

PLANNING BOARD MEETING

Tuesday, April 09, 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 3/26/2024

D. Public Speaks

E. Public Hearings

- [1.](#) Town Council Order 2024-007 - Proposed Amendment to Zoning Ordinance (continuation 6:15pm)

F. New Business

1. Subdivision - Orchard Estates

G. Staff Report

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

- [1.](#) Misc Information

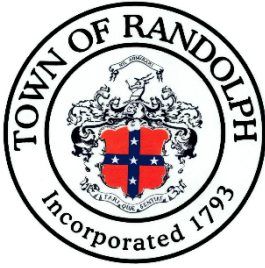
H. Board Comments

I. Adjournment

Notification of Upcoming Meeting Dates

File Attachments for Item:

1. Minutes of 3/26/2024



PLANNING BOARD MEETING

Tuesday, March 26, 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 6:00pm

PRESENT

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

Member Araba Adjei-Koranteng began the meeting virtually but joined in person following technical difficulties.

Member Alexandra Alexopoulos left the meeting at 7:30pm

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 3/12/2024

The Board approved the meeting minutes of March 12, 2024 as presented.

Motion made by Alexopoulos, Seconded by Sahlu to approve the minutes of March 12, 2024.

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

D. Public Speaks

E. Public Hearings

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

Chairman Plizga read into the record the public hearing notice for the proposed amendment to the Zoning Ordinance relative to mixed use - Town Council Order 2024-007. The legal ad appeared in the Patriot Ledger on March 9 and March 16.

On February 5 the Town Council referred the proposed zoning amendment to the Planning Board for sections 200-3 and 200-11 of the Zoning Ordinance relative to mixed-use and the criteria around mixed-use. On March 7 Planner Tyler provided the Board with a memo and a copy of suggested amendments/proposed language for the Board to consider. The Planning Board is a recommending body in this process and will either adopt the original Order as presented by the petitioner, adopt with amendments proposed by the Planning Board or recommend against adoption of the order.

Chairman Plizga called on members of the public that wished to speak on the matter. Karl Wells of 535 South Main Street (business address) wanted to hear more about the proposed changes to the Union Crossing Transit District (UCTD) and wetland buffer. Chairman Plizga stated that in Planner Tyler's re-draft, the UCTD parcels would be excluded from mixed-use, and due to that the wetland portion relative to the UCTC would go away, but ultimately Town Council would have the final say. Planner Tyler provided Mr. Wells with a copy of the draft changes to the Council Order. Chairman Plizga closed the public speaks portion of the hearing.

Chairman Plizga thanked Planner Tyler for her work on the re-draft of the Town Council Order. Chairman Plizga had some general concerns about the original draft sent over. Some of the language was in direct conflict with the regulations in the Union Crossing Transit District and he felt there were too many gray areas in the original draft.

Chairman Plizga opened the discussion up to the Board members. Chairman Plizga asked Planner Tyler to go section by section of the re-draft.

Section 200-3

Definitions

Planner Tyler recommended adding the following definitions to section 200-3: Amenity Uses; Back-Lot Structure; Dwelling Unit, Affordable; Ground Floor, Mixed-Use or Mixed Use; and Principal Structure. This was to provide clarity as there are varying definitions in the current zoning ordinance.

Table of Allowable Activity

Planner Tyler made sure the Table of Allowable Activity matched the text and recommended adding a second line to the table. The first line is for 24 residential units or fewer which would be reviewed by the Planning Board for Special Permit. The second line is for 25 residential units or more which triggers special permit from Town Council.

Section 200-11C

Amend section 200-11.C:

Planner Tyler noticed the proposed language called out Mixed-Use in the Crawford Square Business District is called out separately from anywhere else. It also had some thresholds for minimum/maximum size and design requirements called out for Crawford Square, but nowhere else. Planner recommends deleting that language in the original draft and replacing with: *Mixed-Use is permitted subject to the requirements of section 200-11.2 Mixed-Use.* Then, added *Section 200-11.2 Mixed-Use* which goes into further detail. Planner Tyler took the information provided by Town Council and reformatted it so that it is easier to use.

Add Section 200-11.2 (new)

Exceptions

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

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.

Board Discussion:

Chairman Plizga recommended that Planner Tyler remove "or overlay" from item 1 - as it is already exempted.

Mr. Taveira asked for clarity regarding the amount of dwellings allowed. Chairman Plizga noted the less than 24 units goes to Planning Board for review, more than 25 units go to Town Council for review - regardless of parcel size.

Dimensions

(1) Dimensional standards applicable in the district set forth in the Table of Dimensional Requirements shall apply.

(2) The Special Permit Granting Authority (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.

Board Discussion:

Ms. Adjei-Koranteng asked for clarity on Back-Lot Structures. Planner Tyler explained that building(s) behind the principal structure (the building located at the street frontage) may not be taller than it.

Site Design Standards (Board Discussion taken item by item in this section)

(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.

Chairman Plizga noted that the Board has had discussion about mixed-use definitions about a year ago and did not reach a consensus as to whether it should be a percentage of the ground floor, ground floor, or other floors. This language gives the approving authority some flexibility to deviate from that.

Mr. Sahlu asked for clarification about the commercial units not impacting privacy and security of residential occupants. Planner Tyler offered for comparison purposes and example from the 19 Highland Avenue project - the Board required some fencing to shield the housing units on the first floor from the commercial units out front. That way patrons cannot see into those residential units on the first floor.

(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.

The Board noted the non-residential and residential portions of the project shall be developed at the same time.

(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.

Chairman Plizga said the previous percentages offered a narrow window, the new percentages offer the developer greater flexibility.

(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.

Planner suggested a minimum of 12 units per gross acre versus Town Council's suggestion of 15 units per gross acre, and eliminate wetlands from buildable acreage.

(6) Dwelling units must contain a minimum of 625 square feet of usable living area.

Planner Tyler printed out 625 square foot cottage floor plans for the Board to look at - this size could be adequate for 1-2 occupants.

(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.

Planner Tyler pointed out the entrance for the dwelling units must be along the side or rear of the building, not along the storefronts or main street.

Ms. Adjei-Koranteng wondered why in the original there was a deletion of some Crawford Square language that noted separate laundry room for each unit? Planner Tyler pointed out that originally they thought that not having a shared laundry room offered a higher value and quality to the space, more like a housing unit. Planner wanted to take it out to afford the developer some flexibility.

(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.

Planner noted that non-residential and residential uses should be treated separately.

(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, g 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.

Ms. Adjei Koranteng thought it would be helpful to specify "at the time of application" in the text for the sign plan. Chairman Plizga thought that brought up a good point, stating perhaps there should be a blanket statement that all parts to this be submitted at time of application.

(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.

Planner felt fencing or landscape buffer would be appropriate when the project abuts a residentially zoned parcel to offer some screening from the mixed-use.

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.

Board Discussion:

Mr. Sahlu inquired about regulations for handicap parking. Planner Tyler responded that it is governed under federal law.

Affordable Dwelling Units - Subsidized Housing Inventory

Planner Tyler noted that this is a new section, not located anywhere in our current zoning. This requires a certain percentage of developments to be affordable. The income requirements/level of affordability varies by region and changes every year. Randolph falls under the Boston, Cambridge, Quincy income level. If a community's year round affordable housing falls under 10% a developer may propose a 40B project with little restriction. This section calls out what percentage of housing should be deemed restricted as affordable. Affordable units do not count unless they are recorded at the State and monitored on an annual basis to make sure new tenants/owners fall under that low income criteria. There are three types of low income housing: low to moderate income, low income, and extremely low income.

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.

Planner Tyler explained that once the Board has deliberated, she will provide to the Town Council that outlines the Board's recommendations for them to consider.

Chairman Plizga thanked Planner Tyler for her hard work in re-writing and re-formatting the Order.

