

# TOWN COUNCIL MEETING

Monday, September 28, 2026 at 6:00 PM

Town Hall - Chapin Hall- Second Floor- 41 South Main Street  
Randolph, MA 02368

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## AGENDA

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This is a hybrid meeting. The public is invited to attend this meeting in person or remotely, by telephone or computer access. This meeting is being posted pursuant to the state statute authorizing temporary remote participation as described here:<https://www.randolphma.gov/DocumentCenter/View/3111/Updated-GuidanceRemoteMeetings>

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Please note that this Town Council Meeting will be video and audio recorded and will be broadcast, including over local cable and the internet. Any person, upon entering a council meeting or hearing for any purpose, including the purpose of participating, viewing, listening or testifying, grants permission to the Town Council to record and televise or otherwise publish their presence and testimony. Public comments shall only be provided in person and shall not be provided remotely.

### A. Call to Order - Roll Call - Pledge of Allegiance

### B. Moment of Silent Prayer

### C. Approval of Minutes

1. Approval of Meeting Minutes from September 14, 2026

### D. Announcements from the President

### E. Proclamations

1. Hydrocephalus Awareness Month

### F. Presentations

### G. Public Hearings

1. Council Order 2026-075: FY27 Randolph Community Preservation Projects (Available for a Vote)
2. Council Order 2026-068: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To Amend Article 9 to Add A Provision Concerning Inclusionary Zoning (Referred back from Planning Board and Zoning and Ordinance Subcommittee) (Available for Vote)
3. Council Order 2026-069: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph –Concerning Assisted and Independent Living (Referred back from Planning Board and Zoning and Ordinance Subcommittee) (Available for Vote)
4. Council Order 2026-070: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph –Concerning Mixed Use and Section 9.1 of the Ordinance (Referred back from Planning Board and Zoning and Ordinance Subcommittee) (Available for Vote)
5. Council Order 2026-083:Grant of Location to Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc. for new Joint or Identical Utility Pole Locations Within the Town of Randolph (Available for Vote)

#### **H. Public Comments/Discussions**

#### **I. Appointments**

1. Affordable Housing Trust Committee

#### **J. Motions, Orders, and Resolutions**

#### **K. Old/Unfinished Business**

#### **L. New Business**

1. Council Order 2026-084: Transfer of ARPA Funds Among Existing Projects (Same Night Action)
2. Council Order 2026-085: Transfer from Water Stabilization Fund to Correct Clerical Error (Same Night Action)
3. Council Order 2026-086: Appropriation of Commonwealth Transportation Infrastructure Funds For Solar Powered Traffic/Radar Signs (Introduction)

#### **M. Town Manager's Report**

#### **N. Correspondence**

#### **O. Committee Reports**

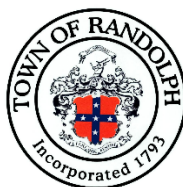
#### **P. Open Council Comments**

**Q. Adjournment**

Notification of Upcoming Meeting Dates

October 5 and 19

November 2,9,16 and 23 (Special Town Council Meeting on both the 9th and 16th)- The 16th will be joint with the School Committee



## Randolph Town Council

### DRAFT Meeting Minutes

**Meeting Date: Monday September 14, 2026 at 6:06 p.m.**

**Randolph Town Hall-Chapin Hall 2nd Floor**

This is a hybrid meeting. The Public is invited to attend this meeting in person or remotely, by telephone or computer access.

**Call to Order:** Council President Ryan Egan called the meeting to order.

**Roll Call – Council Members Present:** Richard Brewer (In-Person), James F. Burgess Jr. (In-Person), Natacha Clerger (In-Person), Ryan Egan (In-Person), Jesse Gordon (In-Person), Katrina Huff-Larmond (In-Person), Kevin O’Connell (In-Person), Brandon Thompson (In-Person)

**Pledge of Allegiance:** Pledge of Allegiance led by Councilor Thompson.

**Moment of Silent Prayer:** Moment of Silent Prayer held in remembrance of the 25th anniversary of 9/11.

### Approval of Meeting Minutes

1. Approval of Meeting Minutes from August 24, 2026

**Motion:** Councilor O’Connell moved to approve the minutes of the Town Council meeting minutes of August 24, 2026. This motion was seconded by Councilor Burgess.

Roll Call Vote: 8-0-0 (Absent: Alexopoulos)

**Motion passes.**

### Proclamations:

1. Salon Monte Carlo
  - a. Bruno Di Carlo was given a proclamation for Salon Monte Carlo which has been in business in Randolph for 50 years. The Council wished him continued success. The council invited Bruno and his family up for a photo.

**Announcements from the President: None**

**Presentations: None**

### Public Hearings:

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

- a. This Council order was referred to the Zoning and Ordinance Subcommittee and the Planning Board. Zoning and Ordinance and Planning met, discussed and gave a positive recommendation on this order. The Public Hearing notice was published in the Patriot Ledger on August 29 and September 5, 2026.
- b. President Egan opened the Public Comments portion of the meeting. There were no virtual comments.
- c. Sandi Cohen, 63 Bittersweet Ln: Thanks the Council for their work on banning these.
- d. Councilor Burgess added that the amendments recommended from Comcast were taken into consideration but they did not agree with them for Randolph.
- e. Councilor Thompson agrees with the noise and environmental concerns.
- f. Councilor Huff-Larmond is in favor of banning the data centers.
- g. Councilor Gordon asked about the possibility of this coming back to the council if clearer guidelines become available. Town Planner Tyler and Councilor Burgess added that zoning can always be revisited.
- h. President Egan asked about the voting requirements for this order. Town Attorney Griffin stated this needs a  $\frac{2}{3}$  vote.

**Motion:** Councilor O’Connell moved to approve Council Order 2026-061. This motion was seconded by Councilor Burgess.

Roll Call Vote: 8-0-0 (Absent: Alexopoulos)

**Motion passes.**

- 2. Council Order 2026-067: Request for the Town Council to Initiate an Amendment to the Randolph Zoning Ordinance- Chapter 200 of the General Code of the Town of Randolph- to Amend the Provisions Concerning Planned Residential Development
  - a. This Council order was introduced and referred to the Zoning and Ordinance Subcommittee and the Planning Board. Zoning and Ordinance and Planning have met and discussed this order. The Public Hearing notice was published in the Patriot Ledger on August 29 and September 5, 2026.
  - b. Town Planner Tyler went through the amends recommended by the Planning Board. These include changes to the housing styles, housing sizes, buffer areas, lot sizes, the permit granting authority, green space, parking and other language changes. Councilor Burgess read through the complete language of the order with amendments spoken on by the Town Planner.
  - c. President Egan opened the Public Comments portion of the meeting. There were no virtual comments
  - d. Councilor Thompson asked why the fencing language was changed from “may” to “shall”; he prefers to leave this up to the property owner/developer.
  - e. Councilor O’Connell agrees with the amendments; adding this addresses the concerns that he had during the last hearing on a Planned Residential Development.
  - f. Councilor Gordon asked if the proposed projects at 86/92 Union Street or 217 Mill Street would meet these amended zoning requirements? The answer is no.

**Motion:** Councilor Burgess moved to approve Council Order 2026-067 with all amendments recommended by the Planning Board and to allow for renumbering of sections as needed. This motion was seconded by Councilor O’Connell.

- g. The Council debated over whether fencing should be required or not.
- h. President Egan asked about the Trash Collection?

**Motion:** Councilor Gordon moved to amend the main motion as follows: change Article 9.2, Section 5, Subsection 5 (a) to state: Internal Decorative fencing and screening may be used to delineate exclusive use areas, screen parking areas and structures, community assets, trash and recycling areas. This motion was seconded by Councilor Thompson.

Roll Call Vote: 4-4-0 (Yays: Clerger, Gordon, Egan, Thompson; Nays: Brewer, Burgess, Huff-Larmond, O'Connell; Absent: Alexopoulos)

**Motion fails.**

- i. President Egan would like more time to review these changes. Specifically the change from the Special Permit Granting Authority switching to the Planning Board from the Town Council for Planned Residential Development. Councilor Burgess added that he feels the Planning Board would be better handling these projects/permits.

**Motion:** President Egan moved to amend the main motion as follows: change the chart in section 4.6, change article 9.2 section C, and retain section Q so that all sections revert back to the Town Council as the Special Permit Granting Authority. This motion was seconded by Councilor Gordon.

Roll Call Vote: 4-4-0 (Yays: Brewer, Gordon, Egan, Thompson; Nays: Burgess, Clerger, Huff-Larmond, O'Connell; Absent: Alexopoulos)

**Motion fails.**

On the main motion, which was Councilor Burgess' motion to approve Council Order 2026-067 with all amendments recommended by the Planning Board and to allow for renumbering of sections as needed.

Roll Call Vote: 6-2-0 (Yays: Brewer, Burgess, Clerger, Gordon, Huff-Larmond, O'Connell; Nays: Egan and Thompson; Absent: Alexopoulos)

**Motion passes.**

*The Town Council meet recessed from 7:35 PM to 7:43 PM.*

### 3. Council Order 2026-075: FY27 Randolph Community Preservation Projects

- a. Town Manager Howard introduced this Council Order, which includes projects recommended by the Community Preservation Committee that the Council needs to give final approval for. Building Commissioner Ron Lum, Town Planner Michelle Tyler and Interim Assistant Town Manager Kevin Dumas were present for any questions regarding the projects. The Public Hearing notice was published in the Patriot Ledger on August 29 and September 5, 2026.
- b. There were no online or in person comments. The Public Comments portion of the Public Hearing was closed.
- c. President Egan is the Town Council Representative for the CPC and shared that he is in favor of all projects being presented to the Council on this Council Order.
- d. Councilor O'Connell asked about the location of the playground and if the project will go before the School Committee. Building Commissioner Lum stated that it would not.
- e. Councilor Burgess asked about the safeguards and restrictions for the funds being given towards the Violet Hills (217 Mill St) project. Town Attorney Griffin stated that the Town and the Applicant would enter into an agreement and create a schedule to release the funds. Town Attorney Griffin also stated that the Council can only approve, reject or send back the Council Order to the CPC.
- f. Councilor Brewer agrees that we need protection of the town funds.
- g. Councilor Burgess invoked Rule 21.

*The Public hearing remained open and will be added to the September 28th Town Council Meeting.*

**Public Comments:**

Council President Egan opened the public comments portion of the meeting.

1. Kathleen Crogen, 52 West Street: Shared her opposition to Flock cameras and shared information on Towns around Randolph who are ending their contracts with Flock.
2. Sandy Slavitz, Grove St: Shared her opposition on Flock cameras.
3. Sandi Cohen, 63 Bittersweet Lane: Against Flock Cameras. Asked for a speed bump on Pearly Evans saying the flashing stop sign is not helping the speeding on the street. Asked for more information on the override such as what cuts would be made.
4. Guerlince Semerzier, 60 Mill St: Opposed to Flock cameras saying that we need to protect our residents. Mr. Semerzier shared information on a support group named Immigrant Family Service Institute (IFSI) who is in need of donations. These donations go towards helping families impacted by federal policies.
5. Chris Spears, 16 Doris Street: Opposed to Flock cameras and shared examples of Flock Cameras being used improperly. Would like to see the Police Department discontinue the use of these cameras.
6. Amanda Rutulo: Against ALPR (Automatic License Plate Readers) due to the availability of data being misused and/or abused. She also stated that 18 communities are in the process of cancelling their contracts.

There were no more public comments.

**Appointments: None****Motions, Orders, and Resolutions: None****Old/Unfinished Business:**

1. Council Order 2026-015: Acceptance of Gift of Historical Materials
  - a. This order was introduced back in March 2026. The order was continued until a complete list of materials was compiled. This order came back before the Council for a vote.
  - b. Councilor Burgess is the one who donated the items and added that articles being donated are relevant to the Town of Randolph.

**Motion:** Councilor O'Connell moved to approve Council Order 2026-015A. This motion was seconded by Vice President Brewer.

Roll Call Vote: 7-0-1 (Abstention: Burgess; Absent: Alexopoulos)

**Motion passes.**

**New Business:**

1. Council Order 2026-080: Acceptance of Local Option Statute M.G.L. ch. 44, section 64 Regarding Payment of Unpaid Bills
  - a. Town Manager Howard introduced this Council Order which is a Statute on how unpaid bills are handled. Town Attorney Griffin added that the town has been following this process but never formally adopted/accepted.

**Motion:** Councilor O’Connell moved to approve Council Order 2026-080. This motion was seconded by President Egan.

Roll Call Vote: 8-0-0 (Absent: Alexopoulos)

**Motion passes.**

2. Council Order 2026-077: Authorization for Payment of Prior Year Unpaid Bills
  - a. Town Manager Howard introduced this order which included three bills from the prior fiscal year. This requires a vote from the council in order to pay them.
  - b. Town Manager Howard added that the second vendor on the Council Order should say “Gas” not “Glass”

**Motion:** Councilor Burgess moved to approve Council Order 2026-077 as amended. This motion was seconded by President Egan.

Roll Call Vote: 8-0-0 (Absent: Alexopoulos)

**Motion passes.**

3. Council Order 2026-081: Amendment of Chapter 185 of the General Ordinances of the Town of Randolph Concerning The Use of Automated License Plate Readers for Surveillance Purposes
  - a. Councilor Gordon gave an introduction to this order which would amend the ordinances around the use of plate readers and the access of the data, including a fine for mis-use. This order was referred to the Zoning and Ordinance Subcommittee.
4. Council Order 2026-082: Acceptance of Town Clerk’s Recommendation for In-Person Early Voting Hours for November 3, 2026 State Election
  - a. Town Manager Howard and Town Clerk Cheryl Sass introduce the order. This order will set the hours for in-person early voting.
  - b. Councilor Gordon mentioned that October 24th is the last day to register to vote.
  - c. Councilor Huff-Larmond spoke on mail in voting. Town Clerk Sass added that information on mail in voting is available on the Clerks website.

**Motion:** Councilor Huff-Larmond moved to approve Council Order 2026-082. This motion was seconded by Councilor Thompson.

Roll Call Vote: 8-0-0 (Absent: Alexopoulos)

**Motion passes.**

#### **Town Manager’s Report:**

1. Town Manager Howard spoke on the Town events over the weekend which were the 9/11 Remembrance Ceremony and grand opening of the Snack Shack at Belcher Park. Town Manager Howard thanked the Elks for their leadership on the event, stating it is critical we never forget. The grand opening of the Snack Shack is in honor of Jaylin Rainford; this was a heartfelt event.

**Correspondence: None**

#### **Subcommittee Reports:**

1. Councilor O’Connell shared that Friday September 19th will be the first football game on the new field.

#### **Council Comments:**

1. Councilor Clerger: Thanked the Elks for HTe September 11th Remembrance Ceremony.

2. Councilor Gordon: shared a memory around the unity of the country following 9/11. Shared information on the upcoming Halloween concert.
3. Councilor O'Connell: thanked Sgt. Morgan for the increased presence near the schools to help with traffic control. Gave thanks to DPW and MassDOT for the ADA sidewalks.
4. Councilor Burgess: asked the Town Council Clerk to inquire on a light in town that is inoperable.
5. Councilor Thompson: Seeing an increase in signs around town. November 7th is the Pack the Pantry event. Added that there is working being done regarding Flock and to reach out with questions.
6. Councilor Huff-Larmond shared that the Randolph DEI will be at the open houses to help register residents to vote. September 15th there will be a virtual DEI meeting; ZOOM link available upon request. Two proclamations were given out this weekend; one for the Family of Jaylin Rainford/Snack Shack and Paul Fernandes. Both families were honored for giving back to the community.

### **Adjournment:**

**Motion:** Motion to adjourn made by President Egan and seconded by Councilor Clerger.

Roll Call Vote: 8-0-0 (Absent: Alexopoulos)

**Meeting adjourned.**

*The Town Council Meeting adjourned at 8:55 pm.*

### **Notification of Upcoming Council Meetings:**

September 28

October 5 and 19

November 2 and 23

December 7



**TOWN OF RANDOLPH, MASSACHUSETTS PROCLAMATION**

**WHEREAS**, hydrocephalus is a neurological condition caused by an abnormal accumulation of cerebrospinal fluid in the brain, which can affect individuals of all ages; and

**WHEREAS**, hydrocephalus may be present at birth or develop as a result of injury, infection, tumors, hemorrhage, or other medical conditions; and

**WHEREAS**, individuals living with hydrocephalus and their families may face lifelong challenges involving diagnosis, treatment, medical care, and quality of life; and

**WHEREAS**, increased public awareness and understanding of hydrocephalus can help promote earlier recognition, appropriate medical care, support for affected individuals and families, and continued research; and

**WHEREAS**, healthcare professionals, researchers, advocates, families, caregivers, and individuals living with hydrocephalus work together to advance education, treatment, and support for the hydrocephalus community;

**NOW, THEREFORE BE IT PROCLAIMED**, that September is hereby recognized as Hydrocephalus Awareness Month in the Town of Randolph, in recognition of the experiences and contributions of people living with hydrocephalus, the dedication of caregivers and healthcare professionals, and the importance of increasing awareness, understanding, support, compassion, and hope for all those affected by hydrocephalus.

