



# TOWN COUNCIL MEETING

Monday, March 23, 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/1864/remotemeetings23>

Join Zoom Meeting: <https://us02web.zoom.us/j/86495385600>

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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 March 9, 2026

**D. Announcements from the President**

**E. Presentations**

- [1.](#) Planning Department with Mass Housing Partnership: Introduction to Affordable Housing Trusts

**F. Public Hearings**

**G. Public Comments/Discussions**

Public comments shall only be provided in person and shall not be provided remotely.

**H. Proclamations**

**I. Appointments**

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

**K. Old/Unfinished Business**

**L. New Business**

1. Council Order 2026-019: Transfer of Water/ Sewer Retained Earnings to Fund Blue Drop Water System (Same Night Action)
2. Council Order 2026-020: Transfer of ARPA Revenue Loss Funds for Generator at Randolph Intergenerational Community Center (Same Night Action)
3. Council Order 2026-021: Transfer of General Fund Free Cash to the FY2026 Information Technology Expense Budget (Same Night Action)
4. Council Order 2026-022: Transfer of Water/Sewer Retained Earnings to Fund Lead Service Line Inventory in Partnership with BETA Group (Same Night Action)

**M. Town Manager's Report**

**N. Correspondence**

1. Letter from Massachusetts Lottery
2. Comcast Notice of Franchise Renewal

**O. Committee Reports**

**P. Open Council Comments**

**Q. Adjournment**

Notification of Upcoming Meeting Dates

April 13 and 27

May 4, 11 and 18- May 11 is Joint with the School Committee

June 8 and 22

July 13 and 27

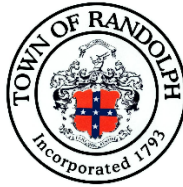
August 10 and 24- August 10 Regular Meeting and Joint with the School Committee

September 14 and 28

October 5 and 19

November 2 and 23

December 7- Regular Meeting and Joint with the School Committee



**Randolph Town Council**

**DRAFT Meeting Minutes**

**Meeting Date: Monday, March 9, 2026, at 6:02 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:** Christos Alexopoulos (In-Person), 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 (Via Zoom). Kevin O’Connell and Katrina Huff-Larmond arrived after roll call.

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

**Moment of Silent Prayer:** Moment of Silent Prayer held.

**Approval of Meeting Minutes**

- 1. Meeting Minutes of March 2, 2026
- 2. Meeting Minutes of March 2, 2026- Joint with School Committee

**Motion:** Motion to approve the Town Council meeting minutes of March 2, 2026 made by Councilor Alexopoulos, seconded by Vice President Brewer.

Roll Call Vote: 7-0-0 (Absent at Vote: Huff-Larmond and O’Connell)

**Motion passes.**

**Motion:** Motion to approve the Joint Town Council and Randolph School Committee meeting minutes of March 2, 2026 made by Councilor Alexopoulos, seconded by Councilor Clerger.

Roll Call Vote: 7-0-0 (Absent at Vote: Huff-Larmond and O’Connell)

**Motion passes.**

**Announcements from the President:**

- 1. President Egan announced the subcommittee and appointments have been chosen and were emailed to the councilors today.
- 2. There are forms at the podium where public comments happen, these forms are for questions and responses for the Town Council Clerk. There is an internal tracking sheet to ensure that all residents receive a response.
- 3. Business card locations within the chamber were announced.

- 4. Public Hearing information has been added to the website for residents to check the status of these.
- 5. President Egan stated that comments for 86/92 Union Street will be held during the Public Hearing and Public Comments for Council Order 2026-010 will be held during Public Comments.

**Correspondence:**

- 1. Flyer invitation to a veterans coffee hour being held at the RICC on March 27, 2026.

**Presentations: None**

*Councilor O’Connell joined the meeting via Zoom at 6:09 PM*

*Councilor Huff-Larmond arrived at the meeting at 6:10 PM.*

*Town Council Meeting recessed at 6:10 PM.*

*Town Council Meeting reconvened at 6:15 PM.*

**Public Hearings:**

- 1. 6:15 PM Council Order 2026-001: National Grid Pole Petition at Turner Ln
  - a. The Council President requested to hear from the Applicant. National Grid employee Mohammed attended the meeting in person and gave a brief overview of why the pole is needed. Gabriel from Inovis Energy was also present to answer questions regarding site plan review. There were no comments from the public.

**Motion:** Motion to approve contingent on site plan and Fire Department Review by Vice President Brewer and seconded by Councilor Clerger.

Roll Call Vote: 9-0-0

**Motion passes.**

- 2. 6:15 PM Special Permit for 86/92 Union Street
  - a. Linda Martell, 16 Hollis Street: was looking for an overview of the project and how it is going to impact. President Egan invited the designer up to the podium to give an overview of the project, which is a planned residential development. A map of the proposal was shown on the screen for the audience to.
  - b. Felicia Valentine-Perry, 18 Burris Way: read her letter of opposition which contained safety concerns, narrow streets, traffic, parking, and the steep grading.
  - c. Nicolas Hamlet, 1 Alden Street: opposed due to the traffic on Union Street. Saying it is already too busy and there are lots of accidents.
  - d. Debra Nathan, Alden Street: Opposed to the project and says the current owner is not maintaining the property.
  - e. Debbie, 17 Burris Way: Opposed due to narrow roads, traffic and entrance into the Burris neighborhood. She does not want the cut through into the neighborhood and believes that this will reduce pedestrian safety.
  - f. Laforest Taylor, 1 Burris Way: opposed to the project saying that she bought her home because of the neighborhood and this project will ruin the characteristics of the street. Opening Burris Way will create more traffic and noise to the residents who live here.
  - g. Lindsay Bonhuer, 15 Burris Way: opposed to the project due to increase of safety concerns and the impact on the quality of life in the neighborhood. She also questioned what this would do to their property value.

- h. Suze Bonhuer, 15 Burris Way: there is already enough trouble with snow openings, where is the snow supposed to go now? Trash trucks are unable to turn around. Opposed to the project.
- i. Sandy, Hollis Way:
- j. Guerlince Semerzier, 60 Mill Street: hopes Town Council makes the right decision seeing all the residents who are against this project.
- k. Sandy Penza, 17 Hollis St, Concerns with pedestrians that are walking on the roads.
- l. Henry Cooke, 721 Main Street: serves on the Town Historic Commission and is opposed to the project. Just because the town has an ordinance does not mean we have to use it. Mr. Cooke believes this will have negative effects on the neighborhood. Mr. Cooke also stated that looking at these plans there will be parking lots in the front yards of the proposed units.
- m. Wildine Charles, 19 and 21 Burris Way: Development will increase chaos.
- n. Tyrone Perry, 18 Burris Way: states his property is right where the exit would be placed. He believes this will disturb his land and any habitats that are there. Concerned with the safety of debris during construction.
- o. Marie Gladen, 86 Union Street: believes the town can work together with the developer and the neighbors and come to an agreement. Also concerned with the potential of rats due to trash.
- p. Sandi Cohen, 63 Bittersweet Lane: understands that development needs to happen but we need to keep the safety and tranquility of the town. Short and scrunched developments cause congestion.
- q. Kelsey, 15 Burris Way: opposed saying that parking is an issue and the units built near McDonalds are still not all occupied.