Chairman Plizga made a motion that was seconded by Ms. Adjei-Koranteng, before roll call was taken, Mr. Taveira called for discussion.

On discussion: Mr. Taveira inquired about Air B&Bs. Is that considered a dwelling, a business, or is it considered Mixed-Use? Also, will there be separate language for a non-traditional business with a majority of it's business outdoors such as a charging station or golf business considering it would not occupy a whole first level of a building? Planner Tyler pointed out that the business space could be divided into smaller spaces, one business would not have to occupy the entire ground floor.

Motion made by Plizga, Seconded by Adjei-Koranteng to continue the public hearing until April 9, 2024 at 6:15 pm.

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

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

Chairman Plizga opened the continuation of the Public Hearing for 43 Scanlon Drive for a tier 3 site plan and design review. This is the fourth meeting on the matter.

Chairman Plizga asked Planner Tyler to provide a summary of events since the last meeting. Planner Tyler noted that the Planning Board asked for some modifications to the structure referencing the site plan and design review guidelines. The applicant has submitted a plan page with elevations that outline the changes requested.

Jeff Ganguely of Foley Hoag, outside counsel for Core Investments, introduced the team: Core Investments; Stantec for architecture; Vertex for civil engineers; and Howard Stein Hudson for traffic.

Jess Leong of Stantec noted that the submitted sheet A-201 last week for the Board's review. Ms. Leong showed the roof line perspectives with the added mechanical screen wall and views of the door canopies. Chairman Plizga noticed there is no color specified on the drawings for the canopies. He would like the record to show that all the building canopies will be red and asked for updated drawings.

Planner Tyler provided a summary of the conditions of the Planning Board decision:

...to APPROVE the project as presented on the civil plan set last revised March 7, 2024, architectural plan set last revised March 26, 2024 subject to the following conditions:

- o Site details including materials, colors, lighting and landscaping shall be as specified on the referenced documents. Any modifications must be reviewed and approved by the Planning Board or their designee prior to installation.

- Discontinuance or realignment of Billings Street.
- Discontinuance of a portion of High Street.
- Consolidation of lots with applicable easements through an ANR or similar instrument with the Planning Board.
- The requirements and conditions of the stormwater authority. Any impact to the plans approved by the Planning Board must be presented to the Planning Board or their designee.
- Construction/repair of sidewalks and curbing along High Street and Scanlon Drive shall be completed under the supervision of the DPW Superintendent or designee.
- Review and approval by the Randolph Fire Department for any proposed gate(s) on the site that may impact access/response by emergency services.
- Maintenance and upkeep of “lot C” providing access to the DCR property shall be the responsibility of CoreInvest or successor of interest.
- The development of “lot A” and “lot C “shall be complete by December 31, 2025 subject to a 1-year extension on written request to the Planning Board.
- A Performance Guarantee by bond, cash surety or other instrument in the value of \$150,000 to be submitted to the Planning Department and placed in escrow until the construction of sidewalks on High and Scanlon Street is complete to the satisfaction of the Board.
- Final as-builts are due to the Planning Department within 90 days following Certificate of Occupancy.

Motion made by Plizga, Seconded by Alexopoulos to approve the revisions shown on the latest set of drawings (listed in the decision) for the property located at 43 Scanlon Drive, 490 High Street, 493 High Street and an unnumbered lot on High Street, specifically lots A & C as depicted on the applicant's drawings and subject to the aforementioned conditions.

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

Voting Nay: Taveira

Planner Tyler explained the decision will be filed with the Town Clerk. and may be appealed within 20 days to the Zoning Board of Appeals.

Motion made by Plizga, Seconded by Alexopoulos to close the public hearing for 43 Scanlon Drive.

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

F. Old/Unfinished Business

1. Short Street - Site Plan & Design Review

Planner Tyler provided the Board with an update since the last meeting which some minor corrections and updates to the plan. Kevin Reilly, Esq. was present on behalf of the applicants Denis Keohane and Michelle Leandro.

Chairman Plizga asked Planner Tyler to summarize the key points in the decision.

Approve the project subject to the following conditions:

- Site details shall be as specified on the referenced documents. Any modifications to the approved plans must be reviewed and approved by the Planning Board or designee prior to construction/installation.
- White vinyl fencing for dumpster enclosures shall be of a height that completely conceals the receptacle.
- Sign content/size must be approved through standard permitting procedures.
- Aggregate signage is limited to that allowed by the Zoning Bylaw unless a variance is granted by the Zoning Board of Appeals.
- The proposed modifications to the sidewalk on Short Street requires approval and coordination with the Randolph Department of Public Works.
- The development must obtain all other permits, licenses or approvals by applicable municipal or state regulatory agencies.
- Project construction is to be complete by November 30, 2024. The Applicant may request an extension in writing to the Planning Board.
- Final as-builts are due to the Planning Board sixty (60) days following the completion of construction. Alternatively, a written certification from the Civil Engineer for the project confirming that all construction was completed per the approved plans may be provided.
- Appeal - Any person aggrieved by the decision of the Planning Board may appeal said decision to the Zoning Board of Appeals within 20 days.

Hearing no comments from the Board or the Applicant, Chairman Plizga made a motion:

Motion made by Plizga, Seconded by Taveira approving the Short Street site plan and design modifications based on the renderings dated March 21, 2024 (handwritten) and the drawing package of four drawings with the cover dated 3/18/2024.

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

2. Request for Temporary C.O.

At the last meeting Mr. Considine was before the Board requesting Temporary Occupancy for the daycare at 647 North Main Street and is present this evening seeking approval.

Chairman Plizga asked Planner Tyler to breakdown the requirements for Temporary Occupancy as well as the requirements for Final Certificate of Occupancy following discussions from the last meeting and site visit:

Requirements for Temporary Occupancy

For staff: no additional site work would be necessary.

For clients - students and staff - for classrooms 101, 110, 111, 104 and 105 (toddlers, infants and preschoolers):

- The site would use the existing constructed entrance at the northern limit of the parcel which could be used as an entrance and exit to head northbound only/right turn only. Southbound travel would need to exit onto Orchard Street and make the left turn onto North Main at the intersection of Vesey Road. Applicant to install a right turn only sign.
- Install shielding of the dumpster - temporary fencing with fabric located at the northwest side of the parcel.
- Line and strip parking spaces sufficient for staff and visitors.
- Install handicap parking signage.

Requirements for Final Certificate of Occupancy

- Traffic light installation.
- Following the traffic light installation - close curb cut at the northwest limit (at the temporary entrance).
- Regrade the sidewalk and install the vertical granite curbing per any State and Town specifications.
- Install bollards around the compressors.
- Install a concrete pad for the dumpster and a permanent enclosure that must be 8 feet in height as specified to shield the receptacle.

Planner Tyler pointed out that this does not preclude anything on that is still outstanding on plan such as landscaping. Applicant to provide a landscaping plan including landscaping that would shield the compressor area - submitted to Planning Board or designee prior to any planting.

Final as-builts provided to the Board within 60 days of completion.

Mr. Considine agrees with all of the conditions set forth and is grateful for the consideration for temporary occupancy. Mr. Considine submitted a final access plan today today that widens the entrance by about a foot and a half to accommodate the largest piece of fire apparatus along with a few other minor changes such as crosswalk striping.

Mr. Considine is requesting to eliminate the access ramp near the dumpster. condenser area has changed and will be updated on the next plans. The applicant would like to add bollards along the front of the building at approximately the center of each parking space in front of the building. Chairman Plizga requested that the bollards be green to blend in with the landscaping.

Chairman Plizga noted that the Playground is required by the state for the business to open, so it does not need to be noted in the conditions. Confirmation there is no lost parking by any of these minor changes/tweaks. Chairman Plizga would like the number of students and staff reflected in the Temporary Occupancy requirements. Mr. Considine confirmed that it will be 8 staff and 45 students.

