

# PLANNING BOARD MEETING

Tuesday, February 10, 2026 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## AGENDA

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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 1/27/2026

**D. Public Speaks**

**E. Public Hearings**

**F. Old/Unfinished Business**

**G. New Business**

1. Planned Residential Development - Union Street  
Planning Board review

2. ANR - 73 Mazzeo Drive

**H. Staff Report**

**\*Active Subdivision Review**

**\*Active Project Review**

**\*Upcoming Projects**

**I. Board Comments**

**J. Adjournment**

Upcoming Meeting Dates

February 24

March 24

April 14

**File Attachments for Item:**

1. Planned Residential Development - Union Street Planning Board review



RANDOLPH TOWN COUNCIL

**APPLICATION FOR A SPECIAL PERMIT**

Project Type	<input type="checkbox"/> 24 Hour Operation	<input type="checkbox"/> Adult Entertainment
	<input type="checkbox"/> Drive Through Window	<input type="checkbox"/> Crematorium
	<input type="checkbox"/> Wireless Communication Facility	<input type="checkbox"/> Gravel Removal
	<input type="checkbox"/> Marijuana Facility	<input type="checkbox"/> Union Crossing Project
	<input type="checkbox"/> Other <u>Planned Residential Development</u>	
Type of Request	<input checked="" type="checkbox"/> Initial Application	<input type="checkbox"/> Renewal <input type="checkbox"/> Modification/Amendment
Assessor Parcel ID <i>map-block-parcel</i>	52 H 8 & 9	Norfolk County Registry of Deeds
		Book/Page or Cert # 86 BK: 41971 PG: 54 92 BK: 41613 PG: 170
Parcel Address	#8 86 Union Street #9 92 Union Street	
Zoning District	RH	Size of Parcel
		67,127 +/- SF 1.018 +/- AC
Parcel Attributes	<input type="checkbox"/> Wetland <input type="checkbox"/> Flood Plain <input type="checkbox"/> Wetland Resource <input checked="" type="checkbox"/> Upland Residential Lot	
Project Description	16 Unit Planned Residential Development utilizing	
	two existing historic residential houses.	
Other permits or approvals required	<input type="checkbox"/> Conservation <input type="checkbox"/> Licensing Board <input type="checkbox"/> MassDOT <input checked="" type="checkbox"/> Stormwater <input type="checkbox"/> ZBA	

Applicant	RAC Investment Group LLC		
Contact person	Ricardo Jean		
Applicant Status	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Licensee <input type="checkbox"/> Buyer <input type="checkbox"/> Other _____		
Address	7 Pleasant Street, Holbrook, MA		
Phone	857-286-5859	Email	ricardoj04@yahoo.com

*\*If property owner is not the Applicant, authorization from the owner is required\**

Surveyor	Project Development Charles T. Camp MA R.P.S. NO.: 38377		
Contact person	John Spink		
Address	59 Clay Street, Middleboro, MA		
Phone	774-766-0544	Email	jspink1@gmail.com

<b>Engineer</b>	Project Development Linda J. Cronin MA R.P.E. # 46504		
<b>Contact person</b>	John Spink		
<b>Address</b>	59 Clay Street, Middleboro, MA		
<b>Phone</b>	774-766-0544	<b>Email</b>	jspink1@gmail.com

<b>Property Owner</b>	RAC Investment Group LLC		
<b>Address</b>	7 Pleasant Street, Holbrook, MA		
<b>Phone</b>	857-286-5859	<b>Email</b>	ricardoj04@yahoo.com

For any application for a Special Permit, the applicant shall submit a narrative and additional documentation to support:

- That the proposed use is in harmony with the general purpose and intent of the Town's ordinances;
- That the proposed use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district;
- Adequate and appropriate facilities will be provided for the proper operation of the proposed use;
- That the proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials or other visual nuisances;
- That the proposed use would not cause undue traffic congestion in the immediate area;
- Any specific requirements detailed in the Randolph Zoning Ordinances.

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said ordinances, rules and any conditions of the Town Council.

RAC Investment Group LLC

  
 Applicant Ricardo Jean

10/21/25  
 Date

**Data Narrative**  
**for the**  
**Planned Residential Development**  
**at**  
**86 & 92 Union Street**  
**Randolph, MA**  
December 22, 2025

**General Data:**

:

The site is the combination of two lots with two existing houses and the end of Burriss Street, which was abandoned and deeded to the abutters. The 86 Union Street lot contains 21,781 +/-SF. The 92 Union Street lot contains 41,066+/- SF. The half street contains 3.280+/- SF. The total land area is 66,127+/- square feet.

The parcel has 250+/- feet of frontage on Union Street and 85+/- feet of frontage on Burriss Way.

The parcel has two curb cuts on Union Street and no curb cut on Burriss Way.

The proposal is to create a Planned Residential Development in accordance with the Town's new bylaw. This PRD is proposed to remodel the two existing historic houses on the site. These two existing houses are to hold a total of five (5) units. The proposal is to build seven (7) new buildings containing eleven (11) more units for a total of sixteen (16) housing units.

Unit 1	86 Union 1	1,125 sf	2 Bedrooms	·
Unit 2	86 Union 2	759 sf	2 Bedrooms	·
Unit 3	86 Union 3	629 sf	2 Bedrooms	·
Unit 4	C1	1,049sf	3 Bedrooms	·
Unit 5	D	1,093sf	3 Bedrooms	·
Unit 6	D	1,093sf	3 Bedrooms	·
Unit 7	A1	1,100 sf	3 Bedrooms	·

Data Narrative  
Planned Residential Development  
86 & 92 Union Street

December 22, 2025  
Page 2 of

Unit 8	B	1,100 sf	3 Bedrooms	'
Unit 9	B	1,100sf	3 Bedrooms	'
Unit 10	D	1,093 sf	3 Bedrooms	'
Unit 11	C	1,100 sf	3 Bedrooms	'
Unit 12	C	1,100 sf	3 Bedrooms	'
Unit 13	A	1,085 sf	3 Bedrooms	'
Unit 14	A	1,085 sf	3 Bedrooms	'
Unit 15	92 Union	1,026 sf	3 Bedrooms	- ?
Unit 16	92 Union	1,026 sf	3 Bedrooms	- ?

The proposed total building roof is 8,015 sf. This is 12.1% lot cover.  
The proposed total drive and sidewalks is 7,716. This is 11.7% lot cover  
Impervious area is lot cover is 23.8%.  
Previous area is 49,745 sf or 75.2% lot coverage.  
Sidewalks and driveway are proposed to be asphalt.  
Parking is proposed to be stone.

**Narrative**  
**for the**  
**Planned Residential Development**  
**at**  
**86 & 92 Union Street**  
**Randolph, MA**

October 23, 2025

**General Narrative**

:

The proposal is to create a Planned Residential Development in accordance with the Town's new bylaw. This PRD is proposed to remodel the two existing historic houses on the site. These two existing houses are to hold a total of 5 units. The proposal is to build eight new buildings containing eleven more units for a total of sixteen housing units. One unit is to have one bedroom. Two units are to have two bedrooms. Thirteen are to have three bedrooms. There are to be 5 general building types to be alternated.

The existing site is composed of two existing residential house lots with buildings upon. According to Town records, the houses were built in the early 1800s. They are historic buildings. The lots are residential property. The original 92 Union has been added onto and has a barn in the back. The Historic Commission has agreed to allow the barn and the newer additions to be demolished. This building is proposed to be incorporated into the PRD. The original 86 Union house has been added onto and remodeled. This building is proposed to be incorporated into the PRD. 86 Union has a smaller barn structure, which the Historic Commission has agreed may be demolished.

The land is sloped from north to south toward Union Street. 86 Union has frontage on Union Street. 92 Union has frontage on Union Street and also on Burris Way. The two lots contain 66,127+/- square feet.

Union Street has recently been paved. Thus, this design provides water and sewer from Burris Way. The water and sewer in Burris Way are adequate to service the proposed project. The site has two existing curb cuts. The 92 Union curb cut is to be utilized as an entrance to the PRD. The exit is to be out onto Burris Way.