**SIGNED AND ENTERED THIS 28th DAY OF SEPTEMBER 2026.**

\_\_\_\_\_  
Brian P. Howard  
Town Manager

\_\_\_\_\_  
Ryan Egan  
Council President

\_\_\_\_\_  
Richard Brewer  
Council Vice President

\_\_\_\_\_  
Christos Alexopoulos  
District 4 Councilor

\_\_\_\_\_  
James F. Burgess Jr.  
Councilor-At-Large

\_\_\_\_\_  
Natacha Clerger  
Councilor-At-Large

\_\_\_\_\_  
Jesse Gordon  
Councilor-At-Large

\_\_\_\_\_  
Katrina Huff-Larmond  
District Three Councilor

\_\_\_\_\_  
Kevin O’Connell  
District One Councilor

\_\_\_\_\_  
Brandon Thompson  
District Two Councilor

Council Order: 2026-075

Introduced By: Town Manager Brian Howard  
August 24, 2026

**FY27 Randolph Community Preservation Projects**

To see if the Town Council will vote to appropriate the projects recommended by the Community Preservation Committee for the amounts shown below and from the reserves identified:

| Project                            | Amount         | Reserve           |
|------------------------------------|----------------|-------------------|
| Housing Coordinator                | \$66,377.00    | Housing           |
| 217 Mill Street-Violet Hills       | \$300,000.00   | Housing           |
| Stetson Hall Preservation          | \$2,733,100.00 | Undesignated Fund |
| Town Hall Preservation             | \$1,344,400.00 | Undesignated Fund |
| Tower Hill Playground Enhancements | \$150,000.00   | Open Space & Rec  |
| Open Space & Rec Plan              | \$150,000.00   | Open Space & Rec  |
| Bond Payment Obligations           | \$33,856.00    | Open Space & Rec  |

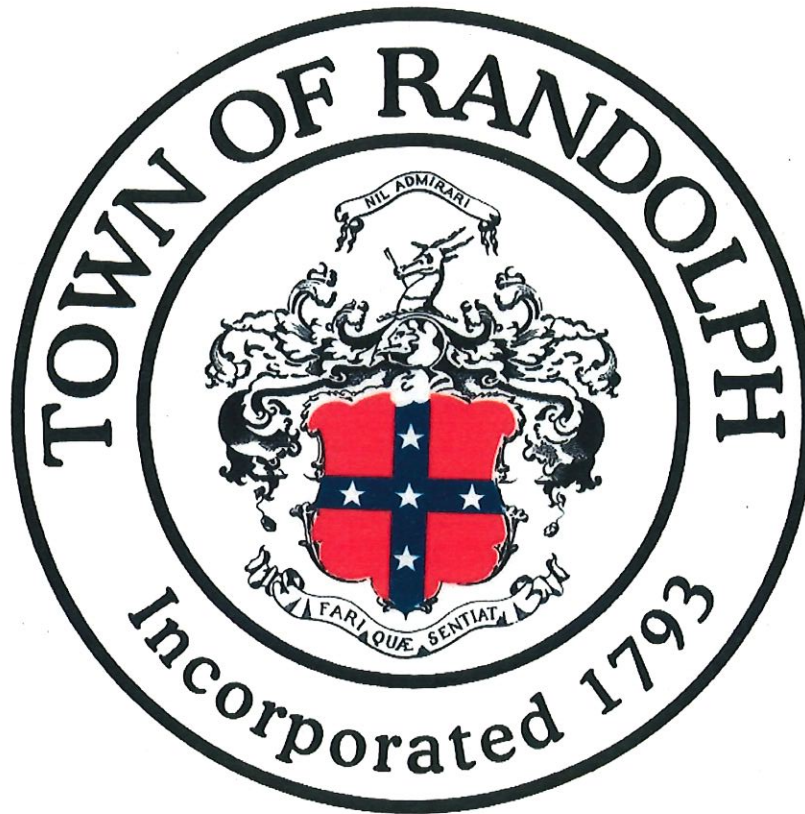
# Town of Randolph

Section G, Item1.

## Report to the Town Council

*FY 2027 Randolph Community Preservation Committee*

*August 24, 2026*



**Town of Randolph**  
**FY 2027 CPC Report to the Town Council**

Section G, Item1.

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    - B. Violet Hills- 217 Mill Street- \$300,000
    - C. Stetson Hall Historic Preservation-\$3,196,405- *Modified*
    - D. Town Hall Preservation- Restoration Project- \$1,827,000- *Modified*
    - E. Tower Hill Playground Enhancements- \$150,000
    - F. Master Plan- Open Space & Rec Plan- \$300,000- *Modified*
    - G. Trinity Episcopal Church- \$200,000-*Withdrawn*
    - H. Stetson Hall Entrance ADA Accessibility- \$75,000- *Withdrawn*
    - I. Stetson Hall Gutter Project- \$126,800-*Withdrawn*
    - J. Conservation Commission Waterways Project- \$150,000- *not accepted*
  - V. Financial Overview
  - VI. Forward Looking Statement
- 

I. Overview of CPA

The Community Preservation Act (hereafter referred to as “CPA”), M.G.L. c. 44B, allows Massachusetts cities and towns to raise monies through a surcharge of up to 3% of the real estate tax levy on real property. In November 2004, Town Meeting voted a 2% annual real estate levy against real property. This was ratified at the Annual Town Election held on April 5, 2005. Town Meeting did accept two exemptions from this surcharge as permitted by law: an exemption of \$100,000 of the value of each taxable parcel of residential real property and an exemption for low income. Exemptions for low-income applications are available in the Assessor’s Office.

These CPA funds are to be used for four core purposes: to acquire, create and preserve open space; to acquire, rehabilitate, restore and preserve historic resources; to create, preserve and support community housing; and to acquire, preserve and utilize land for recreational use. The Act also provides State matching funds.

A minimum of 10% of the annual revenues of the fund must be appropriated for each of the three core community concerns. The remaining 70% can be allocated for any combination of the allowed uses, or for land for recreational use.

Property taxes traditionally fund the day-to-day operating needs of safety, health, schools, roads, maintenance, and more. Until the CPA, there was no steady funding source for preserving and

improving a community’s infrastructure. The Community Preservation Act gives a community the funds needed to control its future.

II. Summary of CPA in Randolph

Randolph’s fiscal year 2027 CPA revenue of approximately \$1,256,201 is expected to be matched by the State in November 2026 at 15%.

Consistent with the terms of the CPA and with the Community Preservation Committee (hereafter referred to as “CPC”) bylaw adopted at the November 2004 Town Meeting, the Randolph Community Preservation Committee was appointed in July 2005 to administer the CPA.

Randolph Community Preservation Committee  
(as of January 1, 2026)

|                                     |                       |
|-------------------------------------|-----------------------|
| Housing Authority Member.....       | Ronald Lum, Chairman  |
| Recreation Committee Member.....    | Vacant                |
| Town Council Member.....            | Ryan Egan             |
| Community Member-Business.....      | Bruce Fleischmann     |
| Community Member- Resident.....     | Thomas Fisher         |
| Community Member- Resident.....     | Marcell Robateau      |
| Conservation Commission Member..... | Keith Asack           |
| Historical Commission Member.....   | Mary West             |
| Planning Board Member.....          | Alexandra Alexopoulos |

III. Activities of the Community Preservation Committee and Town Council

The Community Preservation Committee met several times this fiscal year to discuss Randolph’s CPA plan, accept proposals, study the proposals, seek additional information, deliberate, and make the recommendations included in this document.

The CPA Statute and the DOR Guidelines dictate that Town Council may only appropriate funds for a project pursuant to a recommendation of the CPC. The Statute and DOR Guidelines make clear that Town Council cannot approve an appropriation for a project on its own initiative. Consequently, the Statute and Guidelines dictate that Town Council cannot alter the scope of a project recommended by the CPC, as doing so would result in approval of a project that is different from that recommended by the Committee.

IV. Applications Accepted by the Committee

Table 1 Applications Accepted

Section G, Item1.

| <i>Applicant Name</i>     | <i>Project Type</i>                | <i>Project Cost</i> | <i>Purpose</i>   |
|---------------------------|------------------------------------|---------------------|------------------|
| Town Planner              | Housing Coordinator                | \$66,377            | Housing          |
| Everstead Partners, LLC   | 217 Mill Street- Violet Hills      | \$300,000           | Housing          |
| IATM*-Stetson Trustees    | Stetson Hall Preservation          | \$2,733,100         | Historic         |
| IATM*-Town Manager        | Town Hall Preservation-Restoration | \$1,344,400         | Historic         |
| School Dept- Town Manager | Tower Hill Playground Enhancements | \$150,000           | Open Space & Rec |
| Town Planner              | Open Space & Rec Plan              | \$150,000           | Open Space & Rec |

\*Interim Assistant Town Manager

Table 2 2027 CPA Expenditures Approved by Category/Type

|                                    |             |
|------------------------------------|-------------|
| <b>Housing</b>                     |             |
| Housing Coordinator                | \$66,377    |
| 217 Mill St- Violet Hills          | \$300,000   |
| <b>Undesignated Fund</b>           |             |
| Stetson Hall Preservation          | \$2,733,100 |
| Town Hall Preservation-Restoration | \$1,344,400 |
| <b>Open Space &amp; Recreation</b> |             |
| Tower Hill Playground              | \$150,000   |
| Open Space & Rec Plan              | \$150,000   |
| <b>Administrative</b>              |             |
| FY2027 Administrative Costs        | \$73,670    |
| <b>Payments</b>                    |             |
| Bond Payment                       | \$33,856    |

A. Housing Coordinator

(\$66,377- Housing)

This project will continue the salary of a Housing Coordinator who will oversee all aspects of affordable housing requirements (except those of the Randolph Housing Authority) including, but not limited to: Administration of Local Initiative Program (LIP) and Local Action Unit (LAU), Affirmative Fair Housing Marketing Plan (AFHMP), resident selection and lotteries, including preparing closing documents as required. Monitoring LIP, 40B, HOME and locally restricted rental and ownership units as required including processing owner self-certifications, monitoring resales and other transactions, and reviewing and approving rent increase requests and interfacing with subsidizing and monitoring agents. Administration of local programs, including: Rental Assistance Programs, Small Grant Programs, HOME and others as they become available. Maintaining the Subsidized Housing Inventory (SHI) including adding new units. Supporting Town boards and committees and local housing strategies, including assisting with a Housing Production Plan (HPP). Serving as a resource for current and future residents of affordable housing, assisting with queries and promoting affirmative fair housing marketing plans; developing housing related public educational programs, events, and resource guides.

Participation in statewide affordable housing initiatives. Develop relationships with local developers, realtors, service providers, lenders, and community-, regional-, and state-based housing agencies including but not limited to the Executive Office of Housing and Livable Communities and MassHousing. Respond to inquiries regarding development of affordable housing and related municipal services.

**Committee's Comments:**

**Whereas one of the Community Preservation Act's Core purposes is to support and contribute to providing 10% affordable housing, the abovementioned responsibilities are not currently assigned to any member of Randolph's municipal staff and require extensive knowledge and experience and the CPC has previously voted to fund this position to oversee the Town's affordable housing, the CPC feels this project meets the guidelines of the CPA, and therefore continues to support the funding of this project.**

**B. 217 Mill Street- Violet Hills**

***(\$300,000- Housing)***

Violet Hills is a 10-unit homeownership development at 217 Mill Street, consisting of detached, single-family-style homes. Nine (9) homes will be deed-restricted for households earning between 80% and 110% of Area Median Income (AMI), with one (1) market-rate home, creating a predominantly affordable, mixed-income community. The project includes construction of energy-efficient homes with 2- and 3-bedroom layouts, development of shared infrastructure such as driveway, utilities, and landscaping, creation of deed-restricted, affordable homeownership units, implementation of long-term affordability controls, and establishment of a homeowner's association (HOA) for ongoing stewardship.

**Committee's Comments:**

**Whereas one goal of the CPA is community housing and this project supports subsidizing the affordable units, reducing purchase prices and expanding access to homeownership for income-qualified, first-time home buyers and future residents, this project will received additional funding from other groups and State Agencies and this project would count towards the Town's Affordable Housing numbers, the CPC feels this project meets the guidelines of the CPA and supports this project for funding, pending the approval of other Town Boards and Committees.**

**C. Stetson Hall Historic Preservation**

***(\$2,733,100- Undesignated Fund)***

The Stetson Hall preservation project will be completed in two phases. All work will meet the standards of the Massachusetts Historical Commission. It will include historic preservation, building envelope and entrance improvements to ensure proper accessibility and weather resistance, interior restoration, and architectural and engineering services for the heating and cooling system replacement. These updates are necessary to preserve the historic structure for years to come.

**Committee's Comments:**

**Whereas Stetson Hall is a Town-owned building, and the Town has made a substantial commitment to preserving this National Historic Place and historic preservation is one of the core principles of the CPA, and this work is necessary to maintain the use of the building, the CPC feels this project meets the guidelines of the CPA and continues to support this project.**

**D. Town Hall Preservation-Restoration**

***(\$1,344,400- Undesignated Fund)***

The Randolph Town Hall is one of the Town's most historically significant buildings dating back to 1909, when it was built as a High School. As a result of no major preservation work being done, this building is in need of improvements. It will include historic preservation,

building envelope and entrance restorations to ensure proper accessibility and weather resistance, interior restoration, and architectural and engineering services for the heating and cooling system improvements. These updates are necessary to preserve the historic structure for years to come.

**Committee's Comments:**

**Whereas the Town Hall is one of the Town's most historically significant buildings, the building is deteriorating and in need of restoration and preservation measures to maintain its historical nature and the functionality of the building as Town Hall, and historic preservation is one of the CPA's core purposes, the CPC feels this project meets the guidelines of the CPA and supports this project.**

**E. Tower Hill Playground Enhancements**

***(\$150,000- Open Space & Rec)***

This project will enlarge the existing playground at the former Tower Hill School Playground. Landscaping will be done to the area to cleanup existing places and to make room for the additional play equipment and picnic table area to be added. There will need to be minor paving done to secure the new equipment. Additional fencing will also be needed to close in the space for safety. The School Department has indicated its support of the project and their willingness to work with the Town to perform some of the work and to maintain the area going forward.

**Committee's Comments:**

**Whereas this project enhances recreation space for residents, which is one of the core purposes of the CPA, the CPC has funded projects in this location previously, and the area is in need of an expansion, the CPC feels this project meets the guidelines of the CPA and supports this project.**

**F. Open Space and Recreation Plan**

***(\$150,000- Open Space & Rec)***

This project will solicit a consultant to complete the Town's Open Space & Recreation Plan (OSRP), which has expired. The OSRP is a tool through which a community plans for the future of its conservation and recreation resources informed by a thorough public participation process and reflecting the needs of its community members. A state approved OSRP makes Randolph eligible for DCS grants for up to 10 years.

**Committee's Comments:**

**Whereas Open Space & Recreation are one of the components of the CPA and the Town would like to apply for State and Federal Grants to off-set the cost to the Town and the OSRP is required to apply, and the CPC has supported this project in the past, the CPC feels this project meets the guidelines of the CPA and supports this project for funding.**

**G. Trinity Episcopal Church**

***(\$200,000- Historic- Withdrawn)***

**H. Stetson Hall Entrance ADA Accessibility**

***(\$75,000- Withdrawn)***

**I. Stetson Hall Gutter Project**

***(\$126,800-Withdrawn)***

**J. Conservation Commission Waterways Project**

***(\$150,000- not accepted)***

Bond Payment

(\$33,856)

The Finance Consultants have determined a bond payment of \$33,856 this year. After the payment is made the remaining debt will be \$224,197; for Powers Farm Phases I and II and the Grove Street Trail project, which have scheduled payoffs in 12-years.

**Committee's Comments:**

**Whereas the Committee must pay the obligated amount on any CPA related bonding, and the Finance Consultants have determined the payment, the Committee recommends this year's bond payment of \$33,856.**

## V. Randolph CPC Financial Overview

See attached FY2027 recommendation spreadsheet.

## VI. Acknowledgements

The Community Preservation Committee appreciates the extremely hard work this year's applicants devoted to their applications, answering CPC members' questions, and the support the Committee has received from every department in Town; specifically, The Town Manager, Interim Assistant Town Manager, the Finance Consultants, Town Planner, Town Clerk/Registrar's Office, Historical Commission, Town Counsel and Town Energy Manager.