There were no more public comments. The public comments portion of the public hearing was closed. The Councilors were invited to comment or ask questions on the special permit application

- r. Councilor Burgess: went over the Drawings that were included with the agenda packets and spoke on the recommended changes that would align with the Town's bylaws. Councilor Burgess requested some formatting changes as well when the plans are presented again.
- s. Councilor O'Connell: Apologized for not being in person given that this is in his district. Councilor O'Connell expressed concerns over water. He would like to see comments from DPW as well as the options for creating a PRA.
- t. Councilor Clerger: we represent the people and it does not seem like there is a need or appetite for this project.
- u. Councilor Gordon: asked how we could move forward with the project without having the exit on Burris Way. John Spink, Engineer, says this exit is for emergency purposes only.
- v. Councilor Alexopoulos: concerned with the parking and snow.
- w. Councilor Brewer: asked if there will be any blasting? Will any of these units come at an affordable price? Also stated that a percolation test would be required.
- x. Councilor Huff-Larmond was also wondering about blasting. Councilor Huff-Larmond recommends reviewing the protocols and bylaws. She also stated that she has gotten calls about the trash in that area. Councilor Huff-Larmond recommends taking all these comments from councilors and residents into consideration.
- y. Councilor Thompson: in favor of high density housing but this proposal seems too dense. He has concerns over the narrow streets as well.
- z. Ricardo Jean, applicant for the special permit: spoke on when he first bought the house he wanted to tear it down. His goal is to build new houses. He would like to own half and rent them out then sell the other half. He said he was willing to build less than 16 but needed to build enough to make a profit.

- aa. Councilor Alexopoulos: asked if Ricardo Jean had disclosed the information on wanting to rent out the units.
- bb. John Spink, designer for the applicant: asked if they were supposed to disclose about the intentions of selling or renting the units.
- cc. Councilor O’Connell asked if the applicant would be willing to pave Burris Way? The applicant does not believe that this is feasible.

**Motion:** Motion to continue to April 13, 2026 by President Egan and seconded by Councilor Clerger.

Roll Call Vote: 8-1-0 (Nays: Alexopoulos)

**Motion passes.**

*Town Council Meeting recessed at 7:51 PM.*

*Town Council Meeting reconvened at 7:57 PM.*

**Public Comments**

Council President Egan invited the public to speak.

- 1. Sandy Range, Grandmothers Village Project, would like the Council to review their proposal to use the land at the former NIKE site.
- 2. Radiant Jasmin, 171 Allen Street, also with the Grandmothers Village Project. Would like the town to consider their use of the land which creates housing and a community garden.
- 3. Joe Burke, 54 Hills Street, opposed to Council Order 2026-010 due to the increased traffic in the neighborhood.
- 4. Nancy Burke, 45 Hills Street, opposed the use of the land at the NIKE site due to the traffic the trucks will bring as well as the wear and tear on the roads. There is already increased traffic from the bus station.
- 5. Jennifer Baker. 21 Mitchell Street, opposed to Council Order 2026-010 due to the increase in pollution from the trucks and buses that are near her house.
- 6. Barbara Graso, 346 High Street, concerned for wear and tear on the roads, noise that the increase in traffic and operation at the NIKE site will bring. As well as the compost site having an effect on Blue Hills.
- 7. Cheryl Newton, 8 Waldo Street, we are lucky to have Blue Hills and would like people to stop trying to find a use for the land. Traffic is already a problem and we can not control speeding.

*Councilor O’Connell left the meeting via Zoom at 8:14 PM.*

- 8. Maryanne Rodman, 54 Eugenia Street, is against the use of the NIKE site due the effects on the neighborhood and wildlife. She also mentioned that the proposal contained some profits for the town and that they are not worth it.
- 9. Christine Gallagher, 5 Edwin Street, opposed to snow dumping and soil mixing these will have harmful effects. People are already cutting through the neighborhoods and this will increase the traffic. Also concerned over dust and pollution.
- 10. Jul Marie Homer Murphy, 58 Eugenia Street, Blue Hills does not need any changes. Asked what was happening at the intersection?

*Councilor O’Connell arrived in person to the meeting at 8:22 PM.*

- 11. Pat Grasso, 346 High Street, traffic from 24/93 is bad enough, we do not need to increase it by allowing the land to be used at the NIKE site. Who is benefiting from this?
- 12. Julie Hurley, 37 Hills Street, If we did not allow the New England Patriots to the NIKE site; why would we allow this? Who is monitoring and regulating the use?
- 13. Sandi Cohen, 63 Bittersweet Lane, is also against the use of the land saying that we are still dealing with the TLA site in Holbrook. We do not need more traffic, trucks and pollution.
- 14. Ken Murphy, 58 Eugenia Street, The bus company will create traffic as is. Backups are happening quickly and creating gridlocks.
- 15. Roberta Burke, 54 Hills Street, opposed the use of the land for traffic and environment concerns.
- 16. Tiffany Burke- Johnson, 72 Reed Street, Blue Hills is beautiful land and asked the Council not to allow this. High Street has enough traffic. Also mentioned concerns of the trash as the baseball fields.
- 17. Councilor Burgess stated for the record that there was no relation between Scott Burgess who is requesting the letter from the Council to go to DCR.

**Proclamations: None**

**Appointments: None**

**Motions, Orders, and Resolutions:**

- 1. Resolution 2026-002: Resolution for Open Process
  - a. Introduced by Councilor Gordon and referred to the Resolutions and Proclamations Committee.
  - b. This would change the way Public Speaks is handled across all boards and committees in town. Councilor Gordon would like to allow back and forth with residents during this time.

**Old/Unfinished Business:**

- 1. Council Order 2026-010: Request From Scott Burgess for Letter of Approval
  - a. Councilor Alexopoulos believes this is improper use of the land and we heard from the residents that they would not like to see the land be used.
  - b. Councilor O’Connell states that we do not own the land so we should leave it as is.
  - c. Councilor Clerger has had a change of mind after listening to residents and is opposed to the land use.
  - d. Councilor Huff-Larmond is glad that more questions were asked and the residents came to speak.
  - e. Councilor Gordon would like to entertain the Grandmothers Village Project that Dr. Sandy Range and Radiant Jasmin spoke earlier.
  - f. President Egan asked for the contact at DCR from Mr. Burgess. President Egan does not believe the financial benefit would outweigh the cost to the neighborhood. More information was requested from Mr. Burgess and that has not been received just yet. President Egan would hesitate to write a letter for this property since it does not belong to the Town.
  - g. Councilor O’Connell asked the Council Clerk to read the opposition letter from State Representative Bruce Ayers and Richard G Wells, Jr.
  - h. Councilor Thompson would like to send a letter in opposition to DCR. While Councilor Gordon believes that we should reply to DCR and mention the Grandmother’s Village Project.

