TOWN COUNCIL MEETING

Monday, May 18, 2026 at 6:00 PM

Town Hall - Chapin Hall- Second Floor- 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

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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 Minutes

1. Approval of Meeting Minutes from May 4, 2026

D. Announcements from the President

1. Special Town Council Meeting for FY27 Budget

E. Presentations

F. Public Hearings

1. 6:15 PM Special Permit for a Planned Residential Development at 217 Mill Street
2. 6:15 PM Special Permit for a Planned Residential Development at 86/92 Union Street

G. Public Comments/Discussions

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

H. Proclamations

I. Appointments

J. Motions, Orders, and Resolutions

K. Old/Unfinished Business

1. Council Order 2026-018: Amendment To Town Council Rules Section 13 Pertaining to Order of Business and Agenda (Referred back from Zoning and Ordinance Committee from May 12, 2026)

L. New Business

1. Council Order 2026-037: FY 2027 Municipal Operating Budget

2. Council Order 2026-038: FY26 Budget Transfers (Same Night Action)

3. Council Order 2026-039: Authorization for Payment of Prior Year Unpaid Bills (Same Night Action)

4. Council Order 2026-041: Authorization and Approval for New Successor Collective Bargaining Agreement Between The Town of Randolph, Massachusetts and The SEIU Local 888 Randolph Town Hall and Library Workers ("Union") (Same Night Action)

5. Council Order 2026-042: Transfer from Free Cash for Complete Street Projects in the Amount of $150,000 (Same Night Action)

6. Council Order 2026-043: Transfer from Water Stabilization Fund for Lead Service Line Identification in the Amount of $300,000 (Same Night Action)

7. Council Order 2026-044: Approval to Apply for MassDEP's Clean Water Trust State Revolving Loan Program

M. Town Manager's Report

N. Correspondence

O. Committee Reports

P. Open Council Comments

Q. Adjournment

Notification of Upcoming Meeting Dates
June 8 and 22
July 13 and 27
August 10 and 24- August 10th is regular and joint with the School Committee
September 14 and 28
October 5 and 19

November 2 and 23
December 7- Regular and joint meeting with the School Committee

Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, May 4, 2026, at 6:06 p.m.
Randolph Town Hall-Chapin Hall 2nd Floor
This is a hybrid meeting. The Public is invited to attend this meeting in person or remotely, by telephone or computer access.

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

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

Pledge of Allegiance: Pledge of Allegiance led by Boy Scout Troop 47.

Moment of Silent Prayer: Moment of Silent Prayer was not held at this meeting.

Approval of Meeting Minutes

Motion: Motion to approve the minutes of the Town Council meeting minutes of April 27, 2026 made by Councilor Alexopoulos, seconded by Councilor Huff-Larmond.
Roll Call Vote: 7-0-1 (Abstentions: O'Connell; Absent at Vote: Clerger)
Motion passes.

Announcements from the President:

1. The May 11th joint meeting with the Town Council and School Committee will be cancelled and rescheduled at a later date.

Presentations:

1. The Randolph High School Color Guard team was invited to the Council Meeting for the presentation of a proclamation for their second consecutive year win at NESBA.
2. Fernando Zevallos is the Color Guard director at the High School. States this program started with two members in 2023 and now has 21 members. Grateful for this team and the support of the community.
3. Ester, a RSH senior, is thankful for the team and proud of the growth of the team. Hopes the RHS Color Guard
4. Laka, RHS senior, proud of the program and this team is her second family. Appreciates that coach, team and parents for their support. These are memories that she will carry with her beyond the program.

5. Councilor O'Connell is very proud of the team. Councilor O'Connell stated that he understands how hard the performance is. RHS Color Guard made Randolph proud.
6. Councilor Burgess mentions being a Color Guard requires hard work and great bonds. Saying that most people do not understand the pressures you all face during the performance. Randolph is proud of you all.
7. Councilor Huff-Larmond congratulated the team, saying that they are putting Randolph on the Map. She states she can see the passion within the team. Councilor Huff-Larmond mentioned that there is an internship through the Town of Randolph which more information will be available soon. She encouraged these students to apply.
8. Councilor Gordon reminds everyone that this team will be going to Washington D.C. during Memorial Day weekend to represent the Commonwealth.
9. President Egan asked the Council Clerk to read the Proclamation into the record. After that the Council and the RHS Color Guard gathered for a picture.
10. The High School Principal thanked Mr. Z for his dedication to the team. Keep up the great work!

Public Hearings: None

Public Comments

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

1. Sandy Cohen, 63 Bittersweet Lane: sent her comments to Town Attorney Griffin since she missed Public Comments at the last meeting. She started with informing the Council with how much money was raised to the Randolph Foundation of Education. Gave thanks to Town Manager Howard and DPW Superintendent Neil McCole for patching a hole in the road. She asked for an update on speed bumps since the nicer weather has increased speeding in her neighborhood. Ms. Cohen adds that there is a "no right on red" at Memorial Parkway and she witnessed a few cars turn right on red. She is requesting a flashing sign to alert drivers.

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

Proclamations: None

Appointments: None

Motions, Orders, and Resolutions:

Motion: Councilor Gordon motioned to take Resolution 2026-003 off the table. This motion failed for a lack of a second.

Motion: Councilor Gordon motioned to take Resolution 2026-004 off the table. This motion failed for a lack of a second.

Old/Unfinished Business:

1. Council Order 2026-017: Amendment To Town Council Rules Section 27 Pertaining to Public Comments/Discussion and Public Hearings

a. President Egan called on the Councilor who sponsored the order which was Councilor Gordon. Since this order went to the Zoning and Ordinance Subcommittee, Councilor Gordon asked Councilor Burgess to provide an update.
b. Councilor Burgess stated that the Zoning and Ordinance Subcommittee met and discussed this order. Councilor Burgess stated that this does not allow back and forth but allows for the President to give an answer if one is available.
c. Councilor Gordon mentions the real importance of this order is to be able to give answers to the public instead of getting back to them at a later date.
d. Councilor Huff-Larmond asked for clarification on who would answer the question and if multiple councilors could answer. Councilor Gordon says that would be up to the President.
e. Vice President Brewer was originally in favor of allowing the President to choose to respond. Since he thought on this topic more he is no longer in support with concerns over liability issues.
f. President Egan is not in support of back and forth. He sees this as a business meeting and this could open the town up to liability. President Egan states that the Council can be reached via email and by contacting the Council Clerk.
g. Councilor Thompson asked the Town Attorney to share on this topic. She went over the limitations that the town can control in regard to Public Comments. Most cities and towns have public comments or no public comments due to the risk of a person questioning their civil rights while speaking to their government.