# FY 2027 Community Preservation Committee Recommendations

|                                                                     | Received    | 2027 Appropriations | Balance            |
|---------------------------------------------------------------------|-------------|---------------------|--------------------|
| Section G, Item1.                                                   |             |                     |                    |
| <b>001 CPA General Fund Account</b>                                 |             |                     |                    |
| FY27 local receipts                                                 | \$1,256,201 |                     |                    |
| FY27 estimated abatements/exemptions                                | -\$11,653   |                     |                    |
| 2.5% Tax                                                            | \$31,114    |                     |                    |
| State Match                                                         | \$197,728   |                     |                    |
| To Community Housing Account                                        |             | \$147,339           |                    |
| To Open Space/Rec. Account                                          |             | \$147,339           |                    |
| To Historic Preservation Account                                    |             | \$147,339           |                    |
| To Budgeted Reserve Account                                         |             | \$923,847           |                    |
| To Administrative Account                                           |             | \$73,670            |                    |
| To FY27 Bond Payment                                                |             | \$33,856            |                    |
|                                                                     |             | \$1,473,390         |                    |
| Total Estimated Revenues for FY 2027                                | \$1,473,390 |                     |                    |
| <b>002 Community Housing Account</b>                                |             |                     |                    |
| FY26 Balance                                                        | \$606,635   |                     |                    |
| Community Housing account 10% Set Aside                             | \$147,339   |                     |                    |
| Total Account Balance                                               | \$753,974   |                     |                    |
| To: Town Planner- Housing Coordinator                               |             | -\$66,377           |                    |
| To: Everstead Partners, LLC- Violet Hills                           |             | -\$300,000          |                    |
| Balance after 2027 appropriations                                   |             |                     | \$387,597          |
| <b>003 Open Space and Recreation Account</b>                        |             |                     |                    |
| FY26 Balance                                                        | \$361,995   |                     |                    |
| Open Space & Recreation account 10% Set Aside                       | \$147,339   |                     |                    |
| Total Account Balance                                               | \$509,334   |                     |                    |
| To: Town Planner- Open Space & Rec. Plan                            |             | -\$150,000          |                    |
| To: Town Manager-School Department- Tower Hill Playground Expansion |             | -\$150,000          |                    |
| Balance after 2027 appropriations                                   |             |                     | \$209,334          |
| <b>004 Historic Preservation Account</b>                            |             |                     |                    |
| FY26 Balance                                                        | \$376,080   |                     |                    |
| Historic Preservation account 10% Set Aside                         | \$147,339   |                     |                    |
| Total Account Balance                                               | \$523,419   |                     |                    |
| Balance after 2027 appropriations                                   |             |                     | \$523,419          |
| <b>005 Administrative Account**</b>                                 |             |                     |                    |
| CPA Admin Account from 5% of FY26 CPA Estimated Revenue             | \$73,670    |                     |                    |
| Balance after 2027 appropriations                                   |             |                     | \$0                |
| <b>006 CPA Budgeted Reserve Account</b>                             |             |                     |                    |
| Budgeted Reserve account from FY27 Estimated Reserves               | \$923,847   |                     |                    |
| Total Account Balance                                               | \$923,847   |                     |                    |
| Balance after 2027 appropriations                                   |             |                     | \$923,847          |
| <b>007 CPA Undesignated Fund Account</b>                            |             |                     |                    |
| FY26 Balance                                                        | \$4,110,000 |                     |                    |
| To: Town Manager-IATM-Town Hall Preservation-Restoration            |             | -1,344,400          |                    |
| To: IATM-Stetson Trustees- Stetson Hall Preservation                |             | -2,733,100          |                    |
|                                                                     |             |                     | \$32,500           |
| <b>Total CPA Estimated Accounts Balance**</b>                       |             |                     | <b>\$2,076,697</b> |
| <b>Outstanding Debt- \$224,197</b>                                  |             |                     |                    |

\*\*The Admin. Acct. remaining balance gets turned back into the CPA Undesignated Fund Balance at the end of the Fiscal Year.



## Town of Randolph

*41 South Main Street  
Randolph, Massachusetts 02368  
Telephone (781) 961-0901  
Fax (781) 961-0905  
[www.townofrandolph.com](http://www.townofrandolph.com)*

DATE: August 24, 2026

Dear Councilors,

The Community Preservation Committee hereby submits its FY 2027 Report to the Town Council. The Committee is recommending the funding of 6 projects that will support affordable housing, open space and recreation, and historic preservation efforts in the Town.

A number of these projects will be conducted on buildings and properties owned by the Town of Randolph. We understand that for all projects that will be done on public property, a Town official will be required to be designated as the point person on the project. That person will oversee all procurement and construction on Town property and ensure that the work is done in compliance with all requirements for public renovation, preservation and construction projects. As the Building Commissioner and the Chair of the CPC, I will serve that purpose for each of these projects, unless otherwise designated by the Town Manager.

We are proud to present these exciting projects to the Town Council for review and approval. The Committee truly felt that these projects would help preserve key infrastructure, protect our public and historic resources, and improve the quality of life for all Town residents.

Respectfully submitted,

A handwritten signature in black ink that reads "Ronald Lum". The signature is written in a cursive, flowing style.

Ronald Lum  
Chair

35 Merrymount Road, Unit A-7, Quincy  
**LEGAL NOTICE**  
**NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE**  
Premises: 35 Merrymount Road, Unit A-7, Quincy, MA 02169

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Sau Hung Siu and Sai Nui Wong-Siu to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Countrywide Home Loans, Inc., and now held by **Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC**, said mortgage dated June 27, 2005 and recorded in the Norfolk County Registry of Deeds in Book 22561, Page 56, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Countrywide Home Loans, Inc., its successors and assigns to Nationstar Mortgage LLC by assignment dated August 6, 2025 and recorded with said Registry of Deeds in Book 42571, Page 374; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on September 28, 2026 at 09:00 AM Local Time upon the premises, **directly in front of the building in which the unit is located**, all and singular the premises described in said mortgage, to wit:

Unit No. A-7 (the "Unit") of Merrymount Townhouse Condominiums (the "Condominium"), located in Quincy, Norfolk County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated March 6, 1990 and recorded with the Norfolk County Registry of Deeds in Book 8581, Page 320, as amended by Special Amendment of Master Deed dated March 30, 1990 and recorded with said Norfolk County Registry in Book 8612, Page 545, as further amended by Amendment of Master Deed Creating Phase III dated November 7, 1990 and recorded with said Norfolk County Registry in Book 8783, Page 47, as further amended by Special Amendment of Master Deed dated March 19, 1991 and recorded with said Norfolk County Registry in Book 8875, Page 48, and as further amended by Amendment of Master Deed Creating Phase IV dated March 19, 1991 and recorded with said Norfolk County Registry in Book 8875, Page 51. The Unit contains approximately 1,464 square feet and is laid out as shown on the plans filed with said Master Deed and on a copy of a portion of said plans attached to the first deed of the Unit recorded with said Norfolk County Registry in Book 8880, Page 522, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A.

The Unit is conveyed together with an undivided 3.32 percent interest in the common areas and facilities of the Condominium as set forth in said Master Deed.

The Unit is conveyed subject to and together with the benefit of said Massachusetts General Laws, Chapter 183A, said first deed of the Unit, said Master Deed, and the Merrymount Townhouse Condominiums Trust created by Declaration of Trust dated March 6, 1990 and recorded with said Norfolk County Registry in Book 8581, Page 350, as amended by Amendment to Declaration of Trust dated December 2, 1991 and recorded with said Norfolk County Registry in Book 9206, Page 554, and as further amended by Amendment to Schedule A dated November 12, 1996 and recorded with said Norfolk County Registry in Book 11619, Page 315.

The Property Address of the Unit is: 35 MERRYMOUNT RD UNIT 7 QUINCY MA 02169-2257

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated May 25, 2005 and recorded in the Norfolk County Registry of Deeds in Book 22561, Page 54.

**Said Unit will be conveyed together with an undivided percentage interest in the Common Elements of said Condominium appurtenant to said Unit and together with all rights, easements, covenants and agreements as contained and referred to in the Declaration of Condominium, as amended.**

**TERMS OF SALE:** Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

**FIVE THOUSAND (\$5,000.00)** Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC  
23 Messenger Street  
2nd Floor  
Plainville, MA 02762  
Attorney for Rocket Mortgage, LLC  
s/b/m Nationstar Mortgage LLC  
Present Holder of the Mortgage  
(401) 217-8701

AD# 12583905  
PL 08/29, 09/05, 09/12/2026



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920 North Street, Randolph  
**LEGAL NOTICE**  
**NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE**  
Premises: 920 North Street, Randolph, MA 02368

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Long Do Nguyen and Dao My Nguyen to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, and now held by Lakeview Loan Servicing, LLC, said mortgage dated January 12, 2023 and recorded in the Norfolk County Registry of Deeds in Book 41022, Page 198, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, its successors and assigns to **Lakeview Loan Servicing, LLC** by assignment dated October 9, 2023 and recorded with said Registry of Deeds in Book 41451, Page 105; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on September 28, 2026 at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in Randolph and Braintree, Norfolk County, Massachusetts, with the buildings thereon, being shown as Lot A on plan of land entitled, "Plan of Land on Braintree and Randolph, Mass." Dated July, 1954, drawn by Arthur Cavanaugh, surveyor, duly recorded with Norfolk Registry of Deeds, Book 3301, Page 436, and being further bounded and described as follows:

**EASTERLY** by North Street and Pond Street, as shown on said plan, sixty-nine and 03/100 (69.03) feet;

**NORTHERLY** by land formerly of William Hayden, as shown on said Plan, one hundred seventy-three (173) feet;

**WESTERLY** by Lot B, as shown on said Plan, one hundred nineteen and 28/100 (119.28) feet;

**SOUTHERLY** by Right of Way on said Plan, one hundred sixty-eight and 44/100 (168.44) feet.

Subject to and with benefit of right of way, as shown in said Plan.

Subject to taking for layout of Pond Street and North Street, as of record.

Meaning and intending to describe the same premises as set forth on deed dated November 13, 2018 and recorded November 14, 2018 with the Norfolk County Registry of Deeds in Book 36431 Page 515. For grantor's title see deed recorded herewith.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated January 12, 2023 and recorded in the Norfolk County Registry of Deeds in Book 41022, Page 196.

**TERMS OF SALE:** Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

**FIVE THOUSAND (\$5,000.00)** Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC  
23 Messenger Street  
2nd Floor  
Plainville, MA 02762  
Attorney for Lakeview Loan Servicing, LLC  
Present Holder of the Mortgage  
(401) 217-8701

AD# 12580907  
PL 08/29, 09/05, 09/12/2026

Homes



**Public Notices**

**121 Jerusalem Road**  
**LEGAL NOTICE**  
**NOTICE OF PUBLIC HEARING COHASSET ZONING BOARD**

The Cohasset Zoning Board of Appeals will hold a hybrid public hearing on Monday, September 14th, 2026 at 7 p.m., at 91 Sohler Street, Willcutt Commons, regarding an application filed by Harry J. Judd Jr. & Peter R. Mallen for the property located at 121 Jerusalem Road, as shown on Assessor's Parcel ID: D3-20-014. The hearing is also accessible via Zoom, Webinar ID: 837 5976 1010, Passcode: 911115. The applicant seeks a special permit to construct an attached garage to the existing nonconforming structure.

For digital copies of the application materials, please email Town Planner, Cassandra Thayer at [cthayer@cohassetma.gov](mailto:cthayer@cohassetma.gov)  
AD#12548183  
PL 08/29,09/05/2026

26 059 Council President  
**LEGAL NOTICE**  
**TOWN OF BRAINTREE**  
**PUBLIC HEARING**

The Town Council of the Town of Braintree will hold a Public Hearing on **Tuesday, September 15, 2026 at 7:30PM** in the Horace T. Cahill Auditorium at Town Hall, 1 JFK Memorial Drive, Braintree, MA 02184. Notice is given in accordance with the Town Charter, Article 2, Section 2-9(c) and/or Article 6, Sections 6-6 and/or 6-7: **26 059 Council President: Amendments to Zoning Ordinances 135-206 and 135-604** or take up any action relative thereto. The proposed ordinance amendments will address commercial activity in residential zones. A full copy is available for viewing at the Office of the Town Clerk during normal office hours or on the Town's Website: [www.braintreema.gov](http://www.braintreema.gov)

AD# 12557201  
PL 08/29, 09/05/2026

BMW X5  
**LEGAL NOTICE**  
**To be auctioned off on 09/15/2026**  
**V.I.N.**  
**SUXFB53586LV29081**  
**Pursuant to MGL C.255, S.39A.**  
**Express Towing (781) 843-6909**

AD# 12554168  
PL 08/29, 09/05, 09/12/2026

Council Order 2026-061  
**LEGAL NOTICE**  
**Town of Randolph, MA**  
**Council Order 2026-061**

The Randolph Town Council will hold a public hearing on Monday, September 14, 2026 at 6:15 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and by ZOOM and telephone access on Council Order 2026-061: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance-Chapter 200 of the General Code of the Town of Randolph- Concerning Data Centers. That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows: **1. Amend Article 2, section 2.2 General Definitions, by adding the following: Data Center** A facility, or portion thereof, primarily designed or used to house computer servers and related information technology infrastructure for the storage, processing, management, or transmission of electronic data. A Data Center may include, but is not limited to, server racks, data storage systems, cooling systems, power conditioning equipment, substations, uninterruptible power supplies, backup generators, telecommunications equipment, security systems, and associated mechanical and electrical infrastructure. A use shall be classified as a Data Center under these Ordinances where either: (a) more than twenty-five percent (25%) of the gross floor area is devoted to server racks, stationary computing equipment, or associated mechanical or electrical infrastructure; or (b) the primary purpose of the facility, as determined by the Building Commissioner or designee, is the housing and operation of computer servers and related infrastructure, regardless of floor area allo-

**Public Notices**

cation. **2. Amend Article 4 by adding the following section 4.7: § 4.7 Data Centers forbidden.** The operation of any Data Center, as defined in Chapter 200 of the Town of Randolph Ordinances, is prohibited in all zoning districts of the Town of Randolph. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

AD# 12585743  
PL 08/29, 09/05/2026

Council Order 2026-075  
**LEGAL NOTICE**  
**PUBLIC HEARING NOTICE**  
**Town of Randolph, MA**  
**Council Order 2026-075**

The Randolph Town Council will conduct a public hearing on Monday, September 14, 2026 at 6:15 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, Second Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on Council Order: 2026-075: FY 2027 Randolph Community Preservation Projects to see if the Town Council will vote to appropriate funding for the projects recommended by the Community Preservation Committee in the amounts shown below and from the reserves identified next to each project: Housing & Rec: Coordination/\$66,377.00/Housing: 217 Mill Street/\$300,000/Housing; Stetson Hall Preservation/\$2,733,100.00/Undesignated Fund; Town Hall Reservation Fund; Restoration/\$1,344,400/Undesignated Fund; Tower Hill Playground/\$150,000/Open Space & Rec: Open Space and Rec plan/\$150,000/Open Space & Rec; Bond Payment Obligations/\$33,856.00/Open Space & Rec. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

AD# 12585730  
PL 08/29, 09/05/2026

Kent Street, Tide Gate  
**LEGAL NOTICE**  
**TOWN OF SCITUATE**  
**CONSERVATION COMMISSION**

On 9/9/2026 at 6:00 PM, the Scituate Conservation Commission will hold a Wetlands Meeting under Chapter 131 Section 40 of the Massachusetts General Laws and Section 30700 of the Town of Scituate Code of Bylaws, for a Request for Determination of Applicability filed by MassBays NEP for the repair of a tide gate located at Kent Street, Scituate, MA. Abutters and other interested parties are invited to attend. Information to access meeting will be available on the agenda posted on town website.

Frank Snow  
Chair

AD# 12584031  
PL 08/29/2026

TOYOTA COROLLA  
**LEGAL NOTICE**  
**To be auctioned off on 09/15/2026**  
**V.I.N.**  
**2T1BURHE9EC209476**  
**Pursuant to MGL C.255, S.39A.**  
**Express Towing (781) 843-6909**

AD# 12552851  
PL 08/29, 09/05, 09/12



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Stay active. Stay independent. **Try the Featherweight Wheelchair and feel the difference.**

Jennifer F. us  
Verified Buyer

★★★★★ **Lightweight Wheelchair**

It's so light weight that it's no problem to lift in and out of the back of my car. It's also easy to set up and collapse down. It is very compact and the wheels come off for compact packing alongside luggage or groceries etc. My Mom finds it very comfortable to ride in as well and enjoys the look. We both love it.