**Motion:** Motion made by Councilor Gordon to amend the motion and write a letter to DCR with the Grandmother’s Village Project proposal. This motion failed for a lack of seconds.

**Motion:** Motion made by Councilor Thompson to send a letter of opposition to DCR. This motion was seconded by Councilor O’Connell.

Roll Call Vote: 4-5-0 (Yays: Clerger, Gordon, O’Connell, Thompson; Nays: Alexopoulos, Burgess, Brewer, Egan and Huff-Larmond)

**Motion Fails.**

- i. Councilor Alexopoulos does not believe we should send a letter to DCR since we have no contact at DCR regarding this topic.
- j. Councilor Clerger believes that we could find out who the contact person was.

**Motion:** Motion to take no action on Council Order 2026-010 by Councilor Alexopoulos and seconded by Council O’Connell.

Roll Call Vote: 9-0-0

**Motion passes.**

**New Business:**

- 1. Council Order 2026-016: Transfer of Free Cash to Fund Town’s July Patriotic and Historical Celebration

**Motion:** Motion to approve Council Order 2026-016 as presented by Councilor Burgess and seconded by Council Alexopoulos.

Roll Call Vote: 9-0-0

**Motion passes.**

- 2. Council Order 2026-017: Amendment To Town Council Rules Section 27 Pertaining to Public Comments/Discussion and Public Hearings
  - a. Introduced and referred to the Zoning and Ordinance Subcommittee
- 3. Council Order 2026-018: Amendment To Town Council Rules Section 13 Pertaining to Order of Business and Agenda)
  - a. Introduced and referred to the Zoning and Ordinance Subcommittee

**Town Manager’s Report: None**

**Committee Reports:**

- 1. Councilor O’Connell reported as the School Committee representative- stated that the roof for the Randolph Middle School will need funds to replace/repair the roof due to multiple leaks. 6th grade has no art teacher and the library needs support.

**Council Comments:**

- 1. Councilor Clerger: Attended the recent School Committee meeting with President Egan and Councilor O’Connell. April 19th is a fundraiser for the marching band. Councilor Clerger stated that the marching band represented the state and not just Randolph. Happy St. Patrick's Day.
- 2. Councilor Gordon :asked about scheduling Subcommittee meetings. President Egan recommends they meet and set a schedule.
- 3. Councilor O’Connell: will email the Zoning and Ordinance Subcommittee members to set up the first meeting. The facility director for the school informed Councilor O’Connell that he is in desperate need of a sander.
- 4. Councilor Thompson: gave thanks to the residents for their involvement in tonight's meeting.
- 5. Councilor Huff-Larmond: Thanked the residents who came out tonight. Randolph Women’s Club held a great celebration on Sunday. WEMO March 27th leadership conference.

6. President Egan: RICC is selling tickets for the Yankees and Red Sox for \$80 per person with transportation included. RICC is also selling tickets for Sail Boston which are \$189 per person. More information can be found on the Randolph Intergenerational Community Center website.

**Adjournment:**

**Motion:** Motion to adjourn made by Councilor Clerger and seconded by Councilor Alexopoulos.  
Roll Call Vote: 8-1-0 (Nay: O’Connell)

**Motion passes.**

*Town Council Meeting adjourned at 9:13 PM.*

Notification of Upcoming Council Meetings:

- March 23
- April 13 and 27
- May 4 and 18
- June 8 and 22
- July 13 and 27
- August 10 and 24
- September 14 and 28
- October 5 and 19
- November 2 and 23
- December 7

# Four communities chosen for latest round of MHP’s intensive trust technical assistance

## Posted on March 3, 2026

BOSTON --- MHP’s Community Assistance team has selected four communities to receive support through its intensive **technical assistance program** for local housing trusts. The program is designed to help the communities achieve their affordable housing goals through the use of an affordable housing trust fund. Agawam, Hatfield, Randolph, and Westford were selected in the latest round.

Three are seeking assistance to establish an affordable housing trust fund. One has an established trust fund. Each community will receive up to 10 months of direct technical assistance from MHP staff.

### **Agawam prepares for launch**

The community is ready to launch an effort to establish an affordable housing trust fund, which has been discussed many times in public meetings over the years. In addition, staff have attended MHP trust trainings for years. Their housing needs assessment, community preservation planning, and housing production plan all point to establishing a trust. The Agawam Housing Committee, with support from the planning department, will lead the initiative.

### **Hatfield is on the move**

The town is fresh from developing a comprehensive plan, called Hatfield: 2040, which recommends the creation of an affordable housing trust fund. With a population of just 3,352 Hatfield is on the move. The town has adopted new zoning bylaws for accessory dwelling units and Open Space Residential Development to encourage new housing development. The town is in conversations with three developers interested in "friendly" 40B developments and working to implement recommended changes to the zoning code to make more multifamily housing permitted by right. An affordable housing trust will build on Hatfield’s ability to use CPA funds for housing development.

### **Randolph removes hurdles**

Randolph has methodically been moving toward expanding housing options. In 2025, a housing coordinator was hired to address affordable housing needs, support residents, work with property owners, and develop housing policy. Then updates were made to zoning ordinances to remove hurdles to the construction of two-family dwellings and reduce parking thresholds. Randolph is on schedule to establish an inclusionary zoning ordinance in 2026. The creation of an affordable housing trust fund will further develop housing infrastructure to increase affordable housing access.

### **Westford repositions**

The town has celebrated a milestone. Its affordable housing trust board has turned 20. The town wants to position the board for the future. The board’s current structure is being reevaluated and discussion centers on reviewing and revising the board’s mission statement, committee charge, and the onboarding of new trustees. Talking points may be developed to explain the board’s mission to the community.

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**Launched in 2021**, MHP’s Affordable Housing Trust Fund Technical Assistance Program builds on MHP’s history of helping communities start and operate effective trusts. This effort began in 2005 when the state legislature passed the Municipal Affordable Housing Trust Law, simplifying the process of establishing a local housing trust fund.

For more information on intensive trust technical assistance contact MHP Senior Program Manager **Shelly Goehring**.

For press inquiries, contact MHP Communications Manager **Lisa Braxton**.