The general arrangement is to provide two common open space clusters. One cluster is to have four units facing into the space. The other cluster is to have 9 units facing into the open space. The units are to be accessed with a ring road. This is designed to be the lowest impact on impervious surface so it has been designed to be a single one-way loop. The entrance is to be on Union Street in an existing curb cut and the exit onto Burriss Way. Parking is to be along this drive. The parking spaces are to be pervious pavers or stone to increase stormwater infiltration.

Stormwater analysis and management plans have been submitted to the Building Department.

The proposal is to separate the site from adjoining residential properties with a 6' foot high solid fence and a planted buffer area on the inside of the fence.

**Narrative for each item in the Planned Residential Development Requirements:**

§ 200-14.4. Planned Residential Development.

[Added 4-12-2021 by Ord. No. 2021-002]

**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.

*Narrative: The design provides multi-home singles, duplexes, and a triplex in an existing historic home. The homes are clustered around two common areas. The units contain one, two, and three bedrooms to meet the needs of diverse populations.*

- (2) The standards in this section are intended to create a community of modestly sized 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.

*Narrative: The dwelling units are 1,100 sf feet or less. They are situated around two common areas. The site has community amenities such as common open space, trash, and utilities. The dwelling units face onto the common space with roadways and parking generally on the outside, which promotes neighborhood interaction and safety. The dwelling units are compatible with the one and two-unit residential homes surrounding the site.*

- (3) PRD's provide opportunities for infill development that support the growth management goal of more efficient use of land.

*Narrative: The proposed development remodels two existing historic homes and adds eight more residential buildings, which increases the efficient use of the land.*

**B. Definitions.**

*Narrative: No Comments*

**C. 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.

*Narrative: The buildings are generally single or two-family dwellings except for the conversion of the 86 home which has too much floor space for only two units, therefore, units*

- (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).

*Narrative: This proposal does not provide a common building.*

- (3) Garages or carports.

*Narrative: This proposal does not provide any garages or carports*

- (4) Community gardens, play structures and passive recreational opportunities for use of the residents of the development.

*Narrative: The plan is to provide common yards and play areas.*

#### D. Applicability.

- (1) This chapter shall apply to parcels that meet the criteria outlined in § 200- 14.4E.

*Narrative: Please see narrative for 14.4E.*

- (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 as Special Permit Granting Authority (SPGA) as provided for in this chapter.

*Narrative: Submittal following said procedure.*

- (3) Development shall be by a site master plan for complete or phased development.

*Narrative: Submittal following said procedure.*

- (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.

*Narrative: The building on 86 Union has a side setback of seventeen feet, which is less than the 25 buffer zone setback. However, the plan does not increase this 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.

*Narrative: Submittal following said procedure.*

#### E. Dimensional Requirements.

- (1) Minimum Lot Size.

- (a) 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.

*Narrative: The site consists of two single lots under the same ownership with boundaries is ascertainable from a recorded deed.*

(b) The lot(s) shall have a total area of not less than four (4) times the minimum of the zoning district within which it is proposed except as follows:

Section G, Item 1.

*Narrative: The minimum size lot in this zone district is 12,000 square feet. The minimum zoning size for a PRD is 48,000 square feet. The site contains 66,127 square feet of land, which is greater than required.*

[1] In any Residential Multifamily District (RMFD) or Residential Multi-Family 55 Plus District (RMF55+), development of a PRD shall be permitted on the minimum lot size for the district.

*Narrative: Not Applicable*

- (c) 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.

*Narrative: The site fronts on Union Street and Burris Street. No street land is utilized in the site. t*

(2) Lot Frontage.

- (a) 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.

*Narrative: The total frontage on Union Street is two hundred and fifty (250) feet.*

- (b) There shall be no minimum lot area, frontage or yard requirements for each dwelling unit within a PRD.

*Narrative: There are no internal lots.*

(3) Lot Depth. Minimum lot depth shall be one hundred (100) feet.

*Narrative: The minimum depth is one hundred sixty-four and four hundredths (164.04) feet.*

(4) Lot Width. Minimum lot width shall be one hundred (100) feet.

*Narrative: The minimum width is one hundred three and fifty-five hundredths (103.55) feet.*

(5) Setbacks. A PRD project shall comply with the following requirements:

- (a) Side yard. Minimum requirement for side yard setback is twenty-five (25) feet.

*Narrative: The proposal is to provide a twenty-five side yard except for the existing historic house at 86 Union. The existing setback is seventeen (17) feet.*

- (b) Rear yard. Minimum requirement for rear yard setback is twenty-five (25) feet.

*Narrative: The proposal is to provide a twenty-five rear yard*

- (c) Front yard. Minimum requirement for front yard setback is twenty-five (25) feet.

*Narrative: The proposal is to provide a twenty-five front yard*

- (6) Buffer Strips. A PRD project shall require a buffer strip of twenty-five (25) 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 associated with parking may be located in the buffer strip.

*Narrative: The proposal provides the noted twenty-five (25) feet buffer except for the existing historic building 86 Union Street. The remainder of the items are met with this plan.*

- (7) 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.

*Narrative: The proposed access is through an existing curb cut and frontage on Union Street*

- (8) 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.

*Narrative: There no subdivision of land proposed.*

F. 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.

*Narrative: The zoned lot area is twelve thousand (12,000) square feet. The lot contains sixty-six thousand one hundred and twenty-seven (66,127) square feet.  $(66,127/12,000=5.51)$  This is greater than 5.5. Thus, the total allowable lots is rounded up to 6, and three times is 18 total allowable dwelling units.*

- (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).

*Narrative: Please see the calculations above.*

- (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:

*Narrative: The historic buildings on 86 and 92 Union are preexisting historic buildings. 86 is non-conforming as to side buffer setback.*

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

*Narrative: The units are counted toward the total allowable units.*

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

*Narrative: The outside footprint of 86 will not increase the nonformity*

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

*Narrative: 86 meets underlying zoning.*

**G. 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.

*Narrative: The total proposed dwelling units is 16. 75% of 16 is 12. There are two common areas. There are two common areas. 13 dwelling units are clustered around the two common spaces*

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

*Narrative: In each cluster, each dwelling unit has 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.

*Narrative: 25% of 16 is 4. Three (3) units are not in the common area configuration*

- (c) Dwelling units not oriented in a cluster shall have a primary entry oriented to a right-of-way.

*Narrative: The three units are in 86 Union existing historic building and the entrance is toward Union Street.*

**(2) Clusters.**

- (a) No grouping of dwelling units around a common open space shall include more than twelve (12) dwelling units.

*Narrative: The largest number of units around a common open space is nine (9),*

**(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.

*Narrative: All common spaces are at least ten (10) feet wide.*

- (b) Each common open space shall be so configured so that dwelling units abut at least three (3) sides.

*Narrative: Both common open spaces have dwelling units on all four sides.*

- (c) The required common open space shall be divided into no more than two (2) separate areas per cluster of dwelling units.

*Narrative: Common open space is whole in each cluster.*

**(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.

*Narrative: Porches are setback from sidewalks by ten (10) feet.*

- (b) There shall be a minimum of fourteen (14) feet separation between structures, not including projections.

*Narrative: Units are separated by fourteen (14) feet.*

**(5) Fencing and Screening.**

- (a) Internal decorative fencing and screening may be used to delineate exclusive use areas, screen parking areas and structures, community assets, trash and recycling areas.

*Narrative: Solid fencing shall surround the dumpster area, which is paved.*

- (b) Chain link and solid fences shall not be permitted internally to the development except to conceal trash and recycling areas.

*Narrative: Solid fencing shall surround the dumpster area, which is paved. Solid fencing is to enclose the site on all but the street frontage and sight distances on the side.*

- (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.

*Narrative: Solid fencing is to enclose the site on all but the street frontage and sight distances on the side.*

- (d) Fencing to delineate an exclusive use area shall not exceed three (3) feet high.

*Narrative: Delineation fences shall not be over 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.

*Narrative: The impervious surface, including the main driveway, dumpster pad, and the house roofs is 20,405 square feet. This is 30.86% of the lot area.*

- (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.

