

TOWN COUNCIL - ZONING AND ORDINANCE SUBCOMMITTEE

Monday, August 17, 2026 at 6:00 PM

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

The 2026 members of the Zoning and Ordinance Subcommittee
are Richard Brewer, James F. Burgess Jr., and Kevin O'Connell

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/31111/Updated-Guidance-Remote-Meetings>

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

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Please note that this Town Council Subcommittee 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 Subcommittee of the Town Council to record and televise or otherwise publish their presence and testimony.

A. Call to Order - Roll Call

B. Approval of Minutes

1. Approval of the Subcommittee Meeting Minutes from July 27, 2026

C. Old/Unfinished Business

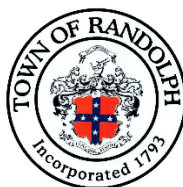
D. New Business

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

2. Council Order 2026-067: Request for the Town Council to Initiate an Amendment to the Randolph Zoning Ordinance- Chapter 200 of the General Code of the Town of Randolph- to Amend the Provisions Concerning Planned Residential Development
3. Council Order 2026-068: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To Amend Article 9 to Add A Provision Concerning Inclusionary Zoning
4. Council Order 2026-069: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – Concerning Assisted and Independent Living
5. Council Order 2026-070: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph –Concerning Mixed Use and Section 9.1 of the Ordinance

E. Adjournment

PLEASE NOTE: A meeting of the full Randolph Town Council may take place simultaneously with this Subcommittee meeting if a quorum of the full Council attends



Randolph Town Council- Zoning and Ordinance Subcommittee

DRAFT Meeting Minutes

Meeting Date: Monday, July 27, 2026, at 5:35 p.m.

Randolph Town Hall-Chapin Hall 2nd Floor

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

Call to Order: Councilor Brewer called the meeting to order.

Roll Call – Council Members Present: Richard Brewer (In-Person), Kevin O’Connell (In-Person)

Approval of Minutes:

1. Approval of Zoning and Ordinance Meeting Minutes from June 23, 2026

Motion: Motion to take collective action on Council Order 2026-017 and Council Order 2026-018 by Councilor Brewer. This motion was seconded by Councilor O’Burgess.

Roll Call Vote: 2-0-0

Motion Passes.

Old/Unfinished Business:

1. Council Order 2026-058 Amendment of the General Ordinances of the Town of Randolph To Create an Affordable Housing Trust
 - a. This was introduced at the June 22nd Town Council meeting and referred to the Zoning and Ordinance Subcommittee for review.

Motion: Councilor O’Connell moved to forward Council Order 2026-058 back to the Town Council with a recommendation. This motion was seconded by Councilor Brewer.

Roll Call Vote: 2-0-0

Motion Passes.

Adjournment:

Motion: Motion to adjourn made by Councilor O’Connell and seconded by Councilor Brewer.

Roll Call Vote: 2-0-0

Meeting adjourned.

The Town Council Meeting adjourned at 5:38 pm.

Notification of Upcoming Council Meetings:

August 17

Council Order 2026-061

**Introduced by: Planning Board
July 13, 2026**

**Request for the Town Council to Initiate
An Amendment to the Randolph Zoning Ordinance –
Chapter 200 of the General Code of the Town of Randolph –
Concerning Data Centers**

That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows:

1. Amend Article 2, section 2.2 General Definitions, by adding the following:

Data Center

A facility, or portion thereof, primarily designed or used to house computer servers and related information technology infrastructure for the storage, processing, management, or transmission of electronic data. A Data Center may include, but is not limited to, server racks, data storage systems, cooling systems, power conditioning equipment, substations, uninterruptible power supplies, backup generators, telecommunications equipment, security systems, and associated mechanical and electrical infrastructure.

A use shall be classified as a Data Center under these Ordinances where either:

- (a) more than twenty-five percent (25%) of the gross floor area is devoted to server racks, stationary computing equipment, or associated mechanical or electrical infrastructure; or
- (b) the primary purpose of the facility, as determined by the Building Commissioner or designee, is the housing and operation of computer servers and related infrastructure, regardless of floor area allocation.

2. Amend Article 4 by adding the following section 4.7:

§ 4.7 Data Centers forbidden.

The operation of any Data Center, as defined in Chapter 200 of the Town of Randolph Ordinances, is prohibited in all zoning districts of the Town of Randolph.