Motion: President Egan moved to deny Council Order 2026-017 and any subsequent presented and not presented amendments including but not limited to 2026-017A. This motion was seconded by Councilor Alexopoulos. (Vote taken after further discussion)

h. Councilor Burgess believes that residents have the right to question their government. Councilor Burgess states there are no back and forth in the language of this proposed amendment. He questioned why we have public comments if we have concerns over liabilities.

Motion: Councilor Burgess moved to call the question. This motion was seconded by Councilor Alexopoulos.
Roll Call Vote: 6-3-0 (Yays: Alexopoulos, Brewer, Clerger, Egan, Huff-Larmond, Thompson; Nays: Burgess, Gordon, O'Connell
Roll Call Vote: 6-3-0 (Yays: Alexopoulos, Brewer, Clerger, Egan, Huff-Larmond, Thompson; Nays: Gordon, Burgess, O'Connell)
Motion passes.

Motion: President Egan moved to deny Council Order 2026-017 and any subsequent presented and not presented amendments including but not limited to 2026-017A. This motion was seconded by Councilor Alexopoulos.
Roll Call Vote: 6-1-2 (Yays: Alexopoulos, Brewer, Clerger, Egan, Huff-Larmond, Thompson; Nays: Gordon; Abstentions: O'Connell and Burgess)
Motion passes.

New Business:
1. Council Order 2026-034: Transfer of General Fund Free Cash to Overlay in the Amount of $350,000

a. Town Manager Howard stated the DOR wanted a commitment from the Town to add funds to the overlay after we sent the tax rate last year. The DOR bases this amount off of the size of the town and population.
b. Councilor Burgess asked how many years of overlay do we have open and what the balance is in that account. Town Manager Howard again states the DOR would like the balance to be increased. Town Manager Howard says that the issue is not residential property but the larger scale ones such as the movie theatre or Amazon warehouse. Councilor Burgess asked what the time period is to be able to file for an abatement. Town Manager Howard believes that it is yearly.
c. Town Manager Howard asked Town Attorney Griffin if we have any large cases being reviewed by the ATB (Appellate Tax Board). Town Attorney Griffin states that there is one large case being reviewed which is the Amazon building. She added the reasoning for the Amazon case is that the operations are no longer happening at that location.

Motion: Vice President Brewer moved to approve Council Order 2026-034. This motion was seconded by Councilor Alexopoulos.
Roll Call Vote: 9-0-0
Motion passes.

2. Council Order 2026-035: Transfer of Water/Sewer Retained Earnings for Joint Water Board Operations in the Amount of $100,000
    a. Town Manager Howard stated that some of these funds are for multiple purposes such as a two year contract and for Braintree staff members that have been filling in at our plant. Town Manager Howard stated that it has been challenging to find employees to work at a closing plant as well as one that is behind in technology.

Motion: Councilor Alexopoulos moved to approve Council Order 2026-035. This motion was seconded by Vice President Brewer.
Roll Call Vote: 9-0-0
Motion passes.

3. Council Order 2026-036: Transfer of General Fund Free Cash to Establish and Fund an Energy Resiliency Fund
    a. Town Manager Howard introduced the order and then called on Assistant Town Manager Dumas to discuss further. Assistant Town Manager Dumas stated that this fund would be used to help with solar credits to complete projects that align with our Green Communities and energy reduction plans.
    b. Councilor Gordon asked for clarification that this $50,000 dollar transfer will allow for further investment opportunities. Assistant Town Manager also added that since we are Designated a Green Community we have more grants that we can apply for.
    c. Councilor O'Connell asked about the site of these solar panels? Assistant Town Manager Dumas stated that one site would be the roof of North Elementary School and any identified repairs would be considered.

Motion: Councilor Alexopoulos moved to approve Council Order 2026-036. This motion was seconded by Councilor Gordon.

Roll Call Vote: 9-0-0
Motion passes.

d. Councilor Burgess voted in favor but with the caveat that work at and by the school is signed off on by the Town.

Town Manager's Report: None

Correspondence: None

Subcommittee Reports: None

Council Comments:

1. Councilor Alexopoulos: congratulations to the Color Guard Team and thanked the Boy Scouts for being at the meeting tonight.
2. Councilor Thompson: Senior Olympics sign ups have started. There are still some spots left for the RICC summer camp program. Thank you to the Boy Scouts
3. Councilor Huff-Larmond: thanked RCTV for covering the recent Sickle Cell event at Stetson Hall. Congratulations to the RHS Color guard and thank you to the Boy Scouts. May 17th at the Monkey Lounge fundraiser with Randolph Partnership.
4. Councilor O'Connell: Softball showdown May 30th from 11-2 PM. All funds raised will go towards Randolph Athletics. Councilor O'Connell shared a flyer on his social media. Come out and support the event.
5. Councilor Clerger: May 18th is Haitian Flag day. The flag will rise at Town Hall at 10am. Then attendees may go over to Stetson Hall to mingle. Councilor Clerger will share a flyer once it is created. Thursday May 7th at 5 PM there is a subcommittee meeting for Contract Negotiation.
6. President Egan: Congratulations to the RHS Color Guard. Thank you to Troop 47 for being in attendance. President Egan invited the Troop up for a picture after the meeting adjourns.

Adjournment:

Motion: Motion to adjourn made by Councilor Clerger and seconded by President Egan.
Roll Call Vote: 8-0-0
Meeting adjourned.

The Town Council Meeting adjourned at 7:13 pm.