01/09/25



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267 Middle Street, Weymouth  
**LEGAL NOTICE**  
**NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE**

Premises: 267 Middle Street, Weymouth, MA 02189

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Deric A. Gendron to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for NewRez LLC, and now held by **NewRez LLC**, said mortgage dated February 26, 2020 and recorded in the Norfolk County Registry of Deeds in Book 37627, Page 393, as affected by a Loan Modification dated January 16, 2025 and recorded in the Norfolk County Registry of Deeds in Book 42238, Page 504; as affected by a Loan Modification dated September 23, 2025 and recorded in the Norfolk County Registry of Deeds in Book 42732, Page 551; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for NewRez LLC, its successors and assigns to NewRez LLC, d/b/a Shell-point Mortgage Servicing by assignment dated June 16, 2021 and recorded with said Registry of Deeds in Book 39522, Page 435; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on October 5, 2026 at 09:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

*A certain parcel of land lying on the Westerly side of Middle Street, in Weymouth, Norfolk County, Commonwealth of Massachusetts being more particularly described as follows:*

*BEGINNING at the Northeasterly corner of the lot on the Westerly sideline of Middle Street;*

*Thence South 38° 49' 30" West 40 00 feet along Middle Street to Lot A;*

*Thence North 53° 18' 58" West 60 00 feet along Lot A;*

*Thence South 74° 29' 50" West 39.27 feet along Lot A;*

*Thence South 41° 06' 35" West 49.60 feet along Lot A;*

*Thence North 53° 18 58" West 165.00 feet along Lot A;*

*Thence North 46° 18' 15" West 177.12 feet along Lot A to Town of Weymouth Conservation land;*

*Thence North 51° 04' 04" East 102.00 feet along the Town of Weymouth Conservation land;*

*Thence South 53° 18' 58" East 404.95 feet to the point of BEGINNING of Middle Street.*

*And shown as Lot B on a Plan by Linwood Surveying & Mapping, Inc. dated August 6, 1977 and recorded with the Norfolk County Registry of Deeds on October 2, 1997 as Plan No 658 of 1997 in Plan Book 451.*

For Title Reference see Deed recorded herewith.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated February 20, 2020 and recorded in the Norfolk County Registry of Deeds in Book 37627, Page 390.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC  
23 Messenger Street  
2nd Floor  
Plainville, MA 02762  
Attorney for NewRez LLC  
Present Holder of the Mortgage  
(401) 217-8701

AD# 12546853  
PL 09/05, 09/12, 09/19/2026

920 North Street, Randolph  
**LEGAL NOTICE**  
**NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE**

Premises: 920 North Street, Randolph, MA 02368

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Long Do Nguyen and Dao My Nguyen to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, and now held by Lakeview Loan Servicing, LLC, said mortgage dated January 12, 2023 and recorded in the Norfolk County Registry of Deeds in Book 41022, Page 198, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, its successors and assigns to **Lakeview Loan Servicing, LLC** by assignment dated October 9, 2023 and recorded with said Registry of Deeds in Book 41451, Page 105; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on September 28, 2026 at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

*The land in Randolph and Braintree, Norfolk County, Massachusetts, with the buildings thereon, being shown as Lot A on plan of land entitled , "Plan of Land on Braintree and Randolph, Mass." Dated July, 1954, drawn by Arthur Cavanaugh, surveyor, duly recorded with Norfolk Registry of Deeds, Book 3301, Page 436, and being further bounded and described as follows:*

*EASTERLY by North Street and Pond Street, as shown on said plan, sixty-nine and 03/100 (69.03) feet;*

*NORTHERLY by land formerly of William Hayden, as shown on said Plan, one hundred seventy-three (173) feet;*

*WESTERLY by Lot B, as shown on said Plan, one hundred nineteen and 28/100 (119.28) feet;*

*SOUTHERLY by Right of Way on said Plan, one hundred sixty-eight and 44/100 (168.44) feet.*

*Subject to and with benefit of right of way, as shown in said Plan.*

*Subject to taking for layout of Pond Street and North Street, as of record.*

*Meaning and intending to describe the same premises as set forth on deed dated November 13, 2018 and recorded November 14, 2018 with the Norfolk County Registry of Deeds in Book 36431 Page 515. For grantor's title see deed recorded herewith.*

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated January 12, 2023 and recorded in the Norfolk County Registry of Deeds in Book 41022, Page 196.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC  
23 Messenger Street  
2nd Floor  
Plainville, MA 02762  
Attorney for Lakeview Loan Servicing, LLC  
Present Holder of the Mortgage  
(401) 217-8701

AD# 12580907  
PL 08/29, 09/05, 09/12/2026

35 Merrymount Road, Unit A-7, Quincy  
**LEGAL NOTICE**  
**NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE**

Premises: 35 Merrymount Road, Unit A-7, Quincy, MA 02169

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Sau Hung Siu and Sai Nui Wong-Siu to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Countrywide Home Loans, Inc., and now held by **Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC**, said mortgage dated June 27, 2005 and recorded in the Norfolk County Registry of Deeds in Book 22561, Page 56, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Countrywide Home Loans, Inc., its successors and assigns to Nationstar Mortgage LLC by assignment dated August 6, 2025 and recorded with said Registry of Deeds in Book 42571, Page 374; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on September 28, 2026 at 09:00 AM Local Time upon the premises, **directly in front of the building in which the unit is located**, all and singular the premises described in said mortgage, to wit:

*Unit No. A-7 (the "Unit") of Merrymount Townhouse Condominiums (the "Condominium"), located in Quincy, Norfolk County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated March 6, 1990 and recorded with the Norfolk County Registry of Deeds in Book 5581, Page 320, as amended by Special Amendment of Master Deed dated March 30, 1990 and recorded with said Norfolk County Registry in Book 8612, Page 545, as further amended by Amendment of Master Deed Creating Phase III dated November 7, 1990 and recorded with said Norfolk County Registry in Book 8783, Page 47, as further amended by Special Amendment of Master Deed dated March 19, 1991 and recorded with said Norfolk County Registry in Book 8875, Page 48, and as further amended by Amendment of Master Deed Creating Phase IV dated March 19, 1991 and recorded with said Norfolk County Registry in Book 8875, Page 51. The Unit contains approximately 1,464 square feet and is laid out as shown on the plans filed with said Master Deed and on a copy of a portion of said plans attached to the first deed of the Unit recorded with said Norfolk County Registry in Book 8880, Page 522, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A.*

*The Unit is conveyed together with an undivided 3.32 percent interest in the common areas and facilities of the Condominium as set forth in said Master Deed.*

*The Unit is conveyed subject to and together with the benefit of said Massachusetts General Laws, Chapter 183A, said first deed of the Unit, said Master Deed, and the Merrymount Townhouse Condominiums Trust created by Declaration of Trust dated March 6, 1990 and recorded with said Norfolk County Registry in Book 8581, Page 350, as amended by Amendment to Declaration of Trust dated December 2, 1991 and recorded with said Norfolk County Registry in Book 9206, Page 554, and as further amended by Amendment to Schedule A dated November 12, 1996 and recorded with said Norfolk County Registry in Book 11619, Page 315.*

*The Property Address of the Unit is: 35 MERRYMOUNT RD UNIT 7 QUINCY MA 02169-2257*

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated May 25, 2005 and recorded in the Norfolk County Registry of Deeds in Book 22561, Page 54.

**Said Unit will be conveyed together with an undivided percentage interest in the Common Elements of said Condominium appurtenant to said Unit and together with all rights, easements, covenants and agreements as contained and referred to in the Declaration of Condominium, as amended.**

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC  
23 Messenger Street  
2nd Floor  
Plainville, MA 02762  
Attorney for Rocket Mortgage, LLC  
s/b/m Nationstar Mortgage LLC  
Present Holder of the Mortgage  
(401) 217-8701

AD# 12583905  
PL 08/29, 09/05, 09/12/2026

**Public Notices**

26 059 Council President  
**LEGAL NOTICE**  
**TOWN OF BRAINTREE**  
**PUBLIC HEARING**

The Town Council of the Town of Braintree will hold a Public Hearing on **Tuesday, September 15, 2026 at 7:30PM** in the Horace T. Cahill Auditorium at Town Hall, 1 JFK Memorial Drive, Braintree, MA 02184. Notice is given in accordance with the Town Charter, Article 2, Section 2-9(c) and/or Article 6, Sections 6-6 and/or 6-7: **26 050 (3) Mayor: Allen Street Reconstruction - Right-of-Way Acquisition** or take up any action relative thereto. Town Council to vote its intention to alter the layout of Allen Street, and specifically to include within the layout of Allen Street certain parcels, being Parcels E-2, E-3 and E-4, as shown on a plan entitled "Alteration and Easement Plan Allen Street Braintree, Massachusetts," dated August 20, 2026, prepared by WSP USA Inc., and to refer the plan to the Planning Board for its comments and recommendations pursuant to G.L. c. 41, §§81G and 81I. Thereafter, Town Council to vote to alter the layout of Allen Street, and to include within the layout of Allen Street certain parcels, being Parcels E-2, E-3 and E-4, as shown on a plan entitled "Alteration and Easement Plan Allen Street Braintree, Massachusetts," dated August 20, 2026, prepared by WSP USA Inc. A full copy is available for viewing at the Office of the Town Clerk during normal office hours or on the Town's Website: [www.braintreema.gov](http://www.braintreema.gov)

AD# 12557201  
PL 08/29, 09/05/2026

973 Providence Highway,  
Sharon

**LEGAL NOTICE**  
**Town of Sharon Select Board**  
**Licensing Authority**

Notice is hereby given, under Chapter 138 of the General Laws, that Irish Patriots LLC d/b/a McMoragans Irish Pub and Restaurant at 973 Providence Highway, Sharon, Massachusetts 02067 has applied for an Amendment of License.

The Select Board, as Liquor Licensing Authority, will hold a public hearing on said application Thursday, September 24, 2026, at 7:10pm, via Zoom: <https://zoom.us/j/5846487446>; Meeting ID: 5846487446; Passcode 02067.

#12608137  
PL 9/5/26

26 050 (3) Mayor  
**LEGAL NOTICE**  
**TOWN OF BRAINTREE**  
**PUBLIC HEARING**

The Town Council of the Town of Braintree will hold a Public Hearing on **Tuesday, September 15, 2026 at 7:30PM** in the Horace T. Cahill Auditorium at Town Hall, 1 JFK Memorial Drive, Braintree, MA 02184. Notice is given in accordance with

**Public Notices**

the Town Charter, Article 2, Section 2-9(c) and/or Article 6, Sections 6-6 and/or 6-7: **26 050 (3) Mayor: Allen Street Reconstruction - Right-of-Way Acquisition** or take up any action relative thereto. Town Council to vote its intention to alter the layout of Allen Street, and specifically to include within the layout of Allen Street certain parcels, being Parcels E-2, E-3 and E-4, as shown on a plan entitled "Alteration and Easement Plan Allen Street Braintree, Massachusetts," dated August 20, 2026, prepared by WSP USA Inc., and to refer the plan to the Planning Board for its comments and recommendations pursuant to G.L. c. 41, §§81G and 81I. Thereafter, Town Council to vote to alter the layout of Allen Street, and to include within the layout of Allen Street certain parcels, being Parcels E-2, E-3 and E-4, as shown on a plan entitled "Alteration and Easement Plan Allen Street Braintree, Massachusetts," dated August 20, 2026, prepared by WSP USA Inc. A full copy is available for viewing at the Office of the Town Clerk during normal office hours or on the Town's Website: [www.braintreema.gov](http://www.braintreema.gov)

AD# 12606884  
PL 09/05/2026

BMW X5

**LEGAL NOTICE**  
**To be auctioned off on 09/15/2026**  
**V.I.N.**  
**SUXFB53586LV29081**  
**Pursuant to MGL C.255, S.39A.**  
**Express Towing (781) 843-6909**

AD# 12554168  
PL 08/29, 09/05, 09/12/2026

Council Order 2026-061  
**LEGAL NOTICE**  
**Town of Randolph, MA**  
**Council Order 2026-061**

The Randolph Town Council will hold a public hearing on Monday, September 14, 2026 at 6:15 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and by ZOOM and telephone access on Council Order 2026-061: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance-Chapter 200 of the General Code of the Town of

FIND  
a JOB

SELL  
your CAR

BUY  
a HOME

FIND  
a TREASURE

SELL  
your COLLECTION

FIND  
a HANDYMAN

BUY  
a BOAT

FIND  
a PET

Check out the  
classified ads everyday.

**Public Notices**

Randolph- Concerning Data Centers. That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows: **1. Amend Article 2, section 2.2 General Definitions, by adding the following: Data Center** A facility, or portion thereof, primarily designed or used to house computer servers and related information technology infrastructure for the storage, processing, management, or transmission of electronic data. A Data Center may include, but is not limited to, server racks, data storage systems, cooling systems, power conditioning equipment, substations, the uninterruptible power supplies, backup generators, telecommunications equipment, security systems, and associated mechanical and electrical infrastructure. A use shall be classified as a Data Center under these Ordinances where either: (a) more than twenty-five percent (25%) of the gross floor area is devoted to server racks, stationary computing equipment, or associated mechanical or electrical infrastructure; or (b) the primary purpose of the facility, as determined by the Building Commissioner or designee, is the housing and operation of computer servers and related infrastructure, regardless of floor area allocation. **2. Amend Article 4 by adding the following section 4.7: § 4.7 Data Centers forbidden.** The operation of any Data Center, as defined in Chapter 200 of the Town of Randolph Ordinances, is prohibited in all zoning districts of the Town of Randolph. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

AD# 12585743  
PL 08/29, 09/05/2026

**Public Notices**

Council Order 2026-075  
**LEGAL NOTICE**  
**PUBLIC HEARING NOTICE**  
**Town of Randolph, MA**  
**Council Order 2026-075**

The Randolph Town Council will conduct a public hearing on Monday, September 14, 2026 at 6:15 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, Second Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on Council Order: 2026-075: FY 2027 Randolph Community Preservation Projects to see if the Town Council will vote to appropriate funding for the projects recommended by the Community Preservation Committee in the amounts shown below and from the reserves identified next to each project: Housing Coordination/ \$66,377.00/Housing; 217 Mill Street/ \$300,000/Housing; Stetson Hall Preservation/ \$2,733,100.00/Undesignated Fund; Town Hall Reservation- Restoration/ \$1,344,400/Undesignated Fund; Tower Hill Playground/ \$150,000/Open Space & Rec; Open Space and Rec plan/ \$150,000/Open Space & Rec; Bond Payment Obligations/ \$33,856.00/Open Space & Rec. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

AD# 12558730  
PL 08/29, 09/05/2026

TOYOTA COROLLA  
**LEGAL NOTICE**  
**To be auctioned off on 09/15/2026**  
**V.I.N.**  
**2T1BURHE9EC209476**  
**Pursuant to MGL C.255, S.39A.**  
**Express Towing (781) 843-6909**

AD# 12552851  
PL 08/29, 09/05, 09/12

 Submit a Legal Public Notice  
[patriotledger.com/public-notices](http://patriotledger.com/public-notices)

Council Order: 2026-068

Introduced by: Planning Board  
July 27, 2026

**Request for the Town Council to Initiate**  
**An Amendment to the Randolph Zoning Ordinance –**  
**Chapter 200 of the General Code of the Town of Randolph –**  
**To Amend Article 9 to Add A Provision Concerning Inclusionary Zoning**

That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, to add a provision to Article 9 concerning inclusionary zoning, as follows:

**Chapter 200. Zoning**  
**Article 9. Special Regulations**  
**§9.9 Inclusionary Housing**

**A. Purpose and Intent.**

The purpose of this inclusionary housing section is to ensure that residential development meets the housing needs of the community for residents of all incomes by increasing the supply of housing stock permanently available; to maintain an economically integrated community by promoting a mix and distribution of housing opportunities; to develop and maintain a reasonable proportion of the Town's housing stock as affordable housing units for inclusion on the Subsidized Housing Inventory (SHI) by the Executive Office of Housing and Livable Communities (EOHLC) or successor agency; and ensure that such affordable housing is made available to all eligible households on a nondiscriminatory basis in accordance with the federal Fair Housing Act of 1968<sup>2</sup> and MGL c. 151B, as amended, and any regulations promulgated under federal and state law.

**B. Applicability**

The provisions of this section shall apply to all projects, whether new construction, conversion, adaptive reuse or expansion of an existing structure involving the creation of ten (10) or more residential dwelling units.

A development shall not be phased or segmented in a manner to avoid compliance with this section. New construction, conversion, adaptive reuse or expansion of an existing structure or any division of land that would cumulatively result in an increase of ten (10) or more residential lots or dwelling units above the number existing on a parcel of land or contiguous parcels in common ownership twenty-four(24) months prior to the application shall be subject to this Section.

**C. Exemptions**

(1) This section shall not apply to the rehabilitation of any building or structure wholly or substantially destroyed or damaged by fire or other casualty, provided that such rehabilitation or repair shall not increase the number of dwelling units on the lot as existed prior to the damage or destruction thereof, except in conformance with this

section.

- (2) This section shall not apply to the proposed rehabilitation or replacement of any housing units in existence at the time of adoption of this section and shall only apply to net new units that increase the density of such existing buildings or structures.
- (3) This section shall not apply to projects constructed in the Randolph Community Multi-Family Overlay District (RCMOD).

