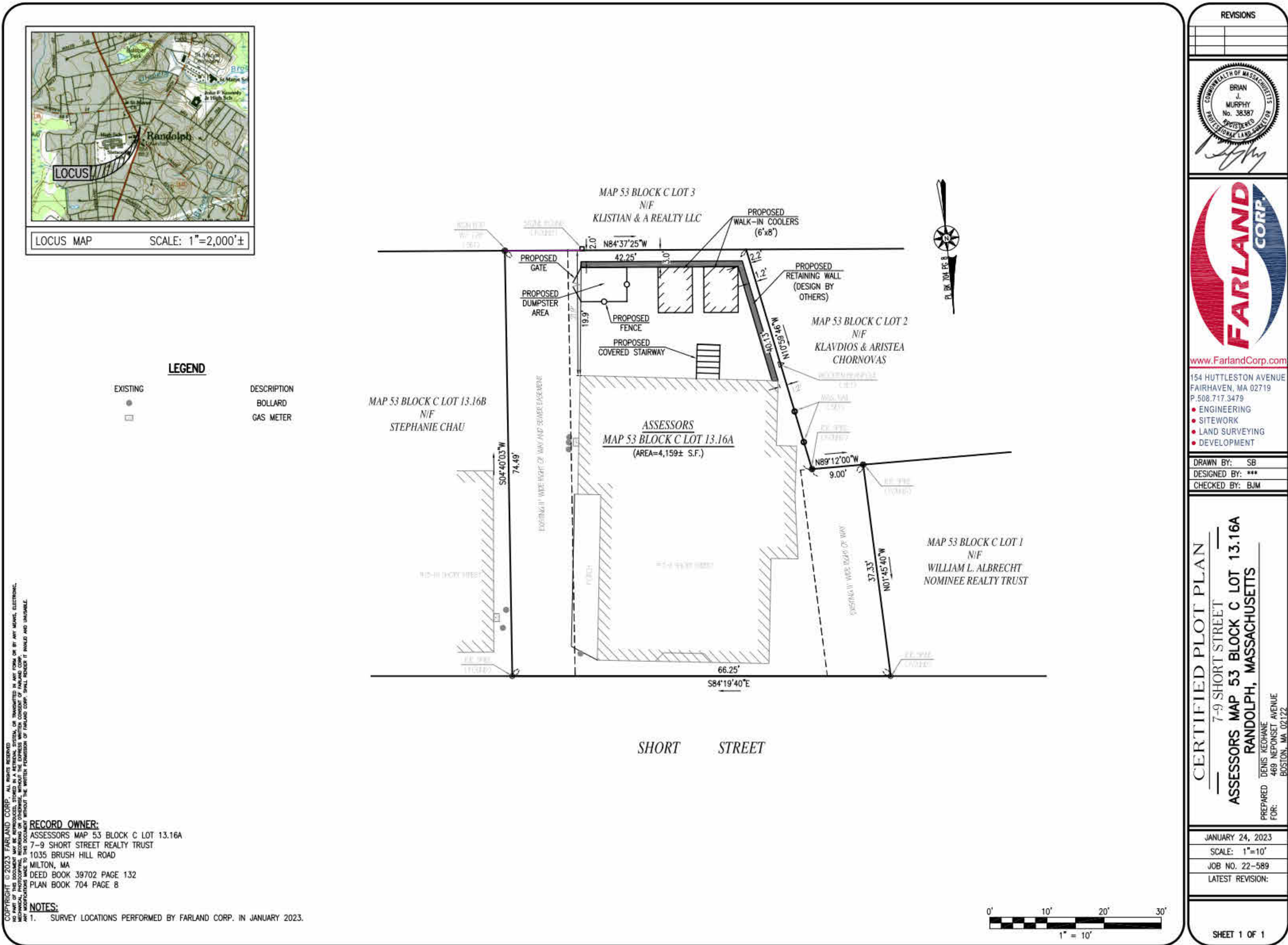
7-9 SHORT STREET

RANDOLPH, MA



Eric Wolff & Associates

22



REVISIONS

No.	Date	Revision

FARLAND CORP.

