

TOWN COUNCIL MEETING

Monday, January 29, 2024 at 6:00 PM

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

AGENDA

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>

Or One tap mobile: +13017158592, 86495385600#

Or Dial: +1 301 715 8592 Webinar ID: 864 9538 5600

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 2024 Town Council Meeting Dates**

- 1. 2024 Meeting Schedule**

- February 5 and 26
- March 4 and 18
- April 1 and 29
- May 13
- June 10 and 24
- July 15 and 29
- August 12 and 26
- September 9 and 30
- October 7 and 28
- November 4 and 25
- December 9

- D. Approval of Minutes**

- [1.](#) Meeting Minutes of Town Council Meeting March 14, 2022
- [2.](#) Meeting Minutes of Town Council Meeting August 7, 2023
- [3.](#) Meeting Minutes of Town Council Meeting November 13, 2023
- [4.](#) Meeting Minutes of Town Council Meeting November 20, 2023
- [5.](#) Meeting Minutes of Town Council Meeting December 11, 2023

E. Announcements from the President

F. Public Comments/Discussions

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

G. Subcommittee Appointments

- [1.](#) 2024 Council Subcommittee Appointments
 1. Economic Development/Small Business/Real Estate
 2. Human Services/Seniors/Recreation
 3. Ordinance
 4. Public Safety
 5. Finance

2024 Council Appointments

1. Turner Free Library Trustees
2. Veterans/Military Services Committee
3. Community Preservation Committee
4. Joint Board
5. Tri-Board
6. Master Plan Implementation Committee

H. Motions, Orders, and Resolutions

I. Town Manager's Report

J. Old/Unfinished Business

K. Correspondence

L. New Business

- [1.](#) Council Order 2024-001: Transfer of General Fund Free Cash to Stabilization Fund
- [2.](#) Council Order 2024-002: Transfer of General Fund Free Cash to the Opioid Settlement Special Revenue Fund
- [3.](#) Council Order 2024-003: Transfer of Free Cash and Enterprise Retained Earnings into OPEB Stabilization Account

[4.](#) Council Order 2024-004: ARPA Revenue Loss Transfer

M. Committee Reports

N. Open Council Comments

O. Adjournment

Notification of Upcoming Meeting Dates

February 5 and 26

March 4 and 18

April 1 and 29

May 13

June 10 and 24

July 15 and 29

August 12 and 26

September 9 and 30

October 7 and 28

November 4 and 25

December 9

Town Council Meeting Schedule 2024

Dates to Remember:

- Jan 1** New Years
- Jan 15** MLK Day
- Feb 14** Valentine's Day
- Feb 19** Presidents' Day
- March 29** Good Friday
- March 31** Easter
- Apr 15** Patriots' Day
- May 12** Mother's Day
- May 27** Memorial Day
- June 16** Father's Day
- June 19** Juneteenth
- July 4** Independence Day
- Sep 2** Labor Day
- Oct 11** Yom Kippur
- Oct 14** Columbus Day
- Oct 31** Halloween
- Nov 11** Veterans Day
- Nov 28** Thanksgiving Day
- Dec 25** Christmas Day
- Dec 31** New Years Eve

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 = Meeting Date

Inauguration: January 1

Meeting Dates:

January 8 and 29

February 5 and 26

March 4 and 18

April 1 and 29

May 13

June 10 and 24

July 15 and 29

August 12 and 26

September 9 and 30

October 7 and 28

November 4 and 25

December 9



Joint Meeting of the Town Council and the School Committee

DRAFT Meeting Minutes

Monday, March 14, 2022 6:00 p.m. via Zoom

The public is invited to attend this meeting remotely only, via phone or computer. In order to maintain safe social distancing guidelines, no physical presence will be allowed at this time. The Town website will be updated on the day of the meeting with the phone and computer access instructions.

Call to Order – Roll Call – Pledge of Allegiance: Council President W. Alexopoulos called the meeting to order.

Roll Call – Council Members Present: Christos Alexopoulos, William Alexopoulos, Richard Brewer, James Burgess, Natacha Clerger, Kenrick Clifton, Ryan Egan, Jesse Gordon and Katrina Huff-Larmond

Pledge of Allegiance: Councillor Huff-Larmond led the pledge of allegiance.

Moments of Silent Prayer: A moment of silent prayer held.

Announcements from the President:

Approval of Meeting Minutes:

1. Meeting Minutes of Town Council Meeting January 14, 2022

Motion to approve the Minutes of Town Council Meeting on January 14, 2022, made by Councillor Clifton, seconded by Councillor Brewer.

Roll Call Vote: 8-0-1 (Abstention: Burgess)

Motion passes.

2. Meeting minutes of Town Council Meeting January 31, 2022

Motion to approve the Minutes of Town Council Meeting on January 31, 2022, made by Councillor Burgess, seconded by Councillor Huff-Larmond.

Roll Call Vote: 8-0-1 (Abstention: Burgess)

Motion passes.

3. Meeting Minutes of Town Council Meeting February 14, 2022

Motion to approve the Minutes of Town Council Meeting on February 14, 2022, made by Councillor Gordon, seconded by Councillor Brewer.

Roll Call Vote: 8-0-1 (Abstention: Burgess)

Motion passes.

Presentations:

1. Community Wellness Project Presentation

Town Manager Howard provided an introduction to the Community Wellness Project. Additionally present to speak about the Community Wellness Project are Community Wellness Planner Hoai Thuong Tran and Heidi Stucker of the Metropolitan Area Planning Council.

A presentation was given providing information on the goals of the Community Wellness Plan, the timeline of the Community Wellness Plan, outcomes of the Community Wellness Plan, and some of the key accomplishments of the Community Wellness Plan. For additional information, please reach out to the Community Wellness Planner, Hoai Thuong Tran at CWP@Randolph-MA.gov or visit www.randolph-ma.gov/health-wellness

Public Hearings:

1. Request for Pole Replacement 136 Canton Street

Council President Alexopoulos opened the public hearing for the request of a pole replacement at 136 Canton Street. Town Attorney Griffin referenced the legal advertisement which was published in the Patriot Ledger on March 7, 2022. Notification of the public hearing was also mailed to abutting properties within 100 feet of the proposed pole installation.

Council President Alexopoulos opened the public comments portion of the public hearing. There were no public comments.

Council President Alexopoulos: National Grid has requested a continuance on this request until the next meeting so this public hearing will be continued to the Town Council meeting of March 28, 2022 at 6:15 PM.

Public Comments/Discussions:

- 1. Yvonne Watson, 25 Norfolk Road: 1. I am intrigued by the cross between wellness and the town master plan, because everything in there looks like everything the community needs, and I look forward to seeing the outcomes. Is there anything residents can do to express their interest or encouragement of this? 2. I see further down in the agenda that there is an order addressing Haitian deportation and I want to let the Council know that I stand in affirmation with that and hope that the Council will address it positively.
- 2. Cheryl Tauntan, 27 Wales Ave: Can I get an update on the \$29M received in ARPA funds and when is the community going to find out which projects are going to be funded with these funds? Would the funding for the Randolph school based health center come out of the \$29M?
- 3. Sandy Cohen, 63 Bittersweet Lane: There was a recent pediatric vaccine forum hosted by Councillor Clifton on Wednesday night and there were very disruptive anti-vaccination protestors who were very loud. Information is being provided to the residents and if someone chooses not to get vaccinated then that is within their right but you should not dispute another person's right to choose.

Motions, Orders, and Resolutions

1. Council Order 2022-012: Payment of Prior Year Bills Related to General Fund

Council President Alexopoulos read and introduced Council Order 2022-014. Town Manager Howard provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2022-012 as presented made by Councillor Burgess, seconded by Councillor Brewer.
Roll Call Vote: 9-0-0
Motion passes.

2. Council Order 2022-013: Transfer from Retained Earnings for Town Flushing Plan

Council President Alexopoulos read and introduced Council Order 2022-013.

Town Manager Howard provided additional information regarding the purpose of this Council Order. This is the fifth year of the flushing program, however we've collapsed it into two and a half years per the Council's request for a more aggressive approach and it has worked quite well. This is a really successful program, we've seen significant improvements with the water quality issues of discoloration.

Councillor Brewer: Is this work going to be done during the day because a lot of the residents are inconvenienced by it being done at night. Town Manager Howard: A long conversation was had with BETA engineering about this and we've been doing this work in the evening based on the size and scope of the project. We also know that in the evening, use of water is at its lowest point. and so, the recommendation of BETA engineering is to continue doing it in the overnight hours.

Councillor Huff-Larmond: Thank you Town Manager Howard. Since we have been consistent with the flushing, the water has improved.

Additional discussion was held concerning how the budget for the Town's flushing plan is put together.

Motion to approve Council Order 2022-013 made by Councillor Clifton, seconded by Councillor Gordan.
Roll Call Vote: 9-0-0
Motion passes.

3. Council Order 2022-014: Authorization the Town of Randolph to Enter into a TIF Agreement with Milton Real Properties of Massachusetts, LLC and Milton Rents, Inc.

Council President Alexopoulos read and introduced Council Order 2022-014. The Council executed a TIF Agreement with this entity last fall and this next step serves to formalize the documents with the state.

Town Attorney Griffon provided additional information regarding the terms of the agreement. In August, the Council voted to grant a TIF Agreement to Milton Rents, Inc. over a six year term so this would run from FY 2023-2028. In the first year the exemption would be 100% of the increased assessed value based on how much investment they've made, and then after that it would drop from 90%, 75%, 50% and 25%. These terms are now just memorialized into a more formal contract.

Councillor Clifton: As chairperson of the negotiation committee of Milton Rents, if everything is as we initially approved last year, I don't see why we should not proceed and agree with what we had already agreed to.

Motion made by Councillor Clifton to approve the contract, seconded by Councillor Gordan.
Roll Call Vote: 9-0-0
Motion passes.

Town Manager's Report:

1. Town Manager Howard brought forward the recommendation of Ronald Cassford as Fire Chief for the Town of Randolph’s Fire Department. As mentioned previously, this process had thirteen candidates that applied for the position, six were internal, three were from other Massachusetts fire departments, and four were out of state. The selection committee consisted of the Police Chief Morag, Superintendent Stovell, Health Commissioner Cody, Building Commissioner Lum, Code Enforcement Officer Witherspoon, Director of Community Programming LaRosee, Town Councillors Chris Alexopoulos, and Natacha Clerger, and myself. We received the thirteen applications, narrowed them down to five, and sent them to the Fire Chief Assessment Center Process, three were internal and two were external. The Fire Chief Assessment Center went through an extensive process and sent back three finalists to the selection committee for interviews. We conducted the three interviews in one day using a two-tiered process, and Ron Crossford scored the highest on both steps. The Committee also had a lengthy discussion regarding each of the candidates and again, Ronald Crossford was the top choice. A few highlights of Crossford’s resume include: 1. He has served the Randolph Community for twenty-eight years, the past five in the role of Chief of Operations, 2. He has his Bachelors of Science from Anna Maria College, 3. Graduate of the Collins Center Fire Chief Program, 4. Member of the local union for over a decade and served many of those years as president, 5. Wrote close to two million dollars worth of grants. The Town Manager believes that he will excel and serve this Community in an exemplary fashion.

Motion to ratify the appointment of Ronald Cassford as the Randolph Fire Chief made by Councillor C. Alexopoulos, seconded by Councillor Brewer.
 Roll Call Vote: 9-0-0
 Motion passes.

Old/Unfinished Business:

1. **Resolution 2022-001: Resolution calling on the Biden Administration to Cease Deportation of Haitian Migrants Under Title 42**

Councillor Clerger provided additional information regarding the purpose of this Resolution.
 The Councillors shared comments regarding this Resolution.

Motion to approve Resolution 2022-001 as presented made by Councillor Clerger, seconded by Councillor Clifton.
 Roll Call Vote: 8-0-0 (Abstention: Egan)
 Motion passes.

Correspondence:

1. The Massachusetts State Lottery is offering a KENO monitor to existing KENO To Go agent/s in your city/town. The Massachusetts State Lottery Commission intends to install a monitor at the following location: Richdale Food Shops 103 at 1395 North Main Street, Randolph, MA 02368.