D. Requirements

- (1) No Special Permit for a use requiring one and no Building Permit for a use permitted as of right shall be issued for a development subject to this section unless the Applicant provides the percentage of the total dwelling units in the development as affordable housing as described herein and otherwise consistent with this Section.
- (2) Nothing in this section shall preclude a developer from providing additional affordable units, or greater affordability, or both, than the minimum requirements. For purposes of this Section, any calculation of required affordable housing units that results in the fractional or decimal equivalent of one-half or above shall be increased to the next highest number.
- (3) AHU’s shall be serve eligible households whose annual incomes do not exceed 80% of the median income of households in the Boston-Cambridge-Quincy MSA/HMFA adjusted for family size and whose assets do not exceed those allowed by EOHLC for the unit to be eligible for inclusion o the SHI.

| Total Project Size | Affordable Units | Rental Price                           | Ownership Price |
|--------------------|------------------|----------------------------------------|-----------------|
| 1-9 units          | 0                | N/A                                    | N/A             |
| 10-19 units        | 1                | 80% of AMI                             | 80% of AMI      |
| 20-39 units        | 12.5%            | 80% of AMI                             | 80% of AMI      |
| 40+ units          | 15%              | 10% at 80% AMI<br>AND<br>5% at 60% AMI | 80% of AMI      |

| Unit Type               | Number of Units | Affordable Units | Income Restriction |
|-------------------------|-----------------|------------------|--------------------|
| Independent Living (IL) | 1-9             | 12.5%            | 80% of AMI or less |
|                         | 10+             | 15%              | 80% of AMI or      |

|                                        |     |        |                       |
|----------------------------------------|-----|--------|-----------------------|
|                                        |     |        | less                  |
| Assisted Living<br>(AL)                | 1-9 | 12.5%  | 80% of AMI or<br>less |
|                                        | 10+ | 15%    | 80% of AMI or<br>less |
| Skilled Nursing<br>or Dementia<br>Care | N/A | EXEMPT | N/A                   |

- (4) For projects providing more than one AHU, at least 10% of the total AHU's shall be handicapped accessible. If the project includes both rental and ownership units, the handicapped accessible units shall be incorporated proportionally among unit types.

E. Housing Contribution Payment In Lieu of On-site Units

The SPGA may grant approval to provide affordable housing through a monetary contribution to the Randolph Affordable Housing Trust Fund in lieu of providing affordable units on-site. A combination of construction of AHUs and payment-in-lieu-of units may be combined to meet a single project's requirement if approved by the SPGA.

- (1) The fee in lieu for each unit approved shall amount to two (2) times the HUD area median income limit for a household of four (4) in the metropolitan area that includes Randolph. For example, if the HUD income limit for a household of four (4) is \$60,000, the fee in lieu for each affordable unit shall be \$120,000.
- (2) The total amount due shall be paid upon the issuance of the first building permit or, in the case of a subdivision, before the release of any lots unless the SPGA approves an alternative payment schedule.
- (3) ILF and ALF are not eligible for in-lieu payment options.
- (4) Payments made to the Randolph Affordable Housing Trust Fund shall be used exclusively for the purpose of promoting the Town's affordable housing goals.
- (5) If the Randolph Affordable Housing Trust Fund has been dissolved or is no longer in existence as of the time any application is submitted, then cash payments received under the provisions of this section shall be paid to the Randolph Housing Authority.

F. Affordable Housing Restrictions

AHU's are subject to an Affordable Housing Restriction that contains limitations on use, occupancy, resale and rents and provides for periodic monitoring to verify compliance with and enforce said restrictions.

- (1) Regulatory Agreement and Deed Covenants  
Affordability restrictions shall be contained in a the EOHLC Local Initiative

Program (LIP) Regulatory Agreement and, in the case of ownership units, the Universal Deed Rider which shall, at a minimum, identify and describe the AHUs in the development, an inventory of the units, monitoring of eligibility and terms of their sale or lease.

- (a) The AHR shall run with the land and be in force for a period of at least thirty (30) years and be enforceable under the provisions of MGL Chapter 184, Section 26 or Sections 31-32.
- (b) The AHR shall provide that initial sales and rental of AHU's and subsequent resales and re-rentals shall comply with federal, state and local fair housing laws, regulations and policies.
- (c) The AHR shall provide that, in the event any affordable rental unit is converted to a condominium unit, the condominium unit shall be restricted in the manner provided for by this Section to ensure that it remains affordable to households in the same income range as prior to condominium conversion.

(2) Housing Marketing and Selection Plan

AHU's shall be made available for purchase or rent to eligible low-to-moderate income households under an affirmative market plan that complies with federal and state fair housing laws. No occupancy permit shall be issued unless the Planning Department has determined that the Applicant's affirmative marketing plan complies with this requirement.

- (a) The Housing Marketing and Selection Plan shall make provision for payment by the Applicant of reasonable costs to the Monitoring Agent to develop, advertise, and maintain the list of Eligible Households and to monitor and enforce compliance with affordability requirements as set forth in this Section.
- (b) Costs for establishing affirmative marketing shall be the responsibility of the Applicant.

(3) Monitoring Agent

A Monitoring Agent shall be designated to ensure:

- (a) Sale and/or rental prices of AHU's are properly computed;
- (b) Income eligibility of households applying for an AHU are properly and reliably determined;
- (c) The housing marketing and selection plan, including the location and unit-type mix of the AHU's relative to all units with the project, has been submitted to and received approval from (the Planning Department) and otherwise confirms to all requirements and is properly administered;
- (d) Sales and rentals are made to Eligible Households chosen in accordance with the housing marketing and selection plan with appropriate unit size for each household being properly determined; and
- (e) An AHR meeting the requirements of this Section are recorded with the proper registry of deeds of district registry of Land Court.

G. Preservation of Affordability

Each homeownership AHU created in accordance with this Section shall have limitations governing its resale through the use of a regulatory agreement. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its

continued availability for income eligible households. The resale controls shall be established through a restriction on the property and shall be in force for 30 years.

- (1) Right of first refusal to purchase. The purchaser of an AHU developed as a result of this Section shall agree to execute a condition in its deed restriction to be approved by the Town and EOHLC, granting, among other things, the municipality's and EOHLC's right of first refusal to purchase the property in the event that a subsequent qualified purchaser cannot be located.
- (2) Resale price. Sales beyond the initial sale to a qualified affordable income purchaser shall comply with the requirements of the EOHLC LIP.

#### H. Standards for Construction

- (1) AHUs shall be comparable to and indistinguishable from market-rate units in exterior building materials and finishes, windows, and other improvements related to the energy efficiency of the units.
- (2) AHUs shall be dispersed and sited throughout a development so as not to be in less desirable locations than the development's market-rate units.
- (3) Each AHU shall comply with EOHLC's LIP guidelines for minimum floor areas for units not created under an MGL c. 40B comprehensive permit.
- (4) AHUs shall serve eligible households of diverse sizes based on the number of bedrooms in each affordable unit. The number of persons occupying the affordable units shall be consistent with the state sanitary code and the applicable state and federal guidelines.
- (5) The rental or ownership of affordable units shall mirror the project as a whole. For example, affordable units should be sold, not rented, where a majority of units in a project will be offered for sale.
- (6) Phasing  
If the SPGA has permitted a project to be developed in phases, the proportion of AHU's constructed shall be consistent across all phases. AHUs shall not be the last units to be constructed in any development and/or redevelopment subject to this Section.

#### I. Standards for Occupancy

- (1) An Affirmative Fair Market Housing Plan, approved, signed and recorded Regulatory Agreement and/or deed restriction shall be in place prior to the issuance of a Certificate of Occupancy.
- (2) The lottery for AHUs shall take place prior to issuance of a Certificate of Occupancy.

#### J. Submission Requirements and Procedures

- (1) Application, review and decision procedures shall be in accordance with Town of Randolph regulations.
- (2) Any project that requires the provision of AHUs under this Section must submit a narrative outlining the method of meeting the affordable housing requirements of this Section.

K. Administration and Enforcement

- (1) Annually, the developer shall submit to the Planning Department and EOHLC, a proposed schedule of monthly rents and utilities for all rental AHUs in the project. Such schedule shall be subject to the approval of the Town and EOHLC for compliance with the requirements of the Regulatory Agreement.
- (2) For ownership units, the owner of an AHU shall certify in writing annually to the Planning Department and EOHCL that he/she continues to occupy the unit as a primary residence, the unit has not been refinanced and that it has been maintained in a manner consistent with the Regulatory Agreement and Deed Rider.



## PLANNING BOARD Report to Town Council

**Order:** 2026-068

**Petitioner:** Planning Board

**Date referred:** July 27, 2026

**Date hearing opened:** September 22, 2026

**Date hearing closed:** September 22, 2026

**Date of report:** September 23, 2026

---

### **PETITION**

Amend Chapter 200 of the General Code of the Town of Randolph, concerning Inclusionary Housing, pursuant to M.G.L. chapter 40A, Section 5.

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### **BACKGROUND**

MGL Chapter 40B, adopted in 1969 and is referred to as the “Comprehensive Permit Law” or the “Anti-Snob Zoning Act”. It encourages a minimum of at least 10% of a community’s **total housing** units to be considered affordable and enables local Zoning Boards of Appeal (ZBAs) to override zoning and approve housing developments under flexible rules if at least 20-25% of the proposed units have long-term affordability restrictions. Communities that meet this threshold, or other “safe harbor” provisions, have greater discretion in approving or denying comprehensive permits.

The determination of a community’s threshold is made biennially by EOHLC and uses the housing unit count from the federal census. As of September 2025, Randolph has:

- 12,885 total housing units
- 1,337 credited toward the subsidized housing inventory (SHI)
- 10.38% of Randolph’s year-round housing stock are credited as SHI

As additional housing units are constructed, if there is no affordability component, Randolph will fall below the 10% threshold and have less discretion in denying a comprehensive permit. Note that Accessory Dwelling Units (ADU) will be counted as year-round housing units in the 2030 census. Randolph has had 23 ADU’s permitted between October 1, 2025 and the date of this report.

In that the Randolph zoning ordinance contains minimal language requiring the inclusion of affordability in new residential construction and does not sufficiently outline processes, this proposed amendment requires market-rate housing developments with ten (10) or more units to support the creation of income-restricted housing by including a set percentage of affordable, income-restricted

housing units in new residential developments. In some cases, developers may contribute to the Randolph Affordable Housing Trust Fund in lieu of building income-restricted units.

### **AMENDMENTS TO ORDINANCE(S)**

This order proposes to create a new section of Article 9 Special Regulations in the Zoning Ordinance that regulates the requirements and approvals for construction of affordable housing.

### **RECOMMENDATION**

The Planning Board voted 4-0-0 to **RECOMMEND** adoption **WITH AMENDMENTS**.

The Board recommends **AMENDING** Article 2 Definitions by adding new section 2.6 with Definitions Associated with Inclusionary Housing as specified in an attachment to this report.

### **DISCUSSION**

Inclusionary housing policies tie the creation of affordable homes for low- and moderate-income households to the construction of market-rate housing or commercial development. This has been a proven strategy for cities and states to create, maintain, and preserve housing units that are affordable for generations. Some 240 zoning bylaws across the commonwealth address affordable housing in some manner.

On August 17, 2026, the Planning Board Chairman and Planning Director met with the Town Council Ordinance Subcommittee during their public meeting to discuss inclusionary housing and the need for the proposed ordinance. The subcommittee responded favorably to the recommendation by a vote of 3-0-0.

The proposed amendments were discussed during the Planning Board public hearing of September 22, 2026 and the final recommendation for amendments is included as an attachment to this report.

**Amendment to 2026-068**

**Add new section 2.6 Definitions Associated with Inclusionary Housing**

Definitions. As used in this section, the following terms shall have the meanings indicated:

AFFORDABLE HOUSING DEED RIDER — A deed rider or other legally binding instrument in a form consistent with the Local Initiative Program (LIP) requirements and acceptable under the LIP that will ensure the affordability of the affordable housing unit (AHU) for a term of years established by the permit granting authority, but no less than 40 years, that is appended to the deed to an AHU.

AFFORDABLE HOUSING RESTRICTION (AHR) — A deed rider, covenant, contract, mortgage agreement, and/or other legal instrument, acceptable in form and substance to the Town, that effectively restricts occupancy of an affordable housing unit to a qualified purchaser or renter, and that provides for the administration, monitoring, and/or enforcement of the restriction during the term of affordability. An AHR shall be placed on the land for the maximum period allowed by law, and entered into as an agreement under the provisions of MGL c. 184, §§ 31 to 33, or other equivalent state law.

AFFORDABLE HOUSING UNIT (AHU) — A residential unit that is restricted in its sale, lease, and/or rental to a qualified income-eligible household at specific price limits that qualify such residential unit for inclusion in the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) Subsidized Housing Inventory (SHI).

AREA MEDIAN INCOME (AMI) — The median family income, adjusted for household size, for the metropolitan area that includes the Town of Randolph, as determined by the U.S. Department of Housing and Urban Development (HUD).

INCLUSIONARY HOUSING PROJECT — Any proposed development or redevelopment of 10 or more dwelling units on one or more contiguous parcels, proposed under a special permit process pursuant to MGL c. 40A, § 9.

LOCAL INITIATIVE PROGRAM (LIP) — A program administered by the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) to encourage cities and towns to create low- and moderate-income housing through means other than a comprehensive permit under MGL c. 40B.

MARKET-RATE HOUSING — A residential unit that is not restricted in its sale, lease, and/or rental at specific price limits.

MONITORING AGENT — The Town of Randolph, the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), or such other qualified third party selected by the Town to enforce the AHR and/or terms of the affordable deed rider.

QUALIFIED INCOME-ELIGIBLE HOUSEHOLD — A household with combined incomes that do not exceed 80% of the median income for the Boston Metropolitan Statistical Area, with adjustments for household size as reported by the most recent information from

the United States Department of Housing and Urban Development (HUD), or successor, and/ or the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), or successor.

**QUALIFIED PURCHASER** — Qualified income-eligible household that purchases and occupies an affordable housing unit as its principal residence.

**QUALIFIED RENTER or QUALIFIED TENANT** — Qualified income-eligible household that rents and occupies an affordable housing unit as its principal residence.

**SUBSIDIZED HOUSING INVENTORY (SHI)** — A measurement of a community's stock of low- or moderate-income housing compiled as a list by the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), containing the count of low- or moderate-income housing units by a community.

Notice of Public Meeting

Public Hearing Notice  
Town of Randolph, MA  
Council Order 2026-068  
Council Order 2026-069  
Council Order 2026-070

The Randolph Town Council will conduct a public hearing on Monday, September 28, at 6:15 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and remotely by ZOOM and telephone access on the following Council Orders; 2026-068: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph –To Amend Article 9 to Add A Provision Concerning Inclusionary Zoning, Council Order 2026-069: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – Concerning Assisted and Independent Living, 2026-070: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – Concerning Mixed Use and Section 9.1 of the Ordinance. The full text of the three Council Orders can be located on the bulletin board at the Randolph Town Clerk’s office, located on the first floor of Town Hall, 41 S. Main Street, Randolph, MA, 02368 during regular business hours. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk’s Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

9/12, 9/19

138315

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Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Middlesex Probate and Family Court  
10-U Commerce Way  
Woburn, MA 01801  
(781)865-4000  
Docket No. MI26P4602EA  
CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Jeannette Yvette Vozzella  
Also known as: Jeannette Y. Vozzella  
Date of Death: 07/10/2026  
To all interested persons:  
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Debra Ryan of Lynn MA and Christine Hennessy of Woburn MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

Debra Ryan Lynn MA and Christine Hennessy of Woburn MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration  
IMPORTANT NOTICE  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 10/06/2026 .

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)  
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.  
Date: September 08, 2026  
Tara E. DeCristofaro, Register of Probate

9/12/26

138148

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Middlesex Probate and Family Court (North)  
370 Jackson Street 5th Floor  
Lowell, MA01852  
Docket No. MI26P4037EA  
CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Robert C. Stanton  
Also known as: Robert Carl Stanton  
Date of Death: 06/05/2026  
To all interested persons:  
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Ana Maria Stanton of Natick MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: Ana Marla Stanton of Natick MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration  
IMPORTANT NOTICE  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 10/07/2026.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

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WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.  
Date: September 09, 2026  
Tara E. DeCristofaro, Register of Probate

9/12/26

138138

Please Recycle This Newspaper

Massachusetts Trial Court Probate and Family Court Probate and Family Court  
Middlesex Probate and Family Court 10-U Commerce Way  
Woburn MA, 01801  
Docket No. MI26P2310GD  
NOTICE AND ORDER:  
Petition for Appointment of Guardian of a Minor

In the interests of Persephone-Faith Enokian  
of Woburn, MA  
Minor

NOTICE TO ALL INTERESTED PARTIES  
1. Hearing Datterrime: A hearing on a Petition for Appointment of Guardian of a Minor filed on 05/04/2026 by Evelyn-Rose Enokian of Woburn, MA will be held 11/04/2026 08:30 AM Guardianship of Minor Hearing Located 10-U Commerce Way Woburn, MA 01801 courtroom 4  
2. Response to Petition: You may respond by filing a written response to the Petition or by appearing in person at the hearing. If you choose to file a written response, you need to: 1. File the original with the Court and 2. Mail a copy to all interested parties at least five (5) business days before the hearing.

3. Presence of the Minor at Hearing : A minor over age 14 has the right to be present at any hearing, unless the Court finds that it is not in the minor's best interests.

4. Counsel for the Minor: The minor (or an adult on behalf of the minor) has the right to request that counsel be appointed for the minor.

5. Counsel for Parents: If you are a parent of the minor child who is the subject of this proceeding you have a right-to be represented by an attorney. If you want an attorney and cannot afford to pay for one and if you give proof that you are indigent, an attorney will be assigned to you. Your request for an attorney should be made immediately by filling out the Application of Appointment of Counsel form (MPC 263). Submit the application form in person or by mail at the court location where your case is going to be heard.

THIS IS A LEGAL NOTICE: An important court proceeding that may affect your rights has been scheduled. If you do not understand this notice or other court papers, please contact an attorney for legal advice.  
Date: August 5, 2026  
Tara E. DeCristofaro, Register of Probate

9/12/26

138482

CLASSIFIED Does it All!