CERTIFIED PLOT PLAN
7-9 SHORT STREET
ASSESSORS MAP 53 BLOCK C LOT 13.16A
RANDOLPH, MASSACHUSETTS

PREPARED FOR: DENIS RECHANE
469 INDEPENDENT AVENUE
BOSTON, MA 02122

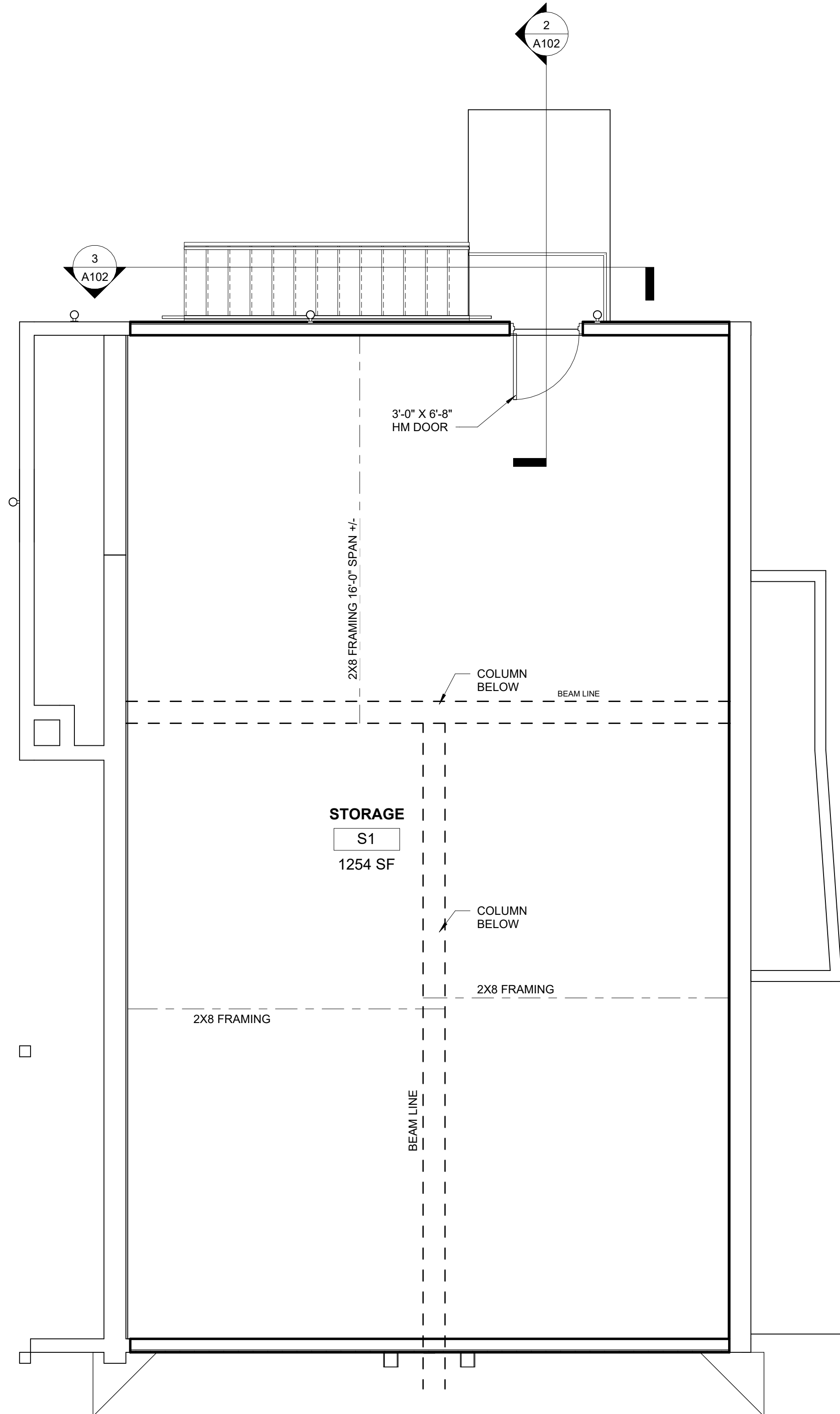
JANUARY 24, 2023
SCALE: 1"=10'
JOB NO. 22-589
LATEST REVISION:

SHEET 1 OF 1

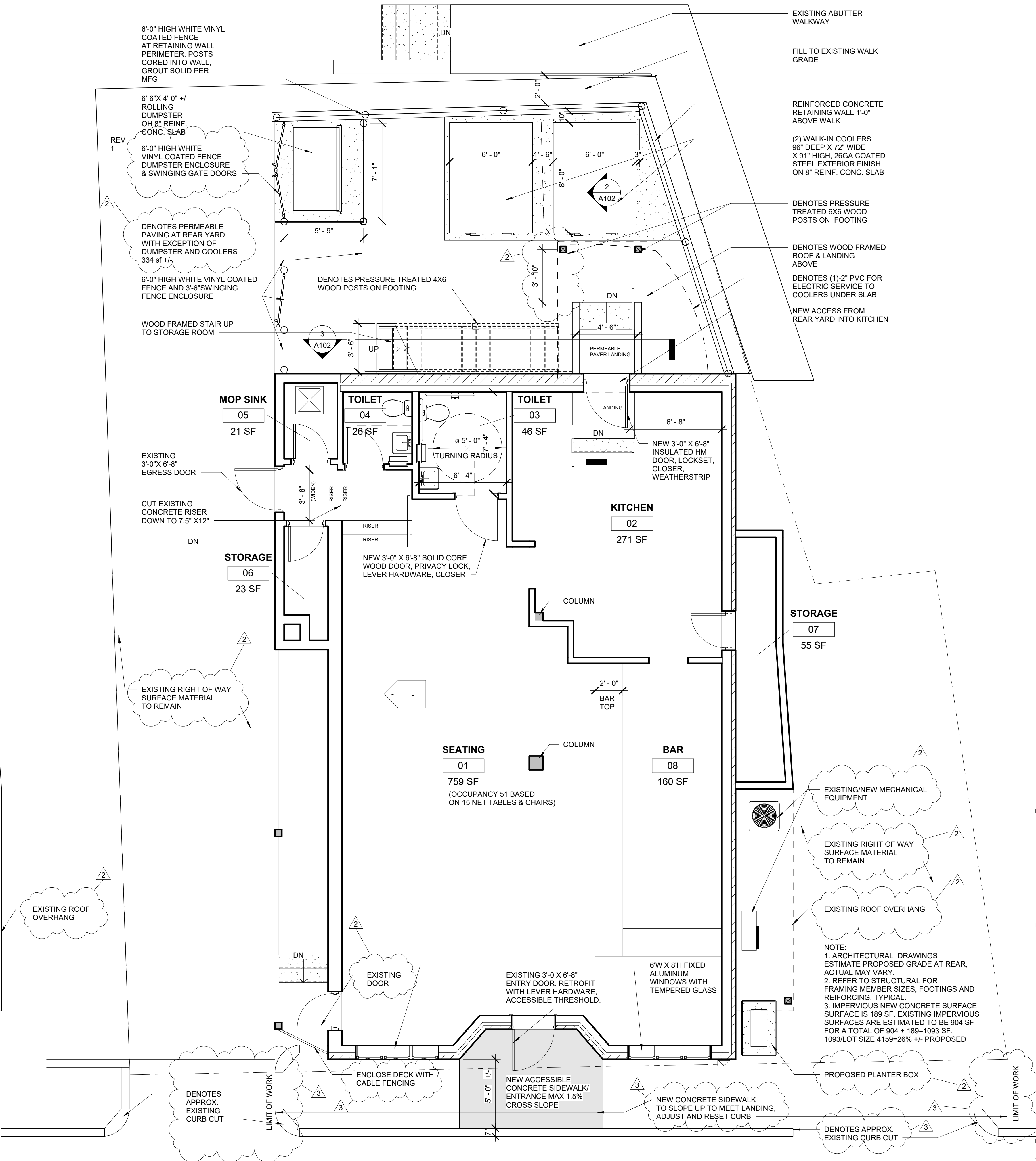
EXISTING PLOT PLAN & CERTIFIED PLOT PLAN

7-9 SHORT
STREET

RANDOLPH, MA



④ ATTIC STORAGE
1/4" = 1'-0"