Notification of Upcoming Council Meetings:
May 18
June 8 and 22
July 13 and 27
August 10 and 24
September 14 and 28
October 5 and 19
November 2 and 23

December 7

RANDOLPH TOWN COUNCIL

APPLICATION FOR A SPECIAL PERMIT

Project Type	○ 24 Hour Operation ○ Tattoo Salon ○ Drive Through Window ○ Crematorium ○ Wireless Communication Facility ○ Gravel Removal ○ Marijuana Facility ○ Union Crossing Project ● Other Planned Residential
Type of Request	● Initial Application ○ Renewal ○ Modification/Amendment

Applicant Information:

Applicant	Everstead Partners
Contact person	James Guerrier
Applicant Status	○ Owner ○ Tenant ○ Licensee ● Buyer ○ Other_____
Address	182 Prospect St. S. Easton MA 02375
Phone	[redacted] **Email** [redacted] James@Everstead partners co.com

Owner Information (If different than applicant):

Property Owner	Arsenault Family Trust
Address	6 Verna Lane Avon 02322
Phone	**Email**

If property owner is not the Applicant, authorization from the owner is required

Property Information:

Parcel Address	217 Mill Street
Assessor's Info:	Map: 51 Block: H Parcel: 008.01
Registry of Deeds where deed, plan or both are recorded:	14059 / 0498
Plan Recording:	Plan #_____ Book:_____ Page:_____
Zoning District:	RHDD

Nature of Relief Requested:

Special permit pursuant to **Article/Section** 9.2 PRD **of the Zoning By-law** which designates the Town Council as Special Permit Granting Authority (SPGA) for prescribed uses.

Detailed explanation of request:

See attached narritive

For an application for a Special Permit, the applicant shall submit a narrative and additional documentation to support:

- That the proposed use is in harmony with the general purpose and intent of the Town's ordinances;
- That the proposed use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district;
- Adequate and appropriate facilities will be provided for the proper operation of the proposed use;

Please attach any relevant plans, maps or materials that you wish the Town Council to consider in reviewing this application.

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said ordinances, rules and any conditions of the Town Council.

Applicant

04/17/2026
Date

RANDOLPH
TOWN CLERK/REGISTRAR
2026 APR 17 P 2:28

EVERSTEAD PARTNERS

April 15, 2026

Ryan Egan
Town Council President
Town of Randolph
41 South Main Street
Randolph, MA 02368

Cc: Michelle Tyler, Director of Planning

RE: Special Permit Application – Violet Hills at 217 Mill Street

Dear Mr. Egan,

On behalf of Everstead Partners, I am pleased to present this Special Permit Application for Violet Hills at 217 Mill Street in Randolph Ma, an innovative 10-unit homeownership community designed to expand access to affordable, energy efficient housing and create long term wealth building opportunities for households across a range of incomes.

Violet Hills is a thoughtfully planned homeownership development consisting of ten units, including nine income restricted homes and one market rate unit. The project is designed to serve households earning between 80% and 110% of Area Median Income (AMI), with three units at 80% AMI, three at 100% AMI, and three at 110% AMI. This structure ensures that the development provides attainable homeownership opportunities for working households who are often underserved by traditional affordable housing programs, particularly those earning near or slightly above median income.

The project offers a balanced unit mix of two- and three-bedroom homes to meet the needs of a diverse range of buyers. Four two-bedroom, two bath units of approximately 1,095 square feet are

well suited for young professionals, couples, and individuals entering the housing market. Six three-bedroom, two bath homes of approximately 1,254 square feet are designed to accommodate growing households and young families. This mix allows the development to serve not only traditional families but also essential members of the local workforce including teachers, municipal employees, healthcare workers, and other public service professionals who are increasingly priced out of homeownership opportunities in the region.

Each home is designed with livability and functionality in mind. Floor plans feature open concept kitchen, dining, and living areas, modern kitchen islands, dedicated laundry spaces, and primary suites with walk in closets. Cathedral ceilings in main living areas enhance natural light and create a sense of openness, while front porches and private outdoor spaces provide opportunities for both relaxation and neighborhood interaction. Unfinished basements offer additional storage.

The site plan is organized around a looped internal roadway that provides safe and efficient circulation while creating a cohesive neighborhood setting. At the heart of the development is a central landscaped green area that serves as a defining feature of the community. This shared open area enhanced by curated plantings, walkways, and common gathering space creates a sense of a private residential oasis for residents. While each home is positioned to maximize privacy, fencing is incorporated to delineate individual yard areas, reinforcing a true single family living experience. At the same time, the overall layout ties the homes together through thoughtful orientation toward the central green, creating a balanced environment that is both private and connected. Additional site features include pedestrian walkways, a central mailbox area, ample visitor parking and thoughtfully designed lighting elements such as post lanterns and bollard lighting. Landscape elements, including mixed shrubs, understory trees, and defined green spaces, contribute to a high quality and cohesive residential setting.

A key feature of Violet Hills is its commitment to sustainability and long-term affordability through reduced operating costs. All homes will be fully electric energy efficient and designed to be solar ready, positioning the development to take advantage of future renewable energy opportunities. This approach not only aligns with evolving environmental standards and state initiatives but also helps lower utility costs for homeowners over time.

Beyond its physical design, Violet Hills is structured to create long term economic opportunity. By offering attainable homeownership options, the project enables buyers to build equity and generational wealth over time. This is particularly impactful for young families, couples, and individuals especially public service workers who have historically faced barriers to homeownership. The ability to transition from renting to owning in a stable, thoughtfully designed community represents a meaningful step toward financial security and upward mobility.

Development Impact & Innovation

Violet Hills represents an innovative model not only in site planning and housing design, but also in its financing structure. The project is among the first of its kind in the country to leverage a tax credit framework specifically to create affordable homeownership opportunities, rather than traditional rental housing. This pioneering approach expands the use of tax credit financing into the homeownership space, addressing a longstanding gap in housing policy and capital availability.

The development has been carefully designed to integrate seamlessly into the surrounding neighborhood and to avoid negative impacts on adjacent properties. Robust landscaping strategies including the preservation of existing mature trees where feasible, the introduction of new plantings, and the use of fencing and natural buffers help to screen the development and maintain privacy for neighboring homes. The architectural design of the homes reflects a traditional residential character,

with pitched roofs, front porches, and scaled building forms that are consistent with the surrounding neighborhood fabric.

By aligning public and private resources to support for sale affordable housing, Violet Hills establishes a replicable model for future developments. It demonstrates how layered financing tools can be adapted to deliver ownership opportunities at scale particularly for middle income households who are often underserved by existing programs.

The development's impact extends beyond the immediate residents. It contributes to neighborhood stability by creating long term homeowners, supports workforce retention by enabling essential workers to live in the communities they serve, and introduces a sustainable, context sensitive housing typology that enhances the existing residential character of the area.