Committee Reports:

1. Councillor Gordon provided an update on the Human Services/Seniors/Recreation Subcommittee. The next meeting will be held on March 30, 2022 at 5:00 PM. We are addressing two issues: 1. open space and recreation plan that we do not have in Randolph which prohibits us from applying for certain grants, and 2. the possibility of reconstituting the Board of Recreation.

Council Comments:

Councillor Burgess: 1. My understanding is we had a pre-application meeting with the new owners of McNeal. Wouldn't that go under the Plan Review Authority process? 2. There is still Graffiti by the public storage, the old burger king building, and a few other locations in Randolph that have not been addressed. I want to make sure we get that taken care of.

Councillor Brewer: 1. On March 30, 2022, the Turner Free Library will host a collection of African American Histories. You can register online to check out the books that are now in stock. 2. The First Congressional Church along with the Turner Free Library will conduct a reading of Valerie Cars Memoir: See No Stranger. Copies of the book will be available at the Turner Free Library and the First Congressional Church. There will be three different book discussion sessions To find out more information, go to the Turner Free Library website. 3. Ms. Marsha of Self-Help Inc. will be at the TFL with various programming options. Please go online at the Turner Free Library to register for these events.

Councillor Gordon: 1. Councillor C. Alexopoulos and I sent a letter to the Massachusetts Department of Transit regarding the Route 24 overpass asking for follow-up. The main questions are: who does the clean up of the area, who does the repainting of the bridge, and could the sidewalk be extended? 2. The neighbors on the corner of Fowler Street and West Street are requesting the same type of signage as the ones that currently exist on the corner of West Street and Lafayette Street.

Councillor Clerger: 1. Thank you Town Manager Howard for promoting and supporting the events I come up with for the community. 2. The Fourth Annual Haitian Flag Day Celebration is coming up on May 18, 2022 at 8:00 AM for a flag-raising ceremony and on May 21, 2022 we will have a parade from Town Hall to the Randolph Intergenerational Community Center. 3. On April 22, 2022, we are having a Randolph Earth Day celebration honoring the health workers at the vaccine clinic at 81 Memorial Parkway in Randolph from 5:00 PM to 7:00 PM. 4. Seniors Celebration Day will be held on March 25, 2022 at 10 AM to 1:00 PM for all seniors in Randolph and surrounding communities with lots of fun activities. 5. I reached out to the protestors from the vaccination information session. I wanted to remind everyone that all of the Councillors serve as volunteers and we are all doing our best. Everyone is welcome to protest but please do it respectfully.

Councillor Huff-Larmond: 1. I also wanted to say that I agree and stand with those who are speaking their truth and trying to educate the community. As Councillors, our job is to educate the community and it is disheartening when individuals are just disrespectful of others. 2. Thank you to the Randolph Wellness Community. 3. Randolph DEI Coalition continues to go strong and have the best interests of Randolph in mind. 4. On Saturday, there was a wonderful health conference that touched on many subjects. I'm hoping we can get that on Randolph Community Television for people to watch. 5. Happy St. Patrick's Day!

Councillor Clifton: On the night of Wednesday, March 9, 2022, while moderating the Town's pediatric vaccine forum held virtually from my home, a crowd of boisterous protestors descended upon my own home. The protestors were armed with whistles and noisy instruments. While I appreciate the First Amendment's freedom of expression, I do not believe protesting efforts are to intimidate and community hateful slurs and it doesn't justify the encroachment on private property. I want to apologize to my neighbors who's quality of life was interrupted. Despite this difficult incident for my family and me, I want to assure the public that I will continue to execute my duties as a Councillor and will continue to represent all of my constituents and fellow residents to the best of my ability.

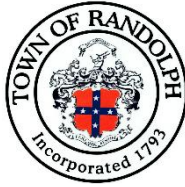
Executive Session:

Council President read the following: The Town Council may vote to go into executive session to M.G.L. ch. 30A, section 21(a)(3) relative to litigation strategy concerning the Town's claims in its opioid litigation. M.G.L. ch. 30A, section 21(a)(3) permits a public body to go into executive session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares. The Chair so declared.

Council President Alexopoulos requested a vote for the Town Council to enter Executive Session.
Roll Call Vote: 8-0-0

The Council President announced that the Council would enter Executive Session and would not be returning to public session after the Executive Session.

The public portion of the Town Council meeting concluded, and the Council entered an executive session at 8:30 PM.



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, August 7, 2023, at 6:00 p.m.

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 Alexopoulos called the meeting to order.

Roll Call – Council Members Present: William Alexopoulos (In-Person), Richard Brewer (By Zoom), James Burgess (In-Person), Jesse Gordon (In-Person), Katrina Huff-Larmond (In-Person), Kevin O’Connell (In-Person).

Pledge of Allegiance: Pledge of Allegiance led by Councillor Burgess.

Moment of Silent Prayer: Moment of Silent Prayer held.

Approval of Meeting Minutes

1. Meeting Minutes of Town Council Meeting June 26, 2023

Motion to approve the Minutes of Town Council Meeting on June 26, 2023, made by Councillor Burgess, seconded by Councillor Huff-Larmond.

Roll Call Vote: 5-0-1(Abstention: Brewer; Absent: C. Alexopoulos, Clerger and Egan)

Motion passes.

Councillor C. Alexopoulos entered the Town Council meeting, in person, at 6:09 PM.

Announcements from the President:

1. I had the pleasure of attending a tour of the new school being built at the old Devine School location. It is proceeding as scheduled and will be operational in September of 2024.
2. The Water Treatment Plant is also proceeding as scheduled. The flooring has been completed and they are currently working on the foundation of the building. Pretty soon when you look across the reservoir you’ll notice the bones of a building being built. The Water Treatment Plant is also scheduled to be completed in the fall of 2024.

Public Hearings:

1. 6:15 PM: Council Order 2023-045

Council President Alexopoulos opened the public hearing for this Council Order. The Town Council Clerk referenced the legal advertisement that was published in the Boston Herald on July 27, 2023.

Town Manager Howard introduced Council Order 2023-045 and provided a brief overview of the FY2024 Capital Improvement Plan.

Council President Alexopoulos opened the public comments portion of the public hearing.

1. Mr. Joe Burke, 54 Hills Street: 3. When are we going to work on the schools? Town Manager Howard: I have provided the school department with the appropriate forms. Once I receive information back from the Superintendent, I will reach back out to the Town Council.
2. Guerline Semezler, 60 Mills Street: I have not seen any funding for emergency housing, resources for business development, and community group services. Is there a plan for that? Town Manager Howard: You cannot use capital funds for operations, they need to be used for physical items.

Councillor Egan entered the meeting room, via Zoom.

There were no additional public comments. Council President Alexopoulos closed the public comments portion of the public hearing and opened it to the Council for comments/questions.

Councillor Burgess: At some point we are getting rid of the other vehicles, correct? Town Manager: Correct, they will be replaced.

Councillor Huff-Larmond: Sometimes the audience may not understand things being discussed, such as the capital plan so I appreciate the question and explanation. You mentioned something was earmarked? Town Manager Howard: Yes, there was \$250,000 to cover a good portion of the ambulance. Councillor Huff-Larmond: Where are we with paving and what is the plan? Howard: We will be doing approximately four, maybe five streets this fiscal year.

Councillor Gordon: I see the five year plan for street paving has a flat amount and with inflation, we end up cutting the number of streets we can actually do. We should increase that by \$1.3M to keep up with inflation. You do that for the police cruisers so I suggest doing an adjustment like that here. As we discussed during the operating budget, I suggest doing what the Town Charter says about reviewing the operating budget in november, also for the Capital Plan.

Councillor Brewer: I think this is a realistic capital improvement plan.

Council President Alexopoulos: I understand what Jesse is saying. The price of some of these items are quite remarkable. All of these items are going to be borrowed for and the residents pay for it. The newer our equipment is, the better our bond rating. The higher our bond rating the lower the interest is. Town Manager Howard: Bond Council wants to know there is a five-year plan. They understand things happen but for the most part, this keeps us in compliance.

Councillor Huff-Larmond: So essentially Randolph has good credit. Is there an example where a Town may not have a great bond rating and the consequences? Council President Alexopoulos: Yes, Chelsea is a great example.

Councillor Gordon: There is an item not on the capital budget which is Chapter 90 grants because we don't pay those with our property taxes. I think we should talk about the capital improvement plan when we talk about the operating budget in November.

Councillor Huff-Larmond: I have seen the growth. Everything doesn't happen overnight. As the Town Manager has said over the last few meetings, we have received a lot of money in grant funding. We ju

recently started talking about Green Communities and you want to introduce that to the Public through Council. I think we need to inform the public that the work is being done. I don't want the public to think we are sitting back and not doing the work to bring in the money.

Councillor Burgess: I call to question the main motion.

Motion to approve Council Order 2023-045 made by Council Vice-President Brewer, seconded by Councillor O'Connell.

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

Motion passes.

Public Comments/Discussions

1. Kathleen Crogan-Camera, 52 West Street: I worked on the mobility hub petition and I was thrilled that the Town voted in favor of it in June. I'm wondering what comes next. When does the feasibility study begin?
2. Joe Burke, 54 Hills Street: 1. What is our bond rating? 2. Most of our street issues come from gas companies ripping up the street. When gas companies come up and rip up the street that's most of the issues with street paving.

New Business:

1. Council Order 2023-046: Prior Fiscal Year Unpaid Bills

Council President Alexopoulos introduced and read Council Order 2023-046. Town Manager Howard provided a brief explanation regarding the purpose of this Council Order.

Motion to approve Council Order 2023-046 made by Councillor Burgess, seconded by Councillor C. Alexopoulos.

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

Motion passes.

2. Town Attorney Contract for FY2024 through FY2026

Councillor O'Connell: The Subcommittee met and we believe this agreement is fair. We think Town Attorney Griffin is a valuable player in the day to day function of Town Hall. The changes consist of: 1. Her pay will increase to \$180,000 for fiscal year 2023-2024, \$185,000 for fiscal year 2024-2025, and \$185,000 for fiscal year 2025-2026. She receives an additional week of vacation for a total of 30 vacation days, and the ability to buy back up to two weeks of vacation days.

Councillor Huff-Larmond: So it's a three year contract? Council President Alexopoulos: Correct, that cannot be changed.

Motion to approve the Town Attorney's Contract made by Councillor Ryan Egan, seconded by Councillor Gordon.

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

Motion passes.

Town Manager's Report:

1. It's election season! Call the Town Clerk's office or visit the Town's website for more information. the deadline is September 15, 2023.

- 2. Hazardous Waste drop off on Saturday, August 12, 2023 at the Randolph High School park 9 AM to 12 PM. 781-961-0924 I want to thank the Health Commissioner and his department for putting this together.

Questions for the Town Manager:

- 1. Councillor Huff-Larmond: Do we have any updates on the Randolph High School track? Town Manager Howard: It's lookin good. My understanding is that the work will be done within the next few weeks and should reopen soon. They're going to put up a lot more signage as requested and people will hopefully treat it well. It is a very popular track. Councillor Huff-Larmond: It was a shame to see individuals on the field during construction. I was wondering if it's possible to have more patrol at that location, or more cameras to help protect it. Councillor Burgess: I mentioned before that it might be a good idea to implement a card situation to help enforce accountability.
- 2. Councillor Huff-Larmond requested an update on the Department of Public Works position. Town Manager Howard: The second round of interviews is underway this week and hopefully we'll have a candidate to bring forward shortly thereafter.
- 3. Councillor Huff-Larmond requested an update regarding the Town's Covid-19 statistic and the possibility of the Health Commissioner coming in to inform the Council about these updates. Town Manager Howard: Yes, Mr. Cody is willing to certainly come in and provide an update.
- 4. Councillor C. Alexopoulos: Will there be any work done on the High School Football field? Town Manager Howard: I'd have to check in with the School Department and see if it's something they will put on their Capital Plan.