*Narrative: All surfaces are less than 15%. The use of retaining walls has been kept to a minimum.*

- (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.

*Narrative: A center Mailbox system is to be located at the side of the drive with a pull out near the middle of the drive. All components will be to US Postal Service requirements.*

#### H. 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.

*Narrative: Parking is all located on site and next to the driveway, which is at the back of the dwelling units.*

- (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.

*Narrative: Parking is all located on site and next to the driveway, which is at the back of 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.

*Narrative: No clusters of parking greater than six. No parking structures.*

- (4) A shared detached garage or carport shall be reserved for the parking of vehicles owned by the residents of the development.

*Narrative: No parking structures.*

- (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.

*Narrative: All parking is within 300 feet of the associated dwelling unit.*

- (6) Parking shall not exceed the following maximums:
  - (a) Dwelling units less than nine hundred (900) square feet: one (1) space.
  - (b) Dwelling units greater than nine hundred (900) square feet: two (2) spaces.
  - (c) Visitor parking: One (1) space for every five (5) dwelling units.
  - (d) Maximum parking space requirements shall include parking spaces in garages and carports.

*Narrative: There are 16 units, and there are 36 parking spaces.*

- (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.

*Narrative: There are no large open parking. The largest field is 6 spaces.*

- I. 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.

*Narrative: Each unit has a covered 6-foot porch.*

- (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.

*Narrative: Each type of elevation view has been separated.*

- (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.

*Narrative: There are no corner lots,*

- (2) **Maximum Unit Size.** Each dwelling unit shall have a maximum of 1,100 square feet. If the unit includes an attached garage, the garage shall be included in the calculation of total area.

*Narrative: Each unit is 1,100 sf or less. There are no garages.*

- (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.

*Narrative: Each unit meets these requirements except for existing historic houses.*

- (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. 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.

*Narrative: Each unit meets these requirements except for existing historic houses*

- (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).

*Narrative: Each unit meets these requirements*

- (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 on total square footage of a dwelling unit is prohibited or the life of the unit or the duration of these regulations.

*Narrative: Such note shall be placed on unit and master deed.*

- (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.

*Narrative: The design mix proposed has varying number of bedrooms, different styles, and less than 50% are of any one style.*

- J. **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.

*Narrative: Dumpster enclosure is to be a solid fence and is not visible from common open areas. The enclosure is to be high enough to block the view of any dumpster inside.*

K. 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.

*Narrative: No community building.*

L. 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.

*Narrative: Common areas are provided.*

(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:

*Narrative: Common open space has been created on the middle of clusters.*

[1] Land abutting lakes, ponds, brooks which enhance or protect wetlands or flood plains or which enhance or provide significant scenic vistas or views;

*Narrative: No resources areas on site*

[2] Land which is currently in agricultural use or land which is suitable in size, location and soil characteristics for agricultural use;

*Narrative: No agricultural land.*

[3] Land which provides a significant wildlife habitat or which is a unique natural area;

*Narrative: No significant wildlife habitat.*

[4] Land which provides recharge to Randolph's public water supply;

*Narrative: There is recharge to a wetland to the south, which is connected via Town drainage system. The recharge path and approximate flow will be the same.*

[5] Land which is to be developed for active recreational use including playing fields, playgrounds, and parks;

*Narrative: The common open space is an open lawn and sidewalks.*

[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

*Narrative: No existing or nearby trails.*

[7] Land providing desirable public access to existing Town or State recreational or conservation land.

*Narrative: No nearby Town or State 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:
  - A membership corporation, trust or association whose members are all the owners and residents of the units;
  - The Town; or
  - Otherwise, as the SPGA may direct.

*Narrative: The common open space is readily accessible to the unit occupants.*

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

*Narrative: There are two contiguous pieces.*

- (d) Dwelling units shall abut on at least three (3) sides of the common open space.

*Narrative: Dwelling units abut on all side of the common open spaces.*

(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.

*Narrative: The are provide exclusive use spaces.*

- (b) The exclusive use area shall be separated from the common open space by landscaping, picket fence or other similar visual separation.

*Narrative: The exclusive use areas are separated from the common open space by picket fences.*

- [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.

*Narrative: Each unit has a minimum of 500 sf.*

- (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.

*Narrative: Such restrictions shall be incorporated into the deed documents.*

- M. **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.

*Narrative: The path system is a minimum of 5' wide. The path system connects the full site.*

- N. **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 warrant an independent review of the impacts, the applicant will be responsible for funding such an independent peer review.

*Narrative: The sewer and water are provide by the Town. The existing sizes are adequate for the proposed site. Traffic flow is in on Union Street and out on to Burris Way and then onto Union Street. This will provide adequate traffic flow at all locations around the site.*

- (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.

*Narrative: Should not be required.*

- (3) All required utilities exclusive of transformers shall be placed underground.

*Narrative: The Utilities shall be so placed underground.*

- O. **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.

*Narrative: Stormwater Data has been submitted to the Town.*

- P. **Separation of Planned Residential Developments.** PRDs shall be separated from each other by a minimum distance to promote housing-type diversity, reduce potential cumulative impacts of PRDs and help protect neighborhood character. Each PRD shall be separated from any other PRD by a distance of at least one thousand (1,000) feet.

*Narrative: No other PRD are know.*

- Q. **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.

*Narrative: The legal documents will so comply.*

- R. 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 established in § 200-14.4F 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:

*Narrative: No bonus density is requested.*

- (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 Department of Housing and Community Development (DHCD), or for lease under federal or state rental-assistance programs, or through a long-term contractual agreement; which can be counted toward the DHCD's 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.

- S. Application for Special Permit; Reports and Recommendations; Issuance of Special Permit.

*Narrative: Procedural requirement to be followed.*

- (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 including in tabular form the number of units, type, size (number of bedroom 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:
    - Provides or will in the future provide an addition to areas of open space between developed sections of the Town;
    - Makes available land desirable for future public use; or 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 development for the neighborhood within which it is located.
  - (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. The Conservation

Commission shall review the development statement and plans and shall submit it to the SPGA its report and recommendations upon the degree to which the 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:

Enhances the protection of environmental areas, unique natural features, scenic vistas or potential or existing farmland; or

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 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.