Ms. Adjei-Koranteng asked about the existing fencing on North Main Street, wondering if it will be replaced. Planner Tyler noted there is no fencing in the original approval only landscaping along North Main. There is fencing in other areas on the site.

Motion made by Plizga, Seconded by Sahlu to grant a temporary occupancy to the applicant and owner of the daycare at 647 North Main Street of 45 children and 8 staff members subject to the aforementioned conditions.
Voting Yea: Adjei-Koranteng, Plizga, Taveira, Sahlu
Member Alexopoulos was not present for the vote.

G. Staff Report

Active Project Review

Randolph Road

The project team has been updating the Planner on progress which the Planner is communicating to the abutters. The team has reached out to 61 different property owners to complete pre-blast site surveys. Planner received a mitigation fee that has been deposited.

34 Scanlon Drive (Yankee Bus Lines)

Still finalizing stormwater.

43 Scanlon Drive (Maxim Crane)

Waiting for a stormwater report.

0 Randolph Road

Planner has been handling the stormwater administratively, but will be handing it off to the new DPW Superintendent.

Mill Street Subdivision

Met with new DPW Superintendent and legal counsel on the appeal to the Superior Court for the denial of a subdivision. Completing a final technical review of the water lines before they have a meeting with Plaintiff to establish a court date. Further discussions would be in Executive Session.

Planner has a meeting scheduled for April 10, 2024. The meeting will be a tabling session to look at the districts and densities to comply with the zoning requirements. The meeting will aired on Zoom, but will not be interactive.

Zoning Recodification Committee

Planner has a kick-off meeting scheduled.

H. Board Comments

I. Adjournment

Notification of Upcoming Meeting Dates

4/9/2024

4/23/2024

5/14/2024

5/28/2024

Adjourned at 7:58pm.

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

File Attachments for Item:

1. Town Council Order 2024-007 - Proposed Amendment to Zoning Ordinance
(continuation 6:15pm)



To: Planning Board
From: Michelle Tyler
Date: March 27, 2024
RE: UPDATED recommended amendment to Town Council Order 2024-007

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 district may be included in the mixed-use development.
 - (a) Neither drive-through windows, 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 principal structure. The SPGA may permit non-residential uses to occupy other floors of the principal structure 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 Structure(s) 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, 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 at the time of application.
 - (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).
Fencing, landscaping and similar items may be used to accomplish this.

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.
 - (a) Parking areas that abut any public right-of-way or any at-grade parking structure shall require screening.

- (b) 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 Executive Office of Housing and Livable Communities (EOHLC) as Local Action Units (LAU) through a Local Initiative Program (LIP) as specified below:

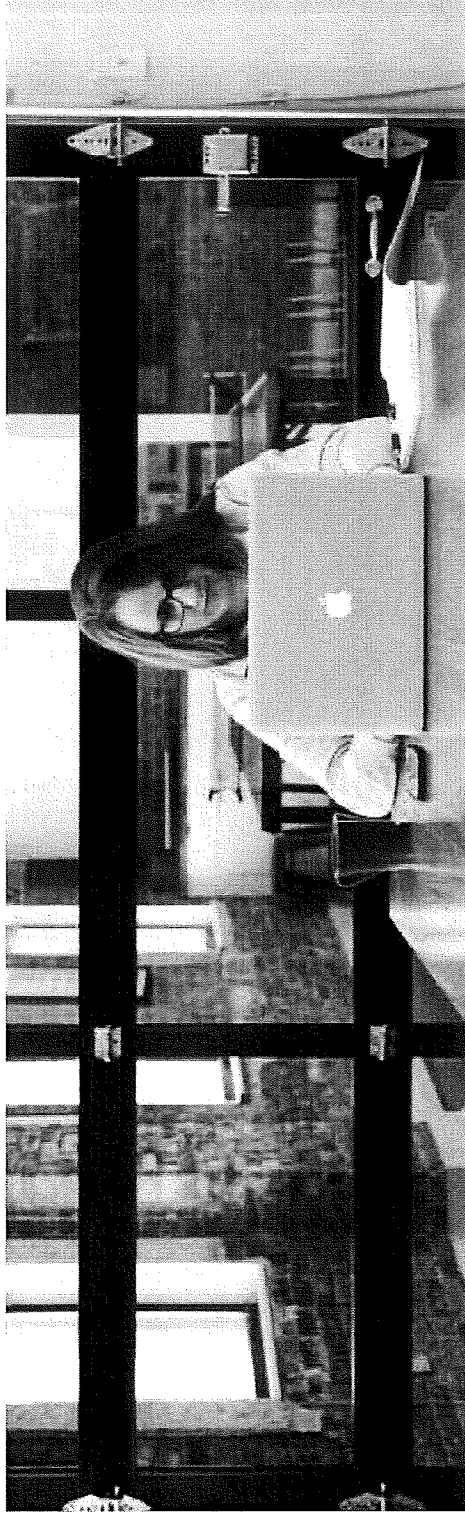
- (1) Ownership units. For all Mixed-Use developments where the Affordable Dwelling Units proposed are Homeownership Units, not less than twenty percent (20%) of the total dwelling units constructed in the mixed-use development shall be Affordable Dwelling Units.
- (2) Rental Units. For all Mixed-Use 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:

1. Misc Information

CPTC Webinar Series 2023



2023 Webinar Series Has Ended

All workshops are on Zoom. Registration closes 48 hours before the workshop begins. Upon registration you will receive a link to a brief registration on Zoom. Upon completing that you will receive the link to the workshop session. If applicable, workshop handouts will be sent by email prior to the workshop.

Payment can be made by check or credit card. Checks can be received after the workshop has ended. Should you need to cancel you must do so at least 48 hours before the workshop begins in order to receive a refund.

Previous Workshops

10. Adopting and Revising Rules and Regulations of Boards, ([MIIA](#))

- **Date:** Tuesday, January 9, 2024, at 6:00 PM
- **Cost:** \$35
- **Registration:** [Register here](#)

Boards of appeal and planning boards frequently choose to, or are required to, adopt rules and regulations governing process, procedure and even the substance of their application reviews. While such documents are an important source of authority for boards, they also make life easier for board members and applicants by providing a clear road map for a fair and predictable process. This session will clarify which types of zoning, non-zoning and subdivision rules and regulations are mandatory and which are voluntary; describe what they can and cannot cover; and explain how they get adopted and amended. The regulatory framework for establishing fees and using consultants will also be discussed.

- **Presenter:** *Carolyn M Murray, Esq., KP Law, P.C.*
- **Sponsor:** *Franklin Regional Council of Governments*

11. Fair Housing Laws, ([MIIA](#)) CM I 1.5

- **Date:** Tuesday, January 16, 2024 at 6:00PM

- **Cost:** \$35

- **Registration:** [Register here](#)

Fair housing laws regulate the development, leasing, buying and selling of real estate, as well as state and municipal housing programs, and aspects of municipal land use. This module will describe how land use regulations have been (and continue to be) used to exclude groups from specific neighborhoods and properties, and provide a detailed overview of federal and state laws intended to prevent discrimination and promote equity in housing. A special focus will be on the role of the municipality in enforcing a commitment to fair housing, and the potential consequences of not doing so.

- **Presenter:** *Jenny Raitt, Executive Director, Northern Middlesex Council of Governments*

- **Sponsor:** *Cape Cod Commission*

1. Creating Master Plans, ([MIIA](#)) CM I 1.5

- **Date:** Monday, November 6, 2023 at 5:30PM

- **Cost:** \$35

- **Registration:** [Register here](#)

Participants will learn why and how to prepare, adopt, and implement the master or comprehensive plan described in MGL Chapter 41, Section 81D. The session will identify the sections of a master/comprehensive plan and specific steps by which the plan will be carried out. The session will also discuss what kinds of goals and policies does a master plan typically include? Why is an implementation program such an important part of creating a master plan? Evaluating future conservation and development opportunities. The advantages of hiring a consultant.