Ultimately, Violet Hills at 217 Mill Street is more than a housing development, it is a blueprint for the future of affordable homeownership. By combining innovative financing, sustainable design, and a clear focus on wealth creation, the project delivers lasting value for residents, the community, and the broader housing ecosystem.

Sincerely,

James Guerrier
Principal
Everstead Partners

ZONING ANALYSIS			
DISTRICT: PLANNED RESIDENTIAL DEVELOPMENT (PRD)			
ZONING REQUIREMENT	REQUIRED	PROPOSED	COMPLIANCE OR VARIANCE
MIN. LOT SIZE	48,000 SF (12,000X4)	77,512 SF +/-	COMPLIANCE
MIN. LOT FRONTAGE	100'	74.7' +/-	FINDING
MIN. LOT DEPTH	100'	430.4' +/-	COMPLIANCE
MIN. LOT WIDTH	100'	214.1' +/-	COMPLIANCE
SETBACK			
MIN. FRONT YARD	25'	52.4'	COMPLIANCE
MIN. SIDE YARD (LEFT)	25'	40'	COMPLIANCE
MIN. SIDE YARD (RIGHT)	25'	37'	COMPLIANCE
MIN. REAR YARD	25'	31.3'	COMPLIANCE
MIN. PORCH TO SIDEWALK SETBACK	10'	4.6'	VARIANCE
MIN. SEPARATION BETWEEN STRUCTURES	14'	15'	COMPLIANCE
MAX. HIGH OF FENCING TO DELINEATE AN EXCLUSIVE USE AREA	3'	3'	COMPLIANCE
MAX. LOT COVERAGE	40%	59%	VARIANCE
MIN. PARKING SPACE	UNIT PARKING: 2 / UNIT VISITOR PARKING: 1 / 5UNITS	UNIT PARKING: 2 / UNIT VISITOR PARKING: 2.8 / 5UNITS	COMPLIANCE
MAX. UNIT SIZE	1,100 SF	1,254 SF	VARIANCE
MAX BUILDING HEIGHT	18' (THE VERTICAL DISTANCE FROM THE ESTABLISHED GRADE TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE FOR GABLED ROOF.	17'	COMPLIANCE
MAX. NUMBER OF STORY	1.5 STORIES	1.5 STORIES	COMPLIANCE
MAX. PITCHED ROOF HIGH	23'	22.5'	COMPLIANCE
MIN. PRIVATE OPEN SPACE	500 SF / UNIT	1,642 SF +/- / UNIT	COMPLIANCE

Barbara J. Arsenault

Trustee for Property

217 Mill Street

Randolph, MA 02368

March 31, 2026

To The Town of Randolph, Massachusetts:

I, Barbara J. Arsenault, Seller and Trustee for the Property at 217 Mill Street, Randolph, Massachusetts, give James Guernier, the Buyer of such property, permission to file for any permits and applications needed in connection with the prospective proposal of ten units through affordable housing.

All such costs for all permits and applications are the sole responsibility of the Buyer.

Sincerely,

Barbara J. Arsenault

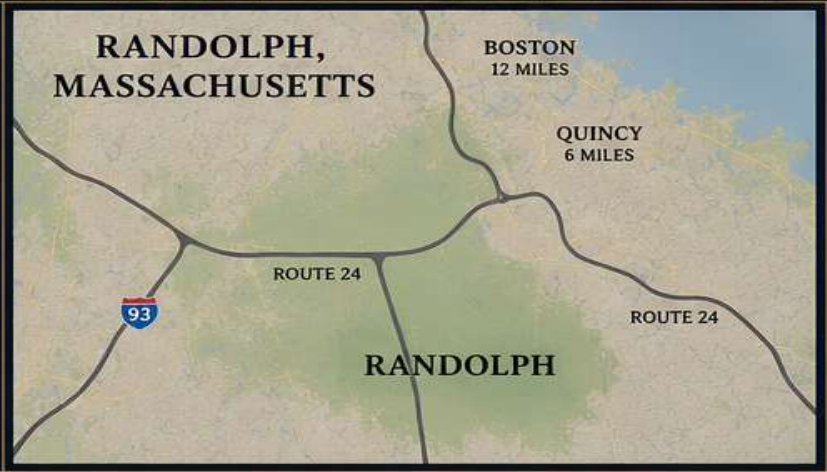
VIOLET HILLS

PROPOSED RESIDENTIAL DEVELOPMENT

BY

EVERSTEAD PARTNERS

TOWN OF RANDOLPH
MASSACHUSETTS
INCORPORATED 1793



A COMMUNITY WITH HISTORY. A FUTURE WITH VISION.

Violet Hills is a thoughtfully planned residential development that will bring new opportunities, affordable living, and lasting value to the Town of Randolph.

- STRONG COMMUNITY
- BEAUTIFUL SURROUNDINGS
- SUSTAINABLE GROWTH
- QUALITY LIVING



BUILDING TOMORROW, TOGETHER. BY EVERSTEAD PARTNERS

About Us

Everstead Partners is a community driven real estate development firm focused on delivering transformative mixed-income and mixed-use communities across Massachusetts. By combining innovative financing strategies, strong public-private partnerships, and disciplined execution, the firm creates high quality developments that generate lasting value for both residents and neighborhoods.

With a focus on urban and emerging communities, Everstead Partners is committed to expanding housing opportunities, strengthening neighborhoods, and driving meaningful community impact through thoughtful and sustainable development.

Founded by James Guerrier, an emerging developer and entrepreneur with experience spanning property management, construction, and real estate development, the firm brings a hands on approach and expertise in complex financing, construction management, and project execution to every development.





Development Plan

Our proposed development consists of 10 detached single-family style homes within a Planned Residential Development (PRD) that emphasizes open space, privacy, walkability, and neighborhood character. Featuring a mix of two and three bedroom homes, Violet Hills is designed to meet the growing demand for workforce and middle-income housing while delivering lasting community value through quality construction, a landscaped common area, and architecture that complements the surrounding neighborhood.