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Middlesex Probate and Family Court (North) 370 Jackson Street  
5th Floor Lowell, MA 01852  
MI26P4675EA

CITATION ON PETITION FOR FORMAL ADJUDICATION  
Estate of: Charles L. Davis  
Also known as: Charles Lincoln Davis  
Date of Death: 12/07/1974  
A Petition for Formal Adjudication of Intestacy has been filed by Charles A. Gillis of Myrtle Beach SC requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

IMPORTANT NOTICE  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 10/07/2026 .

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WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.  
Date: September 09, 2026  
Tara E. DeCristofaro, Register of Probate

9/12/26

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SATURDAY, SEPTEMBER 12, 2026

**Council Order: 2026-069**

**Introduced by: Planning Board  
July 27, 2026**

**Request for the Town Council to Initiate  
An Amendment to the Randolph Zoning Ordinance –  
Chapter 200 of the General Code of the Town of Randolph –  
Concerning Assisted and Independent Living**

That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, to add provisions concerning Assisted and Independent Living, as follows:

**§2.2 Definitions**

**Assisted Living facilities (ALF)**

A facility licensed by the Commonwealth of Massachusetts as a boarding home for people who have either a need for assistance with activities of daily living (including but not limited to eating, toileting, ambulation, transfer and bathing) or some form of cognitive impairment but who do not need the skilled critical care provided by convalescent/nursing homes.

**Independent Living Facilities (ILF)**

Fully autonomous apartment living with optional on-site amenities for people over the age of 55. Residents do not require help with Activities of Daily Living (ADLs).

**§9.10 ASSISTED and INDEPENDENT LIVING FACILITIES**

**A. Purpose and Intent**

To enable the development of Assisted Living Facilities (ALF) and Independent Living Facilities (ILF) in a manner harmonious with surrounding land uses that provides a variety of safe and suitable housing opportunities.

**B. Applicability**

The requirements contained in this chapter shall be the standards for development and redevelopment and use of real property for ALF/ILF provided that an application is filed with the SPGA as provided for in this chapter. The SPGA may approve waivers upon finding that they promote the objectives of this chapter and will not be detrimental to the intent of this chapter.

Development shall be by a site master plan for complete or phased development and may, at the discretion of the SPGA, be undertaken by more than one entity provided that all parties are identified in the application process at the time of submittal of the Special Permit application provided for under this chapter.

| Use Category       | CS BD | NR BD | WC BD | B D | B P | OS BD | BR HD | GB HD | I D | SF D | RH DD | RM DD | RMFD |
|--------------------|-------|-------|-------|-----|-----|-------|-------|-------|-----|------|-------|-------|------|
| Assisted Living    | -     | SPP B | SPP B | -   | -   | SPP B | SPP B | SPP B | -   | -    | -     | -     | SPPB |
| Independent Living | -     | SPP B | SPP B | -   | -   | SPP B | SPP B | SPP B | -   | -    | -     | -     | SPPB |

### C. Dimensional Standards

| Requirement                     | Standard/Condition                                                                                                                                                                                                                                                                      |                      |                      |                       |                      |                      |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------|-----------------------|----------------------|----------------------|
| Minimum lot area                | Two (2) acres                                                                                                                                                                                                                                                                           |                      |                      |                       |                      |                      |
| Minimum lot frontage            | One hundred (100) feet                                                                                                                                                                                                                                                                  |                      |                      |                       |                      |                      |
| Building lot coverage           | Forty percent (40%)                                                                                                                                                                                                                                                                     |                      |                      |                       |                      |                      |
| Maximum impervious lot coverage | Thirty percent (30%)                                                                                                                                                                                                                                                                    |                      |                      |                       |                      |                      |
| Maximum total lot coverage      | Seventy percent (70%)                                                                                                                                                                                                                                                                   |                      |                      |                       |                      |                      |
| Minimum setbacks                | Forty (40) feet to residential districts, ten (10) feet otherwise.                                                                                                                                                                                                                      |                      |                      |                       |                      |                      |
| Maximum building height         | <b>NRBD</b>                                                                                                                                                                                                                                                                             | <b>WCBD</b>          | <b>OSBD</b>          | <b>BRHD</b>           | <b>GBHD</b>          | <b>RMFD</b>          |
|                                 | 2 stories<br>30 feet                                                                                                                                                                                                                                                                    | 2 stories<br>30 feet | 2 stories<br>30 feet | 8 stories<br>90 feet* | 6 stories<br>75 feet | 3 stories<br>40 feet |
| Maximum Density                 | Ten (10) units per acre                                                                                                                                                                                                                                                                 |                      |                      |                       |                      |                      |
| Buffer                          | Forty (40) feet when abutting residentially zoned land.<br>No structure, driveway, parking area or sidewalk shall be located in the buffer strip. A smaller buffer may be allowed by the SPGA Authority where such a reduction is determined to promote the objectives of this Section. |                      |                      |                       |                      |                      |

\*BRHD east of Route 28 building height limited to 2 stories/30 feet

D. Permitted Accessory Uses and Services: Senior Housing may provide optional services on the site for the sole use of its residents including but not limited to: barber/beauty services, fitness center, laundry services, sundries, adult day care. Such accessory uses shall be wholly be within a structure containing residential units, and shall have not exterior advertising display.

### E. Site Design Requirements

(1) Multiple Buildings. More than one (1) building is permitted on a site. The minimum distance between buildings shall be twenty (20) feet. Covered walkways, pergolas and

similar features are permitted between buildings

- (2) Common Outdoor Space. All ALF and ILF shall provide a common outdoor gathering/seating area that is appropriate in size and design for the specific type of senior housing proposed. All such areas shall be designed for universal access. The Common Land within the development should protect significant natural resources, preserve scenic views and connect with existing or proposed open space lands or trail systems.
- (3) Granite curbing with a six-inch (6") reveal shall be used at intersections with any public streets. Concrete curbing with a six-inch (6") reveal shall be used along all drive aisles.
- (4) All dumpsters and utility/service areas shall be screened with adequate plantings and/or fencing.
- (5) All required utilities exclusive of transformers shall be placed underground

F. Parking

|                             |                                                                                                                           |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Assisted Living Facility    | One (1)space for every five (5) units plus one (1) guest space for every five (5) units plus parking to accommodate staff |
| Independent Living Facility | One (1) space per unit plus one (1) guest space for every five (5) units.                                                 |

Off-street parking and loading spaces, internal ways and maneuvering areas shall be designed to provide for adequate drainage, snow storage and/or removal, maneuverability and curb cuts.

Surface parking lots shall be screened along all public streets by a landscaped buffer not less than six (6) feet in depth or by walls or fencing at least three (3) feet high sitting on a three (3) foot high berm. The design shall be compatible with the adjacent architecture and shall be installed to ensure that lights from cars within the surface lots do not spill into adjacent residential properties.

G. Signs

- (1) A development may have one (1) ground sign at each principal access to the development from a public way, indicating the name and address. Such sign shall not exceed sixteen (16) square feet in area or four (4) feet in height. Directional signs guiding visitors to principal buildings and major uses of the development may be installed at internal drive aisle intersections. Such signs shall not exceed eight (8) square feet in area and their number, location and design shall be subject to approval by the SPGA.

- (2) Signs shall be illuminated only by an external source of steady, stationary white light, shielded and directed solely at the sign and not casting direct or reflected light off the premises. No sign shall be illuminated internally or from behind a translucent sign face.

All light fixtures shall either be decorative or camouflaged. Wiring should be concealed within building molding and lines.

#### H. Building Design Standards

- (1) Each dwelling unit with an individual exterior entrance shall provide a minimum of one (1) zero-step accessible entrance serving that dwelling unit.
- (2) For multi-unit buildings, community buildings, and any building with shared or common entrances, each building shall provide no fewer than one (1) zero-step accessible entrance.
- (3) Doorways with thirty-six (36) inch clear passage.
- (4) All units shall be constructed to be handicap adaptable to the standards of Section 504 of the Americans with Disabilities Act of 1990, 42 U.S.C. section 12204 and ANSI 2017 ICC A117.1
- (5) No more than two (2) bedrooms per residential unit
- (6) One (1) bedroom and one (1) bathroom shall be located on the same floor as the kitchen and living/family room
- (7) Maximum living area:
  - Two-bedroom unit – 1,100 square feet
  - One-bedroom unit – 900 square feet
  - Studio – 600 square feet
- (8) Buildings shall be designed to be complementary to each other in exterior design and with the existing neighborhood in which the facility is located.

#### I. Affordability

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

#### J. Prohibitions

- (1) Dwelling units constructed under this section shall not be eligible for subsequent conversion to conventional apartments.
- (2) Developments approved as rental projects shall not be converted to condominiums.

#### K. 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.

#### L. Authority

An ALF and/or an ILF may be constructed subject to the requirements set forth herein, and upon the issuance of a special permit from the Planning Board.

#### M. Application

Any person who desires a special permit for a ALF or ILF shall apply in writing in such form as the SPGA may require which shall include the following:

- (1) A development statement consisting of a petition, a list of the parties in interest with respect to the tract and a list of the development team.
- (2) A written statement outlining the potential impacts of the proposed development including environmental, traffic and community impact.
- (3) The development concept including in tabular form the number of units, type, size (number of bedrooms, floor area) and building elevations.
- (4) A zoning summary table showing lot sizes, building setbacks, lot coverage and parking requirements.
- (5) Development plans that may include:
  - a. Existing conditions with contours;
  - b. Site plans;
  - c. Building elevations;
  - d. Floor plans;
  - e. Photometrics and lighting details;
  - f. Landscape plan and details; and
  - g. A fire apparatus access plan using dimensions from the Town of Randolph's largest apparatus.

#### N. Approval criteria.

- (1) In addition to any other applicable Special Permit requirements provided for by the Town of Randolph Zoning Ordinances, prior to granting a Special Permit or a Special Permit with conditions under this section, the SPGA shall find that the following criteria are fulfilled:
  - (a) The project is consistent with the design, character, and scale specified in this Section 9.10 and is in harmony with the surrounding neighborhood;
  - (b) The project is consistent with all sign, design, landscaping, lighting, buffer and public safety requirements and standards established by this Section 9.10;
  - (c) The project protects and enhances important existing natural, historic and/or scenic site features;

- (d) There is convenient and safe vehicular and pedestrian movement within the site and in relation to traffic and/or adjacent streets;
- (e) There are adequate and reasonably arranged parking spaces, bicycle racks, internal ways, loading areas and sidewalks and the ability of the site plan to accommodate parking in areas other than the front(s) of building(s);
- (f) There are adequate sewerage and water supply systems within the site to serve the proposed uses without overloading the municipal systems to an extent that the health, safety or general welfare of the residents of the Town are at risk;
- (g) There are adequate methods of refuse disposal and storage;
- (h) There are adequate snow management plans;
- (i) Local streets can reasonably accommodate traffic generated by the proposed uses;
- (j) Stormwater management systems are designed to protect from flooding, siltation, pollutants and related drainage impacts and shall conform to the applicable performance standards included in the Massachusetts Department of Environmental Protection Stormwater Management Policy or any successor legislation;
- (k) Stormwater systems are designed to use Low Impact Design (LID) methodologies to mitigate drainage impact;
- (l) Stormwater flood mitigation is provided through the use of Best Management Practices (BMP's) to further reduce the frequency and intensity of flooding otherwise generated at the proposed site;
- (m) The landscaping plan includes adequate screening of adjacent residential uses, street trees, landscape islands and buffers; and
- (n) There is adequate screening for storage areas, loading docks, dumpsters, rooftop equipment and similar features.



## PLANNING BOARD Report to Town Council

**Order:** 2026-069

**Petitioner:** Planning Board

**Date referred:** July 27, 2026

**Date hearing opened:** September 22, 2026

**Date hearing closed:** September 22, 2026

**Date of report:** September 23, 2026

---

### **PETITION**

Amend Chapter 200 of the General Code of the Town of Randolph, concerning Assisted Living and Independent Living Facilities pursuant to M.G.L. chapter 40A, Section 5.

---

### **BACKGROUND**

The Randolph zoning ordinance contains limited guidance on the development of assisted living facilities and is silent on independent living facilities. This proposed ordinance provides such guidance and regulations to ensure locations can safely handle higher demands for emergency services, specialized parking, accessible sidewalks, and staff traffic. As senior living housing is often developed at a different scale than that of medium to low-density single-family housing developments targeted at families, a zoning ordinance will assist decisions to ensure that it is not out of character with the surrounding communities. Including provisions within zoning districts for appropriate lot sizes, setbacks, landscaping/buffering standards, pedestrian amenities, and functional open space to create a balanced community.

- **Independent Living:** Designed for self-sufficient adults who handle their own daily tasks, medications, and routines. Offers convenience features like social events, fitness centers, housekeeping, and scheduled transportation. Units usually feature full-sized kitchens.
- **Assisted Living:** Provides hands-on help with activities of daily living (ADLs), such as bathing, dressing, grooming, and managing medications. Includes round-the-clock staff, personalized care plans, health monitoring, and all meals provided in a communal dining room. Units typically have kitchenettes rather than full kitchens.

### **AMENDMENTS TO ORDINANCE(S)**

This order proposes to create a new section of Article 9 Special Regulations in the Zoning Ordinance that regulates the requirements and approvals for the construction of Assisted Living and Independent Living facilities.

**RECOMMENDATION**

The Planning Board voted 4-0-0 to **RECOMMEND** adoption **WITH AMENDMENTS**.

The Board recommends **AMENDING** section 4.6 Table of Uses, section 11.2.D(2)(j) and section 9.10.M(5) as specified in an attachment to this report.

**DISCUSSION**

The proposed ordinance advances the goals of the Comprehensive Master Plan of 2000 and 2017 to provide a range of housing opportunities. Assisted living and independent living provide opportunities for development that supports these goals. Further, there is no requirement in the existing zoning for any such housing to be provided as affordable units that would qualify for inclusion in the subsidized housing inventory (SHI) and move Randolph toward “safe harbor” from a chapter 40B development. Given that residents needing assisted living likely qualify as low-to-moderate income, this ordinance ensures the provisions of affordable housing are incorporated into the zoning will help Randolph comply with chapter 40B.

Finally, the Board recommends that the Planning Board has the specific skill set to evaluate site plans including drainage, grading, road development and other site plan items and, as such, should be the special permit granting authority.

## Amendments for 2026-069

### 1. Amend section 4.6 Table of Uses

| Use Category              | CSBD | NRBD                    | WCBD                    | BD  | BP                     | OSBD | BRHD                    | GBHD                    | ID                      | SFD | RHDD | RMDD | RMFD                 |
|---------------------------|------|-------------------------|-------------------------|-----|------------------------|------|-------------------------|-------------------------|-------------------------|-----|------|------|----------------------|
| Assisted living facility  | —    | <del>SPTC</del><br>SPPB | <del>SPTC</del><br>SPPB | —   | <del>SPTC</del><br>--- | —    | <del>SPTC</del><br>SPPB | <del>SPTC</del><br>SPPB | <del>SPTC</del><br>SPPB | —   | —    | —    | <del>—</del><br>SPPB |
| <b>Independent Living</b> | ---  | SPPB                    | SPPB                    | --- | ---                    | ---  | SPPB                    | SPPB                    | SPPB                    | --- | ---  | ---  | SPPB                 |

2. Amend section 11.2.D (2) (j) Rehabilitation facility or assisted-living facility. By deleting the words "~~ASSISTED LIVING FACILITY~~" in the title AND in the first sentence "The Town Council, as the special permit granting authority, may, in its sole discretion, issue a special permit for a rehabilitation facility or assisted-living facility...." By deleting the words ~~OR ASSISTED LIVING FACILITY~~
3. Amend section 9.10.M(5) by deleting the word "~~may~~" and inserting the word "**shall**".
4. Amend section 9.10.M(5) by adding new section **h. Grading and drainage** and new section **i. Utilities**

Notice of Public Meeting

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Town of Randolph, MA  
Council Order 2026-068  
Council Order 2026-069  
Council Order 2026-070

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9/12, 9/19

138315

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ALERT

HIGH SCHOOL INSIDER

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Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Middlesex Probate and Family Court  
10-U Commerce Way  
Woburn, MA 01801  
(781)865-4000  
Docket No. MI26P4602EA  
CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Jeannette Yvette Vozzella  
Also known as: Jeannette Y. Vozzella  
Date of Death: 07/10/2026  
To all interested persons:  
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Debra Ryan of Lynn MA and Christine Hennessy of Woburn MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

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UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)  
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Terri L. Klug Cafazzo,  
First Justice of this Court.  
Date: September 08, 2026  
Tara E. DeCristofaro, Register of Probate

9/12/26

138148

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Middlesex Probate and Family Court (North)  
370 Jackson Street 5th Floor  
Lowell, MA01852  
Docket No. MI26P4037EA  
CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Robert C. Stanton  
Also known as: Robert Carl Stanton  
Date of Death: 06/05/2026  
To all interested persons:  
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Ana Maria Stanton of Natick MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that:  
Ana Maria Stanton of Natick MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration  
IMPORTANT NOTICE  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 10/07/2026.