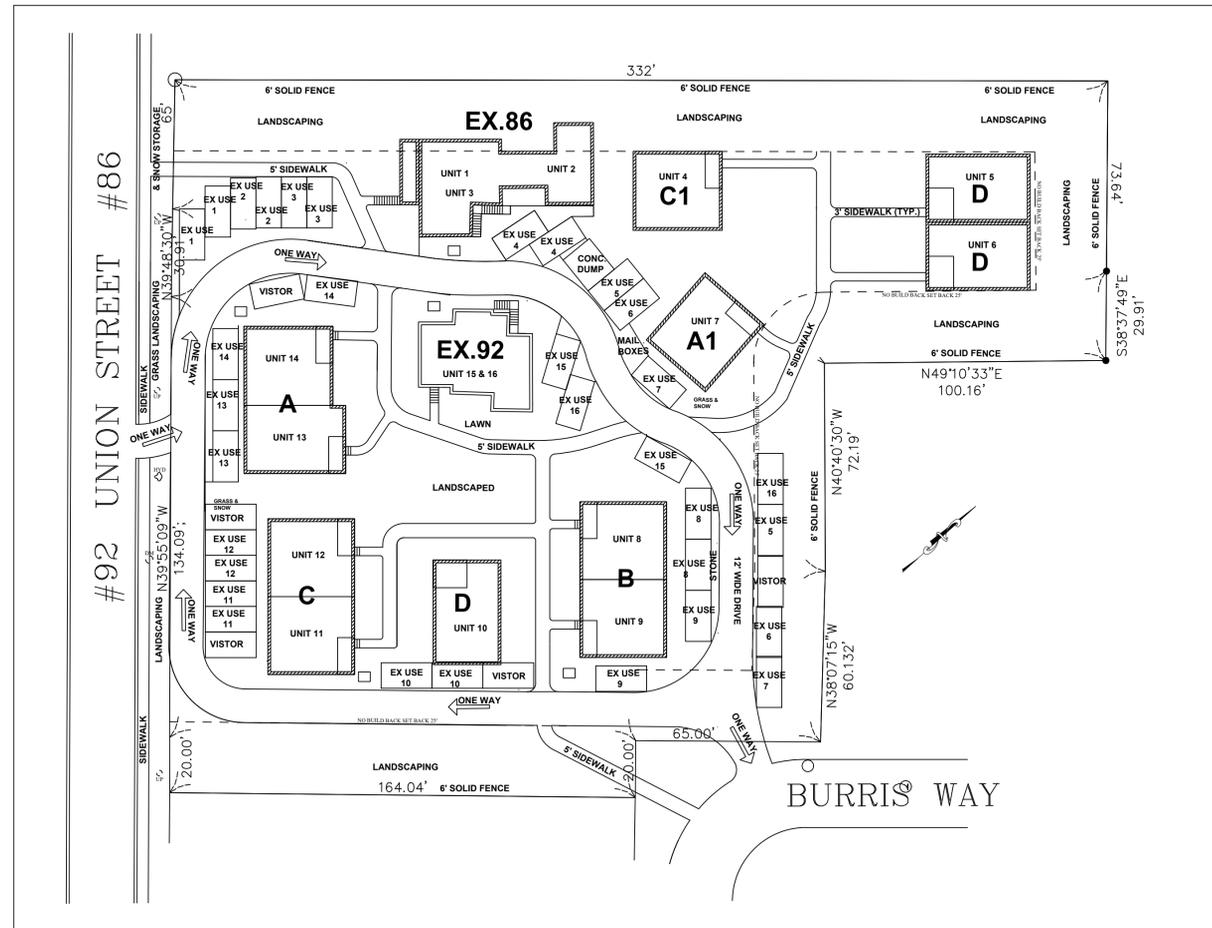
# PLANNED RESIDENTIAL DEVELOPMENT 86-92 UNION STREET RANDOLPH, MASSACHUSETTS



EXISTING SITE  
N.T.S.



LOCUS  
SCALE - 1"=500'



SITE  
N.T.S.

PERMIT SET

### ZONING

ZONED - RH

### DEED REFERENCE

92 UNION STREET - BK: 33114 PG: 218  
86 UNION STREET - BK:41971 PG: 54

### DRAWING LIST

- SHEET 1  
COVER SHEET
- SHEET 2  
PLAN OUTLINE- SNOW STORAGE  
EXISTING CONDITIONS  
COMBINED LOTS  
PROPOSED GRADING
- SHEET 3  
PROPOSED DRIVE  
PROPOSED PARKING  
PROPOSED LANDSCAPING  
PROPOSED INFILTRATION  
PROPOSED EXCLUSIVE USE
- SHEET 4  
PROPOSED UTILITIES  
PROPOSED ELECTRIC  
PROPOSED WATER  
PROPOSED GAS  
PROPOSED SEWER
- SHEET 5  
PROPOSED STREET GRADE  
PROPOSED UTILITIES COMBINED  
DRIVE PROFILE  
DETAILS

REV 4 12/3/25  
REV 3 11/6/25  
REV 2 10/24/25  
REV 1 10/23/25  
4/23/25

SCALE: 1/4"=1'



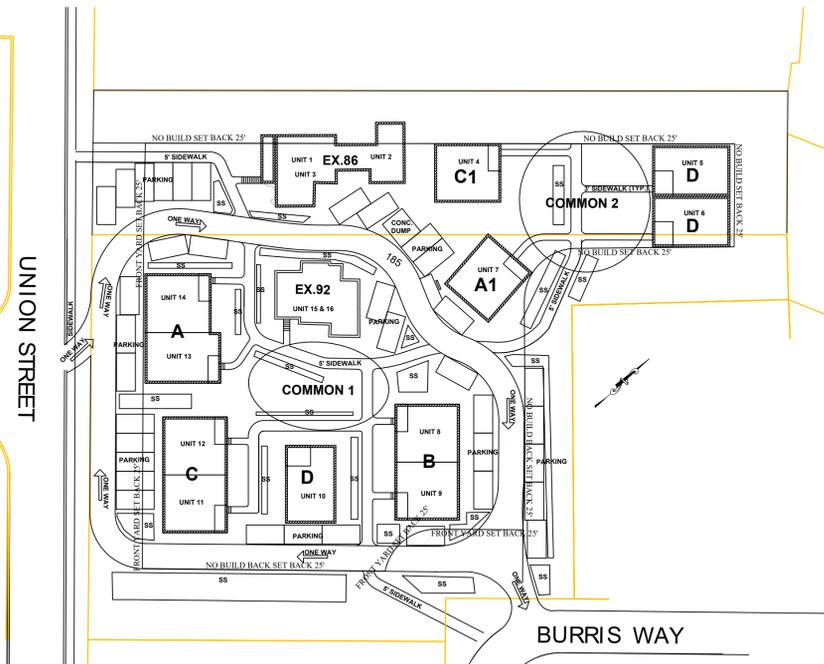
IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE THE CLIENT WITH INFORMATION TO ASSIST IN THE DESIGN AND CONSTRUCTION OF THE PROJECT SHOWN. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

**JOHN SPINK  
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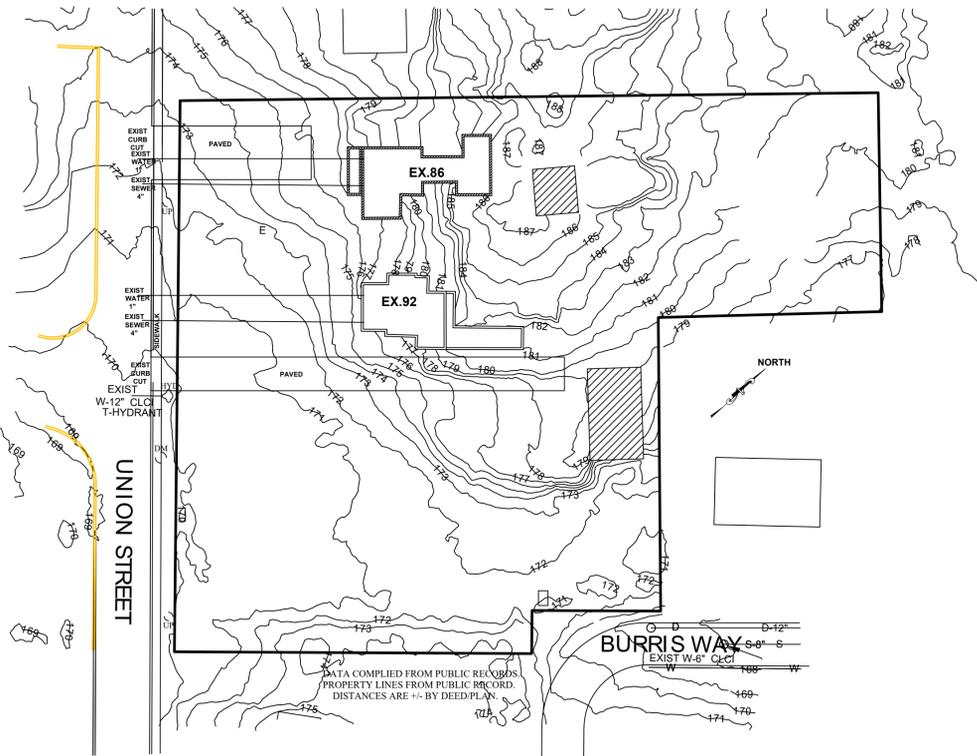
86-92 UNION STREET  
RANDOLPH, MA