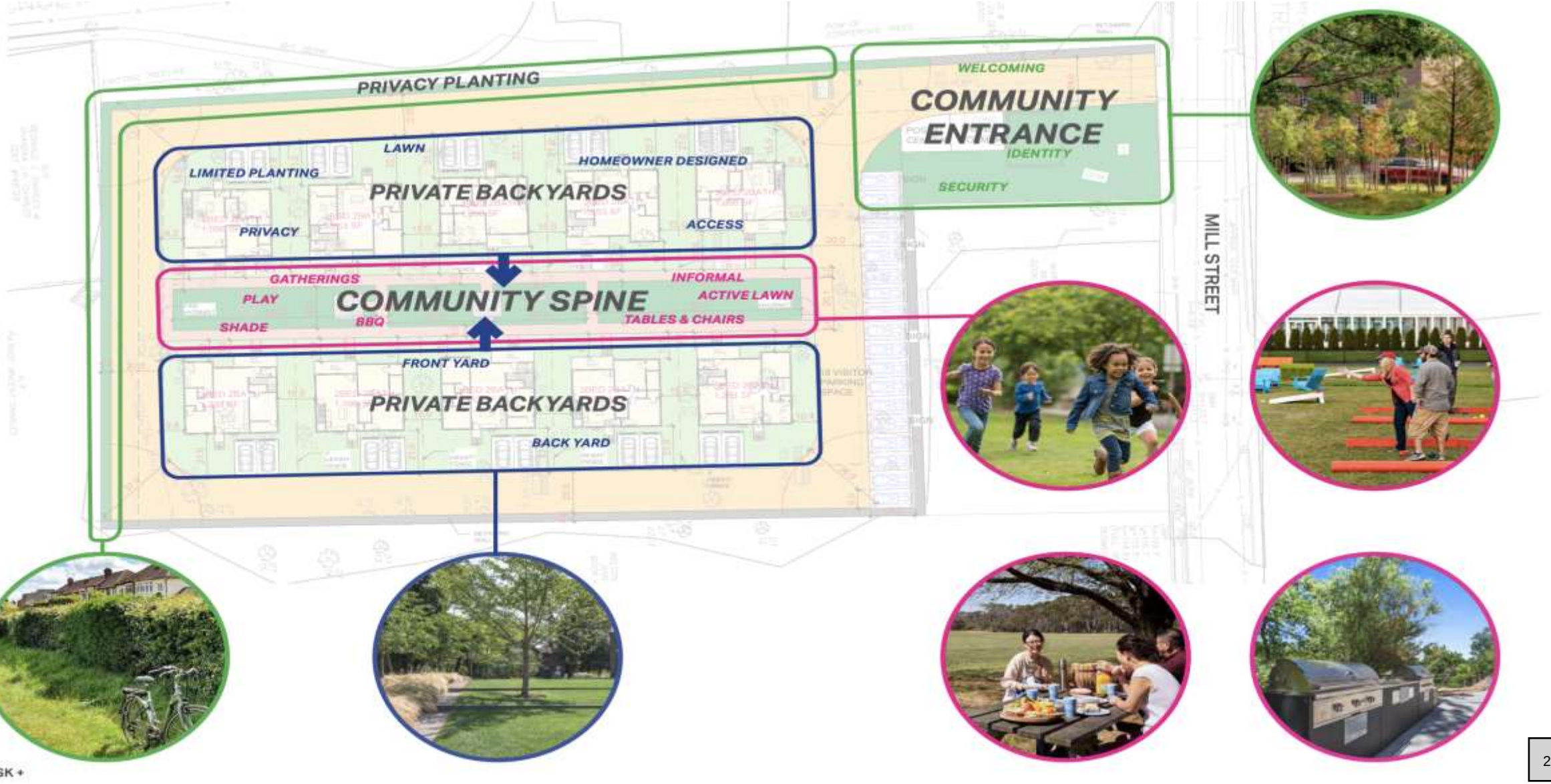


Site Plan



The site incorporates private drive aisles, designated parking areas, pedestrian walkways, stormwater management systems, utility infrastructure, and extensive landscaping improvements designed to complement the natural character of the property. Significant attention was given to preserving green space and creating an attractive streetscape that blends with the surrounding residential neighborhood.