① FIRST FLOOR PLAN
1/4" = 1'-0"

3	3/18/24	PB Review Comments
2	3/ 4/ 24	PB Review Comments
No.	Date	Revision

Seal

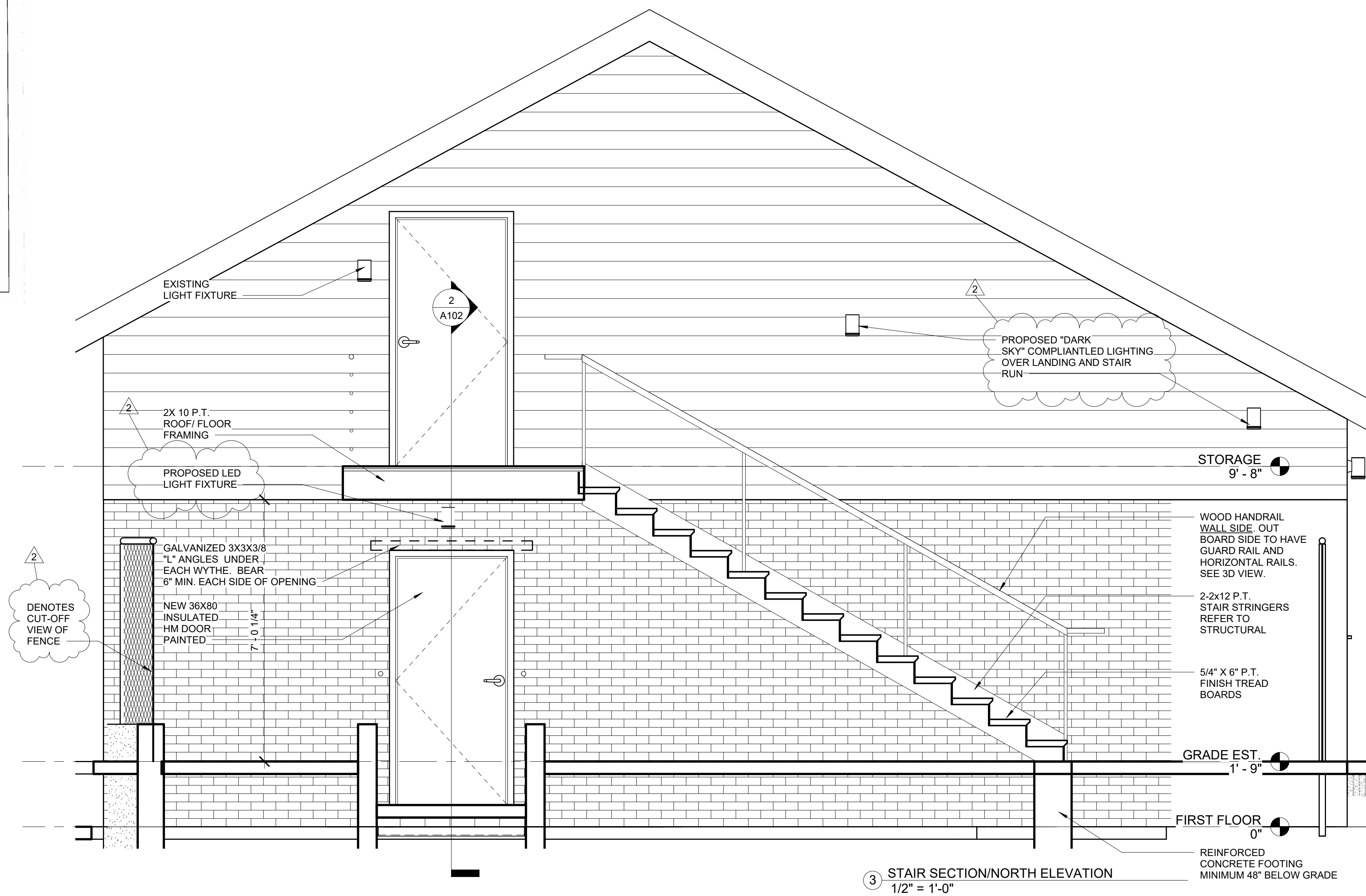