- **Presenter:** *Wayne Feiden FAICP, Consultant*

- **Sponsor:** *Old Colony Planning Council*

2. Zoning with Overlay Districts, ([MIIA](#)) CM I 1.5

- **Date:** Saturday, January 6, 2024 at 9:00 AM

- **Registration:** [Register here](#)

- **Cost:** \$35

Overlay zoning is a popular and useful tool allowing municipalities to implement land use policies and strategies with greater flexibility than traditional zoning, without the necessity of amending the underlying zoning. This course illustrates the various types of overlay districts, and explains how they differ from traditional zoning measures and describes the form and contents of an overlay district. Discussion will allow participants to explore the potential pros and cons of overlay vs. traditional zoning.

- **Presenter:** *Judi Barrett, Principal, Barrett Planning Group*

- **Sponsor:** *Martha's Vineyard Commission*

- **Date:** Monday, November 27, 2023 at 5:30PM
- **Cost:** \$35
- **Registration:** [Register here](#)

Participants will learn about the difference between special permits and variances; the issues and criteria for decision-making; and procedural requirements. Additionally, the course will discuss who has the authority to issue special permits and variances and how judicial decisions guide the way we work with them.

- **Presenter:** *Barbara Saint Andre, Director, Community and Economic Development, Town of Medway*
- **Sponsor:** *Montachusett Regional Planning Commission*

4. Creating Master Plans, (MIA) CM I 1.5

- **Date:** Wednesday November 29, 2023 at 5:30pm
- **Cost:** \$35
- **Registration:** [Register here](#)

Participants will learn why and how to prepare, adopt, and implement the master or comprehensive plan described in MGL Chapter 41, Section 81D. The session will identify the sections of a master/comprehensive plan and specific steps by which the plan will be carried out. The session will also discuss what kinds of goals and policies does a master plan typically include? Why is an implementation program such an important part of creating a master plan? Evaluating future conservation and development opportunities. The advantages of hiring a consultant.

- **Presenter:** *Alexis Lanzillotta, AICP, Barrett Planning Group*
- **Sponsor:** *Merrimack Valley Planning Commission*

5. Roles & Responsibilities of Planning & Zoning Boards, (MIA)

- **Date:** Tuesday, December 5, 2023 at 5:30PM
- **Cost:** \$35
- **Registration:** [Register here](#)

Join us if you are a new Board member or building inspector. This program will launch you into your role as a local official, introduce you to the functions of the two boards and the main tools of planning and zoning. This session will also include an introductory discussion of the Open Meeting, Public Records, and the Conflict of Interest Laws.

- **Presenter:** *Jeff Lacy, Rural Planning Associate*
- **Sponsor:** *Citizen Planner Training Collaborative*

6. Planning With Community Support, (MIA) CM I 1.5

- **Date:** Wednesday, December 6, 2023 at 5:30

- **Cost:** \$35
- **Registration:** [Register here](#)

The course describes how to conduct a planning process, with an emphasis on a comprehensive or master plan that will ultimately have the support of the community. A variety of public participation strategies will be examined, including plan implementation processes. The course will cover how to design the community engagement process.

- **Presenter:** *Alexis Lanzillotta, AICP, Barrett Planning Group*
- **Sponsor:** *Central MA Regional Planning Commission*

7. Writing Reasonable and Defensible Decisions, ([MIIA](#))

- **Date:** Thursday, December 14, 2023 at 5:30PM
- **Cost:** \$35
- **Registration:** [Register here](#)

This course covers some key points that will assist boards in writing clear and defensible decisions and why that is important. It describes criteria that should be contained in local zoning provisions and how they relate to the drafting of the decision and the conditions a board may impose when approving a special permit or variance application. This session covers legal and procedural requirements for conducting a public hearing and the ramifications of failure to follow procedural regulations in the decision-making process.

- **Presenter:** *Jonathan Silverstein, Partner, Blatman, Bobrowski, Haverty & Silverstein, LLC*
- **Sponsor:** *Northern Middlesex Council of Governments*

8. Site Plan Review, ([MIIA](#)) CM I 1.5

- **Date:** Monday, December 18, 2023 at 6:00PM
- **Cost:** \$35
- **Registration:** [Register here](#)

The Zoning Act does not contain any provisions for the review of site plans, however the process can be a very effective tool for a board to review the details, aesthetics and impacts of a potential project. This course explains the legal issues when using site plan review; the difference between site plan approval and special permits; the review process; the types of conditions a board may impose; the reasons for disapproval; the appeal process and the types of information a municipality can require to be shown on a site plan. Additional material will be presented on how to incorporate site plan review into your zoning bylaw or ordinance.

- **Presenter:** *Adam Costa, Partner, Mead, Talerman & Costa, LLC*
- **Sponsor:** *Southeastern Regional Planning and Economic Development District*

9. Planning with Community Support, ([MIIA](#)) CM I 1.5

- **Date:** Thursday, January 4, 2024 at 6:00PM
- **Cost:** \$35
- **Registration:** [Register here](#)

The course describes how to conduct a planning process, with an emphasis on a comprehensive or master plan that will ultimately have the support of the community. A variety of public participation strategies will be examined, including plan implementation processes. The course will cover how to design the community engagement process.

- **Presenter:** *Ezra Haber Glenn, AICP, Department of Urban Studies and Planning, Massachusetts Institute of Technology*
 - **Sponsor:** *Pioneer Valley Planning Commission*
-

Citizen Planner Training Collaborative (CPTC)

c/o Urban Harbors Institute

University of Massachusetts Boston

100 Morrissey Boulevard

Boston, MA 02125

coordinator@masscptc.org

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Easton Planning Department
 136 Elm Street
 North Easton, MA 02356
 508-230-0630

FORM A: APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

APPLICATION DETAILS

Application #: ANR-24-47352 Date Paid: 02/07/24 Receipt #: ANR-24-0013
 Fee Payable: 0.00 Fee Paid: 300.00
 (\$) (\$) (\$)

Complete the electronic application form and submit one (1) hard copy of the plan and the required application documents to the Planning Department office.

SECTION 1 - SITE INFORMATION

Street Name LINCOLN STREET Assessor Map and Parcel Number 15UJ-17
 Street Number 150 Zone R
 Unit No. _____

Additional Properties and Owners
152 Lincoln Street

SECTION 2 - OWNER INFORMATION

Owner Name [REDACTED]
 Street Number 150 Street Name LINCOLN STREET
 City NORTH EASTON State MA Zip Code 02356
 Telephone [REDACTED] Email [REDACTED]

SECTION 3 - APPLICANT INFORMATION

Applicant Name J K Holmgren

Street Number 1024 Street Name PEARL STREET
City Brockton State ma Zip Code 02301
Telephone 5085832595 Email srogers@jkholmgren.com

SECTION 4 - MAILING ADDRESS

Street Number 150 Street Name LINCOLN STREET
City NORTH EASTON State MA Zip 02356

SECTION 5 - CONSULTANT / REPRESENTATIVE DETAILS

Company Name
Name J K Holmgren
Street Number 1024 Street Name PEARL STREET
City Brockton State ma Zip Code 02301
Telephone 5085832595 Email srogers@jkholmgren.com

SECTION 6 - ENGINEER DETAILS

Firm
Name of Engineer J K Holmgren
Street Number 1024 Street Name PEARL STREET
City Brockton State ma Zip Code 02301
Telephone 5085832595 Email srogers@jkholmgren.com

SECTION 7 - SURVEYOR DETAILS

Firm
Name of Surveyor J K Holmgren
Street Number 1024 Street Name PEARL STREET

Section G, Item 1.