Correspondence:

- 1. There is a Ping-Pong Tournament on Saturday, August 26, 2023 from 10 AM to 12 PM at the Randolph Intergenerational Community Center for single players and/or teams. Please email KTheodore@Randolph-MA.gov for registration information.
- 2. Calling All Volunteers! Make an impact in your community by volunteering at the Randolph Intergenerational Community Center. Please visit the the <https://www.randolphicc.com/> for additional information.
- 3. The Community Wellness Project has been working on a Community eCookbook. They are still accepting recipes through August 15, 2023. Please email them to TasteOfRandolph@gmail.com.

Committee Reports:

School Committee: Councillor Gordon provided an update regarding the School Committee. I attended a recent Lyons School Tour. I'd like to thank the School Committee and the Town for doing a great job with the Massachusetts School Building Authority (MSBA) grant. I asked what the rules are concerning when we can start on the next MSBA grant application. The rules are that once you complete a certain level of completion, which should occur next year, then you're able to ask for the next grant. I think we should do all the groundwork now so that when it's time, we're able to move forward with the MSBA grant application.

Human Services/Seniors/Recreation Subcommittee: Councillor Gordon provided updates regarding this Subcommittee. 1. In the last scheduled meeting we didn't have a quorum so I'd like to propose Thursday, August 17, 2023, at 5:30 PM to bring up two PFAS Council Orders I'd like to bring forward. The first one is for the Department of Public Works (DPW) to be able to do PFAS testing, and the second one is for the Conservation Commission to be empowered to order PFAS testing for new construction and reconstruction. The goal of both of those orders is to be able to find the source of the PFAS that's getting into our reservoir and remove it. I did have a meeting with Battelle, a local PFAS

testing entity, about costs and how it's done. 2. I'd like to invite a Green Community representative to make a presentation and share information about what it means to be a Green Community.

Council Comments:

Council Vice-President Brewer: 1. My sons and grandchildren attended Randolph Police Department's National Night Out. I wasn't able to attend but I heard everyone had a great time. Hats off to everyone who put it together.

Councillor O'Connell: 1. I attended Kerm's Day at Powers Farm and it went unbelievably well. I had the honor of presenting them with my first Proclamation. They are a great business in the community. 2. I recently learned that there is weekly kayaking available at Powers Farm. Go out and visit! 3. Congrats to Kevin Gilbert for making Sargent.

Councillor Gordon: 1. I knocked on the doors of many neighbors of Randolph Road. He gave me a lovely tour. A Lot of people suggested a traffic light at the intersection of Oak Street and North Street. 2. I also attended the National Association for the Advancement of Colored People (NAACP) and asked a lot about PFAS.

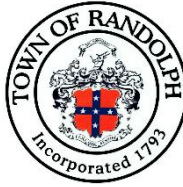
Councillor C. Alexopoulos: National Night Out was great. It's great to see a lot of members of the community. 2. Congrats to Kevin Gilbert for getting promoted to Sergeant. It's nice to see kids I grew up with making a positive impact in the community. I want to encourage residents to take the civil service tests and to stay involved.

Councillor Huff-Larmond: 1. The Randolph Police Department's National Night Out was great 2. At our next meeting, we'll have a presentation from many of the Youth Interns that participated in the summer internship program. 3. I also attended the recent NAACP convention. There was a lot of discussion on voting rights, reproductive justice, removing black history from history classes and so much more. The Diversity, Equity and Inclusion Committee is having an event in September to talk about what we're doing and what we hope to accomplish. It has been a great collaboration with the police. 4. I wasn't able to make the Jamaican Flag Raising- I hope it went well. 5. Please keep me in your prayers. My son left for college yesterday!

Council President Alexopoulos: The annual Greek festival is coming up September 14-17 at the Annunciation Greek Orthodox Church of Brockton . It's a month away. Let your nose do the walking for you!

Adjournment:

Motion to adjourn made by Councillor C. Alexopoulos, seconded by Councillor Burgess.
 Roll Call Vote: 7-0-0 (Absent During Vote: Egan; Absent: Clerger)
 Meeting adjourned at 7:50 PM.



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, November 13, 2023, at 6:00 p.m.

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 Alexopoulos called the meeting to order.

Roll Call – Council Members Present: William Alexopoulos (In-Person), Richard Brewer (In-Person), Jesse Gordon (In-Person), Katrina Huff-Larmond (In-Person), Kevin O’Connell (In-Person).

Pledge of Allegiance: Pledge of Allegiance led by Council Vice President Brewer.

Moment of Silent Prayer: A moment of Silent Prayer was held.

Councillor Clerger entered the meeting room, in-person.

Approval of Meeting Minutes

1. Meeting Minutes of Town Council Meeting October 30, 2023

Motion to approve the Minutes of Town Council Meeting on October 30, 2023, made by Councillor O’Connell, seconded by Councillor Clerger.

Roll Call Vote: 6-0-0 (Absent: C. Alexopoulos, Burgess, Egan)

Motion passes.

Councillors Burgess and C. Alexopoulos entered the meeting room, in-person.

Announcements of the President:

1. Congratulations to newly elected Town Councillor, Brandon Thompson, representing District Two.
2. At the request of the Town Manager, I’d like to reconstitute the Town Manager’s Contract Subcommittee which will consist of Councillors Clerger, Council Vice President Brewer, and myself (W. Alexopoulos).

Presentations:

1. FY2024 Tax Classification Presentation

Council President Alexopoulos introduced Town Assessor Janet Teal to present the 2024 Tax Classification.

Principal Assessor Janet Teal and consultant Nate Cramer presented options regarding the tax rates. The purpose of this presentation is for the Town Council to decide on a single or split tax rate, whether to

adopt open space discount, whether to adopt residential exemption, and whether to adopt a commercial exemption. The presentation further covered prior year tax rates, prior year tax shifts in the residential factor, and the projected average increases in tax bills depending on which shift is adopted by the Council this year.

A discussion was held concerning the effects of the tax shifts on residents and businesses in the Town of Randolph.

Council President Alexopoulos: This will be continued to the Town Council meeting of Monday, November 20, 2023 at 6:15 for a public hearing.

Public Comments/Discussions

Council President Alexopoulos: Based on the series of events held during public comments at the last Town Council Meeting, we will only be allowing public comments in-person this evening.

1. Joe Burke, 54 Hills Street: This has to be one of the worst elections I've ever seen. People were walking up to voters passing out papers, there was so much yelling and signs on top of people. It was crazy.
2. Guerlince Semezler, 60 Mills Street - Congratulations to all for your campaigning and winning the election. I want to know what infrastructure is in place to get more residents involved and participating in the voting process.

Councillor Huff-Larmond: I want to encourage people to come and vote. There has been so much effort in making sure people have the right to vote and it's not being exercised.

Council President Alexopoulos: During Presidential and Governors elections, we have so much more of a turn out. 80% and 50% but local elections affect you so much more on a day to day basis, It affects your tax rates. I mailed over 3000 notices and we didn't have 3000 people that came so it's not from a lack of effort on the candidate's part. The Town also put out several notices. I think it's the lack of apathy of residents who don't see the value of voting in local elections.

Town Managers Report:

1. I attended the recent Veterans Day event hosted by the Randolph Veterans Council. Thank you to Kevin Cooke, Al Williams, the Elk's for opening their home to us. Randolph Public Schools also provided two students to read an essay, fifth grade chorus sang, and the Randolph High School band played. It's great to have the youth involved in these events.
2. I have two appointments I'd like to bring forward to the Town Council for the Disabilities Commission. They are recommended by Al Williams, Chairman of the Veterans Council. The two individuals are Hersinia Fidalgo and Clifton Singletary.

Motion to approve the two appointments to the Disabilities Commission made by Councillor Burgess, seconded by Councillor C. Alexopoulos.

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

Motion passes.

3. I want to recognize two significant achievements of two Town Employees. Town Planner Michelle Tyler recently received the Theodore Man Leadership Award and Town Clerk Cheryl Sass earned the Certified Massachusetts Municipal Clerks Certification. We appreciate all you both do for the Town and congratulations.

4. One of our nine Town Councillors is celebrating a birthday today! Happy Birthday to Council President Brewer.
5. As previously mentioned by the Town Council Clerk, there are so many events happening in Town that have been exceptionally well-attended with fun activities to do for the whole family. You can check-out the recent Harvest Hoopla on Randolph Community Television. Please join us for the Trunk-or-Treat and Winter Wonderland later this season.

Questions for the Town Manager:

1. Councillor Burgess requested a copy of the job posting for the Department of Public Works Superintendent position.

New Business:

1. Council Order 2023-059: Establishment and Funding of FY2024 Reserve Fund

Council President Alexopoulos read Council Order 2023-059. Town Manager Howard introduced Council Order 2023-059 and provided a brief explanation of the purpose of this Council Order.

Town Accountant/Finance Director Janine Smith: The Reserve Fund was introduced a few years ago, and has become a practice here in Randolph. If this is voted, \$200,000 is only used for extraordinary and unforeseen circumstances which require a vote of the Council to be approved when presented. If it is not used, then it closes out like a departmental budget and returns to the general fund use for next year.

Councillor Clerger: How often do we use these funds? Town Manager Howard: It depends. Last year, we didn't tap into this fund as we used the loss revenue category of ARPA. The year before we only touched it briefly, but we can get you those statistics for the next meeting. Councillor Clerger: This is a good safety net for the town.

Council President Alexopoulos: This will be continued to the Town Council meeting of November 20, 2023 at 6:15 PM for a public hearing.

2. Council Order 2023-060: Prior Years Unpaid Bills

Council President Alexopoulos read Council Order 2023-060. Town Manager Howard introduced Council Order 2023-056 and provided a brief explanation of the purpose of this Council Order.

Council President Alexopoulos opened the floor for questions or comments of the Council.

Councillor Burgess requested a copy of the Cabot Risk Strategies, Inc.

Motion to approve Council Order 2022-060 as presented made by Councillor C. Alexopoulos, seconded by Council Vice President Brewer.

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

Motion passes.

3. Council Order 2023-061: Proposed Amendments To Town Council Rules Pertaining to Public Comments

Council President Alexopoulos read Council Order 2023-061.

Town Attorney Christine Griffin provided additional information regarding the purpose of Order. Last week we had some unfortunate Zoom bombing during the Public Comments portion of the meeting and I was tasked with reviewing some of the policies that some other towns have adopted regarding this subject. Many cities and towns are also struggling with this. The Massachusetts Supreme Judicial Court finds it very important that the public is able to bring forth their thoughts and their grievances to their public officials, and so most cities and towns have been adopting a cluster of time, place and manner restrictions that relate to how long people can speak, whether they can speak in person or virtually, whether they have to sign up ahead of time to be able to speak, whether they must limit themselves to only to topics on the agenda, or whether they may speak on any topic. The legislature continues to work on open meeting law and whether or not to require cities and towns to meet in a hybrid form and so we expect to receive more information on that in the spring.

Town Attorney Griffin described the amendments that were made to the Section 27 of the Town Council Rules pertaining to public comments.

Council President Alexopoulos: I know that other communities are also struggling with this in the same way. Councilor Gordon has emailed information regarding this subject as well so we will be sure to take a look at that.

Council President Alexopoulos opened the floor for questions or comments of the Council.

Councillor Burgess: This does not include comments being made for public hearings, is that correct?

Town Attorney Griffin: Correct, public hearings are separate. We will let individuals speak virtually or in-person although they will still be limited to three minutes, unless the Council decides to change that.

Councillor Gordon: The document I sent by email is titled “A Toolkit for responding to extremist disruptions at public meetings written by the Anti-defamation League, the most public group fighting anti-semitism. I spoke with their representative about this issue who said this is extremely common all over the country and they are a white-supremecy group. In the second paragraph, I’d like to make it more permissive and make it in the beginning of the meeting and it’s a little bit of a challenge. I’d like to move it to the beginning, not the end. I’d like to suggest that hearing comments can be hybrid, but public comments could be subject to change. I have two suggestions on the amendments to this section of the Town Council rules and regulations. The first suggestion is for public comments to be moved to the beginning of an agenda. The second suggestion is that the public comments for public hearings be allowed virtually, and in person whereas public comments can be limited to in-person only.

Town Attorney Griffin: That is correct. There are sorts of state statutes we have to comply with for public hearings. The comments only being provided in-person only relates to public comments. For a public hearing, we cannot limit the number of speakers and we would also let individuals provide comments virtually, or in-person. We can still limit them for three minutes, and we can still ask them for their name and address.