Site Plan Concept



Concept Precedents

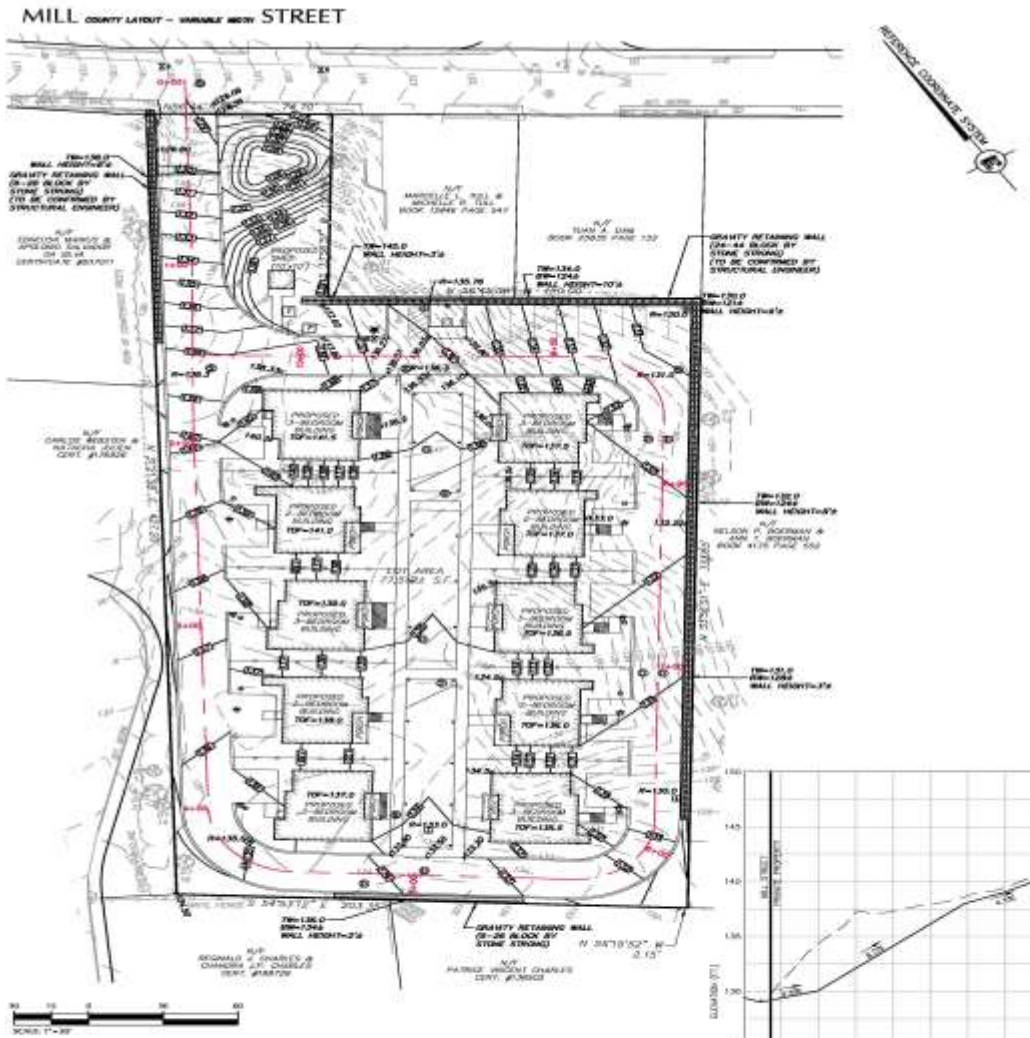


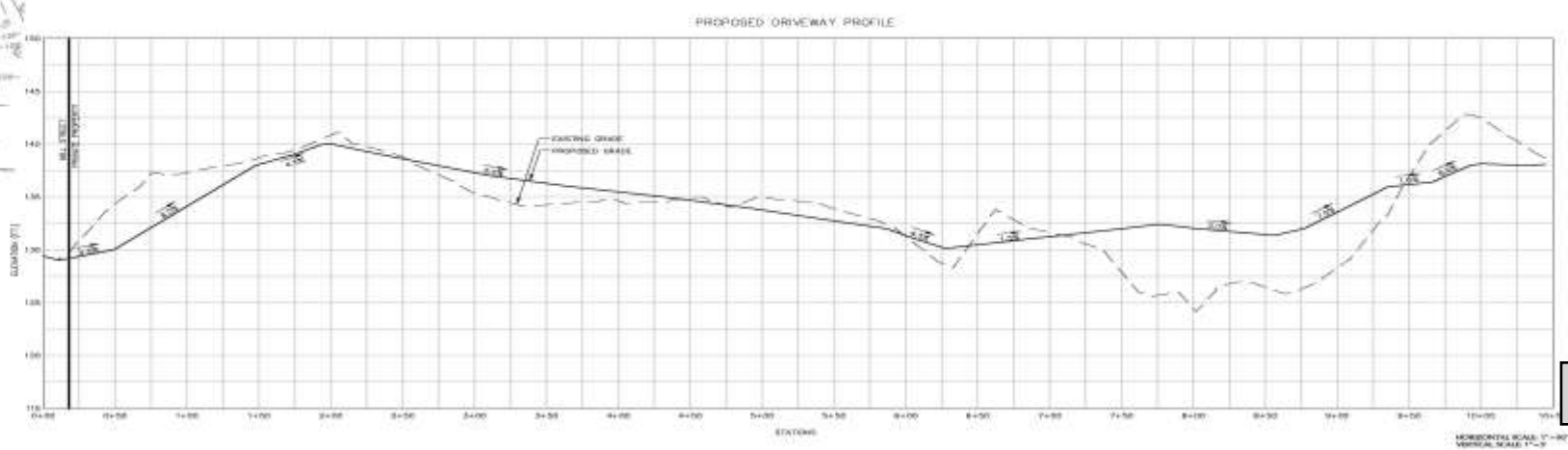




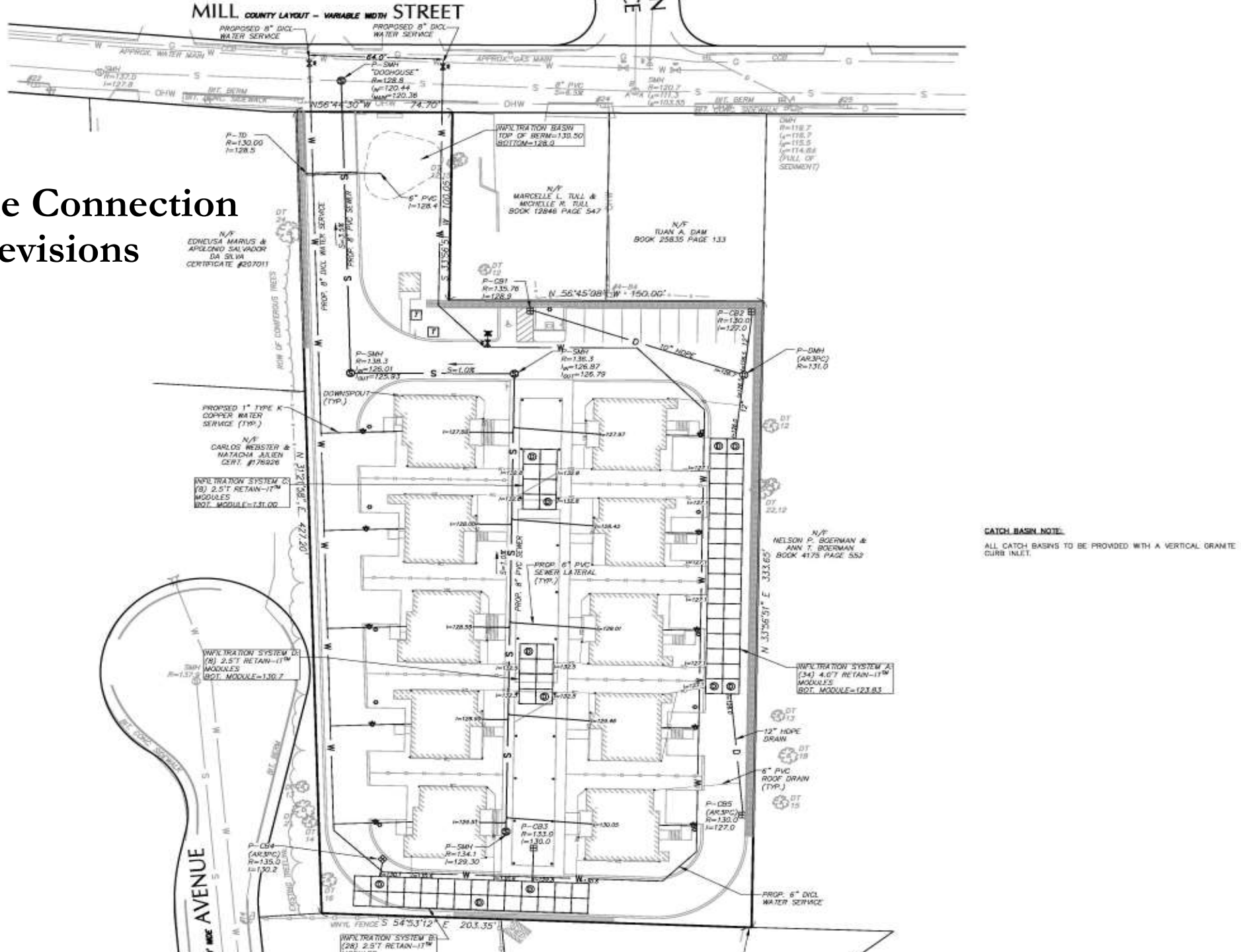


Grading Plan & Profile





Water Line Connection & Revisions



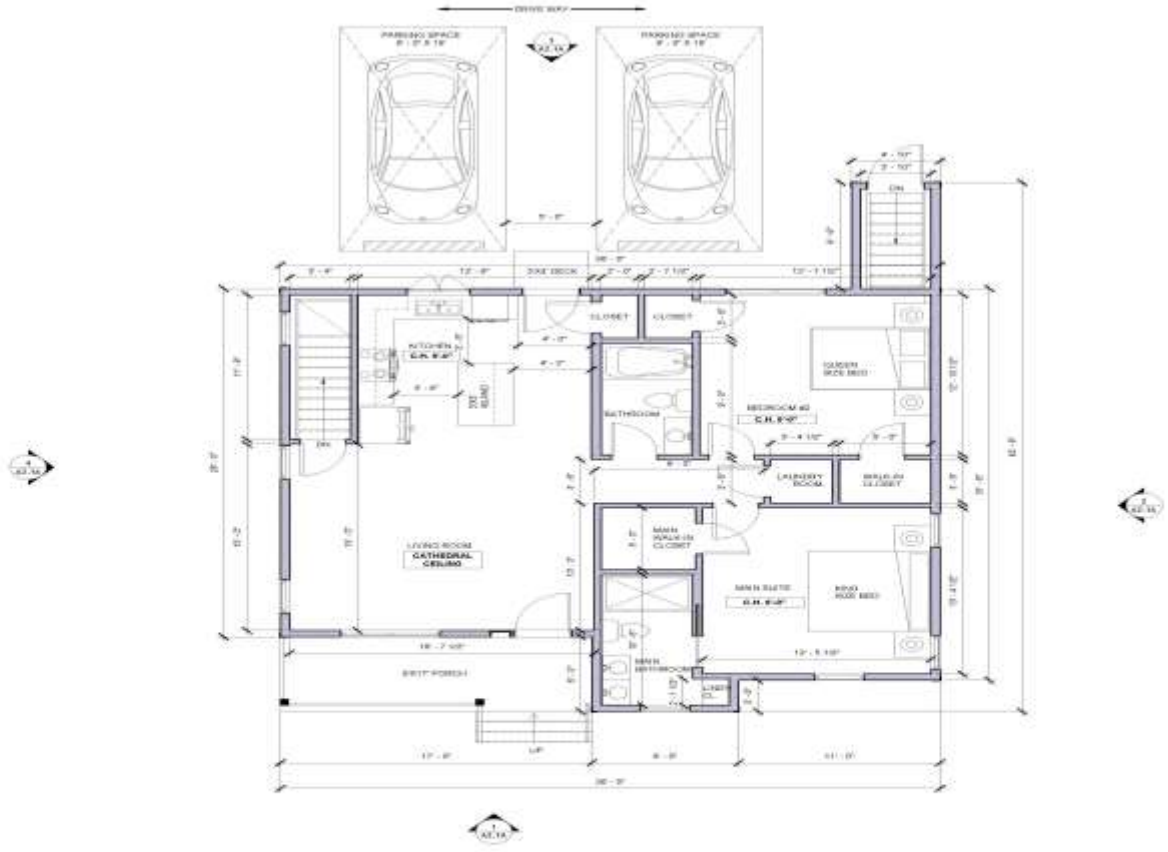
CATCH BASIN NOTE:

ALL CATCH BASINS TO BE PROVIDED WITH A VERTICAL GRANITE CURB INLET.

Two Bedroom Concept

The two bedroom homes at Violet Hills are thoughtfully designed to provide comfortable and attainable single level living with a strong fo on functionality, natural light, and open concept design. Each home blends the character of a traditional single family residence with mod finishes, energy efficient systems, and low maintenance living.

The architectural design features clean residential lines, pitched rooflines, quality exterior materials, and thoughtfully designed living spaces that promote both comfort and long term value while complementing the overall neighborhood character of the Violet Hill community. The homes are also designed to be solar ready and adaptable to future accessibility needs, supporting long term sustainability, flexibility, and aging in place living.