# RANDOLPH AFFORDABLE HOUSING TRUST FUND

Presented by:

**Elijah Mensah**  
*Housing Coordinator*

# Overview

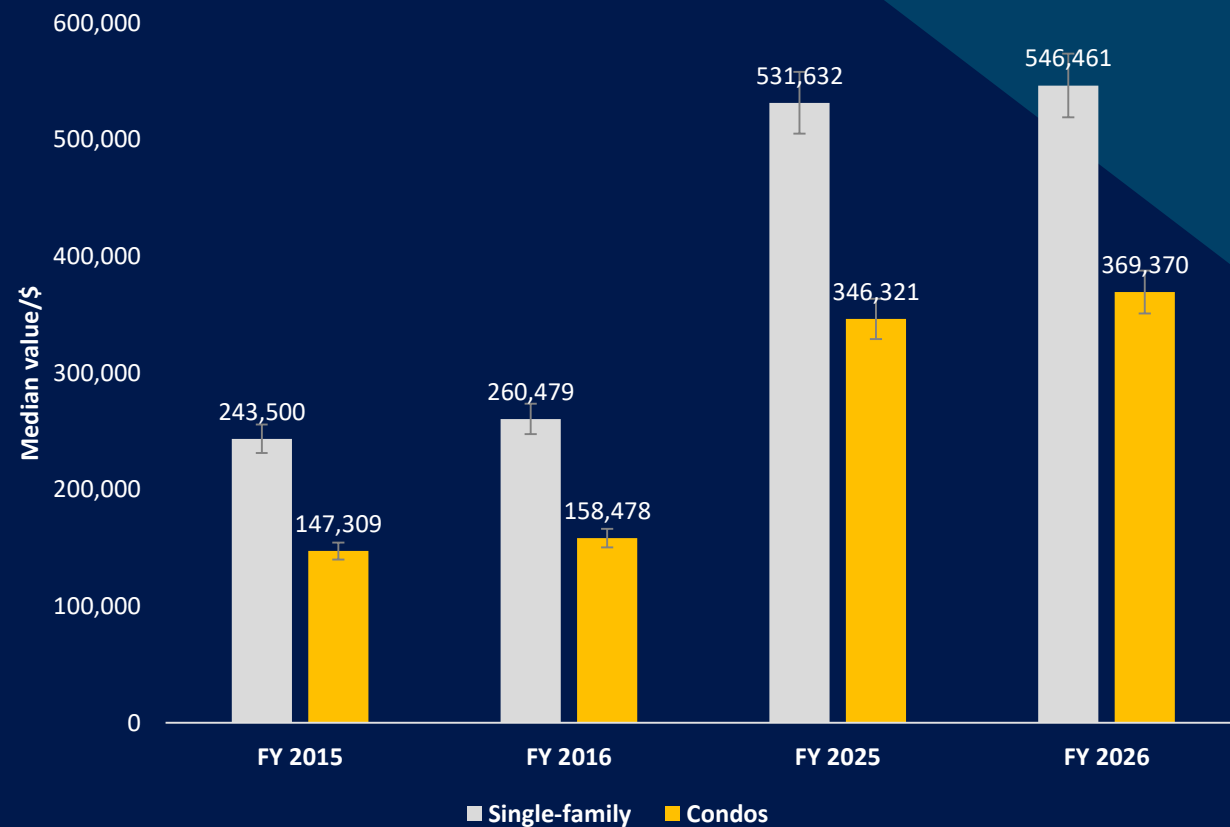
- Housing affordability challenges in Randolph
- What is an Affordable Housing Trust?
- How it works and what it funds
- Governance and funding sources
- Alignment with Town Comprehensive Master Plan
- Proven successes in Massachusetts



# CONTEXT: WHY THIS MATTERS

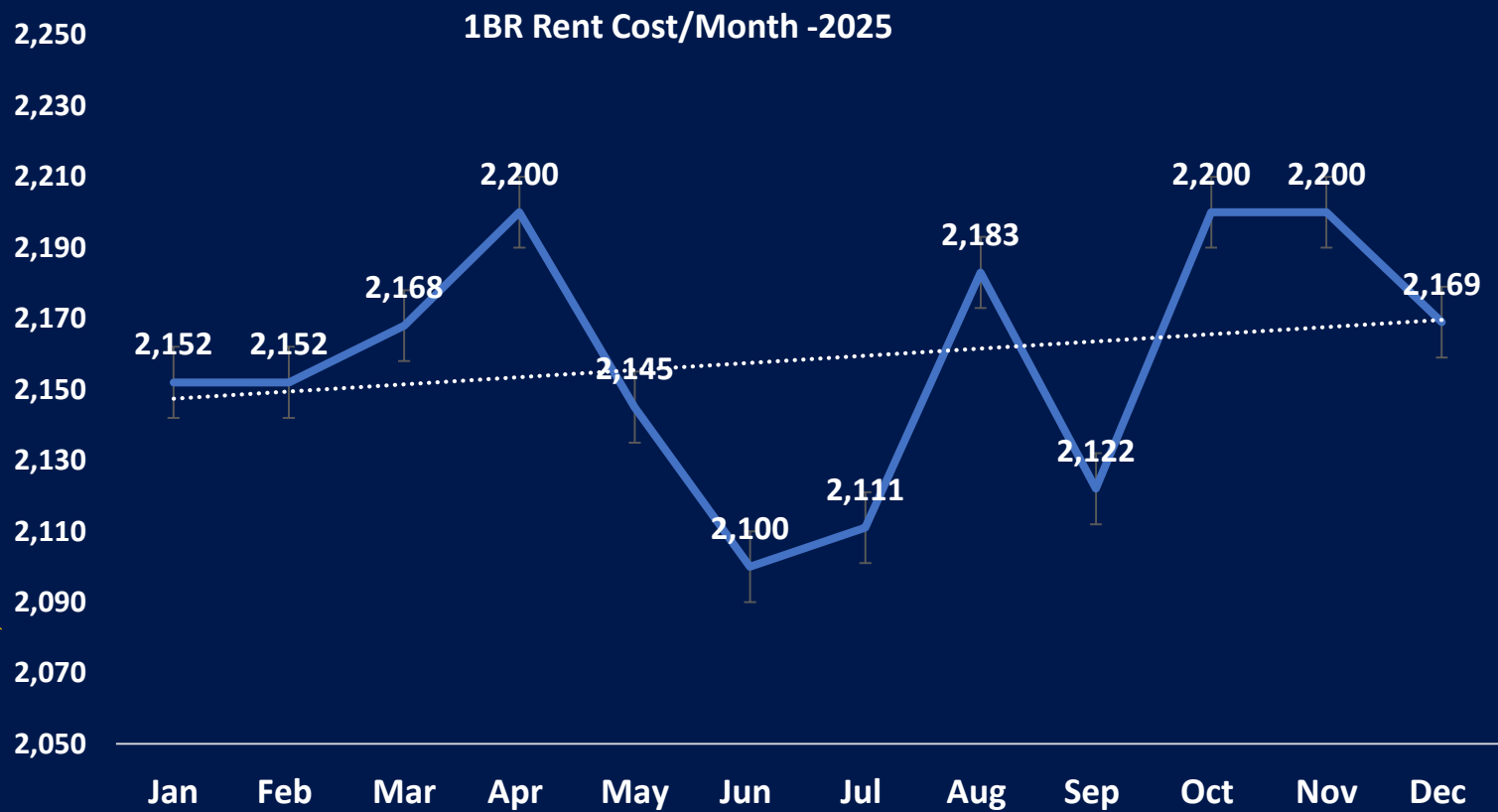
## *Why housing affordability matters now*

- For years, Randolph has offered more affordable housing options compared to surrounding Greater Boston communities.
- 57% of renters and 36% of homeowners are cost-burdened.