Councillor Gordon: And public comments made for a public hearing may only be made if they relate to the topic of the public hearing. Council President Alexopoulos: That is correct.

Councillor Huff-Larmond: I like that it’s not so strict because sometimes as a council we agree, and sometimes we don’t. It allows us the flexibility we need.

Councillor O’Connell: I agree with Councillor Huff-Larmond. I’d like to see us change the “No Demonstration of Approval or Disapproval.” Town Attorney Griffin: This is written to allow the Council President to have discretion on inviting the audience to applaud something such as highschool students winning an award but if there are folks in the audience that are cheering or booing making it

impossible for you all to speak then the Council President needs to be able to maintain order so the business of the Council can continue to be conducted.

Council President Alexopoulos: This will be continued to the Town Council meeting of November 20, 2023.

Correspondence:

1. Randolph's 2023 Winter Wonderland: Saturday, December 9, 2023 9:00 AM to 4:00 PM with various events and activities taking place at the Zapustas Ice Arena, Turner Free Library, Randolph Intergenerational Department, and ending with a tree lighting at Town Hall beginning at 4:00 PM. Please go online for a complete list of events.
2. Curbside Yard Waste Pickup Schedule: Dates Remaining - November 18th, 2023 and December 2, 2023. Please leave your yard-waste curbside by 7:00 AM.
3. A Conversation on Diabetes: Hosted by The Community Wellness Project, Mass in Motion and Randolph Board of Health on Saturday, November 18, 2023 at 3:30 PM with guest speaker: Sue-Ellen Anderson Haynes at the Randolph Intergenerational Center (RICC).
4. Lastly, the Town is hosting a Holiday Toy Drive at Town Hall on Sunday, November 1, 2024 at 12:00 PM. If you're not able to make it, you can drop off toys at the Fire Station on 10 Memorial Drive anytime.

Subcommittee Comments:

1. **Public Safety Subcommittee** - We will be scheduling a meeting to discuss Councillor Gordon's Resolution on joining the Brockton Authority Transportation (BAT) routes. We hope to invite the Police Chief to the meeting to hear his thoughts.

Council Comments:

Councillor Burgess: 1. I saw somewhere that Belcher Park was listed as 60 Allen Street and I just want to make sure it's reflected correctly because it should be 60 Pleasant Street. 2. We are doing really well with the free cash budget so we must be doing something right. Is it possible to have the Town Accountant/Finance Director come in to provide us with an update since we haven't had one in a while. 3. Someone had asked if we fund the Diversity, Equity and Inclusion Committee and I wasn't sure what they're budget is, if so? Town Attorney Griffin: No, the Town does not fund them.

Councillor O'Connell: 1. I will be working with the Randolph Police Department to host a Holiday Food Drive. The Friendly Food Pantry is in need of lots of different food items. The date has been set for December 17, 2023. Stay tuned for more information. 2. I also wanted to express thanks to everyone that went out to vote in the recent election- whether you voted for me or not, the fact that you went out to vote is appreciated.

Councillor Gordon: 1. I brought up the issue of the blasting which occurred at T.L. Edwards affecting many of our Randolph residents and I plan to bring a warrant petition to Avon Town Meeting which essentially goes to the people of Avon to be addressed instead of the Selectboard. We can get a warrant on the May 7, 2023 Town Meeting. 2. November is supposed to be the period in which we come up with policy goals for the next fiscal year budget as stated in the Town's Charter. I'd like to discuss, as policy goals, the items I brought up last June and July concerning having professional staff hired for grant writing purposes.

Council Vice President Brewer: I went to the recent Veterans Day breakfast ceremony. It and we had a great turnout with many of our residents attending. It was nice to see the chorus sing and the band play.

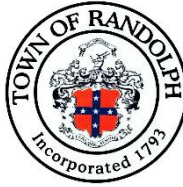
Councillor Clerger: I was grateful to also attend the beautiful Veterans Day ceremony. All of the teamwork made it come together nicely.

Councillor C. Alexopoulos: 1. The North Randolph Tree Lighting is tentatively planned for Saturday, December 2, 2024. Be on the lookout for additional details. 2. Congratulations to my friend, Clifton Singletary, for being appointed to the Disabilities Commission.

Councillor Huff-Larmond: 1. Randolph Youth Council will be reading to Youth on December 2, 2023 at 1 PM at the Turner Free Library. 2. The Veterans Day ceremony was great as always so thank you again to all who put the effort in. 3. Congratulations to Town Planner Michelle Tyler and Town Clerk Cheryl Sass on their achievements. 4. There was a wonderful event held at the Randolph Woman’s Club. It was a day for women to just get together and hang out. 5. District Three will have coffee with the police. A date and time is coming soon. 6. Town Planner Michelle Tyler worked with the Friendly Food Pantry to put together information in four different languages: English, Haitian Creole, Portuguese, and Vietnamese. She’s been working really hard with the Friendly Food Pantry on this and we are very grateful. 7. Please keep an eye out for the upcoming Holiday events: our annual Tree lighting, Menorah lighting, Kinara lighting.

Adjournment:

Motion to adjourn made by Councillor Clerger, seconded by Councillor .
Roll Call Vote: 8-0-0 (Absent: Egan)
Meeting adjourned at 8:07 PM.



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, November 20, 2023, at 6:00 p.m.

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 Alexopoulos called the meeting to order.

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

Pledge of Allegiance: Pledge of Allegiance led by Councillor Kevin O’Connell.

Moment of Silent Prayer: A moment of Silent Prayer was held in remembrance of two Randolph Residents who recently passed away: Marie L. Callahan and Retired Firefighter Francis “Cesci” Rota.

Proclamations

1. A proclamation was presented to Kiera Carpenter for her contributions to the community by collecting bottle caps to put together prosthetic limbs for veterans in need.
2. A proclamation was presented to Town Clerk Cheryl Sass Certified Massachusetts Municipal Clerks Certification.
3. A proclamation was presented to Town Planning Director Michelle Tyler who received the Theodore Mann Award.

Councillor Burgess and Councillor Huff-Larmond provided remarks regarding their gratitude to Michelle Tyler.

Public Hearing:

1. 6:15 PM: FY2024 Tax Classification

Town Council President Alexopoulos opened the public hearing for the Fiscal Year 2024 Tax Classification. The Town Council Clerk referenced the legal advertisement that was published in the Patriot Ledger on Wednesday, November 15, 2023.

Principal Assessor Janet Teal and consultant Nate Cramer presented options regarding the tax rates. The purpose of this presentation is for the Town Council to decide on a single or split tax rate, whether to adopt open space discount, whether to adopt residential exemption, and whether to adopt small commercial exemption. The presentation further covered prior year tax rates, prior year tax shifts in the

residential factor, and the projected average increases in tax bills depending on which shift the Council this year.

Council President Alexopoulos opened the Public Comment portion of the Public Hearing.

1. Joe Burke, Hills Street: What was last year's shift? I'd like to see you go with a 1.74 tax shift because anything more or less would not allow for wiggle room.
2. Sandy Cohen, Bittersweet Lane: How do you define personal property? Principal Assessor Janet Teal: It's the items they have in the business with the exception of manufactured items. Ms. Cohen: Is there any stipulation to something being permanently attached? Ms. Teal: It is permanently attached. Ms. Cohen: Can you clarify what a shift means? Ms. Teal: If you are looking at 1.75. for example, the residential factor would be 0.9036.

There were no additional public comments.

Councillor Gordon: I'd like to clarify the shift because I received a lot of questions from residents. As the shift goes up, the number we pay on individual residents and business taxes go up. We are allowed to go as high as 1.75, and could go 1.0 shift which would mean no difference from the residential part paying levy and the commercial paying levy.

Councillor Huff-Larmond: Thank you and thank you to the Town Accountant/Finance Director for your presentation and compiling this information. In the past we have always said we want to take the burden off of the residents and we therefore push it onto the commercial businesses. But the commercial businesses have a way of pushing it back onto the residents. I will be in favor of a shift of 1.74 and I hope the Council agrees with me so we can have a balance.

Motion made by Councillor O'Connell for a tax rate shift of 1.75, seconded by Councillor Burgess. Discussion: Councillor Burgess: I want people to remember that it is the type and quality of a business that will benefit Randolph. Attracting a business for business' sake will not do it for us. Councillor Clerger: I was leaning more towards a shift of 1.74. I am always against raising the taxes for our residents.

Roll Call Vote: 6-3-0 (Nays: Clerger, Egan, Huff-Larmond)

Motion passes.

Motion made by Councillor Burgess to grant the open space exemption, seconded by Councillor C> Alexopoulos.

Roll Call Vote: 4-5-0 (Nays: W. Alexopoulos, Brewer, Clerger, Egan, Huff-Larmond)

Motion fails.

Motion made by Councillor Burgess not to adopt a residential exemption, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 9-0-0

Motion Passes.

Motion made by Councillor Burgess not to adopt a commercial exemption, seconded by Councillor Huff-Larmond.

Roll Call Vote: 9-0-0

Motion Passes.

2. 2. 6:15 PM: 502 South Main Street, Randolph, MA 02368 Special Permit Extension Application

Town Council President Alexopoulos opened the public hearing for Special Permit Extension Application of the Development at 502 South Main Street, Randolph, MA 02368. The Town Council Clerk referenced the legal advertisement that was published in the Patriot Ledger on November 3, 2023 and November 10, 2023. Notification of the public hearing was also mailed to abutting properties on November 3, 2023.

Council President Alexopoulos: Pursuant to the Section 200-14.3 Union Crossing Transit District Zoning Ordinance, the Town Council, as the Special Permit Granting Authority, voted 9-0-0 on the Special Permit request of applicant at 502 South Main Street, Randolph, MA 02368 with conditions. One of the conditions contained in the Special Permit was that the special permit was issued, based on a construction period of three years, and the applicant may request an extension of that three year period in increments of two years from the Town Council. With us today, we have Mr. Tony Plizga who was the Chairman of the Plan Review Authority for this project.

Mr. Karl Wells and Mr. Scott Whynot were both present to discuss the reason for the special permit extension application. Mr. Wells: We are looking for an extension of the permit because we were delayed over a year due to some utilities not being able to be installed.

Plan Review Authority Chairman Tony Plizga reviewed several "housekeeping" items that need to be addressed by the Council as the Special Permit Granting Authority for this development and the applicant.

There was a question of providing street names for private ways which are not consistent with regulation but are consistent with past practice. The concern is that these addresses get placed properly into the E911 system databases and the town assessor databases. I thought it would be helpful if the applicant provided a current picture of the development to the town, with street names and numbers for each of the sixty units. Mr. Wells: We agree. When we originally approached this, we went to the Building Inspector to find out how we proceed, and he asked us to go to the Town Engineer and Assessor. At this time there was no E911 system. The numbering and naming of the streets was done before any of this was brought to our attention.

Councillor Burgess: I think it's an internal problem that needs to be addressed versus an issue with the project. Council President Alexopoulos: So these roads are going to be private ways, not public ways which means the Town will not be responsible for maintenance of the private ways.

Mr. Plizga: A Lot of this took place during Covid which may have been the result of the disconnect. Town Attorney Griffin: The plans that were approved referred to these roads as driveways, not private ways. I suggest that in order to make everything consistent, you add a condition to make the two private ways and that the applicant will work with town and state officials so that the engineer, assessor, and e911 system all can appropriately track the properties. I do think that it needs to be clarified to reflect these roads are not driveways as reflected in the initially approved decision and plans.

Councillor Huff-Larmond: We have two names and two streets. Mr. Plizga: I'd add a street name and add signage in this area. Mr. Wells: We do have some signage directing people, but we can work with the Town to improve and increase the signage to make it clearer.

Mr. Plizga: The next item on the list is parcel 502 South Main Street is owned by one entity. I understand that the units being sold are being sold by a different entity. I want to make sure that our assessors' records have the correct information. I recommend that the applicant meet with the Town's Assessor's office to reflect this. Town Assessor Janet Teal requested a clearer copy of the plans provided today.