DWG. NO. 1  
86-92 UNION STREET  
PLANNED  
RESIDENTIAL  
DEVELOPMENT

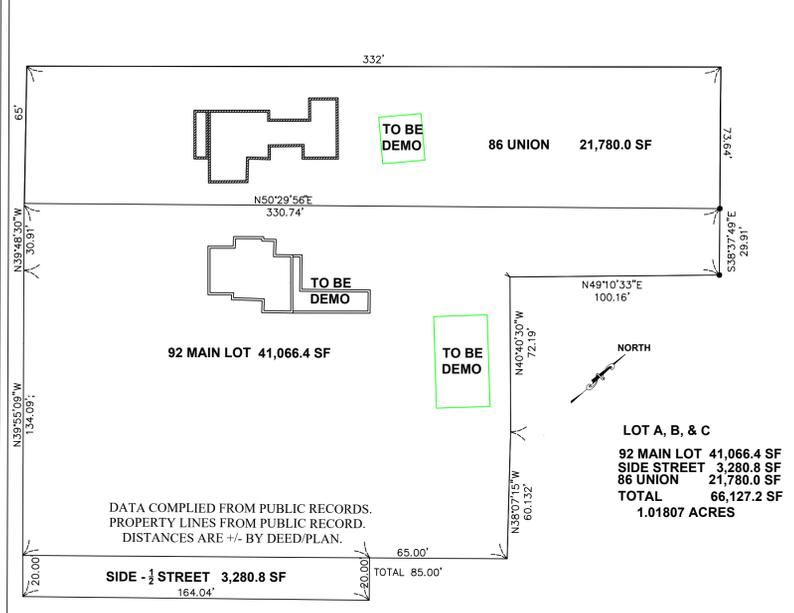
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SCALE: 1/4"=1'



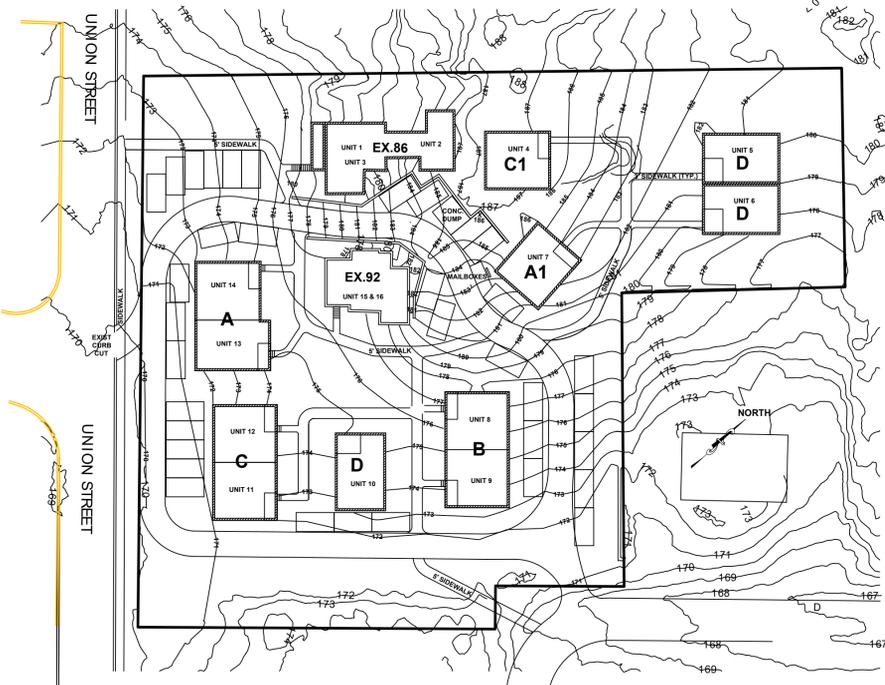
**PLAN OUTLINE**  
 16 UNITS  
 5 UNITS IN EXISTING HOUSES  
 11 NEW UNITS IN 7 BUILDINGS  
 SNOW STORAGE SS



**EXISTING CONDITIONS**



**COMBINED LOTS 86 & 92**  
 DEMOLITION BUILDINGS AND ADDITIONS



**PROPOSED GRADING**



REV 3 11/6/25  
 REV 2 10/24/25  
 REV 1 10/23/25  
 4/23/25

**CSN ENGINEERING**  
 P.O. Box 201  
 Brewster, MA 02631  
 Phone: (508) 896-1783

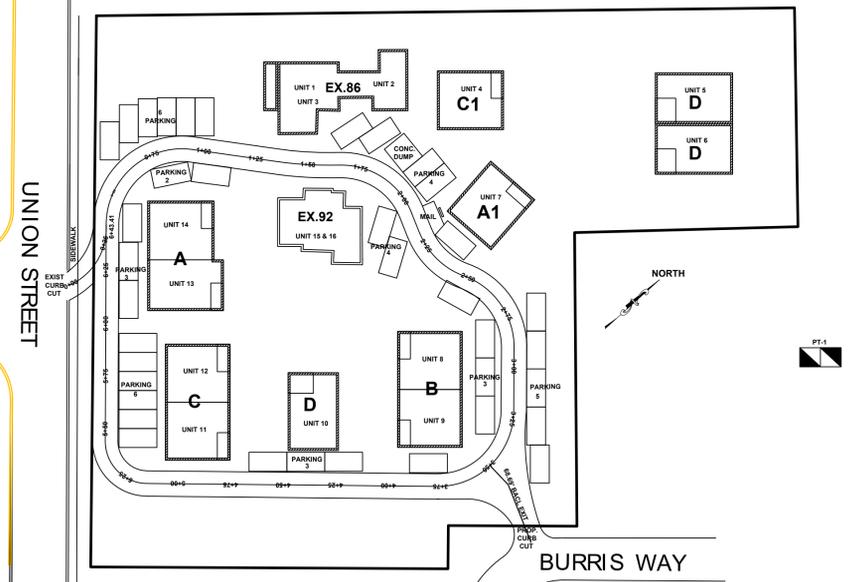
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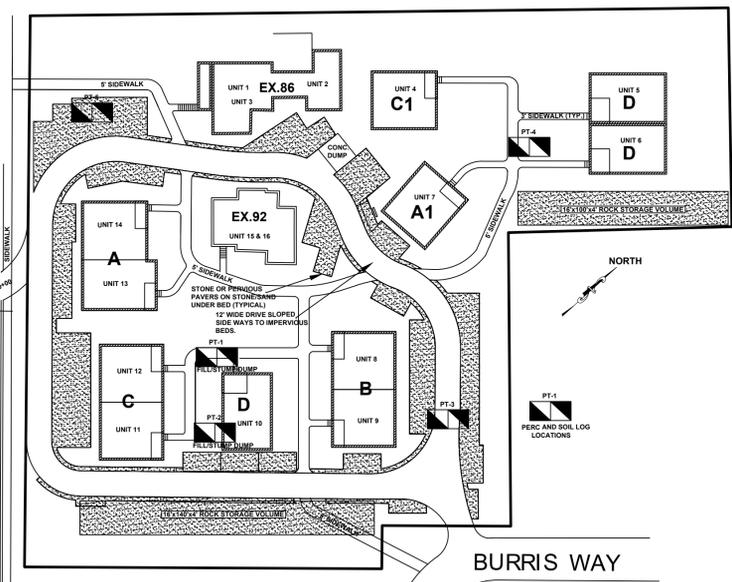
**PLAN OUTLINE**  
**EXISTING CONDITIONS**  
**PROPERTY**  
**PROPOSED GRADING**