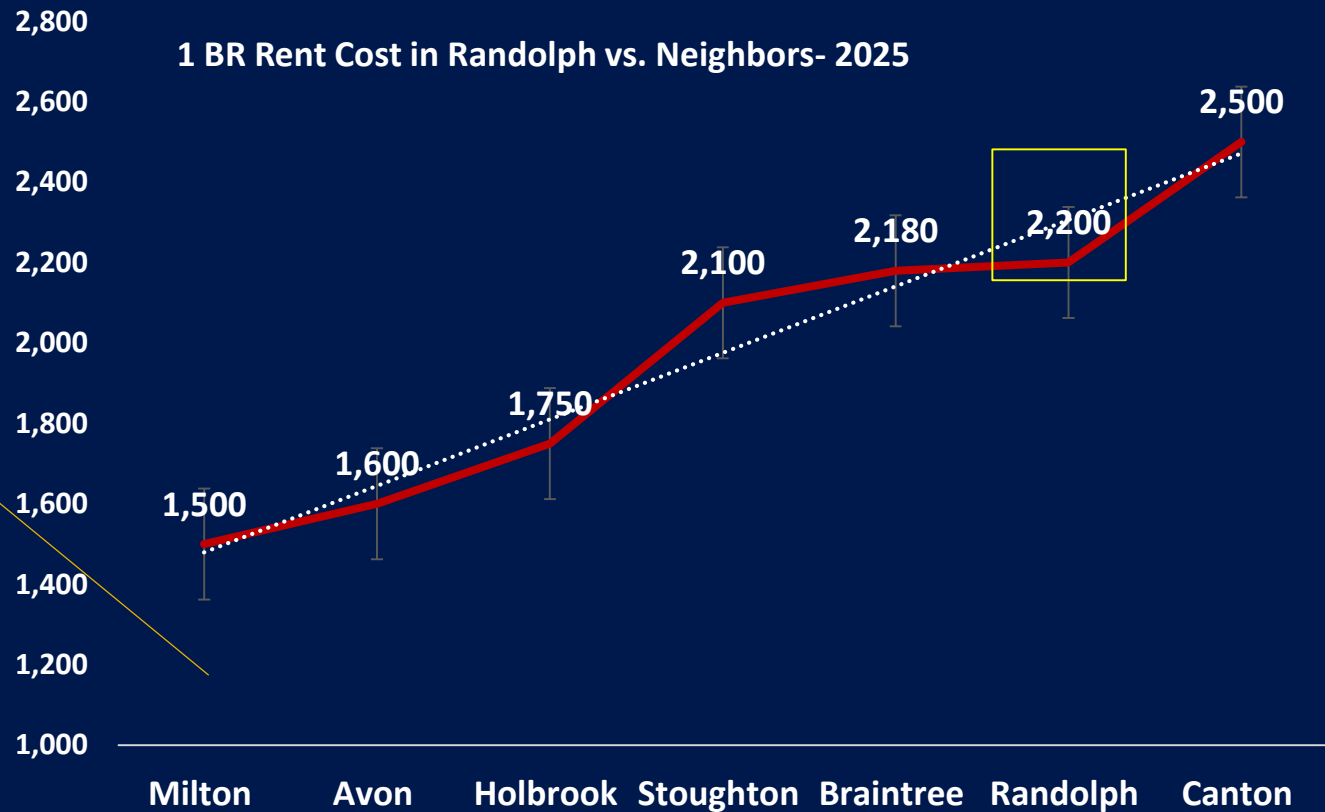
# CONTEXT: WHY THIS MATTERS

*Why housing affordability matters now*



# CONTEXT: WHY THIS MATTERS

## Why housing affordability matters now



Community	Average Monthly Rent (\$)	Average Annual Rent (\$)
<b>Randolph</b>	<b>2,200</b>	<b>26,400</b>
Milton	1,500	18,000
Avon	1,600	19,200
Holbrook	1,750	21,000
Stoughton	2,100	25,200
Braintree	2,180	26,160
Canton	2,500	30,000

# AFFORDABLE HOUSING TRUST

## *What is an Affordable Housing Trust?*

- A dedicated, locally controlled fund established by a municipality to support the creation, preservation and long-term affordability of housing for low- and moderate-income households.
- Enabled under M.G.L. c.44 §55C.
- As of 2025, 152 municipalities in the state have adopted Affordable Housing Trusts.

# HOW THE TRUST FUNCTIONS



# WHAT THE TRUST CAN FUND

## *Eligible uses of the Trust Funds include:*

- Development of new affordable housing
- Preservation of deed-restricted affordable units
- Property acquisition and redevelopment
- Renter stabilization and emergency assistance
- Gap financing for new housing development

# FUNDING THE TRUST

## *Potential funding sources*

- Community Preservation Act (CPA)
- Local appropriations/ Free cash
- Inclusionary Zoning in-lieu fees
- Development mitigation payments
- Local option transfer fee
- Private donations
- Land disposition proceeds