City Brockton State ma Zip Code 02301
Telephone 5085832595 Email srogers@jkholmgren.com

SECTION 8 - OTHER DETAILS

The undersigned, believing that the accompanying plan of his property in the Town of Easton does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required. (Check appropriate box)

- 1. The accompanying plan is not a subdivision because the plan does not show a division of land; if there is a division of land shown, it is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Easton Zoning By Law under Section VI, which requires 150 feet for erection of a building on such lot AND every lot shown on the plan has such frontage on a public way, private way or way shown on plan is either certified by the Town Clerk as maintained and used as a public way or a way endorsed in accordance with the subdivision control law or a private way.
- 2. The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance/other instrument, which adds to/takes away from/changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the Town of Easton Zoning Bylaw.
- 3. The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings were standing on the plan prior to the date when the subdivision control law went into effect and one of such buildings remains standing on each of the lots/ said buildings as shown and located on the accompanying plan.
- 4. Other reasons or comment: _____

Name of plan of land in Easton titled: Approval Not Required Plan

Showing lots located on: Lincoln Street Dated 12/13/23

Prepared by: JK HolmgrenEngineering (P.E. or Surveyor)

The owner's title to the land is recorded in Book 16868 Page _____ and Land Court Certificate Number _____

Registered in Plymouth County Book _____

SECTION 9 - OWNER AUTHORIZATION

I am the Owner Engineer Representative

I, KENT JAMES M & DIANE E, as owner of the subject property hereby authorize J K Holmgren to act on my behalf, in all matters relative to work authorized by this permit application.

Owner's Email [REDACTED] OR Copy of Signed Contract to be attached after submitting application

Telephone No. [REDACTED]

I do hereby certify under the pains & penalties of perjury that the information provided above is true and correct. Date 02/07/24

SECTION - FEE

To calculate your fee, please type in the number of lots/parcels created into the "quantity" field. Please be aware that the Planning Department will confirm this fee before you are able to pay.

Title	Quantity	Description	Total
Processing Fee	✓	\$300.00	300.00
Total Amount			300.00

SECTION 10 - DECLARATION

I, J K Holmgren

, as Engineer

hereby declare that the statements and information on the foregoing application are true and accurate, to the best of my knowledge and belief.

By typing in your name and title below, and clicking on the certification box, you are submitting an electronic signature for this application.

Name

Title

I do hereby certify under the pains & penalties of perjury that the information provided above is true and correct.

Date

02/07/24



Welcome To Easton Online Permitt

NOVEMBER 10, 2023

4

Showing 1 to 15 of 243 entries

DETAILS

Sign Off

History

No.	Department Name	Date	Result
1.	Affordable Housing Trust	04/02/24	Not Applicable
2.	Board of Health	03/25/24	Approved
3.	Building Department		
4.	DPW	04/02/24	Not Applicable
5.	Environmental Planner	03/25/24	Not Applicable
6.	Fire Department	03/25/24	Approved
7.	Historical Commission	04/02/24	Complete
8.	Police Department		
9.	Water Division		

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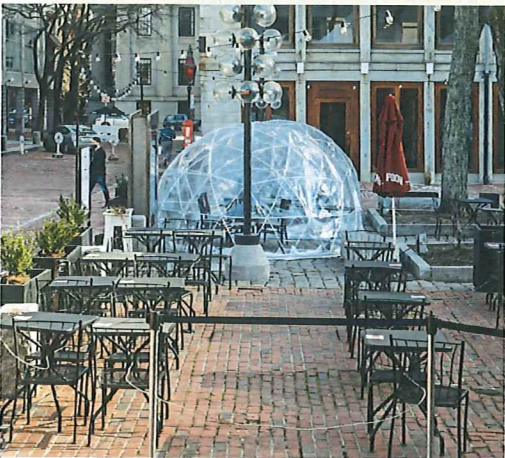
Search:

App.	Fee	Sign Off	Decision Result	Ap. No.	Appl. Date	Meeting Date	Site Address	Applicant	Appl. Type	Appl. Status	Att.
			<input type="text"/>	<input type="text"/>			<input type="text"/>	<input type="text"/>	Select	<input type="text"/>	
				47667	03/06/24	04/16/24	159 Washington Street	Fitzsimons Development Corporation	DTFH	Waiting for Comments Response	
			The Decision for 6 Sherwood Drive, Summer Heights, Modification to Definitive Subdivision was filed with the Town Clerk April 2, 2024.	47393	02/13/24	03/25/24	6 Sherwood Drive Sherwood Drive	David Leonard	MDP	Waiting for Comments Response	
				47352	02/07/24	02/27/24	150 Lincoln Street	J K Holmgren	ANR	Decision Issued	
			The Planning Board voted to approve 661 Washington Street Site Plan Review on February 27, 2024.	47222	01/23/24	02/27/24	661 Washington Street	J K Holmgren	SPE	Decision Issued	
			The Planning Board voted to endorse the ANR Plan for 388 Depot Street on January 29, 2024.	47108	01/11/24	01/29/24	388 Depot Street	Granite City Partners	ANR	Decision Issued	
				46825	12/19/23	02/12/24	11 Coach Road	Sawmill Village Llc	ILP	Decision Issued	
				45821	10/27/23		4 Abbey Road	Test Applicant	ANR	Preliminary	
			Decision for 260 Massapoag Avenue filed with Town Clerk January 4, 2024.	45817	10/06/23		260 Massapoag Avenue	Jay Zola, Trustee Of The Zola Family Realty Trust LI	EL	Decision Issued	
			The Decision for 24 Rockland Street was filed with the Town Clerk on November 16, 2023.	45816	10/02/23	11/06/23	24 Rockland Street	Doug And Mary Ann Martin	ILP	Decision Issued	
				45815	09/29/23	04/29/24	149 Lincoln Street	Mark Perron, Tm Realty And Development	DSP	Continued	

The Municipal Empowerment Act, S.2571

MAPC is grateful to the Governor and the Legislature for prioritizing legislation that supports cities and towns. Governor Healey’s administration hosted listening sessions over the past year and listened to cities and towns top needs when creating “The Municipal Empowerment Act,” S.2571, which includes more than 80 policies. MAPC is in strong support of the following measures to support cities and towns throughout the Commonwealth.

Key Legislative Provisions in the Municipal Empowerment Act:



Makes Permanent Pandemic Era Changes:

- Enable local option for remote or hybrid meetings for public bodies in perpetuity.
- Enable local licensing authorities with local approval to grant approval for outdoor food and alcohol services without further state approval.
- Enable restaurants to access licenses to sell to-go alcoholic beverages.

Municipal Governance:

- Increase the maximum bond term for school projects from 30 years to 40 years.
- Allow municipalities to amortize over 3 years any deficit related to a declared emergency.
- Allow municipalities to enter joint cooperative services for local financial officials.
- Allow municipalities to enforce the statutory prohibition on keeping double poles up after 90 days after passing a local ordinance. Penalties up to \$1,000 could be imposed per occurrence.



Contact the Government Affairs team:

Leah Robins,
Director of Government Affairs
lrobins@mapc.org

Georgia Barlow,
Government Affairs Specialist
gbarlow@mapc.org

The Municipal Empowerment Act,

S.2571

Continued Key Legislative Provisions in the Municipal Empowerment Act:



Procurement Updates:

- Equalize Ch. 30B thresholds for advertised procurements to \$100K for all municipal purchasing, not just schools.
- Remove the requirement to post certain contracts on COMMBUYS.
- Amend cooperative purchasing language to make it easier for municipalities to select multiple vendors to fulfill an RFP.
- Update procurement language to make it easier for municipalities to procure and utilize electric school buses.

Local Option Taxes:

- Establish a new local option motor vehicle excise surcharge of 5%.
- Increase the ceiling for local option lodging tax from 6% to 7% (and 6.5% to 7.5% in Boston) and local option meals tax from .75% to 1%.