**PROPOSED**  
**PLANNED RESIDENTIAL**  
**DEVELOPMENT**  
**86-92 UNION STREET**  
**RANDOLPH**

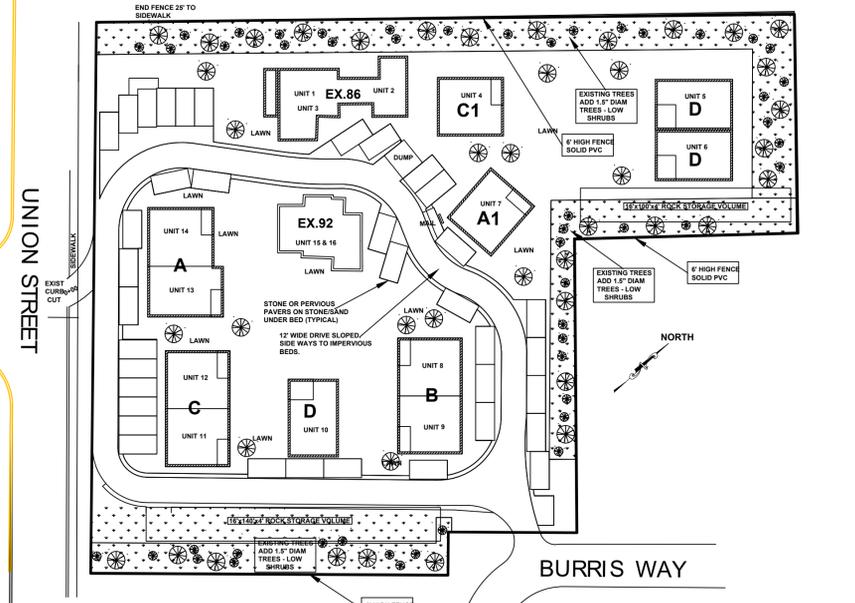
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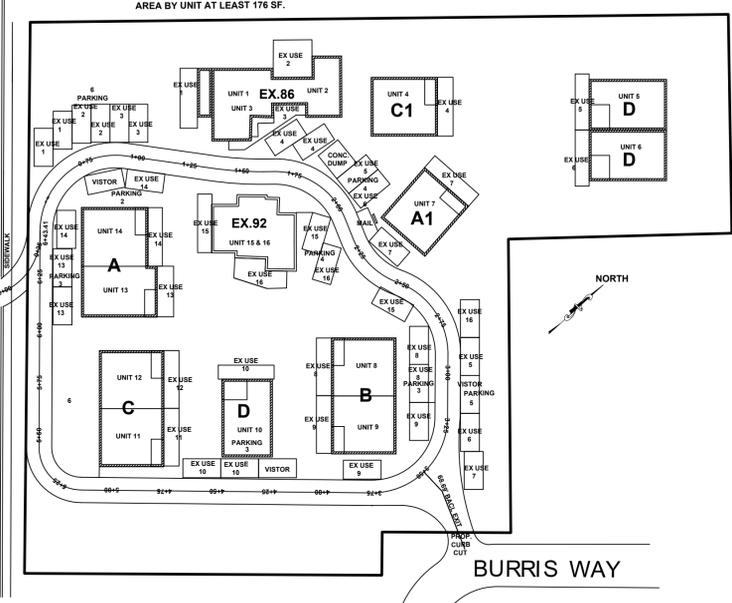
PROPOSED  
643.41' - 12' WIDE DRIVE  
68.69' BURRIS WAY EXIT  
36-9x18' PARKING SPACES



PERC. TEST LOCATION &  
PROPOSED  
INFILTRATION SYSTEMS



PROPOSED  
LANDSCAPING



PROPOSED  
EXCLUSIVE USE AREAS



REV 3 11/6/25  
REV 2 10/24/25  
REV 1 10/23/25  
4/23/25

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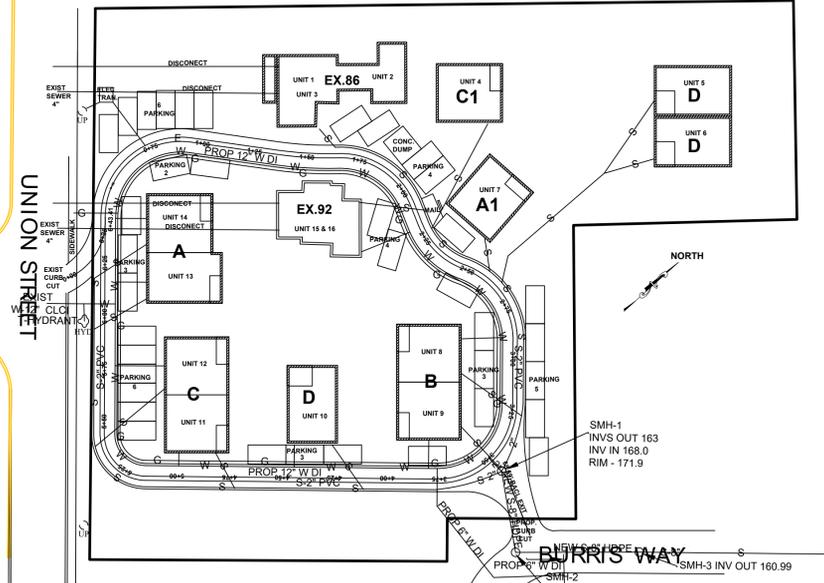
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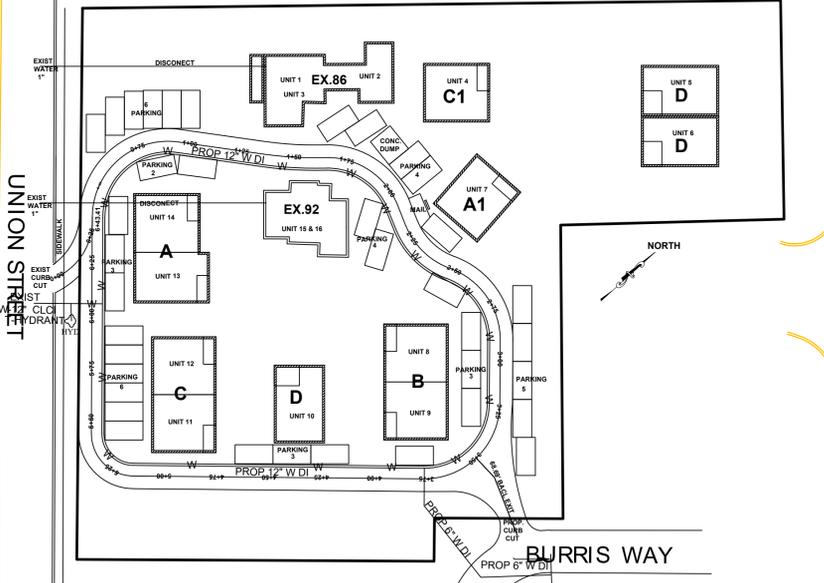
ROAD & PARKING  
INFILTRATION SYSTEM  
LANDSCAPING  
EXCLUSIVE USE AREAS

PROPOSED  
PLANNED RESIDENTIAL  
DEVELOPMENT  
86-92 UNION STREET  
RANDOLPH

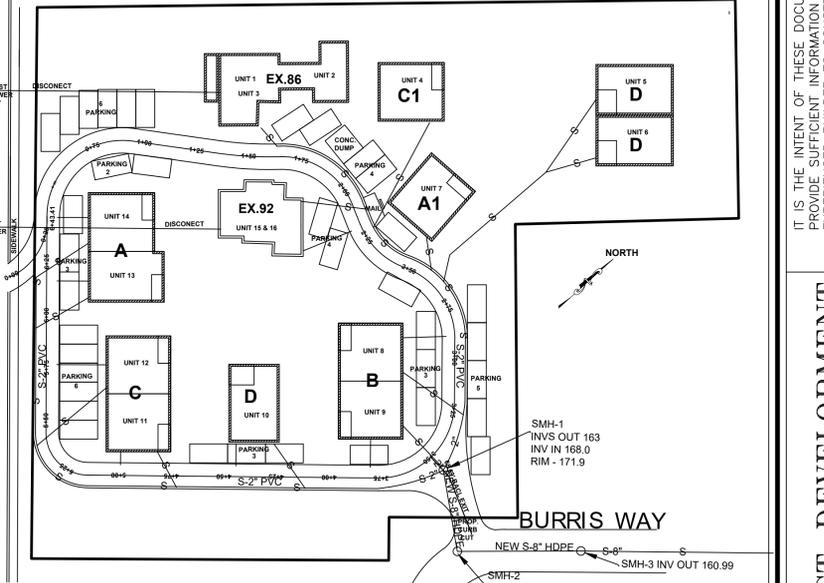
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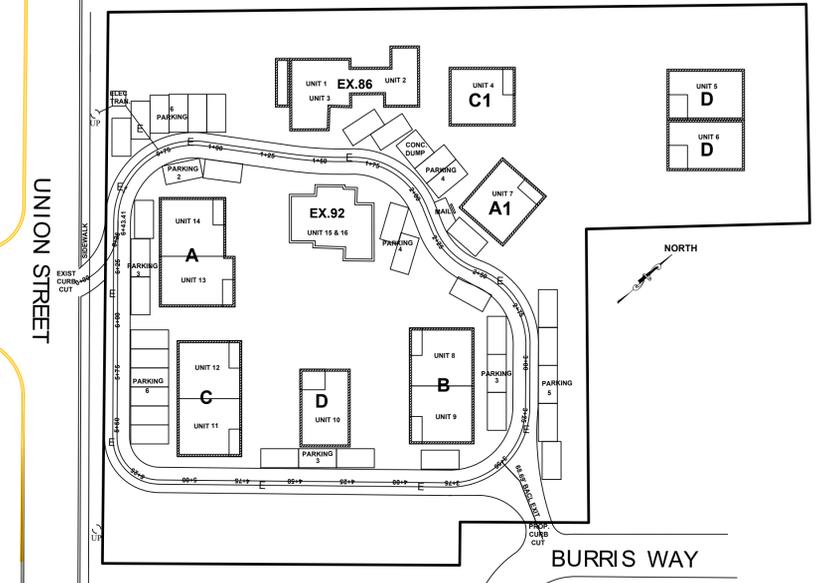
PROPOSED UTILITIES