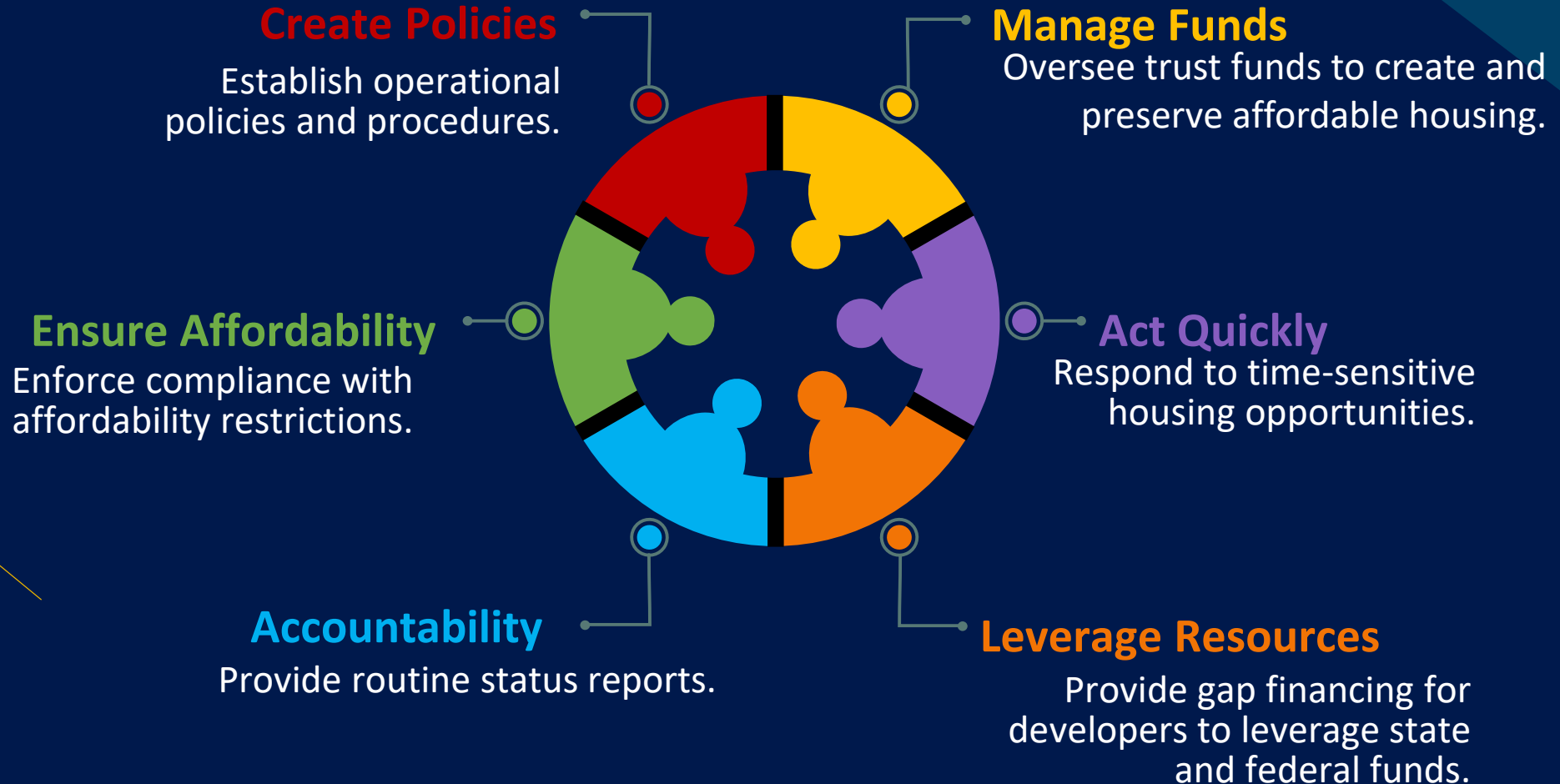
# FINANCIAL OVERSIGHT

## *Fund management and custodianship*

- The Town's treasurer/collector serves as custodian of the Fund.
- Affordable Housing Trust Board of Trustees holds fiduciary responsibility for all allocations.
- All expenditures require a majority vote of the Trustees.
- Annual financial reporting and routine audits are conducted.

# RESPONSIBILITIES OF THE TRUSTEES

*What is their role?*



# MEMBERSHIP OF THE TRUST

## *Composition of trustees*

### *Accepting the statute (MGL Ch. 44, §55C)*

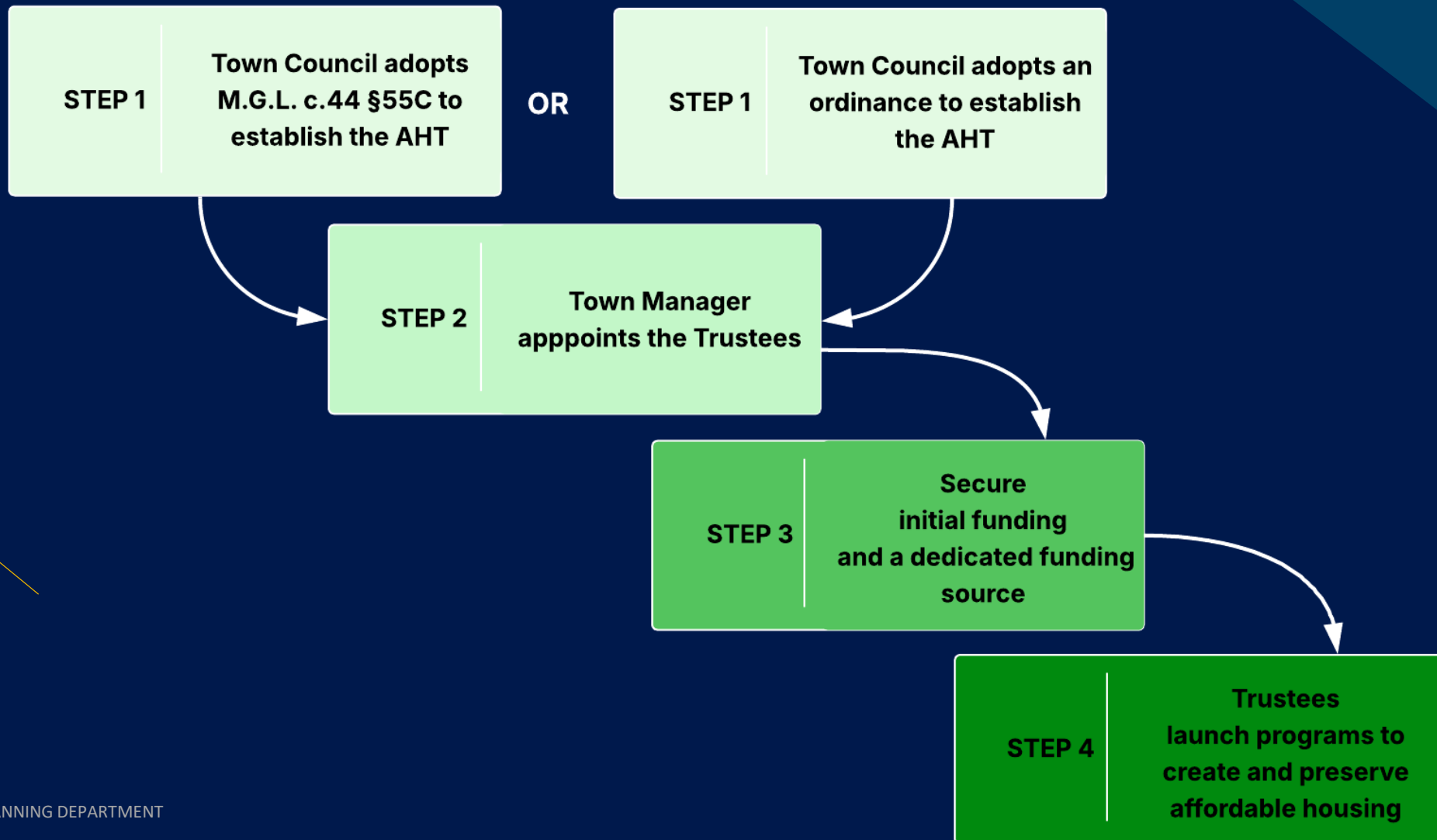
- Minimum of five (5) trustees including the Town Manager.
- The Town Manager appoints the trustees.
- Membership include diverse expertise and experience.
- Terms up to 2 years (Staggered terms).
- Trustees have all statutory powers.