Via E-mail

August 4, 2026

Randolph Town Council
Town of Randolph
41 South Main Street
Randolph, MA 02368

Dear Members of the Randolph Town Council:

Comcast appreciates the opportunity to provide input regarding the Town of Randolph's consideration of zoning language related to data centers. We recognize and respect the Town's interest in ensuring that large-scale data center development is appropriately reviewed, sited, and regulated, particularly where such facilities may create significant energy, land use, infrastructure, or neighborhood impacts.

As the Council continues its review, Comcast respectfully suggests that you consider amendment(s) that include clear language distinguishing large-scale data centers from essential telecommunications, broadband, and network facilities. Without such clarification, a broadly worded definition of "data center" could unintentionally capture traditional telecommunications facilities, including broadband headends, hub sites, network interconnection facilities, wireless infrastructure, or emergency communications infrastructure that are materially different in scale, function, and community impact from large hyperscale data centers.

Telecommunications and broadband facilities are critical infrastructure. These facilities support residential and commercial connectivity, public safety communications, video distribution, network resiliency, and emergency communications during severe weather events, natural disasters, public health emergencies, and other community disruptions. They also must often be located in proximity to existing network architecture in order to serve residents, businesses, institutions, and municipal customers reliably.

For those reasons, we respectfully ask that you include the following language in zoning regulations around data centers:

Telecommunications Services Exemption

A structure or facility shall not be classified as a "data center" where the primary purpose of such facility is telecommunications services, including but not limited to wireline, wireless, broadband, or network interconnection services, or emergency communications infrastructure. Such facilities shall not be subject to the zoning, siting, or operational restrictions applicable to a data center.

This exemption would not prevent Randolph from regulating large-scale data center development. Rather, it would provide necessary clarity that essential communications infrastructure is not inadvertently swept into a regulatory framework intended for facilities of a fundamentally different scale, purpose, and impact.

By contrast, many modern data center regulations are intended to address large-scale facilities associated with high electrical demand, significant cooling systems, and intensive computing uses, including artificial intelligence, cloud computing, or large-scale digital storage. Comcast's local telecommunications facilities, including headends and hub sites, are significantly smaller in electrical load and physical scale than

hyperscale data centers and should not be subject to the same zoning, siting, buffering, or operation restrictions.

To avoid unintended consequences while preserving the Town's ability to regulate true large-scale data centers, Comcast also respectfully recommends that the Town adopt a definition that includes an appropriate electrical-load threshold and parcel-based limitation. Comcast's suggested language is as follows:

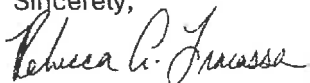
Recommended Data Center Definition

"Data center." A structure or multiple structures on one parcel that has a connected utility capacity greater than 10MW electricity load and may have an interruptible energy supply, generator, battery, or both; cooling systems, mechanical or evaporative or both; and other temperature control infrastructure. Composed of one or more businesses, owners, leaseholders, or tenants, the primary square footage function of the structure is the processing, computing, origination, storage, and transmission of digital information.

Comcast respectfully submits that these clarifications will help protect the Town's legitimate land use objectives while preserving the ability to maintain and improve reliable broadband, telecommunications, video, and emergency communications services for Randolph residents, businesses, and public institutions.

We appreciate your consideration of this request. Please do not hesitate to reach out with any questions or to discuss further.

Sincerely,



Rebecca Fracassa

Director, GCA, Metrowest & Southeastern MA

Council Order 2026-067

Introduced by: Councilor James F. Burgess, Jr.
July 13, 2026

**Request for the Town Council to Initiate
An Amendment to the Randolph Zoning Ordinance-
Chapter 200 of the General Code of the Town of Randolph-
To Amend the Provisions Concerning Planned Residential Development**

That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows:

- 1. Delete Section 2.3 in Article 2, concerning Definitions Associated with Planned Development Districts.
- 2. Delete Section 9.2 in Article 9, concerning Planned Residential Development.
- 3. Delete the following portion of Section 4.6, the Town of Randolph Table of Uses.

Use Category	CSBD	NRBD	WCBD	BD	BP	OSB D	BRHD	GBHD	ID	SFD	RHDD	RMDD	RMFD
Planned Residential Development	—	—	—	—	—	—	—	—	—	—	SPTC	SPTC	SPTC

Council Order: 2026-068

Introduced by: Planning Board
July 27, 2026

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

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

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

A. Purpose and Intent.

The purpose of this inclusionary housing section is to ensure that residential development meets the housing needs of the community for residents of all incomes by increasing the supply of housing stock permanently available; to maintain an economically integrated community by promoting a mix and distribution of housing opportunities; to develop and maintain a reasonable proportion of the Town's housing stock as affordable housing units for inclusion on the Subsidized Housing Inventory (SHI) by the Executive Office of Housing and Livable Communities (EOHLC) or successor agency; and ensure that such affordable housing is made available to all eligible households on a nondiscriminatory basis in accordance with the federal Fair Housing Act of 1968² and MGL c. 151B, as amended, and any regulations promulgated under federal and state law.