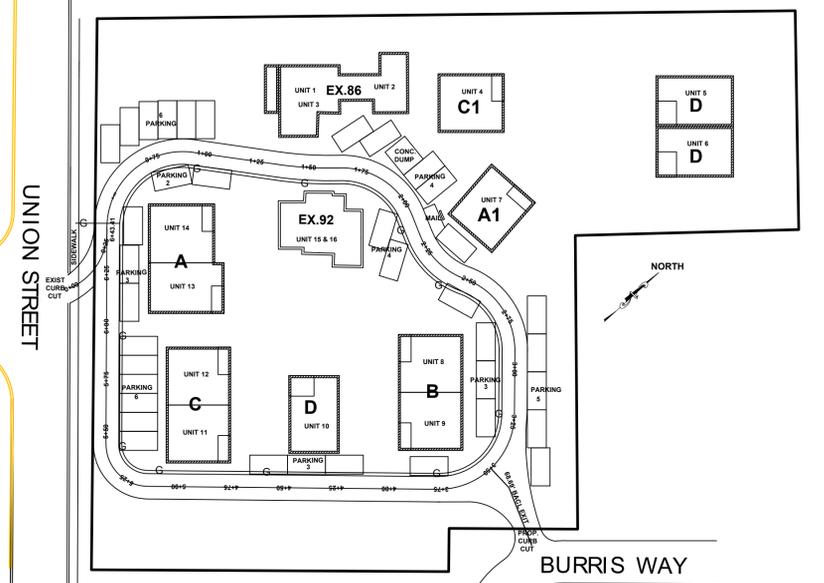
PROPOSED WATER



PROPOSED SEWER



PROPOSED ELECTRIC



PROPOSED GAS

SCALE HORIZONTAL 1"=40'

REV 3 11/6/25  
 REV 2 10/24/25  
 REV 1 10/23/25  
 4/23/25



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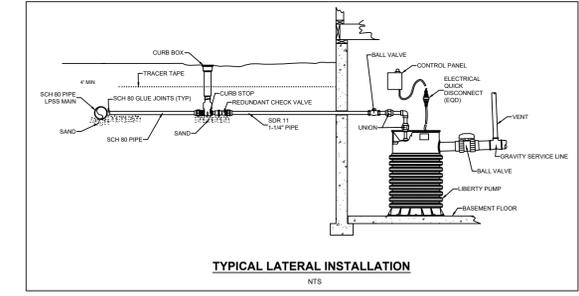
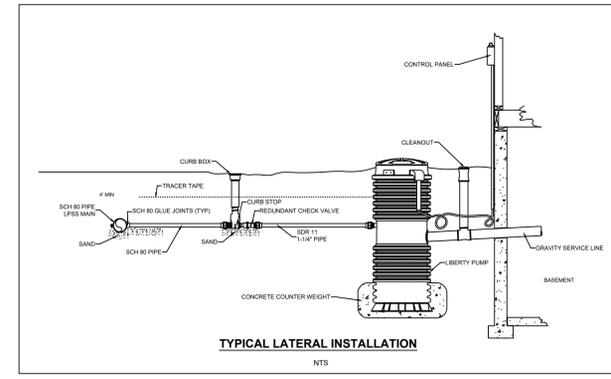
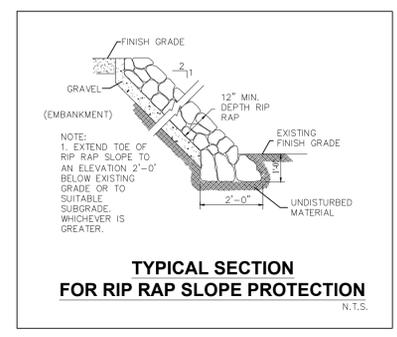
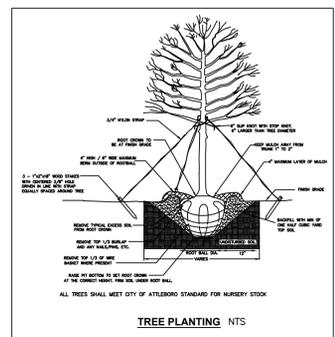
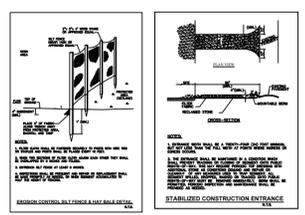
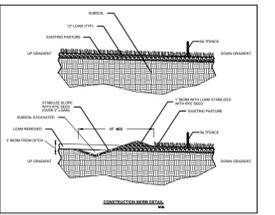
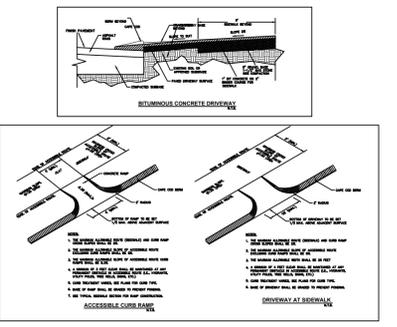
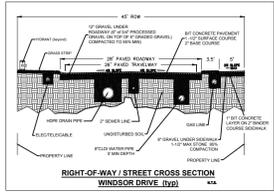
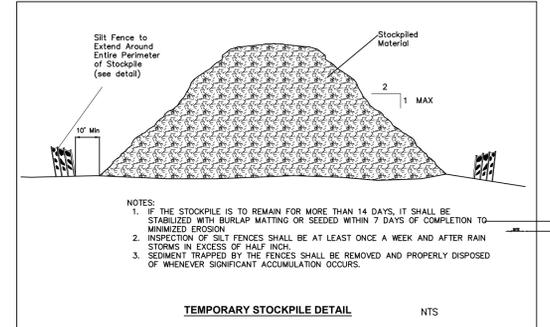
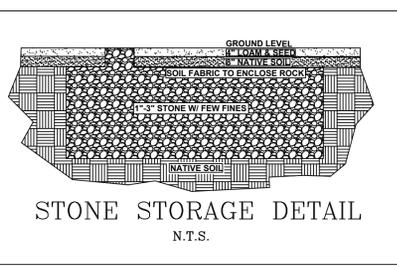
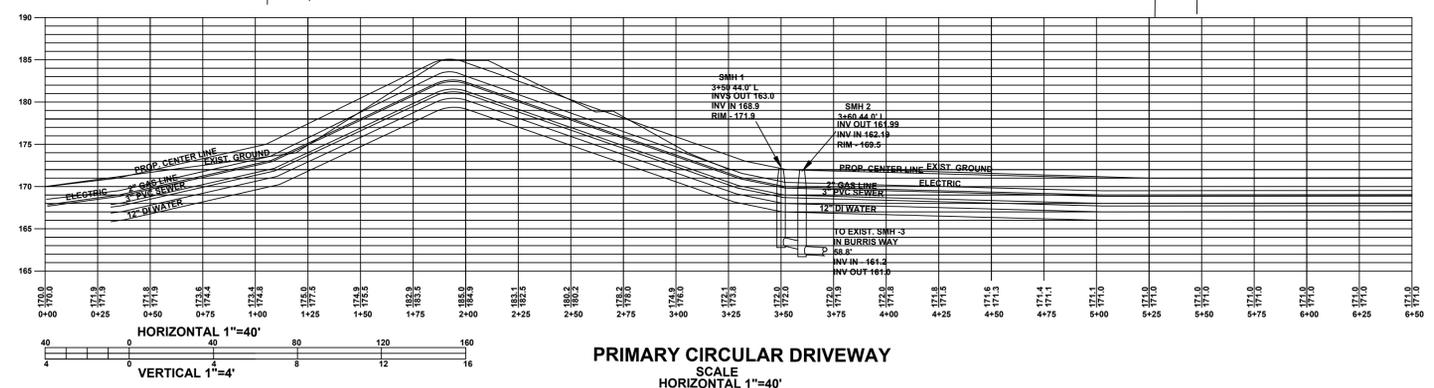
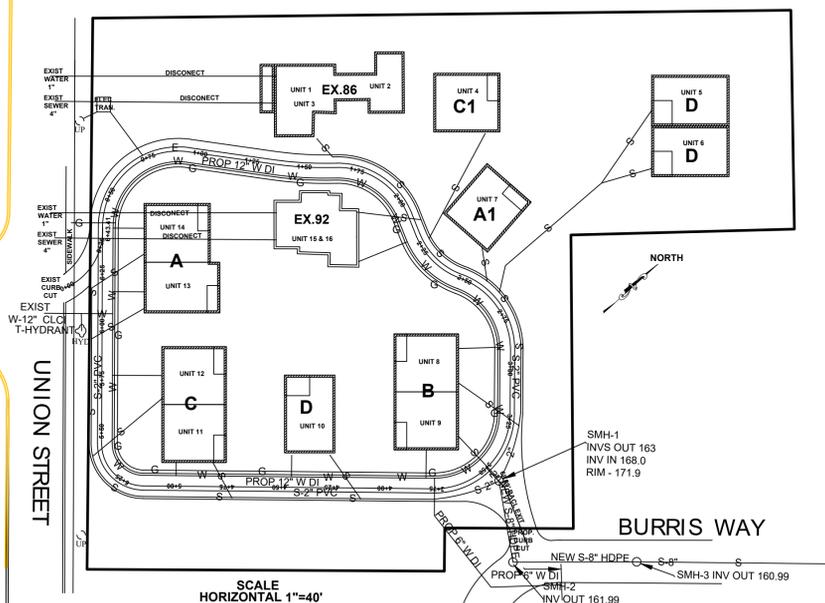
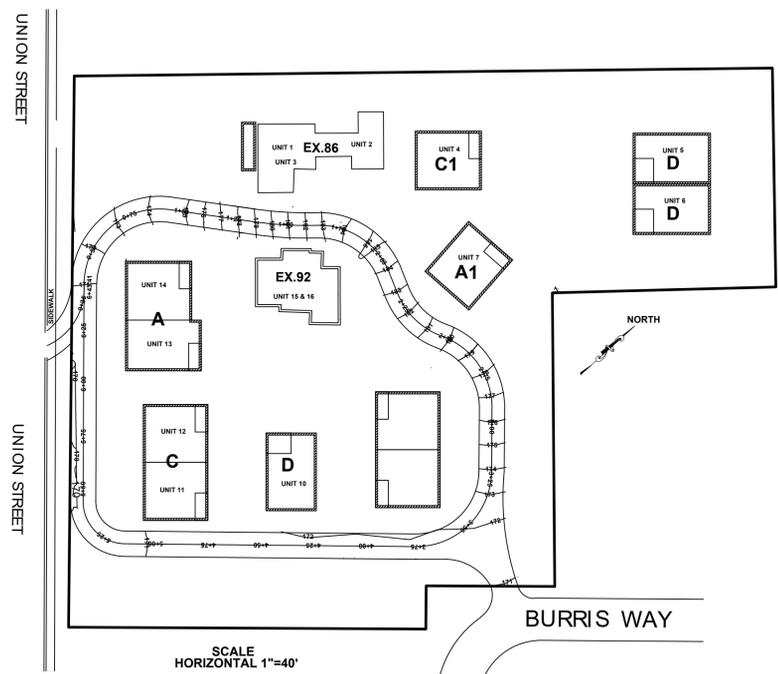
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UTILITIES  
 WATER - SEWER  
 ELECTRIC - GAS