Mr. Plizga: One of the commitments at the time the presentation was made is that they were to do maintenance work to a trail within the property. Some of the residents walk through that trail out to South Main Street to catch a bus. I don't know who is overseeing that from the town's perspective. I would just request for the applicant to make a commitment to fulfill that within the next 6-9 months. Mr. Wells: There was an existing trail that we did clean up. One of the neighbors had concerns about neighbors going through there and the increased foot traffic behind their home.

Councillor Huff-Larmond: There was a trail and you've formalized it but do we have to name it? Council President Alexopoulos: No, you wouldn't have to name it but the pathway will need to be maintained. Mr. Wells: It will be maintained. Additional discussion was held concerning the functionality of the walking path.

Mr. Plizga: The last time the PRA met, we discussed the landscape details and architectural finishes. The intent of the PRA was to go over these details. I don't think it's a good idea at this point to get a quorum of the entire PRA to review those details. I would recommend that a PRA subcommittee be designated to review these details for future buildings.

Mr. Plizga: In accordance with condition 9 of the special permit, provide two sets of interim as-builts within sixty days and everytime an extension of the special permit is requested.

Council President Alexopoulos opened the Public Comment portion of the Public Hearing.

1. Guerlince Semezier, 60 Mills Street: Are any of these properties made for affordable housing? Mr. Wells: No. These are not rental properties, these are for sale.
2. Mr. Walsh, 16 Oakwood Drive: There have been increased traffic issues in this area for about a year now. We need some type of a street sign such as a stop sign to help direct traffic.
3. Sandy Cohen, Bittersweet Lane: The traffic there is crazy. I was a witness to a nearby car accident. We need to do something about the traffic.
4. Markia Laboy, 68 Center Street: Karl Wells and his team are doing a great job. I live right behind the properties, but I have to agree with my fellow residents regarding the traffic.
5. James Lee, Oakwood Drive: I second everyone else's comments regarding traffic. Additional street lights in that area would be helpful.

There were no additional public comments. Council President Alexopoulos closed the public comments portion of the public hearing.

Town Attorney Griffin read out the list of terms and conditions as follows:

1. On or before December 11, 2025, the Applicant shall submit a revised plan to the Town which reflects the private ways that exist within the project. That plan shall reflect the private ways that are currently labelled, at the project site, as Simmonds Blvd and Toscano Way. These two private ways, with those names, are hereby permitted by the special permit granting authority as part of the Special Permit. The other paved passageways for automobiles within the project site are parking areas or driveways and shall be so labelled on the revised plan.
2. On or before December 11, 2025, the Applicant is to resolve any inconsistencies concerning the names of the private ways and the addresses of the existing and future dwelling units contained in the project, including resolving issues concerning the way the addresses are listed with the Town Assessor's Office, the Town Engineer's Office, the Town Planning Department, the Norfolk County Registry of Deeds (specifically, any deeds recorded at the Registry concerning dwelling units or private

ways contained in the project), and with the Massachusetts E911 System.

3. On or before December 11, 2025, Applicant is to resolve any ambiguity about the ownership of parcels within the project site such that ownership records are accurate with the Town of Randolph Assessor’s Office and the Norfolk County Registry of Deeds.

4. In accordance with Condition (9) of the Special Permit, Applicant is to provide “two sets of interim as-builts” as items 1-8 of Section N are deemed completed. Updated as-builts to include duplex spacing, outside dimensions of duplexes, utility as-builts, etc., as listed in the Special Permit.

5. On or before July 1, 2024, Applicant is to provide a plan for fulfilling the following commitment by the end of 2024: E.(5) “The Applicant has proposed walking trails throughout the parcel and on the adjacent lot (Town property) to allow convenient access to public transportation and commercial amenities. The walking trail on Town property shall be subject to the review and approval of applicable departments.” Applicant shall work with the Town, including any departments with oversight over this Town property, to develop said plan.

Councillor Burgess made suggested edits to Condition 1, Condition 2 and Condition 5.

Mr. Plizga recommended that the deadlines listed in Condition, 1, Condition, 2, and Condition 3 be changed to six months.

Town Attorney Griffin: Because the homes within this development are being sold as condos, the walking trails that are on the applicant’s property will become a part of the HomeOwners Association’s property meaning that they will be the legal entity responsible for the properties common spaces. The work on the Town’s property, they will need to get permission in order to start that construction. They are supposed to provide a HomeOwners Association Agreement to the PRA so I assume any details regarding ongoing maintenance of the walking trails will get worked out through that process.

Councillor Clerger made a motion to grant the requested Special Permit extension for a period of two years, with an extended Special Permit expiration date of December 11, 2025, and more specifically move as follows: After due consideration of the Applicant’s request for relief and based on the facts that have been submitted to the Town Council, including the Applicant’s written submissions and the testimony and comments presented to the Council during the public hearing, and based on the recited findings in the original Special Permit Decision and as part of this extension, I move that that Town Council grant the requested Special Permit pursuant to the Randolph Zoning Ordinance and all other applicable law to permit the construction and operation of a Union Crossing Transit District Project at 502 South Main Street, Randolph, Massachusetts, as described in the Applicant’s Application, with the following conditions:

Special Permit Extension Condition 1: Within six months, the Applicant shall submit a revised plan to the Town which reflects the private ways that exist within the project. That plan shall reflect the private ways that are currently labelled, at the project site, as Simmonds Blvd and Toscano Way. These two private ways, with those names, are hereby permitted by the special permit granting authority as part of the Special Permit. The other paved passageways for automobiles within the project site are parking areas or driveways and shall be so labelled on the revised plan. All references to driveways in the Special Permit shall be private ways.

Special Permit Extension Condition 2: Within six months, the Applicant is to address any inconsistencies concerning the names of the private ways and the addresses of the existing and future dwelling units contained in the project, including resolving issues concerning the way the addresses are listed with the Town Assessor’s Office, the Town Engineer’s Office, the Town Planning Department,

the Norfolk County Registry of Deeds (specifically, any deeds recorded at the Registry containing dwelling units or private ways contained in the project), and with the Massachusetts E911 System.

Special Permit Extension Condition 3: Within six months, Applicant is to address any ambiguity about the ownership of parcels within the project site such that ownership records are accurate with the Town of Randolph Assessor’s Office and the Norfolk County Registry of Deeds.

Special Permit Extension Condition 4: In accordance with Condition (10) of the Special Permit, Applicant is to provide "two sets of interim as-builts" as items 1-8 of Section N in the Report of the PRA are deemed completed. Updated as-builts to include duplex spacing, outside dimensions of duplexes, utility as-builts, etc., as listed in the Special Permit, to be provided within sixty days and with each extension of the permit.

Special Permit Extension Condition 5: On or before July 1, 2024, Applicant is to provide a plan for fulfilling the following commitment by the end of 2024: E.(5) "The Applicant has proposed walking trails throughout the parcel and on the adjacent lot (Town property) to allow convenient access to public transportation and commercial amenities. The walking trail on Town property shall be subject to the review and approval of applicable departments." Applicant shall work with the Town, including any departments with oversight over this Town property, to develop the walking trail as approved in the Special Permit.

Special Permit Extension Condition 6: Subcommittees of the PRA, to be appointed by the Chair of the PRA and currently to include Councilor Burgess, the Chair of the PRA and the District Councilor, are authorized to do ongoing reviews of the progress of the project under the Special Permit.

The Motion was seconded by Councillor Burgess.
Roll Call Vote 9-0-0
Motion passes.

Public Comments/Discussions

1. Kathleen Crogan-Camara, 52 West Street: 1. My husband Jesse Gordon and I participated in the fight for Israel parade yesterday. This was another event honoring and recognizing Jewish people. 2. Last year, I inquired about more holiday lights and the Town did purchase more lights which the Department of Public Works put up and did a fantastic job. This year's holiday lights will include a Hanukkah Menorah, and Kwuanzaa Kinara.
2. Sandy Cohen, 63 Bittersweet Lane: When did Town Council start advertising in the Boston Herald. Town Attorney Griffin: The Patriot Ledger is now the only other newspaper in the area that we would be allowed to post legal advertisements for and they’ve gotten much stricter about when to submit legal advertisements for posting, sometimes requiring a two week notice so depending on our deadlines we will use the Boston Herald to submit legal advertisements which has a shorter notice period. Ms. Cohen: Thank you for that explanation. Public comments are now only permitted in person due to Zoom bombers and Town Attorney Griffin had a very informative discussion with me, so thank you for that as well. I’m hoping you’ll be able to move public comments to the beginning of the meeting so that people who want to speak during public comments don’t have to wait so long. This is a real limitation that we have to consider for our residents. Council President Alexopoulos: We will take your suggestions under advisement.

Old/Unfinished Business:

1. Council Order 2023-061: Proposed Amendments to Town Council Rules Pertaining to Public Comments

This order was introduced last week by Council Presiden Alexopoulos. Town Attorney Griffin provided an explanation regarding the amendments made to the order based on feedback from the councilors during the last meeting.

Councillor Gordon: I appreciate the amendment regarding the public comments being moved to the end of the agenda. I think it would be better to codify that because it would promote other boards to do the same. or make it so we open and continue public hearings to prioritize the residents.

Motion to approve Council Order 2023-061A as presented made by Councillor O’Connell, seconded by Councillor Huff-Larmond. Discussion: Councillor Gordon made a request that we add in the sentence “Public comments will be conducted as early as feasible” under the public comments section to further imply the intent of wanting to prioritize the public’s input. The request was accepted by the Council. Roll Call Vote 8-1-0 (Nays: Egan) Motion passes.

New Business:

1. **Town Manager’s Contract**

Council President Alexopoulos: Last Friday we met with the Town Manager to review two issues relating to his contract. The first relates to formal notice to be given when he decides to retire. The prior contract had a thirty day notice and it now requires a sixty day notice. The more time we have, the more time we have to find a replacement. Secondly, we took a look at what other employees in a similar position have in their sick bank and made an adjustment to 245 days to be saved in the sick bank. When the Town Manager does decide to retire, he will receive a benefit of 50% of the sick bank days. This is not an unusual benefit and contained in many other Town Manager contracts.

Councillor Huff-Larmond asked for an update regarding the Department of Public Works Superintendent position. Town Manager Howard: We reworked the job advertisement a little bit and added to the salary so we hope to attract a larger candidate pool.

Motion to approve the amendments made to the Town Manager’s contract made by Councillor Huff-Larmond, seconded by Council Vice President Brewer. Roll Call Vote 8-0-0 (Absent during vote: Burgess) Motion passes.

Correspondence:

- 1. Randolph's 2023 Winter Wonderland: Saturday, December 9, 2023 9:00 AM to 4:00 PM with various events and activities taking place at the Zapustas Ice Arena, Turner Free Library, Randolph Intergenerational Department, and ending with a tree lighting at Town Hall beginning at 4:00 PM. Please go online for a complete list of events.
- 2. Curbside Yard Waste Pickup Schedule: Dates Remaining - November 18th, 2023 and December 2, 2023. Please leave your yard-waste curbside by 7:00 AM.
- 3. Comcast: ShopHQ expired on November 1, 2023.
- 4. Randolph Police Department and Town Councillor Kevin O’Connell Holiday Food Drive on Sunday, December 17, 2023 from 8:00 AM to 11:00 AM in the back parking lot of the police station.

5. North Randolph Tree Lighting on Saturday, December 2, 2023 from 4:30 to 5:30 PM at Mt. Monument. Please stop by with family and friends to enjoy the family cheer.

Council President Alexopoulos reminded Councillors of the Special Council meeting tomorrow, Tuesday, November 21, 2023 at 6:00 PM.

Subcommittee Comments:

1. **Public Safety** - Council Vice President Brewer provided an update for this Subcommittee. The Public Safety Subcommittee will meet on Monday, November 27, 2023 at 6:00 PM.
2. **Human Services/Seniors/Recreation:** Councillor Gordon provided an update for this Subcommittee. I'd like to call a meeting for Tuesday, November 28, 2023 if it works for the other subcommittee members to discuss Blue Hills access and trails, Green Community.