Contact the Government Affairs team:

Leah Robins,
Director of Government Affairs
lrobins@mapc.org

Georgia Barlow,
Government Affairs Specialist
gbarlow@mapc.org

MAPC urges local officials and residents to contact your legislators to share your support of these policies and investments and to share your experiences accessing housing in your region. Learn more about MAPC's full legislative agenda at: mapc.ma/Legislative-Priorities

Send a Municipal Empowerment Act Advocacy Letter at: mapc.ma/MEA-letter-template





TRIC Legislative Breakfast

April 5th, 2024
8:30am – 10:30am
Norwood Space Center, Norwood MA 02062

Canton, Dedham, Dover, Foxborough, Medfield, Milton, Norwood, Randolph, Sharon, Stoughton, Walpole,
Westwood

CONTACT US

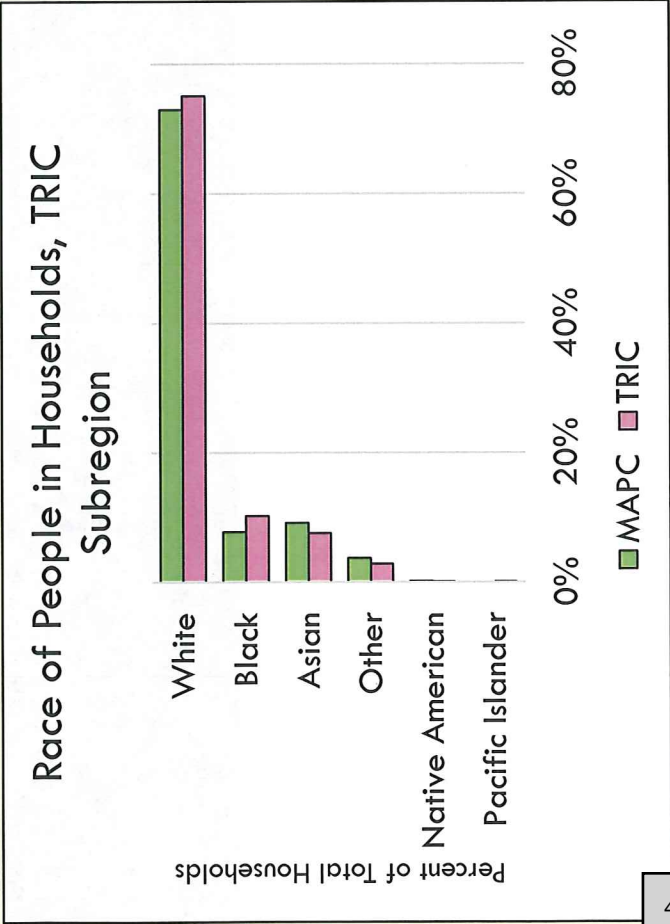
60 Temple Place
Boston, MA 02110
Email ajudd@mapc.org
Website : www.mapc.org

CURRENT CONDITIONS

MAPC has compiled subregional snapshots to understand local housing conditions and highlight how the Affordable Homes Act and other state-level investments and policies can support cities and towns.

Housing choice impacts diversity: Zoning regulations have resulted in fewer housing choices for TRIC residents. That said, TRIC has a similar percentage of people of color living in households as the MAPC regionwide average.

Few young householders: Only 12% of householders in TRIC are under 35 years old, 8 percentage points lower than MAPC overall. Additionally, 33% of TRIC households have children, 5 percentage points higher than the MAPC average. In the coming years families may decide to downsize once their kids move out. With few young people already living in TRIC, it may be difficult to attract new families to move into TRIC and fewer families with children will live in the subregion.

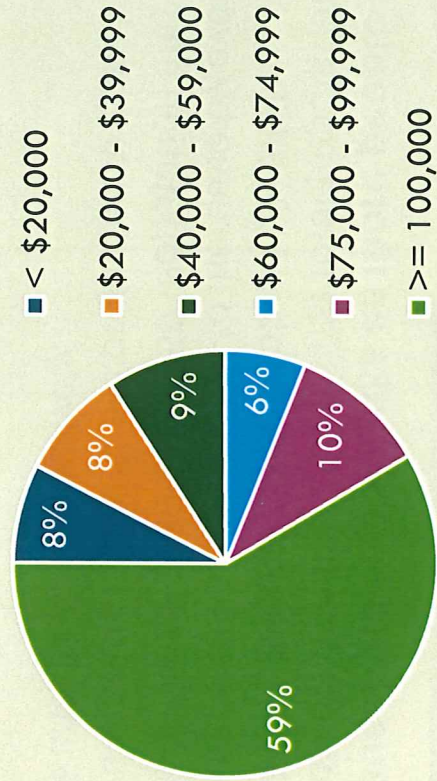


Clean energy transition pending: 23% of households in TRIC heat their homes using oil and 59% with natural gas – similar to MAPC regionwide averages. Replacing fossil fuels with renewable energy sources limits the amount of indoor air pollution residents are exposed to and moves our region closer to reaching our state's sustainability goals.

CURRENT CONDITIONS

Fewer Rental Options: Only 25% of TRIC households are estimated to be renter occupied compared to 42% in the MAPC region. Fewer rental options mean young people, aging residents, and others with lower incomes may not be able to live in TRIC. Renter occupied households tend to be more diverse due to homeownership in the state historically being less accessible to non-white residents.

Unaffordable Housing: 31% of households in TRIC earn less than \$75,000 per year and are likely eligible for affordable housing.



88% of households earning below \$35,000 per year and 67% earning \$35,000 to \$75,000 per year are cost-burdened.

Subsidized Housing Inventory: Over half of TRIC communities have more than 10% of their total units on the SHI. While TRIC has just over 10,000 homes listed on the SHI, when you remove market-rate units only 4,100 (3.8% of all units) are affordable homes (Source: Housing Navigator).

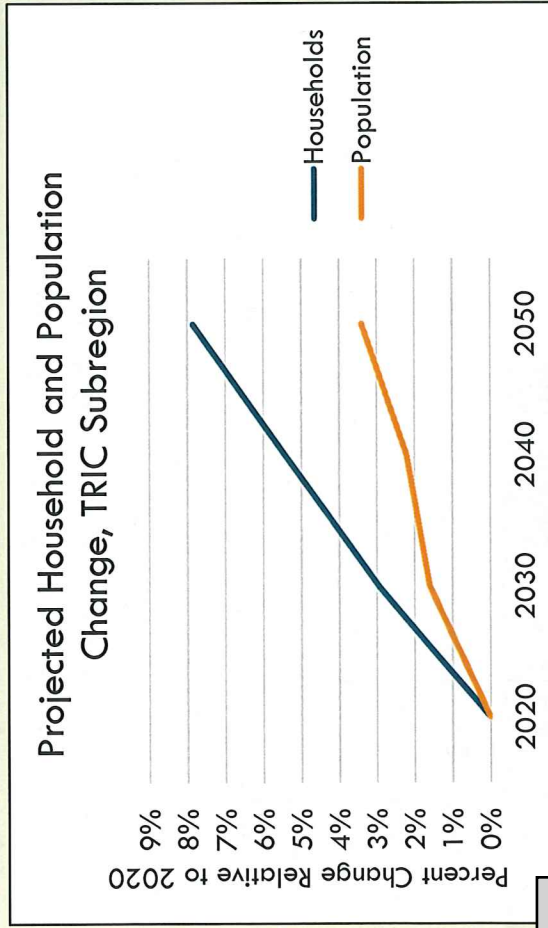
Municipality	Subsidized Housing Inventory (SHI) Units		
	Housing Units	SHI Units (%)	Units to 10% Threshold
Canton	9,875	1,173	11.88%
Dedham	10,412	1,125	10.80%
Dover	2,018	57	2.82%
Foxborough	7,652	878	11.47%
Medfield	4,432	393	8.87%
Norwood	13,614	1,228	9.02%
Randolph	12,885	1,268	9.84%
Sharon	6,526	690	10.57%
Stoughton	11,698	1,294	11.06%
Walpole	10,001	656	6.56%
Westwood	5,760	610	10.59%
TRIC	106,722	10,776	10.10%
MAPC	1,412,118	158,875	11.25%