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Date: September 09, 2026  
Tara E. DeCristofaro, Register of Probate

9/12/26

138138

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Massachusetts Trial Court Probate and Family Court Probate and Family Court  
Middlesex Probate and Family Court 10-U Commerce Way  
Woburn MA, 01801  
Docket No. MI26P2310GD  
NOTICE AND ORDER:  
Petition for Appointment of Guardian of a Minor

In the interests of Persephone-Faith Enokian  
of Woburn, MA  
Minor

NOTICE TO ALL INTERESTED PARTIES  
1. Hearing Datterrime: A hearing on a Petition for Appointment of Guardian of a Minor filed on 05/04/2026 by Evelyn-Rose Enokian of Woburn, MA will be held 11/04/2026 08:30 AM Guardianship of Minor Hearing Located 10-U Commerce Way Woburn, MA 01801 courtroom 4  
2. Response to Petition: You may respond by filing a written response to the Petition or by appearing in person at the hearing. If you choose to file a written response, you need to: 1. File the original with the Court and 2. Mail a copy to all interested parties at least five (5) business days before the hearing.

3. Presence of the Minor at Hearing : A minor over age 14 has the right to be present at any hearing, unless the Court finds that it is not in the minor's best interests.

4. Counsel for the Minor: The minor (or an adult on behalf of the minor) has the right to request that counsel be appointed for the minor.

5. Counsel for Parents: If you are a parent of the minor child who is the subject of this proceeding you have a right-to be represented by an attorney. If you want an attorney and cannot afford to pay for one and if you give proof that you are indigent, an attorney will be assigned to you. Your request for an attorney should be made immediately by filling out the Application of Appointment of Counsel form (MPC 263). Submit the application form in person or by mail at the court location where your case is going to be heard.

THIS IS A LEGAL NOTICE: An important court proceeding that may affect your rights has been scheduled. If you do not understand this notice or other court papers, please contact an attorney for legal advice.  
Date: August 5, 2026  
Tara E. DeCristofaro, Register of Probate

9/12/26

138482

CLASSIFIED Does it All!

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Middlesex Probate and Family Court (North) 370 Jackson Street  
5th Floor Lowell, MA 01852  
MI26P4675EA

CITATION ON PETITION FOR FORMAL ADJUDICATION  
Estate of: Charles L. Davis  
Also known as: Charles Lincoln Davis  
Date of Death: 12/07/1974  
A Petition for Formal Adjudication of Intestacy has been filed by Charles A. Gillis of Myrtle Beach SC requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

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First Justice of this Court.  
Date: September 09, 2026  
Tara E. DeCristofaro, Register of Probate

9/12/26

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Section G, Item3.

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SATURDAY, SEPTEMBER 12, 2026

Council Order: 2026-070

Introduced by: Planning Board  
July 27, 2026

**Request for the Town Council to Initiate**  
**An Amendment to the Randolph Zoning Ordinance –**  
**Chapter 200 of the General Code of the Town of Randolph –**  
**Concerning Mixed Use and Section 9.1 of the Ordinance**

That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, to amend Section 9.1 concerning mixed use, as follows (deletions are struck through, additions are in red bold type):

**§ 9.1. 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 nonresidential 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 nonresidential 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 nonresidential uses shall be limited to the ground floor and basement of the principal structure. The SPGA may permit nonresidential 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 nonresidential uses and dwelling units or only dwelling units.
- (3) The nonresidential uses in a Mixed-Use development shall be developed prior to or concurrently with residential uses. Concurrency shall be established by approval of a Master Plan that provides a mix of uses that includes all proposed uses.
- (4) ~~A minimum of twenty-five percent (25%) and a maximum of seventy-five percent (75%)~~ **At least twenty percent (20%) and but no more than eighty percent (80%)** of the total 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 twelve (12) units per gross acre.
  - (a) Density shall be calculated as the total area of the parcel 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, § 40, nor any land within seventy-five (75) feet of such Wetland Resource Area.
  - (b) When a development site is composed of two (2) or more phases, each phase shall also meet this standard.
- (6) Dwelling units must contain a minimum of six hundred twenty-five (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 nonresidential uses shall be provided on each floor of a structure that contains a nonresidential use.
- (9) Areas of a structure intended for nonresidential 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 nonresidential 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 nonresidential 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 (1) ~~and one-quarter (1.25)~~ parking spaces for each dwelling unit (rounded up).
- (3) There shall be a minimum of one (1) space per one thousand (1,000) square feet of nonresidential 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 (5,000) square feet of nonresidential floor area (rounded down) located near the primary entrance to ground floor nonresidential units.

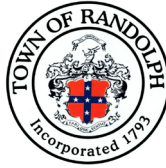


**F. Affordable Housing Units.**

**Any mixed-use project that results in the creation of ten (10) or more dwelling units must also comply with the requirements of §9.9 Inclusionary Zoning.**

~~Affordable dwelling units — subsidized housing inventory. Any Mixed-Use development, whether through conversion or new construction, that includes greater than ten (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 five-tenths (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.~~



## PLANNING BOARD Report to Town Council

**Order:** 2026-070

**Petitioner:** Planning Board

**Date referred:** July 27, 2026

**Date hearing opened:** September 22, 2026

**Date hearing closed:** September 22, 2026

**Date of report:** September 23, 2026

---

### **PETITION**

Amend Chapter 200 of the General Code of the Town of Randolph, section 9.1 concerning Mixed-Use.

---

### **BACKGROUND**

The existing section 9.1 Mixed-Use contains references to affordability requirements that will not be consistent with those referenced in Inclusionary Housing. The proposed amendments delete that language and, instead, reference the Inclusionary Housing zoning to ensure consistent application. The proposal also recommends changes to thresholds for the special permit granting authority, the mix of commercial vs. residential uses and the parking requirements.

### **RECOMMENDATION**

The Planning Board voted 4-0-0 to **RECOMMEND** adoption.

### **DISCUSSION**

The Planning Board recommends that one special permit granting authority reviews mixed-use developments, regardless of the number of dwelling units. This consolidates approvals, meetings, permitting and monitoring into one department to ensure decisions are implemented accurately and timely. Planning Board members have the experience and skill set to evaluate site plans including drainage, grading, road development and other site plan items and have dedicated staff support. As such, the Planning Board should be the special permit granting authority.

Modifying the threshold of commercial-to-residential use in a development helps to ensure that the mix adequately supports investment while meeting the Town's need for variety in housing types. Changes to the parking thresholds for Mixed-Use are recommended to align with standards across the commonwealth and strike a balance with parking and environmental management (e.g. less impervious surface, fewer heat islands).

Notice of Public Meeting

Public Hearing Notice  
Town of Randolph, MA  
Council Order 2026-068  
Council Order 2026-069  
Council Order 2026-070

The Randolph Town Council will conduct a public hearing on Monday, September 28, at 6:15 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and remotely by ZOOM and telephone access on the following Council Orders; 2026-068: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph –To Amend Article 9 to Add A Provision Concerning Inclusionary Zoning, Council Order 2026-069: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – Concerning Assisted and Independent Living, 2026-070: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – Concerning Mixed Use and Section 9.1 of the Ordinance. The full text of the three Council Orders can be located on the bulletin board at the Randolph Town Clerk’s office, located on the first floor of Town Hall, 41 S. Main Street, Randolph, MA, 02368 during regular business hours. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk’s Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

9/12, 9/19

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Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Middlesex Probate and Family Court  
10-U Commerce Way  
Woburn, MA 01801  
(781)865-4000  
Docket No. MI26P4602EA  
CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Jeannette Yvette Vozzella  
Also known as: Jeannette Y. Vozzella  
Date of Death: 07/10/2026  
To all interested persons:  
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Debra Ryan of Lynn MA and Christine Hennessy of Woburn MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

Debra Ryan Lynn MA and Christine Hennessy of Woburn MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration  
IMPORTANT NOTICE  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 10/06/2026 .

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.  
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WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.  
Date: September 08, 2026  
Tara E. DeCristofaro, Register of Probate

9/12/26

138148

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
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Please Recycle This Newspaper

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Woburn MA, 01801  
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Petition for Appointment of Guardian of a Minor

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Minor

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Date: August 5, 2026  
Tara E. DeCristofaro, Register of Probate

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The Trial Court  
Probate and Family Court  
Middlesex Probate and Family Court (North) 370 Jackson Street  
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MI26P4675EA

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SATURDAY, SEPTEMBER 12, 2026

**Council Order: 2026-083**

**Introduced by: Town Manager Brian Howard  
September 28, 2026**

**Grant of Location to  
Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc.  
for new Joint or Identical Utility Pole Locations Within the Town of Randolph**

Consistent with the requirements of M.G.L. ch. 166, Section 22 and any other applicable law, The Randolph Town Council hereby grants joint or identical locations within the Town of Randolph as follows and hereby authorizes Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way in Randolph: Chapin Circle-National Grid to relocate 1 JO pole on Chapin Circle beginning at a point approximately 80 feet West of the centerline of the intersection of South Main Street and Chapin Circle. National Grid to relocate pole 1, +/- ft south of its current location for customers' new fence on Chapin Circle in Randolph, MA.



September 2, 2026

The Board of Selectmen of Randolph, Massachusetts

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID and VERIZON, covering joint NATIONAL GRID-VERIZON pole location(s)

If you have any questions regarding this permit, please contact:

Emily O'Brien – [Emily.OBrien@nationalgrid.com](mailto:Emily.OBrien@nationalgrid.com)

Please notify National Grid's Andrew Allen of the **hearing date / time** to [andrew.allen@nationalgrid.com](mailto:andrew.allen@nationalgrid.com)

If this petition meets with your approval, please return an executed copy to:

National Grid: Andrew Allen; 100 East Ashland Street, Brockton, Massachusetts 02302

Very truly yours,

*Helton Lopes*

Helton Lopes  
Lead Engineer Supervisor, Electrical Planning and Design

Enclosures

Questions contact – Emily O’Brien [Emily.OBrien@nationalgrid.com](mailto:Emily.OBrien@nationalgrid.com)

**PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS**

To the Board of Selectmen  
Of Randolph, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Chapin Circle - National Grid to relocate 1 JO pole on Chapin Circle beginning at a point approximately 80 feet West of the centerline of the intersection of South Main Street and Chapin Circle. National grid to relocate pole 1, +/- 10 ft south of its current location for customers new fence on Chapin Circle in Randolph, MA.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Chapin Circle - Randolph, Massachusetts.

**No.# 31355622**

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a  
NATIONAL GRID *Gary Gelineau*  
BY \_\_\_\_\_  
Engineering Department

VERIZON NEW ENGLAND, INC.  
BY \_\_\_\_\_  
Manager / Right of Way

July 2, 2026

Questions contact – Emily O’Brien [Emily.OBrien@nationalgrid.com](mailto:Emily.OBrien@nationalgrid.com)

## **ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS**

To the Board of Selectmen of Randolph, Massachusetts

Notice having been given and public hearing held, as provided by law,  
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 29th day of June, 2026.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Chapin Circle - Randolph, Massachusetts.

**No.# 31355622**

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Chapin Circle - National Grid to relocate 1 JO pole on Chapin Circle beginning at a point approximately 80 feet West of the centerline of the intersection of South Main Street and Chapin Circle. National grid to relocate pole 1, +/- 10 ft south of its current location for customers new fence on Chapin Circle in Randolph, MA.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the

Of the City/Town of \_\_\_\_\_, Massachusetts held on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_.

\_\_\_\_\_  
Massachusetts City/Town Clerk.  
20 \_\_\_\_.

Received and entered in the records of location orders of the City/Town of \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

Attest:  
City/Town Clerk

I hereby certify that on \_\_\_\_\_ 20 \_\_\_\_, at \_\_\_\_\_ o'clock, M  
At \_\_\_\_\_ a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,  
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,  
and that we mailed at least seven days before said hearing a written notice of the time and place of  
said hearing to each of the owners of real estate (as determined by the last preceding assessment  
for taxation) along the ways or parts of ways upon which the Company is permitted to erect  
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

.....  
.....  
.....  
.....

Board or Council of Town or City, Massachusetts

### CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of  
hearing with notice adopted by the \_\_\_\_\_ of the City of  
Massachusetts, on the \_\_\_\_\_ day of 20 \_\_\_\_ and recorded with the records of location  
orders of the said City, Book \_\_\_\_\_, and Page \_\_\_\_\_. This certified copy is made under  
the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:  
City/Town Clerk

Questions contact – Emily O’Brien [Emily.OBrien@nationalgrid.com](mailto:Emily.OBrien@nationalgrid.com)

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Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the

Of the City/Town of \_\_\_\_\_, Massachusetts held on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_.

\_\_\_\_\_  
Massachusetts City/Town Clerk.  
20 \_\_\_\_.

Received and entered in the records of location orders of the City/Town of \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

Attest:  
City/Town Clerk

I hereby certify that on \_\_\_\_\_ 20 \_\_\_, at \_\_\_\_\_ o'clock, M

At \_\_\_\_\_ a public hearing was held on the petition of

Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND, INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to erect Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

.....

.....

.....

.....

Board or Council of Town or City, Massachusetts

# CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of hearing with notice adopted by the \_\_\_\_\_ of the City of \_\_\_\_\_ Massachusetts, on the \_\_\_\_\_ day of 20 \_\_\_\_ and recorded with the records of location orders of the said City, Book \_\_\_\_\_, and Page \_\_\_\_\_. This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

City/Town Clerk

Questions contact – Emily O’Brien [Emily.OBrien@nationalgrid.com](mailto:Emily.OBrien@nationalgrid.com)

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\_\_\_\_\_  
Massachusetts City/Town Clerk.  
20 \_\_\_\_.

Received and entered in the records of location orders of the City/Town of \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

Attest:  
City/Town Clerk

I hereby certify that on \_\_\_\_\_ 20 \_\_\_\_, at \_\_\_\_\_ o'clock, M  
At \_\_\_\_\_ a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,  
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,  
and that we mailed at least seven days before said hearing a written notice of the time and place of  
said hearing to each of the owners of real estate (as determined by the last preceding assessment  
for taxation) along the ways or parts of ways upon which the Company is permitted to erect  
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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Board or Council of Town or City, Massachusetts

#### CERTIFICATE

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hearing with notice adopted by the \_\_\_\_\_ of the City of  
Massachusetts, on the \_\_\_\_\_ day of 20 \_\_\_\_ and recorded with the records of location  
orders of the said City, Book \_\_\_\_\_, and Page \_\_\_\_\_. This certified copy is made under  
the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:  
City/Town Clerk

Exhibit "A" - Not to Scale  
The exact location of said facilities to be established by and upon the installation and erection of the facilities thereof.

Section G, Item5.

1 Chapin Circle

Existing Pole 1

Relocating Pole 1

Chapin Circle

5 Chapin Circle

289 South Main St.

254 South Main St.

Pole 36

Pole 37

250 South Main St.

South Main St.

- Legend**
- EXISTING POLE 
  - NEW INSTALL POLE 

**1 Chapin Circle Randolph, MA**

Date: 6/29/2026  
Designer: OBRIEE3  
WR: 31355622

**Notes:** National Grid to relocate Pole 1, +/- 10ft South of its current location for customers new fence.  
**Sheet:** 1 **Of:** 1

# THE WORLD'S LIGHTEST WHEELCHAIR

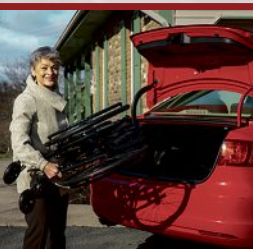
Meet the World's Lightest Wheelchair. The Featherweight Wheelchair.

If walking has become harder for you or someone you love, there's a **new wheelchair that could make life easier**. The Featherweight Wheelchair weighs just 13.5 pounds—less than **half the weight of most wheelchairs**. That means it's **easy to lift into a car**, take on trips, or use around the house.

It's not just light—it's **strong, easy to push, and looks great too**. With a sleek design and color choices, it's a chair you'll feel proud to use every day.

Stay active. Stay independent. **Try the Featherweight Wheelchair and feel the difference.**

**Only 13.5 lbs!\***



Easy to Transport and Store

## Why take our word for it?

**CALL NOW**, and receive **\$50 OFF** when you purchase a **Matte Black Featherweight Wheelchair! Only \$599!**

Mention **CODE 50FEATHER** to start your journey towards effortless mobility.



Scan Me

**855-520-6122**  
\*13.5 lbs. with the rear wheels removed. Overall weight, with rear wheels, is 19 lbs.

**1800 WHEELCHAIR.COM**  
Since 1997

### Public Notices

DONLAN ESTATE  
**LEGAL NOTICE**  
Commonwealth of  
Massachusetts  
The Trial Court  
**Probate and Family Court**  
Norfolk Probate and Family  
Court  
35 Shawmut Road  
Canton, MA 02021  
(781) 830-1200  
Docket No. NO26P2239EA

**CITATION ON PETITION  
FOR  
FORMAL ADJUDICATION**

Estate of: Elaine M Donlan

Date of Death: 06/01/2026

To all interested persons: A  
Petition for **Formal Adjudi-  
cation of Intestacy and  
Appointment of Personal  
Representative** has been  
filed by **Lanie Donlan of  
South Boston MA** request-  
ing that the Court enter a  
formal Decree and Order  
and for such other relief as  
requested in the Petition.