B. Applicability

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

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

C. Exemptions

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

section.

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

D. Requirements

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

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

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

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

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

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

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

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

F. Affordable Housing Restrictions

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

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

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

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

(2) Housing Marketing and Selection Plan

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

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

(3) Monitoring Agent

A Monitoring Agent shall be designated to ensure:

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

G. Preservation of Affordability

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

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

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

H. Standards for Construction

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

I. Standards for Occupancy

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

J. Submission Requirements and Procedures

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

K. Administration and Enforcement

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

Council Order: 2026-069

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

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

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

§2.2 Definitions

Assisted Living facilities (ALF)

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

Independent Living Facilities (ILF)

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

§9.10 ASSISTED and INDEPENDENT LIVING FACILITIES

A. Purpose and Intent

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

B. Applicability

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

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

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

C. Dimensional Standards

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

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

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

E. Site Design Requirements

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

similar features are permitted between buildings

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

F. Parking

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

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

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

G. Signs

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

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

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

H. Building Design Standards

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

I. Affordability

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

J. Prohibitions

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

K. Stormwater Management

All projects are required to be reviewed and permitted by the Town's Stormwater Authority and comply with any such regulations established by the Authority.

L. Authority

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

M. Application

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

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

N. Approval criteria.

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

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

Council Order: 2026-070

Introduced by: Planning Board
July 27, 2026

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

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

§ 9.1. Mixed-use

In each district in which Mixed-Use is permitted, a development shall comply with the following minimum requirements. Unless otherwise stated, the requirements of this section shall apply to uses and structures permitted under the regulations of this section. In the event of a conflict, the regulations of this section shall apply.

A. Exceptions.

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

B. Applicability.

- (1) Only uses that are permitted by right or special permit in the zoning district may be included in the mixed-use development.
 - (a) Neither drive-through windows, accessory uses with a drive-up/drive-through function nor 24-hour business operations are permitted in a Mixed-Use development.
- (2) Notwithstanding the other provisions contained in this Town of Randolph Zoning Ordinance, the Planning Board shall be the Special Permit Granting Authority (SPGA) for a Mixed-Use Development ~~when there are fewer than twenty-five (25) dwelling units (existing or new) proposed.~~
- ~~(3) Notwithstanding the other provisions contained in this Town of Randolph Zoning Ordinance, the Town Council shall be the Special Permit Granting Authority for any Mixed-Use development when there are twenty five (25) or greater dwelling units (existing or new) proposed.~~
- (4) If a nonresidential use in a Mixed-Use development requires a Special Permit, the SPGA issuing the special permit for the Mixed-Use development shall also be the SPGA for the nonresidential use superseding any other section of this Town of Randolph Zoning Ordinance.
- (5) Site Plan Design Review shall be conducted by the applicable SPGA.

C. Dimensions.

- (1) The dimensional standards generally applicable in the district as set forth in the Table of Dimensional Requirements shall apply.

- (2) The SPGA may waive dimensional requirements when a Mixed-Use development includes the redevelopment of an existing structure.
- (3) More than one structure on a parcel is permitted upon review and decision of the SPGA.
- (4) Any Back-Lot Structure(s) may not be taller than the principal structure.

D. Site design standards.

- (1) All permitted nonresidential uses shall be limited to the ground floor and basement of the principal structure. The SPGA may permit nonresidential uses to occupy other floors of the principal structure only after determining that the location and design of such spaces, including access and egress, will not impact the privacy or security of residential occupants.
- (2) If the Mixed-Use Development includes multiple structures, any Back-Lot Structure(s) may contain either a mix of nonresidential uses and dwelling units or only dwelling units.
- (3) The nonresidential uses in a Mixed-Use development shall be developed prior to or concurrently with residential uses. Concurrency shall be established by approval of a Master Plan that provides a mix of uses that includes all proposed uses.
- (4) ~~A minimum of twenty-five percent (25%)~~ **At least twenty percent (20%)** ~~and a maximum of seventy-five percent (75%)~~ **but no more than eighty percent (80%)** of the total square footage of all structures contained in a Mixed-Use Development shall be devoted to dwelling units.
- (5) Minimum residential densities for a Mixed-Use development shall be twelve (12) units per gross acre.
 - (a) Density shall be calculated as the total area of the parcel less any land which is part of a Wetland Resource Area as specified in 310 CMR 10.02(1)(a) subject to protection under the Massachusetts Wetlands Protection Act, MGL c. 131, § 40, nor any land within seventy-five (75) feet of such Wetland Resource Area.
 - (b) When a development site is composed of two (2) or more phases, each phase shall also meet this standard.
- (6) Dwelling units must contain a minimum of six hundred twenty-five (625) square feet of usable living area.
- (7) In any Principal Structure, entry to the dwelling units must be from the side or back of the structure; not on the street frontage or any open public space.
- (8) At least one designated entrance for nonresidential uses shall be provided on each floor of a structure that contains a nonresidential use.
- (9) Areas of a structure intended for nonresidential use must be constructed such that there is no direct access to areas of the structure intended for dwelling units except as necessary in an emergency.
- (10) Ground level frontage of the Principal Structure shall be devoted to nonresidential entrances, windows and public open space amenities.