Council Comments:

Councillor O'Connell: I'm working with the Randolph Police Department to put together a holiday event food drive on Sunday, December 17, 2023 from 8-11 A.M. We'll have a helicopter land at the Randolph High School Parking lot and there will be coffee and treats. 2. I recently attended Narcan Training at Town Hall and recommend everyone to participate if they are able to. I learned a lot in the short 30 minute session.

Councillor Gordon: I attended an Avon Town Meeting and spoke on the hundreds of homes that were affected by the blasting at T.L. Edwards. I'd like to bring this up again at Avon's next town meeting. One of the meeting members was Mr. T.L. Edwards and he invited me on a tour so please let me know if you'd like to join the tour. Representative Stephen Lynch was also at that meeting and we spoke about gaining access to the TLA Tox Waste Site/Superfund site. I would like to do this through the Town properly where the Town solicits Massachusetts Department of Environmental Protection to take soil tests but they have not been very speedy in their attempts so I'd like to do this through local environmental groups instead.

Council Vice President Brewer: I attended the recent event called "A Conversation on Diabetes" and learned a lot. Thank you to all who put that together.

Councillor Huff-Larmond: 1. Randolph Youth Council will be reading to the youth at the Turner Free Library on December 2, 2023 at 1:00 PM. 3. Haitian Chamber of Commerce, 4. I'll be giving out turkeys at the new Jerusalem church and they are looking for volunteers. 5. 12/8/2023 Randolph Women's Club will be having a moment to unwind: 5. The Martin Luther King, Jr. Committee is starting to plan the celebration for 2024 so stay tuned for additional information. We know the event will be hosted on Monday, January 15, 2024.

Councillor C. Alexopoulos: Please join us at the North Randolph Tree lighting on December 2, 2023 at 4:30 PM. Santa Clause will be making a special appearance!

Councillor Clerger: 1. I had the opportunity to assist the Council on Aging during a recent event and want to thank Peggy Mount-Lous for all the work she is doing. 2. Thank you to Mattapan Tech who provided me with winter coats for kids which I was planning to give to the migrants coming into Town. Please contact me if you are in need.

Council President Alexopoulos: I was able to take a tour of the new water-treat last Wednesday during a Tri-Town meeting and it's amazing how well it is all coming together. It should be operational by the end of 2025, early January 2026. 2. There will be a Special Meeting tomorrow Tuesday, November 21,

2023 and the last meeting of the year is December 11, 2023. That will then lead us into the
on January 2, 2024.

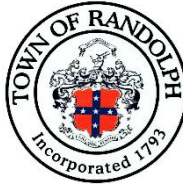
Section D, Item 4.

Adjournment:

Motion to adjourn made by Councillor Clerger, seconded by Councillor O'Connell.

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

Meeting adjourned at 9:10 PM.



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, December 11, 2023, at 5:30 p.m.

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 Alexopoulos called the meeting to order.

Roll Call – Council Members Present: William Alexopoulos (In-Person), Richard Brewer (In-Person), James F. Burgess, Jr. (In-Person), Natacha Clerger (In-Person), Ryan Egan (Via Zoom), Jesse Gordon (In-Person)

Pledge of Allegiance: Pledge of Allegiance led by Councillor Clerger.

Moment of Silent Prayer: A moment of Silent Prayer was held in remembrance of two Randolph Residents who recently passed away.

Councillors Chris Alexopoulos, Katrina Huff-Larmond, and Kevin O’Connell entered the meeting room, in-person, at 5:35 PM.

New Business:

1. Council Order 2023-064: Transfer of General Fund Free Cash for purchase of Skid Steer

Council President Alexopoulos read Council Order 2023-064. Town Manager Howard provided a brief explanation regarding the purpose of this Council Order.

Motion to approve the Council Order 2023-064 as presented made by Councillor Huff-Larmond, seconded by Councillor Clerger.

Roll Call Vote: 9-0-0

Motion Passes.

2. Council Order 2023-065: Transfer of General Fund Free Cash for Facility Management Services

Council President Alexopoulos read Council Order 2023-065. Town Manager Howard provided a brief explanation regarding the purpose of this Council Order.

Motion to approve the Council Order 2023-065 as presented made by Councillor Clerger, seconded by Councillor Burgess.

Roll Call Vote: 9-0-0

Motion Passes.

3. Council Order 2023-066: Transfer of General Fund Free Cash for local match portion of Senior Van

Council President Alexopoulos read Council Order 2023-066. Town Manager Howard provided explanation regarding the purpose of this Council Order.

Motion to approve the Council Order 2023-066 as presented made by Councillor Burgess, seconded by Councillor Clerger.

Roll Call Vote: 9-0-0

Motion Passes.

4. Council Order 2023-067: Transfer of General Fund Free Cash for MS4 Services

Council President Alexopoulos read Council Order 2023-067. Town Manager Howard provided a brief explanation regarding the purpose of this Council Order.

Motion to approve the Council Order 2023-067 as presented made by Councillor C. Alexopoulos, seconded by Councillor Burgess.

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

Motion Passes.

Approval of Minutes:

- 1. Meeting Minutes of Town Council Meeting November 21, 2023

Motion to approve the Minutes of Town Council Meeting on November 21, 2023, made by Councillor Burgess, seconded by Council Vice President Brewer.

Roll Call Vote: 7-0-1 (Abstention O’Connell; Absent during vote: Egan)

Motion passes.

Public Comments:

- 1. Joe Burke, 54 Hills Street: How much money do we have left in free cash? Town Manager Howard: Based on the numbers and votes from tonight’s meeting, I’m going to estimate a little over \$9 million.
- 2. Matt Nighorn: I’m here on behalf of the Randolph Youth Soccer Association and we’d like to talk about how the Town of Randolph can help our organization. We’ve run into a few roadblocks for practice and have had some issues with field maintenance. We’re a non-profit organization and take care of all of the facilities maintenance including all unforeseen circumstances. There are lots of needs we can’t do on our own such as street lights, additional cameras to surveillance the property, and maybe an indoor location so that the youth can continue practicing and playing soccer during the winter months. Any help is appreciated.

Public Hearing:

- 1. **1. 6:15 PM: Council Order 2023-057: Grant of Location to Massachusetts Electric Company d/b/a National Grid for new Joint or Identical Utility Pole Locations Within the Town of Randolph**

Council President Alexopoulos opened the public hearing for Council Order 2023-057. Town Council Clerk referenced the legal advertisement which was published in the Patriot Ledger on Saturday, December 2, 2023. Notification of the public hearing was also mailed to abutting properties within 100 feet of the proposed pole installation.

Aaron Amouzou and Muhammad Jamous were present on behalf of National Grid to provide additional information on the relief sought by the Town Council regarding this petition for a pole installation.

Council President Alexopoulos opened the public comments portion of the public hearing. no public comments. The Council President closed the public comments portion of the meeting and opened the floor for Council comments.

A discussion was held concerning the installment of the utility pole.

Motion to approve Council Order 2023-057 as delineated in their plan, with the condition that there shall be no guy wire or sweeps attached to said pole, made by Councillor Burgess, seconded by Council Vice President Brewer.

Roll Call Vote: 8-0-0 (Absent during vote: Egan)
Motion passes.

2. 6:15 PM: Council Order 2023-062: 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

Council President Alexopoulos opened the public hearing for Council Order 2023-062. Town Council Clerk referenced the legal advertisement which was published in the Patriot Ledger on Saturday, December 2, 2023. Notification of the public hearing was also mailed to abutting properties within 100 feet of the proposed pole installation.

Council President Alexopoulos opened the public comments portion of the public hearing.

Aaron Amouzou and Muhammad Jamous were present on behalf of National Grid to provide additional information on the relief sought by the Town Council regarding this petition for a pole installation.

- 1. Joe Burke, 54 Hills Street: Is this pole going to be higher than the existing poles? I thought all wires were going to be installed underground, not above ground. Mr. Amouzou: Yes, this pole is going to be 50 feet tall. We haven't done the underground wire installations yet.
- 2. Sandy Cohen, 63 Bittersweet Lane: I'm wondering what the reclose or radius is and if there is a point where they overlap to prevent any downtime? Mr. Amouzou: The locations for the reclosers are kind of based on the customer accounts. I would assume it's around 850 customers per span of the reclose.

There were no more public comments. The Council President closed the public comments portion of the meeting and opened the floor for Council comments.

A discussion of the Council was held concerning the placement of the proposed utility pole, and additional possibilities for the placement in order to decrease potential inconveniences to the neighboring residents.

Motion to deny Council Order 2023-062, made by Councillor Burgess, seconded by Councillor O'Connell.

Roll Call Vote: 5-3-1 (Nays: C. Alexopoulos, W. Alexopoulos, Clerger; Abstention: Egan)
Motion passes.

3. 6:15 PM: Council Order 2023-063: 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

Council President Alexopoulos opened the public hearing for Council Order 2023-063. Town Council Clerk referenced the legal advertisement which was published in the Patriot Ledger on Saturday,

December 2, 2023. Notification of the public hearing was also mailed to abutting properties 300 feet of the proposed pole installation.

Aaron Amouzou and Muhammad Jamous were present on behalf of National Grid to provide additional information on the relief sought from the Town Council regarding this petition for a pole installation.

Council President Alexopoulos opened the public comments portion of the public hearing. There were no public comments. The Council President closed the public comments portion of the meeting and opened the floor for Council comments.

A discussion was held concerning underground wiring to connect the utility poles. Additional discussion was held concerning the placement of the utility pole and additional possibilities for placement in order to decrease potential inconveniences to the neighboring residents.

Motion to allow the applicant to withdraw the request contained in Council Order 2023-063 without prejudice, made by Councillor Burgess, seconded by Councillor O’Connell.

Roll Call Vote: 9-0-0

Motion passes.

4. 6:15 PM: Special Permit Application and Site Plan and Design Review for a Proposed Development located at 16 Fencourt Avenue

Council President Alexopoulos: This is a continued Public Hearing. This public hearing was opened on Monday, November 7, 2022 at 6:15 PM and through a series of continuations by request of the applicant, has been continued to today’s meeting of December 11, 2023. The legal advertisements were placed in Patriot Ledger on October 22, 2022 and October 29, 2022. Notifications of the public hearing were mailed to abutters within 300 feet of the proposed development on October 22, 2022.

Attorney Kevin Reilly introduced himself and the applicants to the Town Council. Present are himself, Mr. Miraj Ahmed who is the principal of the company: Taj Estates of Randolph, II, LLC, and Mr. Chi Man who is the engineer and project manager.

Presentation of the Applicant:

Attorney Reilly: We are here to discuss the proposed development at 16 Fencourt Ave, Randolph, MA 02368. If the application is approved, the existing site would be raised and replaced with three structures each containing three stories with 107 one and two bedroom apartments and a day-care in the business space. We are seeking the issuance of a special permit pursuant to the Union Crossing Transit District zoning ordinance. The commercial space is intended to house a daycare facility which we think would be an excellent complimentary use to the residents living in the facility and residents using the MBTA nearby. Through the Plan Review Authority process, we addressed concerns raised by the fire department, the department of public works, and we also agreed to fund improvements to nearby streets improving pedestrian safety. There would also be a 25% affordability aspect thereby providing significant benefits to prospective residents and the town as a whole. At this point, I’d like to ask Mr. Chi Man to provide an overview of the site.

Mr. Chi Man provided a brief overview of the site plan and designs. The site will meet all zoning requirements with the exception of available parking spaces. We intend to provide 107 units and pursuant to the zoning ordinances we are required to provide 201 parking spaces however, we have structured 175 parking spaces. We will be installing a daycare center in one of the buildings with a play area behind the building. We have been speaking to one potential tenant who is very interested in the space and have not sought out other tenants. Stormwater will be managed on site with a collection

system and catch basin that collect water runoff, including roof runoff. A majority of storm discharged onto the wetlands.