MA Executive Office of Housing and Livable Communities (EOHLC)

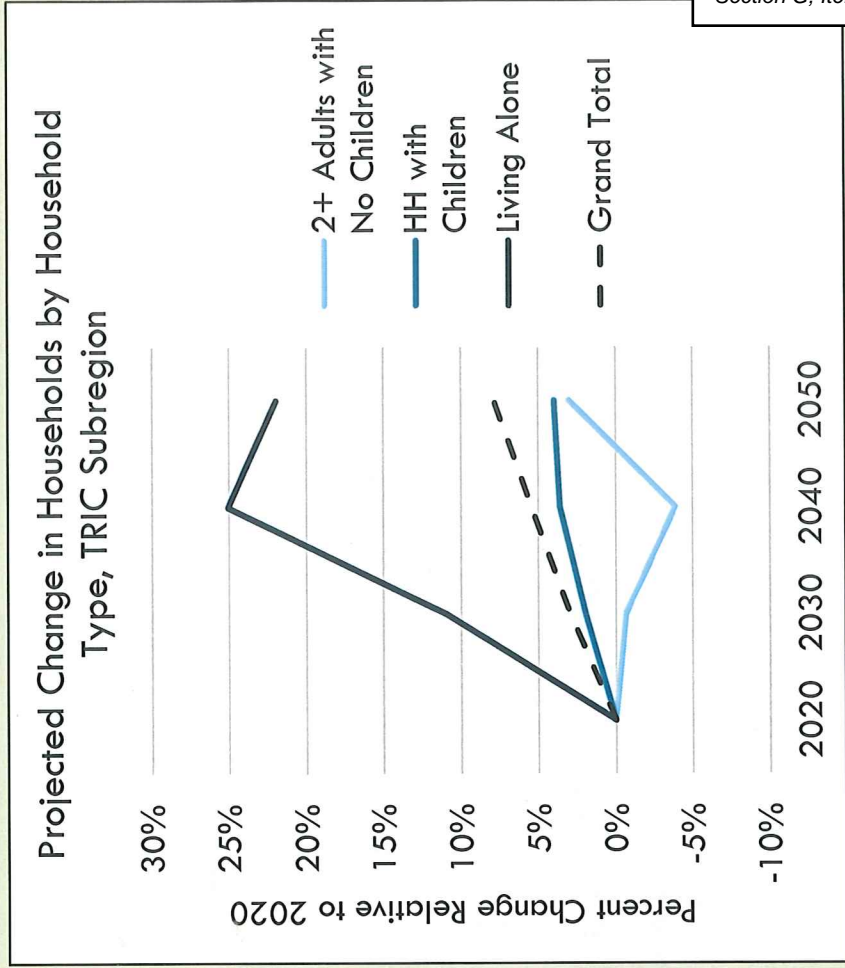
PROJECTIONS

Household size shrinks as more people are projected to live alone : The total population in TRIC is projected to grow about 3% while households are projected to increase by over 8% between 2020 and 2050. Population and households in MAPC are projected to grow by 9% and 13%, respectively.

The number of single-person households is projected to increase by up to 25% by 2040 (relative to 2020). Households with children or two or more adults without kids (e.g., roommates or empty nesters) are projected to increase by less than 5% by 2050.



On average, household sizes are projected to shrink. Smaller households living in homes that do not match their needs can drive up housing costs for larger households eager to move to the subregion. For example, when empty nesters cannot downsize to a smaller home in their community, there are fewer homes available that meet the needs of larger families.

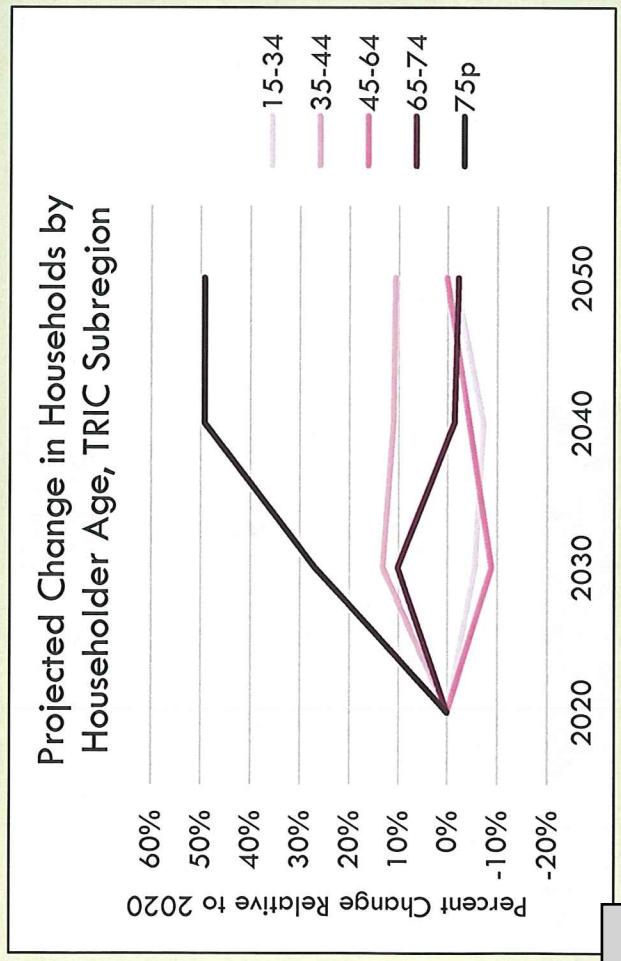


PROJECTIONS

Householders aging across the subregion: Households in TRIC are projected to become much older over the projection period – **households over the age of 75 are estimated to grow by more than 50%** by 2050.

Households between the ages of 35 and 64 years old, on the other hand, are projected to grow by less than 10%.

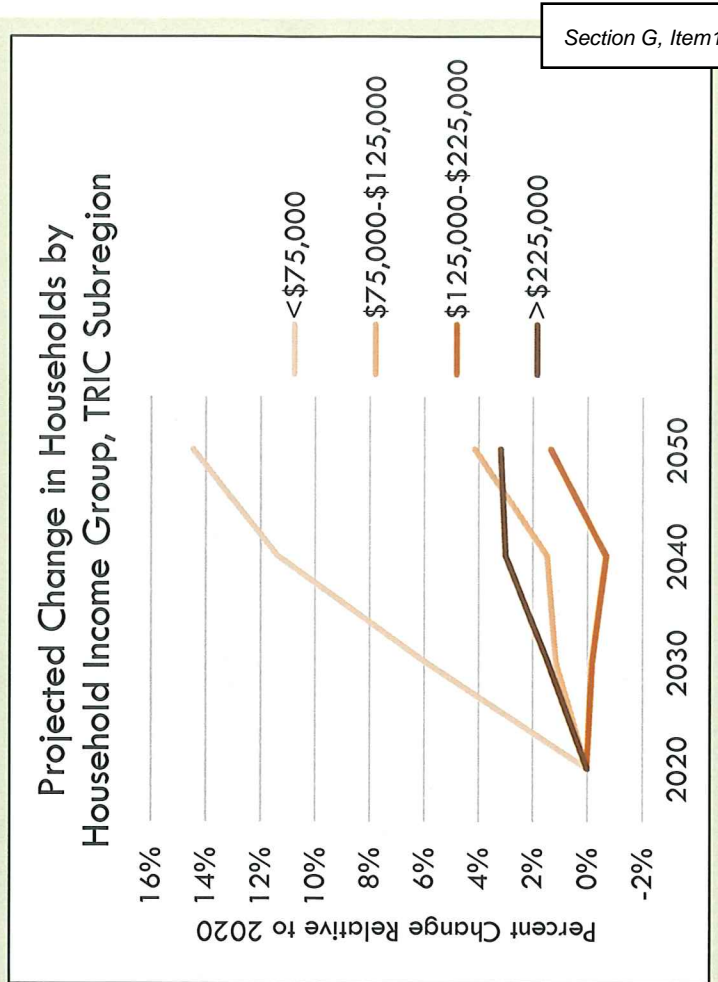
Aging households will need to retrofit their homes with appropriate accommodations or move to smaller houses more conducive to aging in place in their communities.