The Petitioner requests  
that: **Lanie Donlan of South  
Boston MA** be appointed as  
Personal Representative(s)  
of said estate to serve  
**Without Surety** on the bond  
in **unsupervised adminis-  
tration**.

**IMPORTANT NOTICE**  
You have the right to  
obtain a copy of the Peti-  
tion from the Petitioner or  
at the Court. You have a  
right to object to this  
proceeding. To do so, you  
or your attorney must file a  
written appearance and  
objection at this Court  
before: 10:00 a.m. on the  
return day of 09/30/2026.

This is **NOT** a hearing date,  
but a deadline by which  
you must file a written  
appearance and objection  
if you object to this  
proceeding. If you fail to  
file a timely written  
appearance and objection  
followed by an affidavit of  
objections within thirty  
(30) days of the return day,  
action may be taken with-  
out further notice to you.

**UNSUPERVISED  
ADMINISTRATION UNDER  
THE  
MASSACHUSETTS  
UNIFORM PROBATE CODE  
(MUPC)**

A Personal Representative  
appointed under the MUPC  
in an unsupervised admin-  
istration is not required to  
file an inventory or annual  
accounts with the Court.  
Persons interested in the  
estate are entitled to  
notice regarding the  
administration directly  
from the Personal Repre-  
sentative and may petition  
the Court in any matter  
relating to the estate,  
including the distribution  
of assets and expenses of  
administration.

**WITNESS, Hon. Lee M. Peterson, First Justice of this Court.**

Date: August 26, 2026

Colleen M. Brierley  
Register of Probate

AD#12642535  
PL 9/19/2026



48 Sumner Avenue, Brain-  
tree

**LEGAL NOTICE**  
**COMMONWEALTH OF  
MASSACHUSETTS  
LAND COURT**  
**DEPARTMENT OF THE  
TRIAL COURT**  
26 SM 002956  
**ORDER OF NOTICE**

TO:  
James F. Archdeacon; Susan  
F. Archdeacon

and to all persons entitled  
to the benefit of the  
Servicemembers Civil Relief  
Act: 50 U.S.C. c. 50 § 3901  
(et seq):

Citizens Bank, N.A. f/k/a  
RBS Citizens, N.A.

claiming to have an interest  
in a Mortgage covering real  
property in Braintree,  
numbered 48 Sumner  
Avenue, given by James F.  
Archdeacon and Susan F.

# Homes



### Public Notices

Archdeacon to Mortgage  
Electronic Registration  
Systems, Inc., as mort-  
gagee, as nominee for Cit-  
izens Mortgage Corporation,  
dated August 31, 2004, and  
recorded at Norfolk County  
Registry of Deeds in Book  
21489, Page 90, as affected  
by a Loan Modification  
Agreement dated October  
23, 2019 and recorded at  
said Registry in Book 37608,  
Page 454 and now held by  
the plaintiff by assignment,  
has/have filed with this  
court a complaint for deter-  
mination of Defen-  
dant's/Defendants' Service-  
members status.

If you now are, or recently  
have been, in the **active**  
military service of the  
United States of America,  
then you may be entitled to  
the benefits of the Service-  
members Civil Relief Act. If  
you object to a foreclosure  
of the above-mentioned  
property **on that basis**, then  
you or your attorney must  
file a written appearance  
and answer in this court at  
**Three Pemberton Square,  
Boston, MA 02108** on or  
before October 26, 2026 or  
you may lose the opportu-  
nity to challenge the fore-  
closure on the grounds of  
noncompliance with the Act.

Witness, GORDON H. PIPER,  
Chief Justice of said Court  
on September 14, 2026.

Attest:  
Deborah J. Patterson  
Recorder

AD# 12636234  
PL 09/19/2026

### Public Notices

Purchases must be made at  
time of sale with **CASH  
ONLY**. All goods sold "as is"  
and must be removed at  
time of sale. Walk in Closet  
Self Storage reserves the  
right to withdraw units from  
sale and to cancel auction  
without further notice.

April Diggs  
Agent for Owners

AD# 12614523  
PL 09/12, 09/19/2026

Council Order 2026-083  
**LEGAL NOTICE**  
**Public Hearing Notice**  
**Town of Randolph, MA**  
**Council Order 2026-083**

Please take notice that the  
Randolph Town Council will  
hold a public hearing on  
Monday, September 28,  
2026, at 6:15 p.m. which  
may be attended by Zoom,  
by phone, or in-person at  
Randolph Town Hall, Chapin  
Hall, second floor, 41 South  
Main Street, Randolph, MA,  
02368, on Council Order  
2026-083, which reads  
essentially as follows:  
Consistent with the require-  
ments of M.G.L. ch. 166,  
Section 22 and any other  
applicable law, The  
Randolph Town Council  
hereby grants joint or iden-  
tical locations within the  
Town of Randolph as follows  
and hereby authorizes  
Massachusetts Electric  
Company d/b/a NATIONAL  
GRID and Verizon New  
England, Inc permission to  
locate poles, wires, and  
fixtures, including the  
necessary sustaining and  
protecting fixtures, along  
and across the following  
public way in Randolph:  
Chapin Circle-National Grid  
to relocate 1 JO pole on  
Chapin Circle beginning at a  
point approximately 80 feet  
West of the centerline of  
the intersection of South  
Main Street and Chapin  
Circle. National Grid to relo-  
cate pole 1, +/- ft south of  
its current location for  
customers' new fence on  
Chapin Circle in Randolph,  
MA.

Additional information on  
this Council Order may be  
found on the Town of  
Randolph website and is  
also available through the  
Randolph Town Clerk's  
Office. The link to connect  
to the meeting/public hear-  
ing may be found on the  
Town of Randolph website's  
calendar on the day of the  
meeting.

AD# 12639741  
PL 09/19/2026

Auction 09/28/2026  
**LEGAL NOTICE**  
**WALK IN CLOSET SELF  
STORAGE**  
**NOTICE OF PUBLIC  
AUCTION**

Notice is hereby given that  
the undersigned will sell to  
satisfy the lien of owner at  
public sale by competitive  
bidding on September 28,  
2026 at 10:00 AM at:

**WALK IN CLOSET SELF  
STORAGE**  
179 Washington Street  
Norwell, MA 02061

The personal goods stored  
therein by the below named  
occupants:

Unit 1014 John McNeil  
Table, lamp safe, paintings  
Unit 1048 Greg Caizzi Beach  
chair, stool, paintings  
Unit 1053 Amanda Nitchman  
Ladder, table, lawn chairs  
Unit 2046 Ashton Gordan  
Golf clubs, skis, night stand  
Unit 3003 Ken Goodman  
Paintings, books, clothes,  
Unit 3025 Tjona Storm  
Shelves, hair salon chair,

## NORTH AMERICA'S #1 Selling Walk-In Tub



## Built for Safety, Designed for Independence

Meet the Safe Step Walk-In Tub with MicroSoothe® — a breakthrough air-infusion system that oxygenates, softens, and gently exfoliates your skin for a true spa-at-home experience. Built right here in Tennessee with uncompromising safety, durability, and comfort, Safe Step delivers more standard features than any other walk-in tub — all designed to help you feel better every single day.

## Why Homeowners Choose Safe Step:

- ✓ Heated seat keeps you warm and comfortable from the moment you sit down to the moment you step out
- ✓ Precision-engineered hydro-massage jets target sore muscles and stiff joints for soothing, full-body relief
- ✓ Premium construction backed by a full lifetime warranty on the entire tub
- ✓ Professional installation and top-tier service included — all for one simple, affordable price

### CALL TODAY AND RECEIVE EXCLUSIVE SAVINGS

# \$2,000 OFF PLUS FREE TOILET\*

FOR A LIMITED TIME ONLY



WhySafeStep.com

### For your FREE information kit and our Senior Discounts, Call Today Toll-Free

# 866-209-0947



Financing available  
with approved credit



\*Offer expires 9/30/26. Free toilet with purchase and installation of a walk-in tub or walk-in shower only. Offer available while supplies last. No cash value. Must present offer at time of purchase. Cannot be combined with any other offer. Market restrictions may apply. Offer available in select markets only: CSLB 1082165 • NSCB 0083445 • 13VH1096000 • CGC1537181 • ROC 312990 • CCB 244331 • SAFESSW784PS • PA127501 • MHIC 134223 • TN 5887 • RL 884533 • RBB 49248 • UT 13229623-5501

61

Council Order: 2026-084

Introduced by: Town Manager Brian Howard  
September 28, 2026**Transfer of ARPA Funds Among Existing Projects**

To see if the Randolph Town Council will vote to approve the following transfers in the use of American Rescue Plan Act (“ARPA”) funds among existing projects, in the amounts and among the projects shown below:

| <b>Transfer From Project</b> | <b>Amount</b>    | <b>Transfer To Project</b> | <b>Amount</b>    |
|------------------------------|------------------|----------------------------|------------------|
| Online Permitting Modules    | \$15,939         | RPS Track/Courts           | \$15,939         |
| Online Permitting Modules    | \$59,061         | Operating Budget           | \$59,061         |
| Emergency Shelter Generator  | \$40,000         | Operating Budget           | \$40,000         |
|                              |                  |                            |                  |
| <b>Total</b>                 | <b>\$115,000</b> | <b>Total</b>               | <b>\$115,000</b> |

Council Order: 2026-085

Introduced by: Town Manager Brian Howard  
September 28, 2026**Transfer from Water Stabilization Fund to Correct Clerical Error**

To see if the Randolph Town Council will vote to transfer \$683,062.20 from the Town's Water Stabilization Fund for the purpose of correcting a clerical error, as further described in the attached memoranda from the Town's Accounting Consultant and from the Town DPW Director, pursuant to M.G.L. Ch. 44, Section 53F1/2, and all other applicable law, said funds to be transferred to the following accounts in the following amounts:

| <b>Transfer From</b>            | <b>Amount</b>       | <b>Transfer To</b>                            | <b>Amount</b>       |
|---------------------------------|---------------------|-----------------------------------------------|---------------------|
| Town's Water Stabilization Fund | \$512,296.65        | MWRA Grant FY20 Sewer I&I fund (ORG 22450044) | \$512,296.65        |
| Town's Water Stabilization Fund | \$170,765.55        | MWRA Sewer P11-27-3-1139 (ORG 33450308)       | \$170,765.55        |
|                                 |                     |                                               |                     |
| <b>Total</b>                    | <b>\$683,062.20</b> | <b>Total</b>                                  | <b>\$683,062.20</b> |



CliftonLarsonAllen LLP  
claconnect.com

To: Brian Howard, Town Manager  
From: Hannah York  
Date: September 23, 2026  
Re: MWRA Project Funding and Reconciliation

---

I have reviewed Neil's memo and can confirm that the MUNIS transactions did occur in fiscal year 2022, as stated. Furthermore, the expenditures charged to the MWRA account are not allowable uses of the grant or loan funds, so this error must be corrected. In order to make the grant/loan accounts whole, the Town must appropriate from another enterprise source; such as operating funds or stabilization funds.

Hannah York, CPA  
Principal, CLA



TOWN OF RANDOLPH  
INC. 1793

## TOWN OF RANDOLPH DEPARTMENT OF PUBLIC WORKS

41 South Main Street • Randolph, MA 02368  
Telephone (781) 961-0940 • Fax (781) 961-0945

Section L, Item2.

TO: Brian Howard, Town Manager  
FROM: Neil McCole, DPW Superintendent  
DATE: September 22, 2026  
SUBJECT: MWRA Project Funding and Reconciliation

---

In January of 2020, the MWRA awarded the Town of Randolph \$1,076,258.00 through project number WRA-P11-27-3-1139. This project is for Sewer Infiltration and Inflow (I&I) design and construction. The award was broken into a 75% grant of \$807,193.50 and a 25% loan of \$269,064.50. The funds were wired into the Town's MMDT account and are considered cash on hand, not a reimbursable award. The monies were slated for use on the rehabilitation of the Martindale Pump Station. While only a small amount of these funds were utilized for that project, it has since been completed. In order to use the balance for a different project, the Town must provide a reconciliation to MWRA of funds spent and the balance available.

While researching the information needed, I discovered that in April of 2022, a clerical error was made when the monthly MWRA Sewer Assessment of \$683,062.20 was mistakenly charged to the WRA-P11-27-3-1139 project in MUNIS as follows:

MUNIS Org: 22450044    Object: 580000    Total: \$512,296.65 (75% Grant)

MUNIS Org: 33450308    Object: 580000    Total: \$170,765.55 (25% Loan)

The Sewer Assessment is paid in monthly installments over 10 months of the Fiscal Year. It should have been charged to the Sewer Enterprise Fund MWRA Assessment line in the FY2022 budget in MUNIS as follows:

MUNIS Org: 63450002    Object: 569200    Total: \$683,062.20

At the end of the FY2022 Fiscal Year, the Sewer Enterprise Budget was dramatically under budget due to this clerical error. Only 9 of the 10 months were charged to Sewer Enterprise Fund MWRA Assessment line. The unspent funds were transferred to Enterprise Fund Retained Earnings.

On April 3, 2023, via Council Order 2023-019, the \$683,062.20 was included in a transfer from Retained Earnings to the Water Treatment Stabilization Fund. Unfortunately, as the sewer assessment is not an eligible use of the MWRA funds, the

Town must transfer these funds back to the grant/loan to make it whole. I am requesting that they be transferred out of Stabilization and back into MWRA Grant and Loan funds, as outlined above.

Since my arrival to Randolph in 2024, the DPW has launched a new approach to sewer system analysis, maintenance, and repairs. The most notable impact is the purchase of a Sewer Camera Truck to bring the sewer main CCTV process in house to identify repairs ahead of road paving. The time has come to take the sewer evaluation to the next level.

The DPW is contracting with Duke's Root, a national sewer main company with 75 years of experience in analyzing sewer systems. Duke's will be using the latest technology with their Sewer Line Rapid Assessment Tools (SL-RAT) to perform an Acoustic Pipeline Monitoring assessment to review existing conditions of the sewer mains throughout Town. Results will be mapped in a GIS tool and reported via their dashboard software. Identified areas of concerns will be scheduled for DPW camera inspections to determine any maintenance and repairs as next steps. The SL-RAT process is planned for Fall/Winter 2026.

Duke's will also be contracted for a Spring 2027 project for Sewer Infiltration and Inflow MicroDetection. Again, using the latest technology in the field and online, a GIS map will be created identifying areas that the DPW can further investigate with the Sewer Camera Truck. BETA Engineering group has already completed the pre-work needed to focus on the areas of the sewer system most likely to be experiencing I&I. Repairing I&I locations is an important step in controlling costs of unnecessary sewer metering on water that does not require treatment (i.e. ground water or treated water from water breaks/seepage). The annual MWRA Sewer Assessment is based on the three-year average flow from the Town's sewer system. The FY2027 Annual MWRA Assessment is \$7.7 million.

The two Duke's projects mentioned above are eligible as MWRA projects. The existing funds from the MWRA project WRA-P11-27-3-1139 will be expended on these important sewer projects. Any additional funds from WRA-P11-27-1139 will be used on physical repairs such as sewer main lining, root control treatments, and pipe replacement. The first step is authorizing the transfer of the \$683,062.20 out of the Water/Sewer Stabilization Fund and back into the two MWRA Accounts, the grant and loan accordingly. Once that is done, I can work with the MWRA to reconcile the accounts and repurpose the available funds on hand for the Duke's projects.

Please let me know if you have any questions. Thank You!

**Council Order: 2023-019**

**Introduced by: Town Manager Brian Howard  
April 3, 2023**

**Transfer of Water/Sewer Retained Earnings to Water Treatment Stabilization Fund**

To see if the Randolph Town Council will vote to transfer \$3,313,150 from the retained earnings of the Town's Water/Sewer Enterprise Fund into the Water Treatment Stabilization Fund.

**Explanation:** The Water Treatment Stabilization Fund is intended to help defray the increase in fees that will be necessary to fund the new Tri-Town Water Treatment Facility currently under construction. Prior to this allocation, the fund has a balance of \$8,373,663.

4/3/2023: Motion to approve Council Order 2023-019 as presented made by Councillor Clerger, seconded by Councillor O'Connell.

Roll Call Vote: 8-0-0 (Absent: Egan)

Motion Passes.

Yays: C. Alexopoulos, W. Alexopoulos, Brewer, Burgess, Clerger, Gordon, Huff-Larmond, O'Connell

Date of Vote: 4/3/2023

  
Cheryl D. Sass  
Town Clerk & Registrar



**Council Order: 2026-086**

**Introduced by: Town Manager Brian Howard  
September 28, 2026**

**Appropriation of Commonwealth Transportation  
Infrastructure Funds For Solar Powered Traffic/Radar Signs**

To see if the Randolph Town Council will vote to appropriate \$48,688 from the Town's Commonwealth Transportation Infrastructure Funds for the purpose of purchasing, installing, maintaining and operating solar powered traffic/radar signs, consistent with all requirements of law.