Mr. Tony Plizga, chairman of the Plan Review Authority (PRA) for this development, presented the findings of the PRA. The PRA met on five separate occasions to evaluate the proposed development. Some of the benefits of the proposed project are that development creates a connection among nearby transit, it provides commercial opportunities for services, workplace, professional services and labor while allowing the retention of public green space and bike access routes in a village style environment. The applicant is also willing to designate 25% of the units as affordable housing. Some of the concerns include a lack in the variety of housing types that you may see in a typical village, there are no pedestrian walking trails other than sidewalks in front of the buildings, the atmosphere is not village-style and more like an apartment complex type atmosphere. After reviewing the zoning ordinance relevant to this development, it is noted that the village style requirement can be subject to interpretation. The applicant has requested an exception to the formula used to determine the number of needed parking spaces due to the fact that this is development including a daycare as a business which will likely only be utilized during the day. If another type of business were to be installed here, our logic for the parking spaces may have to be reconsidered. The applicant has also provided various bicycle racks for resident use. There was a potential issue raised regarding the traffic pattern during daycare pick up and drop off. It is up to the Conservation Commission to determine whether or not trails can be put into the wetland area. Mr. Plizga shared additional information regarding the conditions listed in the report of the Plan Review Authority. The Plan Review Authority does not have a specific recommendation. The votes were three in favor, four against, and two absent.

Councillor Burgess raised a point of clarification. Mentioned many times were “recommendations” made by the PRA, but there is not a final recommendation to approve or not approve the project, is that correct? Mr. Plizga: Correct.

Council President Alexopoulos opened the public comments portion of the public hearing.

1. Brandon Thompson: What is the plan for resident’s trash? Mr. Chi Man: There will be a centralized, enclosed compactor station that residents can use. Mr. Thompson: With the buildings being three story, is it stair access only, or will there be elevators? Mr. Chi Man: There will be stairs and elevator access.
2. Joe Burke, 54 Hills Street: Is the daycare exempt from taxes? Attorney Reilly: No.
3. Sandy Cohen, 63 Bittersweet Lane: Of the total affordable housing units, how many will be one bedroom and how many will be two bedrooms? Attorney Reilly: That has not been decided at this time. Ms. Cohen: How many children will be in the daycare? Mr. Reilly: The owner/developer has a similar property with a daycare so he has the experience to make sure that works seamlessly.
4. The Town Council Clerk read correspondence received from Randolph resident Cheryl Askeland concerning the proposed development at 16 Fencourt Avenue. Concerns were expressed regarding: 1. wetlands and the potential interference of disturbing the wild life; 2. wetlands and the potential that it would affect water drainage for the existing properties nearby; 3. privacy issues with the multi-building units; 4. property values. Attorney Reilly: In my opinion, property values would increase but that’s not an educated real estate opinion. With regard to wildlife, I do not think we’re going to be disturbing any habitats. With respect to drainage, we expect that there will be less runoff because of the onsite water collection system so there will actually be less runoff on site than there was previously. With respect to privacy, there will be a privacy fence so residents cannot walk through neighbor’s backyards. We also expect to maintain tree coverage surrounding the property to aid in privacy.

Mr. Plizga: frequent flooding. the bottom line is there will be less runoff off this site than it previously. Burgess: towards Truelson? Mr. Chi Man: Everywhere.

There were no more public comments. Council President Alexopoulos closed the public comments portion of the hearing and opened the floor to questions and comments of the Town Council.

Attorney Griffin: The Special Permit requires a two-thirds vote and site plan and design review requires a majority vote. The question for the council here today is have they met the requirements pursuant to the Union Crossing Transit District and do you wish to issue them a special permit and site plan and design review?

Councillor Clerger asked Mr. Plizga why he voted against the proposed development. Mr. Plizga: I voted against it because it did not meet the village style requirement listed in the zoning ordinance but in my personal opinion, it's better than the alternative, if it becomes part of the MBTA zoning requirements. Councillor Clerger: They got me at 25% affordable. They met the requirements, they have bicycle spaces, green spaces, good dumpsters, and electrical charging spaces. Reilly: the applicant suggested installing walking trails and that would be subject to approval. Additional discussion was held concerning the definition of a village style housing complex.

Councillor C. Alexopoulos: What are you looking at for occupancy? Attorney Rielly: About 300 residents. Councillor C. Alexopoulos: What has your client thought about the public safety aspect of this? Attorney Reilly: To the extent necessary there will be staff onsite at all times. If private security is necessary, we would certainly look into that. Additional discussion was held concerning the affordability factor and the type of business that would be installed in this development.

Councillor Huff-Larmond: Thank you for the presentation and the work that is being done. I appreciate the 25% affordability piece. Does your client have experience with a development containing one or two bedroom units? Who will be interested in apartments of one or two bedrooms. Attorney Reilly: The appeal with this development is that residents have the ability to walk to nearby transit. If they have children then they will also be able to drop them off on their way to the commuter rail. Councillor Huff-Larmond. Are there no sidewalks? Mr. Plizga: There are sidewalks in front of the buildings. Councillor Huff-Larmond: We need to make sure this is a comfortable environment for children and safety concerns came up for me. It doesn't mean I don't think it's a good project but I do have concerns regarding children and the lack of sidewalks, and parking.

Council President Alexopoulos: How long do you plan on keeping affordability in place? Attorney Reilly: The applicant has stated he intends to keep the 25% affordability piece in perpetuity. Council President Alexopoulos: How many children do you think the daycare will accommodate and what is the age group? Attorney Reilly: The total square footage will accommodate 140 kids. The age group would be five and under.

Council Vice President; Thank you for the presentation. I want to thank the owner for stepping up when I asked about affordability. We spoke about bad radio reception for the police and you didn't have a problem installing antennas. The town needs new growth and I think this helps with that. This is a big help to the Town. I think it's a win-win for us both.

Councillor Gordon: I understand neighbors on Truelson Drive requested a privacy fence. I think a six foot privacy fence is the worst thing you can do for wildlife.

Councillor O'Connell: Compactors seem to be a good idea but they're often very loud and it looks like they're on the fence line Attorney Reilly: even if they are fully staffed at 140 kids, they will not all be outside at the same time. Wall in the fence in that area and it is high. The children will still be loud. K

are loud. If one class goes out even with ten kids then it will still be loud for the resident with having silence in that area.

Potential walking trails. If it's okay with the president, and if it's okay with the Council, the Conservation Agent, Joe Dunn, is here. Joe Dunn: the decision was made in the order of conditions for the applicant and Conservation Commission to figure out what will happen with walkways at a future time. they have agreed that there could be liability concerns by some of the board members and the board members are concerned with turning that conservation area into a lively walkway in a housing area. applicant agreed to have some type of mitigation done if the walking trail doesn't go there. they can't start construction on this project until ConCom issues its final decision. Griffin: ConCom has to preserve wildlife and preserve wetlands, support passive recreation through its properties. ConCom is struggling to find that balance with this property -- whether they feel there's a way to add passive recreation or if its harmful to the wetlands. there will be walkways under the control of the owner. applicant has agreed to make a payment to the town so that they can make a walkway somewhere else, if one can't go here. W. Alexopoulos: So whatever the ConCom decides is what is done? Griffin: the town council could say -- unless there's going to be walking trails, we won't approve the project. It's up to you. The two board decisions go hand in hand. if ConCom agrees to put the trails on site, it can go on site. If not, the applicant has agreed to recreate similar trails somewhere else.

Councillor Burgess asked the applicant questions concerning wetlands, the produced plans, how many children the applicant anticipates will participate in the day care and Randolph's public school system, sidewalks, lighting, height of lighting poles, whether or not the fences are habitat friendly, whether or not the sidewalks will assist residents in walking to the nearby commuter rail, recreation spaces, species that may be found in the wetlands, buffers, public amenities such as a courtyard or opening seating, shade trees, the development's impact on taxes, the development's impact on schools, the development's impact on water and sewer use. A discussion was had about each of these topics with the Applicant.

Councillor Gordon: This meets my definition of a village. I'd love to hear about the common areas. Will there be an indoor common area space? Attorney Reilly: We can give it some thought.

Councillor Huff-Larmond: I'm hoping something will be added on the property to ensure the children living there will have a safe and engaging environment.

Councillor C. Alexopoulos: Will parking spots be assigned per unit? Attorney Reilly: No, it will be open parking. Councillor C. Alexopoulos: If something other than a daycare gets installed, such as a restaurant, will there be enough parking? Attorney Reilly: The town can restrict this. Council President Alexopoulos: The business would need to be conducive to the area.

Councillor Clerger: I see families rushing to this development, especially knowing there is a daycare on sight. Councillor Clerger called the question, seconded by Councillor Gordon.

Roll Call Vote: 7-1-0 (Nay: Burgess, Absent during vote: Egan)

Motion passes.

Councilor Brewer made the following Motion:

To approve the Special Permit for the 16 Fencourt Avenue Project under the Union Crossing Transit District zoning Sections 200-14.3, and 200-43 through 200-46 of the Town of Randolph Zoning Ordinance and to include conditions allowing reduced parking and use of monolithic concrete curb and sidewalk at catch basins in lieu of granite curbing, a condition that the performance bond be 10% of the value of the site improvements on the Project, exclusive of the buildings, a condition that the trails on the Project are to be determined by the Conservation Commission, and a condition in support of mitigation payments for the improvements for sidewalks along Fencourt Avenue and the milling and

resurfacing of Castleton Avenue and Fencourt Avenue, with all the improvements to be done at the discretion of the DPW; **and that the Council find as follows:**

- that the proposed use meets the requirements of Zoning Ordinance Section 200-14.3, the Union Crossing Transit District Zoning Ordinance;
- that the adverse effects of the proposed use will not outweigh its beneficial impacts to the Town and to the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to the site;
- that the proposed use is not detrimental to the zoning district nor to the abutters and that it meets the additional requirements of zoning for issuance of a special permit because it will serve the public good;
- that the proposed use is acceptable in light of the requirements contained in the Town Zoning Ordinance and the Table of Allowable Activities;
- that the proposed use is in harmony with the general purpose and intent of the State Zoning Act, the Town Zoning Ordinance, and specifically with Section 200-46 of the Zoning Ordinance;
- that the proposed use is consistent with the Town Master Plan;
- that the proposed use is acceptable, in light of traffic flow and safety concerns, including parking and loading;
- that the proposed use is acceptable in light of the adequacy of utilities and other public services;
- that the proposed use is acceptable in light of the impacts of the proposed use on neighborhood character;
- that the proposed use is acceptable in light of the impacts of the proposed use on the natural environment;
- that the proposed use is acceptable in light of the fiscal impacts of the proposed use, including impacts on Town services, the tax base and the employment considerations; and
- that the other findings and requirements for the issuance of a Special Permit have been met;

and that the Special Permit shall be issued with the following conditions:

1. Unless said conditions are inconsistent with the other conditions listed below, Applicant shall comply with all conditions, recommendations and requirements contained in the “Union Crossing Transit District (UCTD) Special Permit Application For 16 Fencourt Avenue Report of the Plan Review Authority (PRA)” approved June 28, 2023 (“PRA Report”), except the recommendation of the PRA against issuing the Special Permit.
2. The Applicant is granted the two requested waivers relating to i) reduced parking; and ii) use of monolithic concrete curb and sidewalk at catch basins in lieu of granite curbing, as described in the PRA Report and subject to the conditions contained in the PRA Report.
3. The Plan Review Authority (“PRA”) shall form a subcommittee (“PRA Subcommittee”), appointed by the Chair of the PRA, which shall perform oversight of the project through completion of the project construction. This oversight shall be in addition to any other oversight required by law or by other permits or boards. The PRA Subcommittee shall perform the ongoing monitoring and approval of the conditions contained in this Special Permit, including review of the Landscaping Plan for the project, and the associated details of that plan, the building design details, architectural renderings and signage, and any related matters, and said plans must be approved by the PRA Subcommittee or, in the absence of the subcommittee, by the PRA.
4. The Application for the project includes 11,967 square feet of dedicated commercial retail space to be contained within the project. This square footage shall not be diverted to other than commercial use without permission of the SPGA. The Applicant indicates that the commercial use on site is expected to be a daycare. If a different commercial use is to take place on site, that commercial use shall be reviewed by the PRA Subcommittee for compliance with this Special Permit and all applicable laws. This will include review of the parking waiver, which is only granted for the commercial use of “daycare” and which shall not apply if a different commercial use is undertaken.