- (11) In newly constructed Principal Structures in a Mixed-Use Development, ground floors shall be a minimum of eleven (11) feet from floor to ceiling to enhance the pedestrian streetscape regardless of the overall building height.
- (12) Clear pedestrian pathways shall be provided between structures on the same parcel and, to the extent practicable, between buildings on adjacent parcels to ensure continuous safe pedestrian access.
- (13) A Mixed-Use development must provide a sign plan to the SPGA at the time of application.
 - (a) Wall signs for nonresidential uses may be illuminated with exterior lighting or by reverse channel letters only.
- (14) Where any Mixed-Use development abuts a residentially zoned parcel(s), there shall be adequate transition between the Mixed-Use development and adjacent residentially zoned parcel(s). Fencing, landscaping and similar items may be used to accomplish this.

E. Parking.

- (1) Parking areas, including below- or at-grade structures, for a Mixed-Use development shall be located to the side and/or rear of the parcel; parking is prohibited in the front yard.
 - (a) Parking areas that abut any public right-of-way or any at-grade parking structure shall require screening.
 - (b) Where locating parking according to the terms of this zoning ordinance is not feasible due to existing structures, topography, alternative locations shall be considered by the SPGA.
- (2) There shall be a minimum of one (1) ~~and one-quarter (1.25)~~ parking spaces for each dwelling unit (rounded up).
- (3) There shall be a minimum of one (1) space per one thousand (1,000) square feet of nonresidential floor area.
- (4) In the event of a restaurant, one (1) parking space shall be provided for every four (4) patron seats.
- (5) A lesser number of parking spaces may be permitted by the SPGA upon determination that the Special Permit applicant has demonstrated, through methods acceptable to the SPGA, that parking demand will not exceed what can be met by the minimum required parking.
- (6) Bicycle parking shall be provided as follows:
 - (a) A minimum of one (1) space per every ten (10) dwelling units (rounded up) located indoors near the primary entrance to the development's dwelling units.
 - (b) A minimum of one (1) space for every five thousand (5,000) square feet of nonresidential floor area (rounded down) located near the primary entrance to ground floor nonresidential units.

F. Affordable Housing Units.

Any mixed-use project that results in the creation of ten (10) or more dwelling units must also comply with the requirements of §9.9 Inclusionary Zoning. ~~Affordable dwelling units — subsidized housing inventory. Any Mixed-Use development, whether~~

~~through conversion or new construction, that includes greater than ten (10) dwelling units, must include dwelling units that comply with the requirements and regulations of the Executive Office of Housing and Livable Communities (EOHLC) as Local Action Units (LAU) through a Local Initiative Program (LIP) as specified below:~~

- ~~(1) Ownership units. For all Mixed-Use developments where the Affordable Dwelling Units proposed are Homeownership Units, not less than twenty percent (20%) of the total dwelling units constructed in the mixed-use development shall be Affordable Dwelling Units.~~
- ~~(2) Rental units. For all Mixed-Use developments where the Affordable Dwelling Units proposed are Rental Units, not less than twenty-five percent (25%) of the total housing units in any building containing rental units shall be Affordable Dwelling Units.~~
- ~~(3) For purposes of calculating the number of Affordable Dwelling Units required within a Mixed-Use Development, any fractional unit of five-tenths (0.5) or greater shall be deemed to constitute a whole unit.~~
- ~~(4) All Affordable Dwelling Units shall be integrated within the Mixed-Use development and shall be comparable in design, floor area, number of bedrooms, appearance, construction and quality of materials with market rate units.~~
- ~~(5) Occupancy permits for dwelling units in a Mixed-Use development shall not be issued without confirmation that a LIP/LAU has been submitted to EOHLC.~~