### *When ordinance is adopted*

- The size and membership of the Board of Trustees can be customized.
- The Town Manager appoints the trustees.
- Membership include diverse expertise and experience.
- Terms can be customized up to two years maximum.
- Statutory powers may be modified.

# HOW THE TRUST CAN BE ESTABLISHED

## Legal action and governance framework



# ALIGNMENT WITH MASTER PLAN

## *Housing recommendations by the Town*

- Randolph Comprehensive Master Plan recommends:
  - Increasing affordable housing to meet the needs of current and future residents.
  - Preserving and upgrading existing affordable housing.
  - Promoting homeownership opportunities.
  - Expanding the mix of housing choices for residents.
- Establishing an Affordable Housing Trust is a key tool to advance these recommendations.

### RANDOLPH COMPREHENSIVE MASTER PLAN



Randolph, Massachusetts   
DECEMBER 2017

Prepared for:  
The Randolph Planning Board  
The Randolph Planning Department  
Comprehensive Master Plan Steering Committee

Consulting Team:  
 HARRIMAN FXM Associates Howard Stein Hudson  
Heritage Resources



# PROVEN SUCCESSES

## *Key case studies from Massachusetts*

### Town of Orleans

- Population > 6,300.
- Trust established in 2018.
- Trust provided over \$800,000 toward the construction of 14 units affordable housing at 107 Main St, Orleans.

### Town of Milton

- Population > 28,000.
- Trust awarded \$400,000 in 2024 to support the construction of new apartments at Winter Valley Senior Residence.

# PROVEN SUCCESSES

## *Key case studies from Massachusetts*

### Town of Arlington

- Population > 46,000.
- Trust formed in 2020.
- Provided \$500,000 grant to local developer to acquire a two-family rental property on Grafton St., deed-restricted as affordable housing for 30 years.

### City of Cambridge

- Population > 100,000.
- Trust established in 1989.
- Provided \$800,000 to assist pre-development activities for construction of 95 rental units at Wendell St.

# PROVEN SUCCESSES

## *Key case studies from Massachusetts*

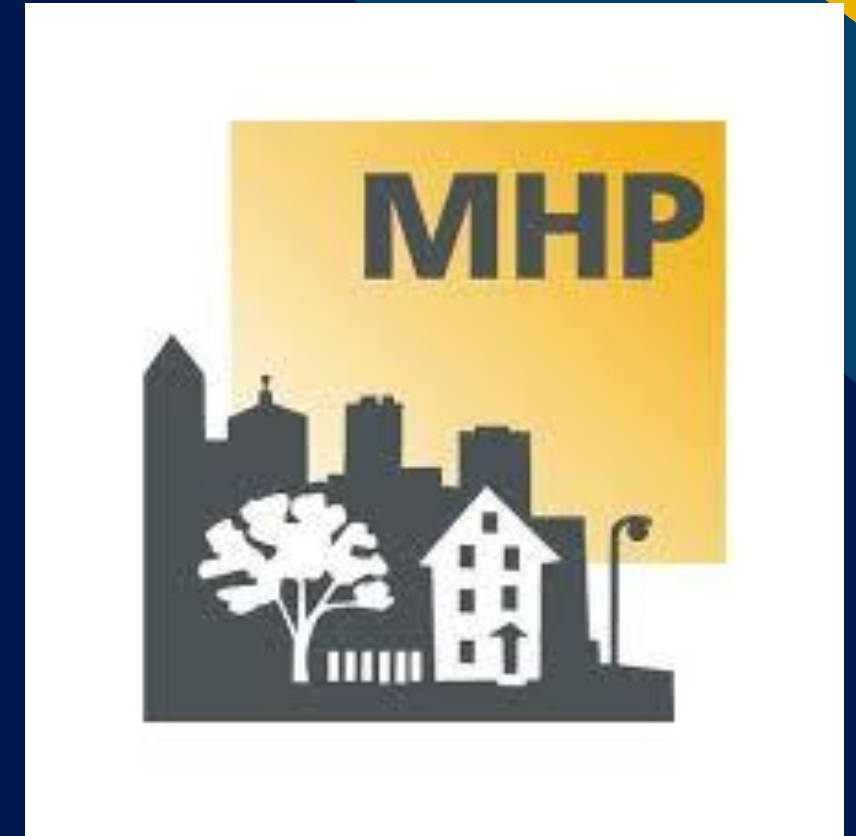
### City of Worcester

- Population > 200,000.
- Trust created in 2021.
- Awarded \$1.25M in FY25 to support development of 59 affordable units.

# HOW WE ARE DOING THIS

## *MHP Technical Assistance Program*

- Concentrated technical assistance in the creation of a municipal affordable housing trust or to support an existing trust. The technical assistance lasts about 10 months.
- Concord, Hull, Melrose, and Springfield received technical assistance in 2025.
- Randolph granted support in February 2026.



Massachusetts Housing Partnership (MHP)

# HOW WE ARE DOING THIS

## *Technical Assistance Partnerships*

- **Concord:** MHP is helping the trust coordinate with local housing partners through the Concord Housing Roundtable and providing trustees with affordable housing finance training to guide funding decisions.
- **Hull:** Assisted in the development of an AHT, draft bylaw and community engagement.
- **Melrose:** MHP is working with the board to develop a mission statement to clarify the board's role in the community, as well as establish goals and strategies to direct its investment over the next few years.

# Questions?

Elijah Mensah

*Housing Coordinator*

Planning Department

Email: [emensah@randolph-ma.gov](mailto:emensah@randolph-ma.gov)

**Council Order: 2026-019**

**Introduced by: Town Manager Brian Howard  
March 23, 2026**

**Transfer of Water/Sewer Retained Earnings  
to Fund Blue Drop Water System**

To see if the Randolph Town Council will vote to transfer \$100,000 from the Retained Earnings of the Town's Water/Sewer Enterprise Fund to fund the ongoing implementation, maintenance, and use of the Blue Drop water system to provide an alternative water source to the public.

**Explanation:** As a courtesy to our residents, the Town provides filtered water to the public in two locations in the Town of Randolph, at the DPW yard and at St. Bernadette's Church parking lot. This provides PFAS free water. In both locations, members of the public, including those with health vulnerabilities, may access filtered water. The Town provides this water through a contract with a vendor, Blue Drop water system, which performs the filtration. This transfer will fund the continued operation of that program until December 31, 2026.