- 5. A Project Performance Bond shall be provided by the Applicant in the amount of 10% of the site improvements on the Project, exclusive of the buildings.
- 6. The Applicant shall provide the following community benefits:

The Applicant shall provide walking trails within the existing wetland on the Project Site, if the Conservation Commission approves of such walking trails. If the Conservation Commission determines that trails are not a viable option within the existing wetland on the Project Site, the Applicant is requested to make a donation to the Randolph Trails Program or other suitable entity to support access to and creation of public trails and pathways in the Town of Randolph in an amount to be determined by the Randolph Conservation Commission. The Applicant has agreed to this community benefit.

- 7. The Applicant shall provide the following mitigation:
As mitigation for the impacts of the Project on pedestrian and vehicular traffic, including the impacts of this large Project being built without including significant sidewalks or significant walking trails within the proposed Project, the DPW Superintendent with the support of the PRA recommends that the Applicant assist financially with the following improvements, and the Applicant shall make the following mitigation payments:
 - a. To the extent approved by the DPW and to the extent feasible, upgrade the sidewalks on both sides of Fencourt Avenue, for the whole length of Fencourt Avenue out to Rt. 139, to be ADA compliant and make other improvements to ensure public safety.
 - b. Mill and resurface Castleton Avenue.
 - c. Mill and resurface Fencourt Avenue.

In support of these improvements, applicant shall provide a mitigation payment for these improvements in an amount to be determined by the DPW.

- 8. The Applicant shall permit the Town to install antennas at the Project Site, upon the Town’s request, for Town Public Safety use.
- 9. Condition Number 13 in the PRA Report, which concerns Affordable Housing, is amended to state as follows: The Applicant shall provide 25% of the dwelling units contained in the Project as affordable housing units. The Applicant shall create, execute and record a deed restriction, satisfactory to the Town, designating the affordable housing units in the Project. As a result of said affordable housing deed restriction, the Project’s affordable housing units shall qualify to be counted on the Town of Randolph’s Subsidized Housing Inventory (SHI) for the purposes of M.G.L. Chapter 40B. The deed restriction will be such that the units may be so counted and the Applicant will assist the Town of Randolph as may be necessary to include the units on the SHI. The deed restrictions shall run in perpetuity or for the longest legally permissible time period. The Applicant agrees to this condition.
- 10. This Special Permit shall lapse two years from its date of issuance, but shall not include such time required to pursue or await the determination of an appeal referenced to in M.G.L. c.40A, section 17, if substantial use of the Special Permit has not sooner commenced except for good cause or, in the case of a permit for construction, if construction has not begun by such date, except for good cause.

This list of conditions includes conditions that shall be applied to pre-construction, construction, post-construction and in perpetuity, respectively, each as noted in the PRA report or as otherwise noted above.

The Motion was seconded by Councilor Clerger.

Councilor O’Connell made a Motion to Amend the main motion to add an additional condition as follows: The Applicant shall provide a \$75,000 mitigation payment to the Town for traffic light

improvements at South Main Street and Center Street. The Motion to Amend was seconded by Councilor Burgess.

Vote on the Motion to Amend:

Roll Call Vote: 7-1-0 (Nays: Gordon; Absent during vote: Egan)

Motion is passed.

Vote on the Main Motion, with the Amendment:

Roll Call Vote: 7-1-0 (Nay: Burgess; Absent during vote: Egan)

Motion is passed.

Motion was made by Councilor W. Alexopoulos:

After due consideration of the Applicant’s request for relief and based on the facts that have been submitted to the Town Council, including the Applicant’s written submissions and the testimony and comments presented to the Council during the public hearing, and based on the recited findings, above, I move that that Town Council grant the requested approval of Site Plan and Design Review pursuant to the Randolph Zoning Ordinance, the applicable Town Council policies and procedures, and all other applicable law to permit the construction and operation of a mixed-use development at 16 Fencourt Avenue, Randolph, as described in the Applicant’s Application, Subject to all conditions that are contained in the Special Permit (as recited above).

Reference was made to the plans that have been provided by the Applicant, as listed at the back of the PRA Report.

Motion was seconded by Councilor Brewer.

Roll Call Vote: 7-1-0 (Nays: Burgess; Absent during vote: Egan)

Motion passes.

The Council President informed the Applicant that the Council had voted to approve the Special Permit with Conditions and to approve the Site Plan and Design Review, with the same conditions. The Town Attorney outlined the rights of appeal.

Correspondence:

1. Winter Break Out Camp at the Randolph Intergenerational Center! For Randolph residents ages 6-10 from 9 AM - 1 PM from December 26 through December 29, 2023. The registration fee is \$49. There are limited spaces available so please register asap.
2. Randolph Recreation is hosting its annual New Year’s Eve Family Skate Party on Sunday, December 31, 2023 from 3 PM to 5 PM. The Balloon Drop will be at 4:45 PM. Skate rentals are \$6. Stop by to jam to some music and do fun crafts.
3. The Randolph Recreation department will conduct Snowboard and Ski Lessons one day a week, for five weeks. For more information, please contact Robyn Rinehart at RRinehart@randolph-ma.gov. Registration deadline is December 31, 2023.
4. The Randolph Police Department and Town Councillor Kevin O’Connell are hosting a Holiday Food Drive and kindly welcome the neighborhood to help fill the food pantry for neighbors in need. This is taking place on Sunday, December 17, 2023 from 8 AM to 11 AM at the Randolph Police Station (in the back parking lot). Come by and meet local police officers and check out a police helicopter!
5. Senator Walter Timilty is visiting Randolph Town Hall on Tuesday, December 19 from 9 AM to 12 PM in the Washington Room, Randolph Town Hall. Stop by and chat with one of your state senators!
6. The Biennial Inauguration for the Randolph’s Town Councillors, Members of the School Committee, and Trustees of the Stetson School Fund is taking place on Tuesday, January 2, 2024 at 6:00 PM at Stetson Hall. All are welcome to attend.

7. The Randolph Police Department will be hosting their annual Toys for Tots Toy Drive on Saturday, December 16, 2023 from 9:00 AM to 1:00 PM at the Randolph Police Department.

Council Comments:

Councillor C. Alexopoulos: Thank you to all who joined us for the North Randolph tree lighting celebration. We had a great time. I want to wish everyone a happy holiday season and happy new year!

Councillor Huff-Larmond: 1. I also attended the North Randolph tree lighting and the tree lighting in the Center of Town after the Winter Wonderland festivities. 2. I also had a great time at the Town's Employee/Board gathering.

Councillor Gordon: I also attended the Town's tree lighting events and the Cambridge Tree lighting. An additional light will be lit on the menorah every night. 2. I attended a school committee meeting and we will be seeking a joint meeting of both the School Committee and Town Council to discuss upcoming (Massachusetts School Building Authority (MSBA) projects.

Council Vice President Brewer: The annual tree lighting at Town Hall was great. It was nice to all the kids and their families come together.

Council President Alexopoulos: I want to thank the Council for their hard work this year. We had a very productive year with a lot of success this year. There was the groundbreaking of new school, groundbreaking of the new water treatment plant, additional funds were added in the budget for schools, police, fire, department of public works and we had a good year in free cash. I'd like to thank the staff in town hall, the Town Manager and hopefully next year will be even more successful. Merry Christmas, happy Hanukkah, happy Kwanzaa, Happy new year and I will see you all at the Inauguration on January 2, 2024. Be well!

Adjournment:

The meeting adjourned at 10:35 PM by a unanimous vote of the Councillors present.



Randolph Town Council

2024 Subcommittees

Economic Development/Small Business/Real Estate

Jesse Gordon, Ryan Egan, Brandon Thompson

Human Services/Seniors/Recreation Subcommittee

Christos Alexopoulos, Jesse Gordon, Kevin O’Connell

Ordinance Subcommittee

Richard Brewer, Katrina Huff-Larmond, Brandon Thompson

Public Safety Subcommittee:

Christos Alexopoulos, Richard Brewer, Kevin O’Connell

Finance

Entire Town Council

2024 Appointments

School Committee Representative

James F. Burgess, Jr.

Appointees to Turner Free Library Trustees:

Richard Brewer, Brandon Thompson

**Appointee to Veterans/Military Services Committee
(Report to Regional Veterans Council):**

Brandon Thompson

Appointee to Community Preservation Committee:

Kevin O’Connell

Appointee to Joint Board

Brian Howard, Town Manager

Appointee to Tri-Board

William Alexopoulos

Master Plan Implementation Committee Representative:

Jesse Gordon

Council Order: 2024-001

**Introduced by: Town Manager Brian Howard
January 29, 2024**

Transfer of General Fund Free Cash to Stabilization Fund

To see if the Randolph Town Council will vote to transfer \$293,137 from the certified General Fund free cash to the Stabilization Fund.

Explanation: The Town's Financial Policy requires that the minimum amount in the Stabilization Fund be at least 6% of the prior year's net operating revenues. For this year, 6% of FY23 revenues of \$119,800,169 totals \$7,188,010. The balance at the end of FY23 was \$6,894,873. This would require the recommended allocation presented in this order be approved in order to be compliant with the Town's policy.

Council Order: 2024-002

**Introduced by: Town Manager Brian Howard
January 29, 2024**

Transfer of General Fund Free Cash to the Opioid Settlement Special Revenue Fund

To see if the Randolph Town Council will vote to approve a transfer of \$155,552.45 from the certified General Fund free cash to the Opioid Settlement Special Revenue Fund.

Explanation: On December 4, 2023, Governor Healey signed Chapter 77 of the Acts of 2023, Section 9 of which provided for an exception to the rule that all receipts per G.L. c.44 s.53 are general fund. Settlement agreements entered into by the Commonwealth with opioid distributors and opioid-makers for prevention, harm reduction, treatment, and recovery, may place said funds into a special revenue fund. The proceeds can then be expended, without further appropriation, at the direction of the chief executive officer only for the purpose identified in said settlement agreements.

Council Order: 2024-003

**Introduced by: Town Manager Brian Howard
January 29, 2024**

Transfer of Free Cash and Enterprise Retained Earnings into OPEB Stabilization Account

To see if the Randolph Town Council will approve a transfer in the amount of \$927,590 from Certified Free Cash into the Town's Other Post Employment Benefits (OPEB) Stabilization Account.

Further, to see if the Randolph Town Council will approve a transfer in the amount of \$11,607 from the Water/Sewer Enterprise Retained Earnings to the Town's Other Post Employment Benefits (OPEB) Stabilization Account.

Explanation: The Town's OPEB Funding Policy has a minimum annual funding of at least 10% of the certified free cash and that the corresponding percentage of the Enterprise Fund's share in the unfunded liability be applied to the certified retained earnings. The FY23 actuarial update shows the Town's overall unfunded liability at \$192,116,920. The current balance of the OPEB Trust before these allocations is \$2,089,228.

Transfer of ARPA Revenue Loss Funds to Various FY24 Budgets

To see if the Randolph Town Council will vote to transfer \$147,500 from the ARPA Coronavirus State and Local Fiscal Recovery Funds Revenue Loss to the various FY24 General Fund Operating Budgets, as shown below:

Department	Expense
Treasurer/Collector	\$ 50,000
DPW - Highway	\$ 47,500
Planning	\$ 50,000
Total	\$ 147,500

Explanation: \$50,000: The Treasurer/Collector has consultants assisting with the development and reconciliation of the Town’s cashbook. The services were expected to dwindle during FY24, but the project has been more involved than originally planned. These funds will cover costs through FY24. The services are not expected to be needed at all after the close of the fiscal year.

\$50,000: The funds will be used to conduct the Town of Randolph Feasibility Study for the Mobility Hub. The project bid was awarded to VIA MOBILITY, LLC. The project will start in February with the Feasibility Study Committee. The project will conclude on June 30, 2024.

\$47,500: The funds will be used to update the Pavement Management Plan to include additional road data such as accepted roads, unaccepted roads, road quality ratings, etc. BETA Engineering will conduct the update using LIDAR. LIDAR is the newest technology to detect pavement distresses. As the roads are surveyed, the data is fed to a point cloud system to create consistent repeatable data. It allows us to pull out additional assets and information (i.e. signs, line striping, etc.) within the GIS environment. It will also have a dashboard so data can be retrieved and sorted on the Town website. An example is provided below.