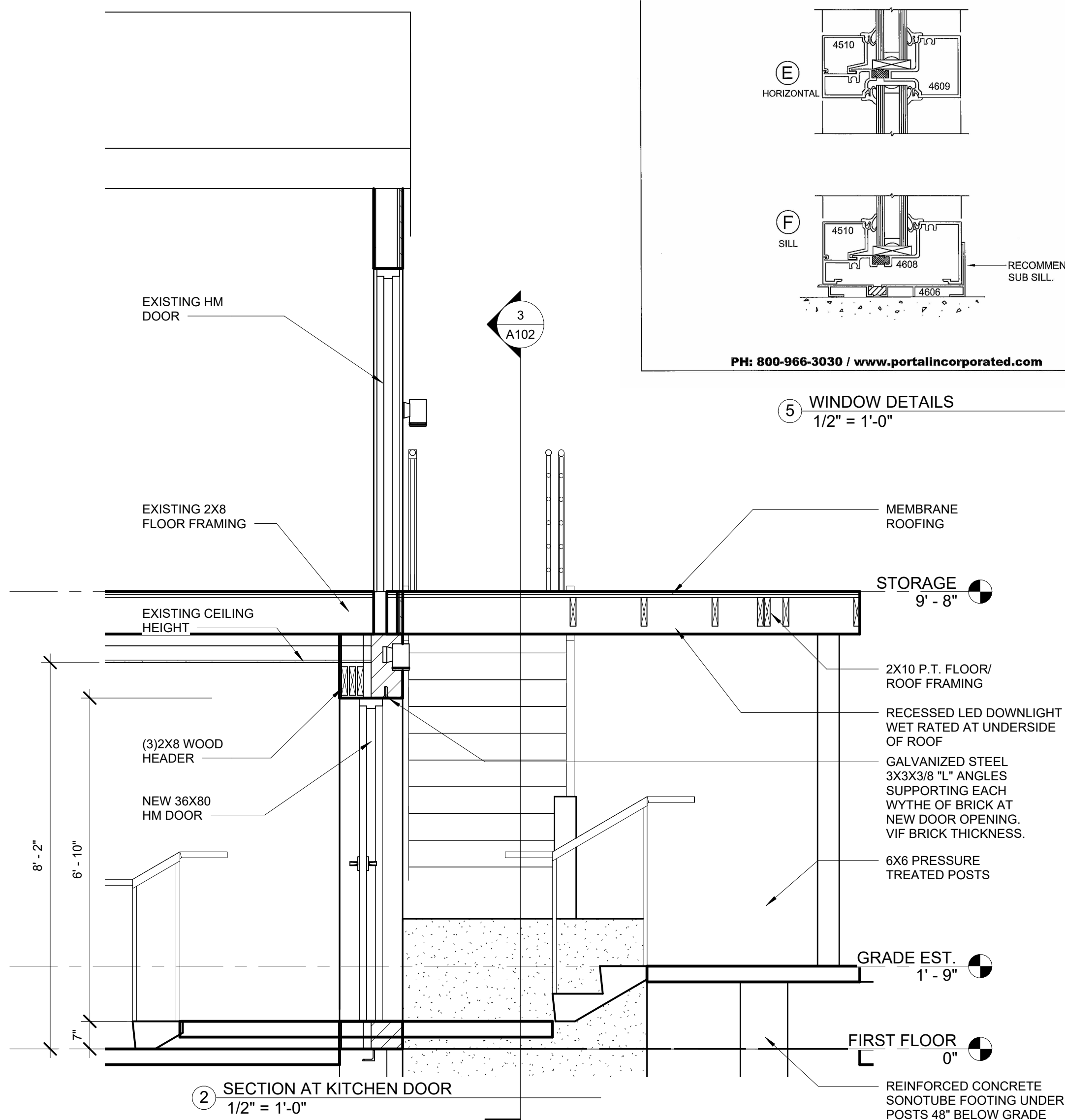
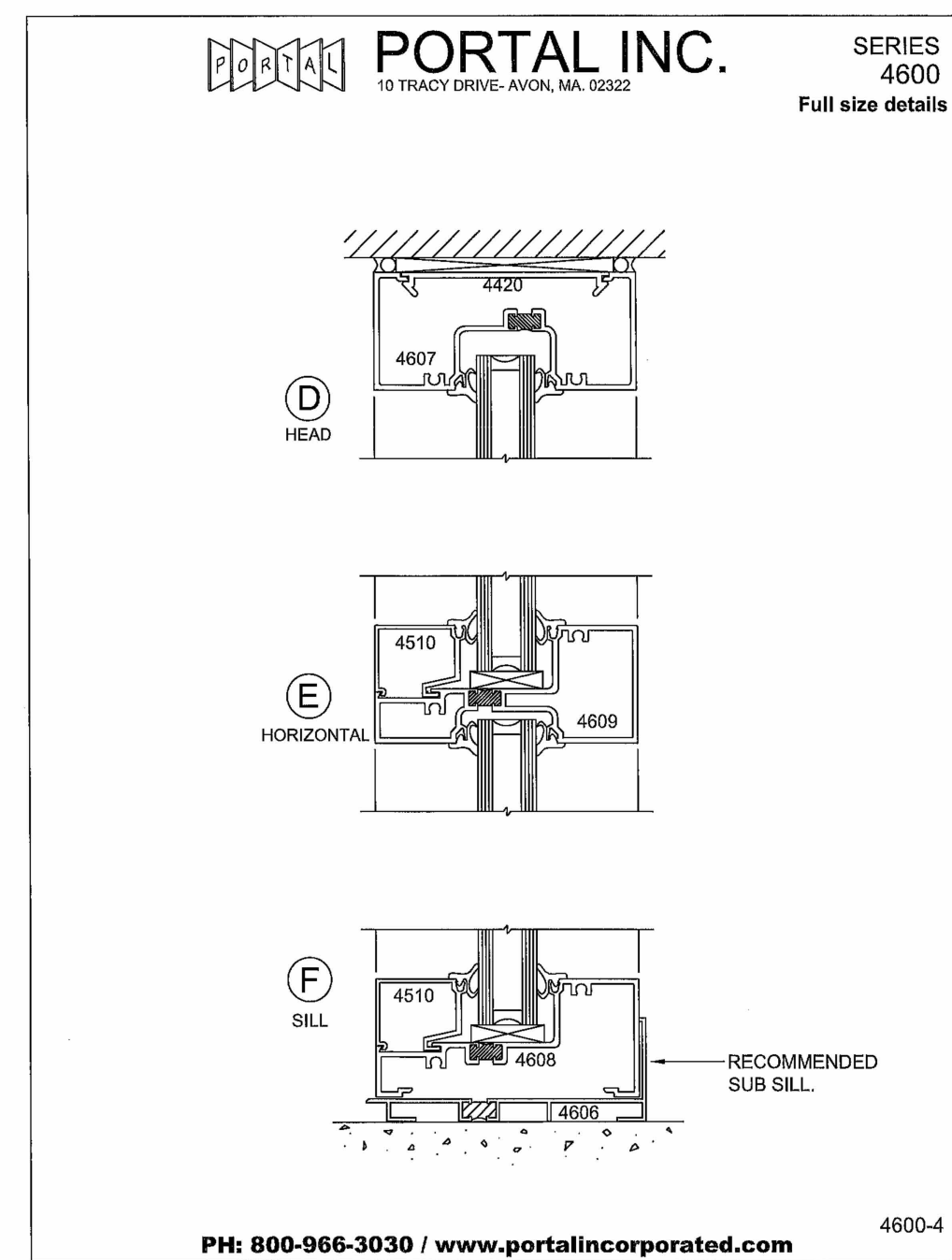
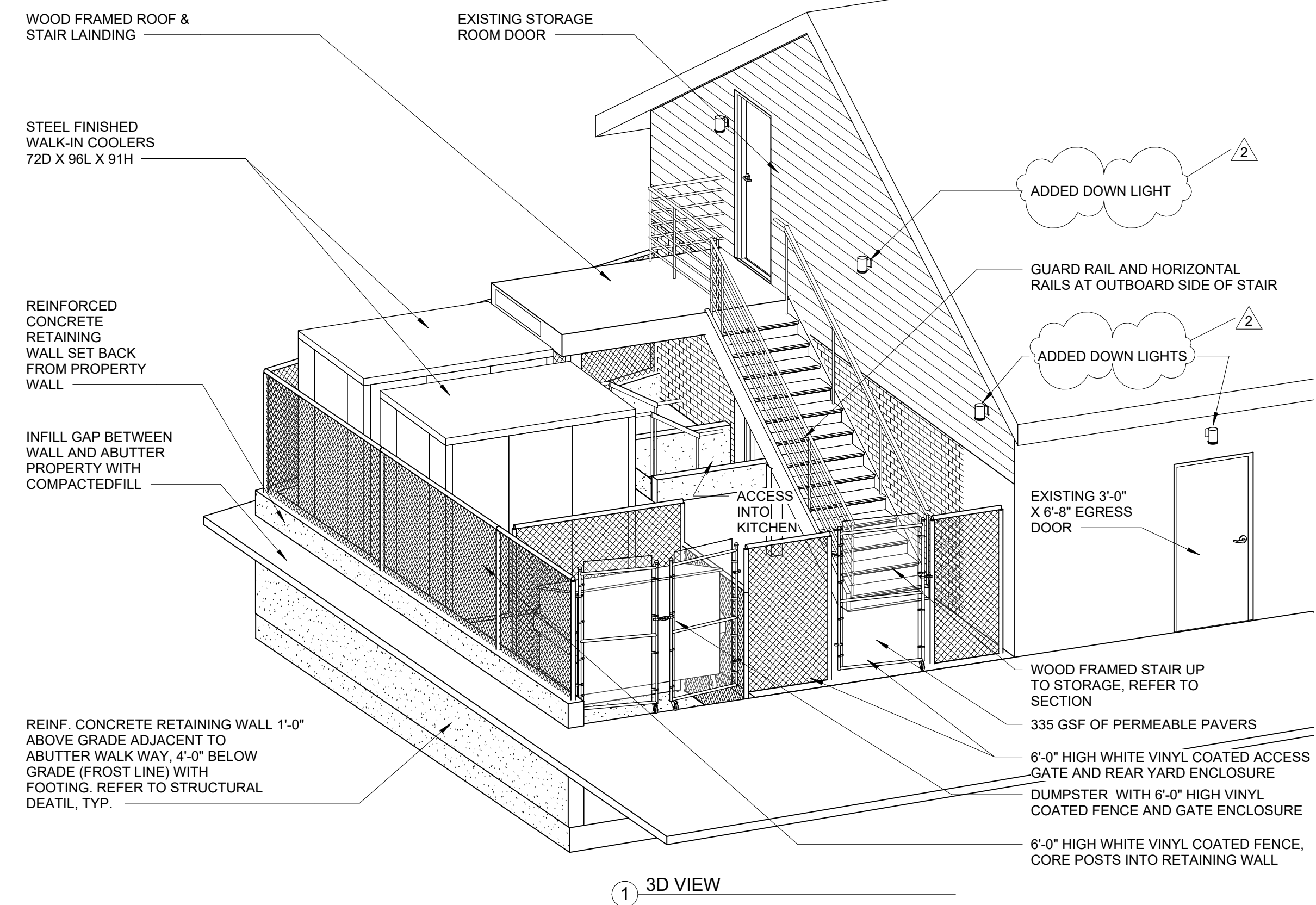