**Council Order: 2026-020**

**Introduced by: Town Manager Howard  
March 23, 2026**

**Transfer of ARPA Revenue Loss Funds For A  
Generator at Randolph Intergenerational Community Center**

To see if the Randolph Town Council will vote to transfer \$321,000, which was previously transferred from the ARPA Coronavirus State and Local Fiscal Recovery Funds Revenue for the purposes of supporting social service personnel at the Randolph Intergenerational Community Center, to be used instead for the design, purchase and installation of a generator at the Randolph Intergenerational Community Center.

**Explanation:** The Town Council previously voted to transfer ARPA Coronavirus State and Local Fiscal Recovery Funds Revenue for the purpose of supporting the salaries and benefits of social service personnel at the Randolph Intergenerational Community Center. In addition, the Town has received a series of earmark grants from the Commonwealth of Massachusetts to support social services at the RICC and the Town has also supported those personnel with departmental funds.

The Town has been working to install a generator at the RICC. The original estimate for the cost of designing, purchasing and installing a generator at the RICC was \$150,000. However, the Town subsequently determined that a full-load generator, rather than a partial-load system is necessary to adequately serve the RICC for use as an emergency shelter. As you are aware, the RICC is part of the Town's emergency response facilities and will be able to serve as a shelter in an emergency.

The Town therefore requests to use the surplus money from the transfer for social services personnel at the RICC to fund the design, purchase and installation of a generator at the RICC. The bid price for these services is \$406,000. The total cost, with a 10% contingency, is \$446,600. We already have \$125,000 available for this project. The total requested transfer is therefore \$321,000.

**Council Order: 2026-021**

**Introduced by: Town Manager Brian Howard  
March 23, 2026**

**Transfer of General Fund Free Cash to  
the FY 2026 Information Technology Expense Budget**

To see if the Randolph Town Council will vote to transfer \$43,891.88 from the certified General Fund free cash to the 2026 Information Technology (“IT”) Expense Budget for the purpose of funding technology and facilities maintenance, repairs and upgrades at the Randolph Intergenerational Community Center (“RICC”), including, the replacement of the RICC computer server, the purchase of a backup computer server for the RICC, and the upgrade and expansion of the wireless networking capabilities at the RICC.

**Explanation:** Last week, the Town experienced a hardware failure involving the primary computer server located at the RICC. This server had been scheduled for replacement during the upcoming capital budget cycle due to its age, but it unfortunately failed before that replacement could occur.

To restore operations and reduce the risk of future outages, the IT Department is requesting funding to purchase two servers for the RICC. One server would replace the failed unit, and the second would serve as a redundant backup server. Installing a second server will allow the system to continue operating if one unit experiences a failure. Currently, the building only has a single server, which creates significant operational risk when hardware issues occur. At the same time, the RICC’s network firewall, which protects the Town’s network from external threat, needs to be replaced and the existing wireless access points need to be upgraded in order to be compatible with the new, stronger, firewall.

These replacements will restore access to critical files, stabilize the network infrastructure at the RICC, and significantly reduce the risk of future outages.

**Council Order: 2026-022**

**Introduced by: Town Manager Brian Howard  
March 23, 2026**

**Transfer of Water/Sewer Retained Earnings to Fund  
Lead Service Line Inventory in Partnership with BETA Group**

To see if the Randolph Town Council will vote to transfer \$150,000 from the Retained Earnings of the Town's Water/Sewer Enterprise Fund to fund the continued work on the Lead Service Line Inventory in partnership with the Town's consultant on this project, BETA Engineering group.

**Explanation:** This is an ongoing initiative that the Town has been working on in order to maintain compliance with all Federal and State requirements for water quality. The Town received a \$288,000 state grant to begin the work on the lead service line inventory project. These additional funds will continue to advance this required project.



DEBORAH B. GOLDBERG  
*Treasurer and Receiver General*

MARK WILLIAM BRACKEN  
*Executive Director*

March 16, 2026

Randolph Town Council  
41 S. Main Street  
Randolph, MA 02368

Dear Sir/Madam:

The Massachusetts State Lottery is offering a KENO monitor to existing KENO To Go agent/s in your city/town, to display the game at their location. In accordance with M.G.L. c 10, section 27A, as amended, you are hereby notified of the Lottery's intent to install a monitor at the following location/s in your community:

Randolph Market  
259 Allen Street  
Randolph, MA 02368

If you object to these agent(s) receiving a monitor, you must do so, in writing, within twenty-one (21) days of receipt of this letter. Please address your written objection to Gregory Polin, General Counsel, Legal Department, Massachusetts State Lottery Commission, 150 Mount Vernon Street, Dorchester MA 02125. Should you have any questions regarding this program or any other issues relative to the Lottery, please call me at 781-849-5555. I look forward to working with you as the Lottery continues its' efforts to support the 351 cities and towns of the Commonwealth.

Estimated weekly traffic: (number of people): 1500  
Current No. of Cashier positions selling Lottery products: 1  
Percentage of floor space currently devoted to Lottery sales: 5%  
Percentage of floor space for KENO sales: 5%  
Estimated annual gross revenues of current Lottery products: \$800K  
Estimated percentage of gross revenues from sales of Lottery products: 10%  
Estimated net income to be derived from sales of KENO products at this location: \$80,000

Sincerely,

Diane Scott, MSLC Licensing Department  
dscott@masslottery.com





VIA FEDEX 2<sup>nd</sup> day Delivery

March 12, 2026

Mr. Brian P. Howard  
Town Manager  
Town of Randolph  
41 South Main Street  
Randolph, MA 02368

**Subject: FRANCHISE RENEWAL**

Dear Mr. Howard:

We at Comcast appreciate the opportunity to serve the citizens of the Town of Randolph. It is our credo that *we will deliver a superior experience to our customers every day. Our products will be the best and we will offer the most customer-friendly and reliable services in the market.* Therefore, we are taking this step to ensure the renewal of our franchise with you.

The Cable Communications Policy Act of 1984 (“the 1984 Cable Act”) encourages franchisors and cable operators to reach renewal agreements at any time through an informal process of discussion. Section 626 of the 1984 Cable Act also provides, however, for commencement of a formal renewal procedure. To preserve our statutory rights to this formal procedure, this letter is our official notice to you invoking that provision.

This letter is not intended to introduce a new formality into our discussions, nor is that the intention of the 1984 Cable Act. In fact, we prefer to reach a mutually satisfactory agreement through informal negotiations, thus making many of the 1984 Cable Act’s formal procedures unnecessary.

Please feel free to contact me at [chris\\_nelson@comcast.com](mailto:chris_nelson@comcast.com) should you have any questions or concerns. We look forward to meeting with you in the near future and to continuing a relationship that, we believe, benefits both the community and your community’s residents.

Sincerely,

Christopher J. Nelson  
Senior Director, Local Government and Community Affairs (HQ)

cc: Michael Ruger, Vice President of Government Affairs, Comcast  
Therese Imachukwu, Manager, Local Government Affairs