PROPOSED PLANNED RESIDENTIAL DEVELOPMENT  
 86-92 UNION STREET  
 RANDOLPH

DWG. NO.  
 4



IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

**PROJECT DEVELOPMENT**

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**DRIVE WAY PLAN & PROFILE**

**PROPOSED PLANNED RESIDENTIAL DEVELOPMENT**

86-92 UNION STREET  
 RANDOLPH

REV 3 11/6/25  
 REV 2 10/24/25  
 REV 1 10/23/25  
 4/23/25



DWG. NO. 5

- (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.

## 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 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.
- (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 9.2.D.
- (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 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.	
	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	<i>Side yard:</i>	Minimum of 25 ft
	<i>Rear yard:</i>	Minimum of 25 ft
	<i>Front yard:</i>	Minimum of 25 ft
Buffer Strips	A PRD project shall require a buffer strip of twenty-five (25) 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 associated with parking may be located in the buffer strip.	
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.	
	<i>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.</i>	

**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):
    - i. Less any land within a body of water or situated within a wetland or within fifty (50) feet of a bordering vegetated wetland (BVW).
    - ii. Less any existing public or private way.
    - iii. 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.
    - i. 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.
    - (b) Each common open space shall be so configured so that dwelling units abut at least three (3) 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 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) A shared detached garage or carport 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) space.
  - (b) Dwelling units greater than nine hundred (900) square feet: two (2) spaces.
  - (c) Visitor parking: One (1) space for every five (5) 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 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. 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:
    - i. Land abutting lakes, ponds, brooks which enhance or protect wetlands or flood plains or which enhance or provide significant scenic vistas or views;

- ii. Land which currently is in agricultural use or land which is suitable in size, location and soil characteristics for agricultural use;
- iii. Land which provides a significant wildlife habitat or which is a unique natural area;
- iv. Land which provides recharge to Randolph's public water supply;
- v. Land which is to be developed for active recreational use including playing fields, playgrounds, and parks;
- vi. 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
- vii. 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:
  - i. A membership corporation, trust or association whose members are all the owners and residents of the units;
  - ii. The Town; or
  - iii. 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) 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.

- i. 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:
    - i. 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.
    - ii. 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.

**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:
    - i. Site plans;
    - ii. Building elevations;
    - iii. Floor plans;
    - iv. Detailed plans for disposal of sanitary sewage; and
    - v. Landscape plan and details;
  - (c) Bonus density calculations (where applicable) including:
    - i. 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;
    - ii. Pre- and post-construction management methods concerning the maintenance of the any affordable dwelling units including supporting documents and contracts; and
    - iii. 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:
    - i. Provides or will in the future provide an addition to areas of open space between developed sections of the Town;
    - ii. Makes available land desirable for future public use; or
    - iii. 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. 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:
  - i. Enhances the protection of environmental areas, unique natural features, scenic vistas or potential or existing farmland; or
  - ii. 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 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.

### 9.3 Wireless Communications Facilities

#### A. Purpose

This article is adopted for the authorization and regulation of wireless communications facilities and equipment. The objectives are to accommodate infrastructure to serve Randolph while minimizing adverse impacts on adjacent properties and residential neighborhoods.

- (1) In accordance with the requirements of 47 U.S.C. § 332(c)(7)(B), and until these requirements are modified, amended or repealed, in regulating the placement, construction, installation, modification, use, monitoring and removal of wireless communications facilities, the administration of this article shall not be undertaken in a manner which unreasonably discriminates among providers of functionally equivalent services or prohibits or has the effect of prohibiting the provision of wireless communications services. Furthermore, any decision to

**File Attachments for Item:**

2. ANR - 73 Mazzeo Drive