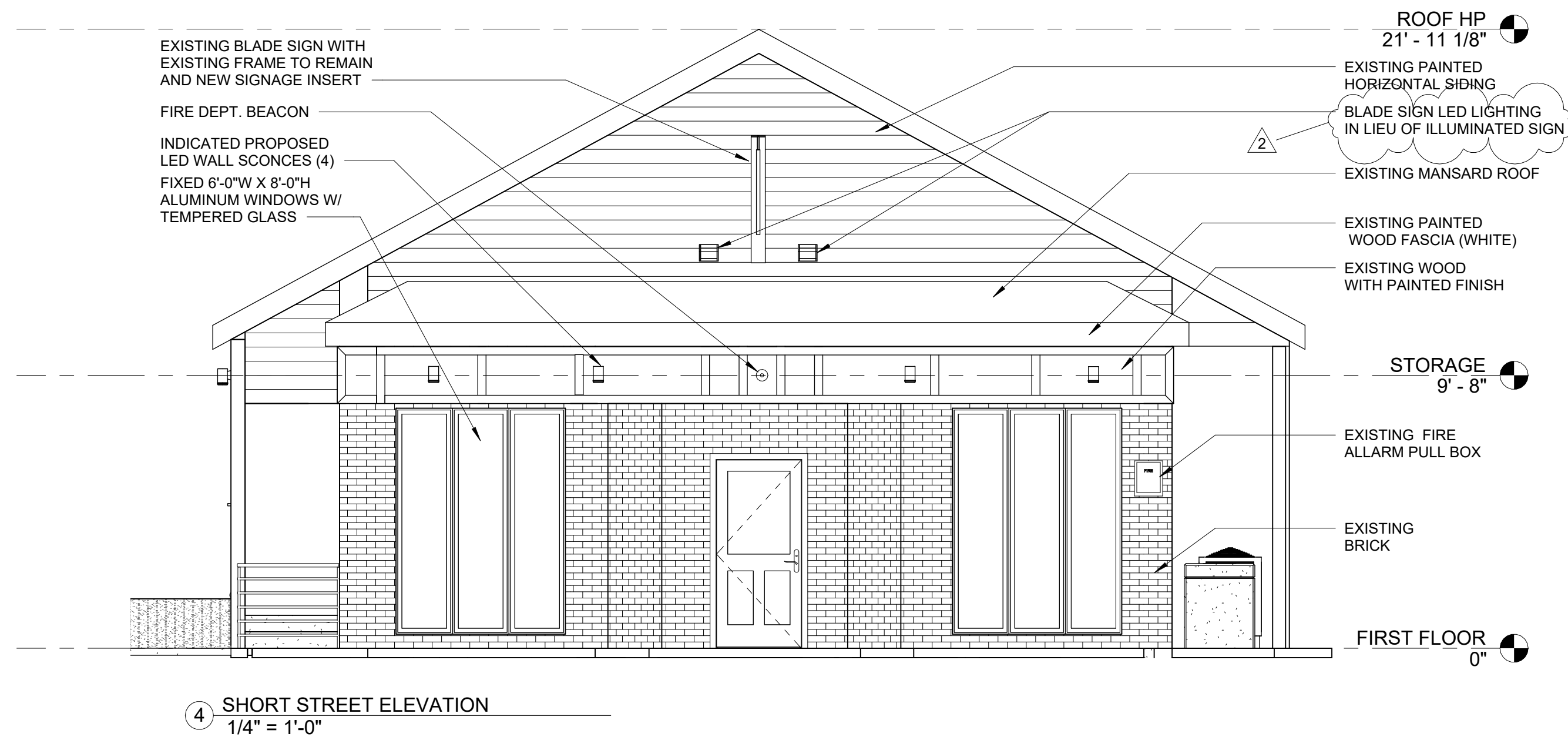
Drawing Title

FLOOR PLANS

Project No.	7-9 SH 2022	Drawing No.	A101
Date	10 19 23		
Scale	1/4" = 1'-0"		
Drawn By	GEO	Checked By	CFT

7-9 SHORT STREET

RANDOLPH, MA



3	3/18/24	PB Review Comments
2	3/4/24	PB Review Comments
No.	Date	Revision

Seal

Drawing Title

SECTIONS, ELEVATIONS & REAR YARD PERSPECTIVE

Project No.	7-9 SH 2022	Drawing No.	A102
Date	10 19 23	Scale	As indicated
Drawn By	GEO	Checked By	CFT