Source: MAPC Socioeconomic Projections 2010-2050.

Growth in households most likely to be cost burdened: Households earning less than \$75,000 per year are projected to grow by over 14% in the TRIC subregion over the projection period. Households earning greater than \$225,000 per year, meanwhile, are projected to increase by nearly 3%.

As more households earning less than \$75,000 form and housing costs increase, a greater number of households in the subregion will become cost burdened.



Section G, Item 1.

Source: MAPC Socioeconomic Projections 2010-2050.

ANALYSIS

Transfer fee is a tool to achieve

affordability goals: If all TRIC communities levied a 2% local option transfer fee on all transactions in 2022, the subregion could have raised nearly **\$18 million** for affordable housing.

Of the roughly 3,200 transactions in the region that year, **just 544** would have required sellers to pay a transfer fee.

Transfer fee revenue can help communities reach and exceed their minimum 10% SHI threshold. Building more modern, affordable housing will:

- Reduce the number of cost-burdened households
- Reduce the number of housing units reliant on fossil fuels for home heating
- Provide more flexible rental housing options

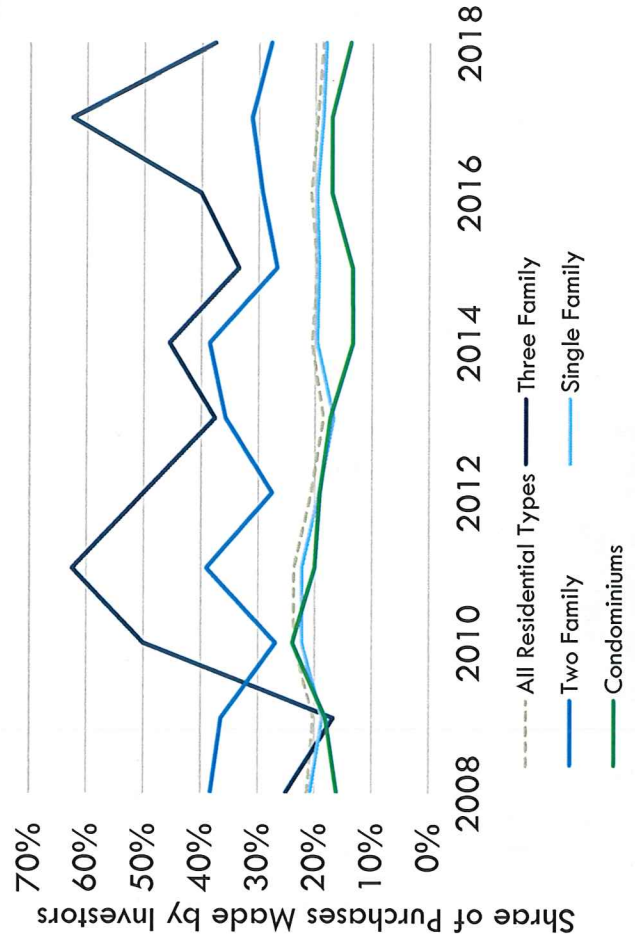
Estimated Transfer Fee Revenue

Year	Subregion	Total Sales	Total Eligible Sales	0.5% Fee	1% Fee	2% Fee
2018	TRIC	3727	261	\$8,517,930.44	\$17,035,860.88	\$34,071,721.76
2019	TRIC	3621	249	\$4,313,859.57	\$8,627,719.13	\$17,255,438.26
2020	TRIC	3511	315	\$3,817,668.39	\$7,635,336.77	\$15,270,673.54
2021	TRIC	3809	484	\$4,090,199.10	\$8,180,398.19	\$16,360,796.38
2022	TRIC	3165	544	\$4,499,608.41	\$8,999,216.82	\$17,998,433.64

ANALYSIS

Since 2008, investors bought, on average, **1 in 5 properties in TRIC**. On average over the last decade investors bought 20% of single-family homes and about 30% of two-family homes. Investor purchases of three-family homes has varied considerably due to the small number of sales annually. These trends are similar to the whole MAPC region and indicate challenges for prospective homebuyers.

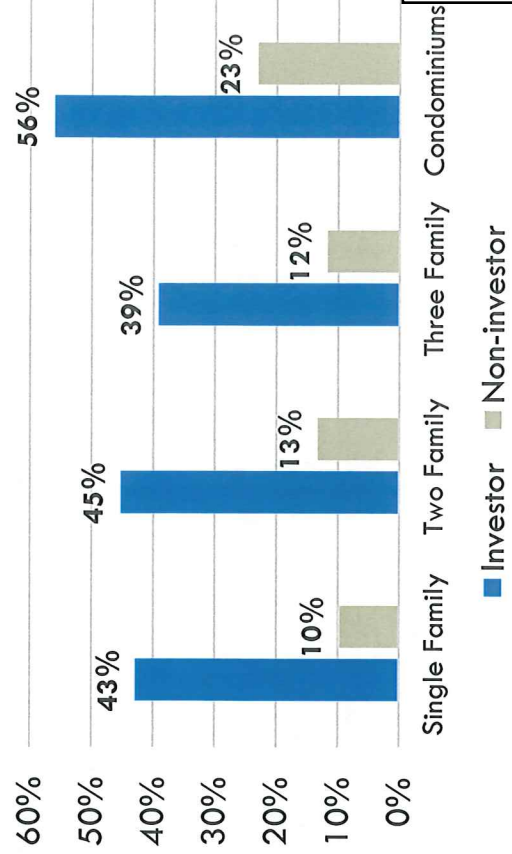
Investor Purchases by Residential Building Type and Year, with Foreclosures (TRIC)



Cash purchases predominant for investors: Buyers who can purchase property in cash have an advantage over those who finance their home. as sellers often prefer the faster closing time and limited paperwork that comes with cash sales.

In TRIC communities, **investors were four times more likely to purchase a single-family home with cash than non-investors.**

Percent of Cash Sales by Investor Status and Real Estate Type, MAPC Region, with Foreclosures, 2004-2018 (TRIC)



RESOURCES

DataCommon is MAPC's open data website. It contains tabular and spatial data for Massachusetts, the MAPC region, and all subregions, counties, municipalities, census tracts, and block groups. The site contains data on topics such as population demographics, the economy, the environment, housing, land use, and public health. <https://datacommon.mapc.org/>

MAPC has prepared updated **projections** of population change, household growth, and housing demand for Metro Boston and its municipalities to help the region and its communities plan for a changing and uncertain future. <https://www.mapc.org/learn/projections/>

MAPC's **Homes for Profit** report examines the prevalence, characteristics, and spatial patterns of residential property speculation in Greater Boston. The report is paired with an interactive map that lets users filter and visualize a range of municipal and census tract level data related to investor activity in the state. <http://homesforprofit.mapc.org/>

As part of the **MetroCommon 2050 plan**, MAPC has published numerous research reports that explore some of the most important realities of our region including issues around climate change, land use, housing, and employment. <https://metrocommon.mapc.org/find-out/publications/all%20topic%20areas>

For more information, please email Brandon Stanaway (bstanaway@mapc.org) or datacommon@mapc.org