2BED 2BATH UNIT
(1,095 SF)
A VERSION

Two Bedroom Renderings

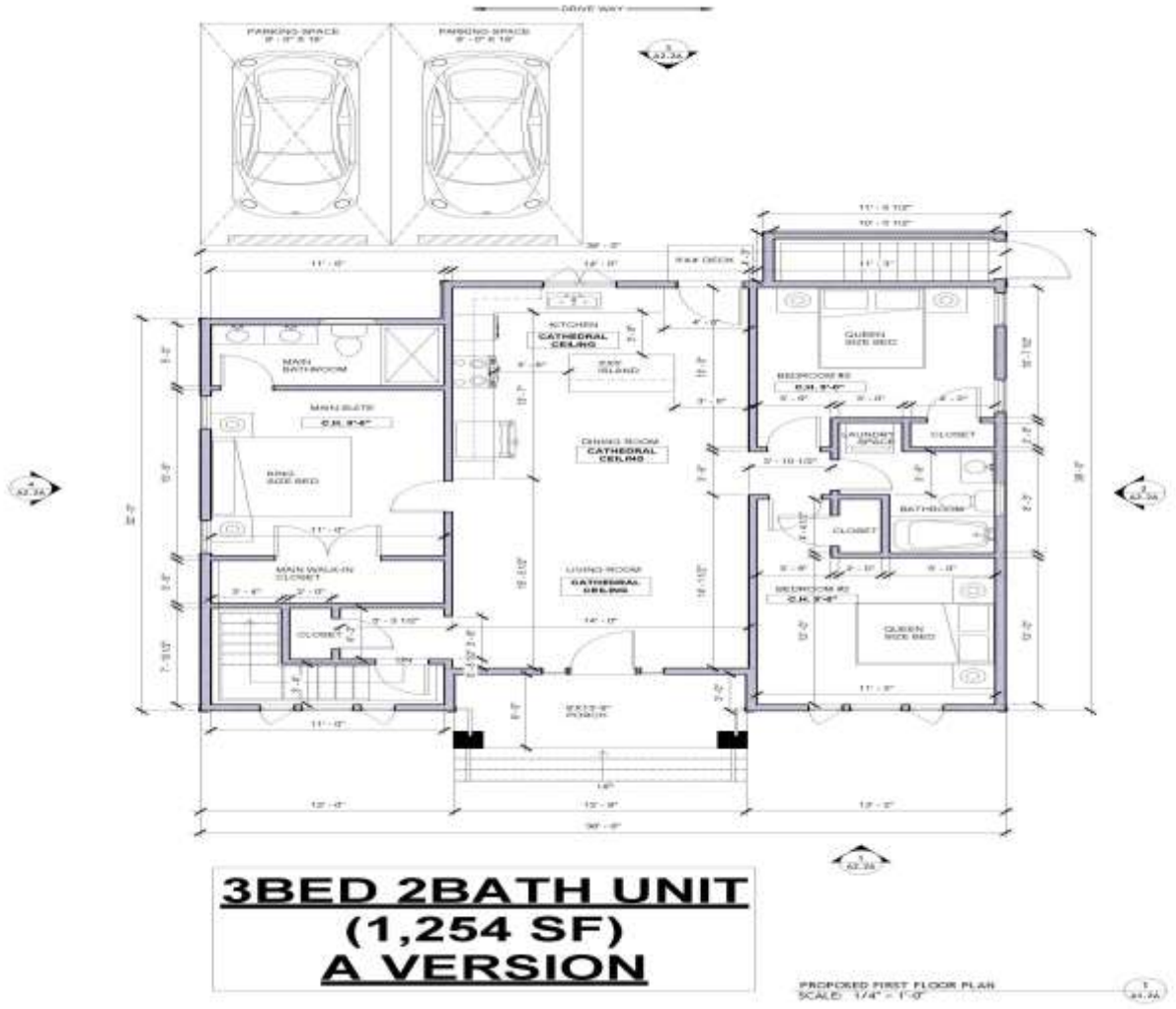




Three Bedroom Concept

The three bedroom homes at Violet Hills are designed to offer a more expansive single family living experience with enhanced interior volume, functionality, and comfort for growing households. The homes feature open concept living areas highlighted by cathedral ceilings that create a bright and airy atmosphere while adding architectural character and spaciousness throughout the main living spaces.

Each home includes a full unfinished basement designed to provide substantial storage space for homeowners. The architectural design incorporates timeless residential elements, energy efficient systems, and durable materials while remaining solar ready and adaptable to future accessibility needs, supporting long term livability and lasting value within the Violet Hills community.



Three Bedroom Designs





Market Demand

Our analysis of the primary housing market indicates sufficient demand for the subject's condominium units. The demand for the units will be generated from the local market area and from new households moving into the area. While the subject will generate demand from households throughout the city participating in the lottery for the 80% and 110% AMI units, our analysis specifically focuses on the aforementioned primary market area.

Our analysis indicates that there are from 457 to 2,745 income-eligible renter households, adjusted for household size, for each unit type in the primary market that indicate a total capture rates of 0.12%. The individual unit type's cap rates range from 0.04% to 0.40%. Investors typically consider a capture rate of less than 10.0% as indicative of strong demand.

Market Demand, Capture Rates & Absorption

Income	Unit Data Bedrooms	Number	Hsg Cost	Income Parameters Minimum	Income Parameters Maximum	Income Parameters Minimum	Income Parameters Maximum	Primary Inc. Elg.	Primary Renter	Primary HH Adj.	Capture Rate PM
Condominium											
80% of AMI	Studio										
80% of AMI	2-BR	1	$2,253	$81,943	$132,300	$82,000	$132,000	20,595	7,871	2,566	0.04%
80% of AMI	3-BR	2	$2,605	$94,733	$153,500	$95,000	$153,500	22,886	8,559	616	0.32%
100% of AMI	2-BR	2	$2,828	$102,829	$165,500	$103,000	$165,500	22,965	7,915	2,580	0.08%
100% of AMI	3-BR	1	$3,214	$116,879	$192,000	$117,000	$192,000	23,902	7,249	522	0.19%
110% of AMI	2-BR	1	$2,985	$108,544	$182,050	$109,000	$182,000	24,536	8,422	2,745	0.04%
110% of AMI	3-BR	2	$3,442	$125,157	$211,000	$125,500	$211,000	25,026	6,877	495	0.40%
Market	3-BR	1	$4,262	$154,993	$300,000	$155,000	$300,000	28,671	6,349	457	0.22%

Absorption and Pricing Conclusion:

Based on our analysis of the market and a review of recently completed comparable developments, we estimate that the property will be able to sell its affordable and market rate units within two months of completion. We assume that marketing would commence up to three months prior to the completion of construction.

Affordable Prices

Unit Type	80% Condos	Size (sf)	Affordable Sale Price	Price/ SF	Bonz Estimate		Price Advantage	
					Min $/SF	Est. Price		
2-BR/2 Ba		1,095	$284,970	$260	$493	$540,000	$255,030	47%
3-BR/2 Ba		1,254	$327,633	$261	$455	$570,000	$242,367	43%

Unit Type	100% Condos	Size (sf)	Affordable Sale Price	Price/ SF	Bonz Estimate		Price Advantage	
					Min $/SF	Est. Price		
2-BR/2 Ba		1,095	$368,973	$337	$493	$540,000	$171,027	32%
3-BR/2 Ba		1,254	$416,707	$332	$455	$570,000	$153,293	27%

Unit Type	110% Condos	Avg Size (sf)	Affordable Sale Price	Price/ SF	Bonz Estimate		Price Advantage	
					Min $/SF	Est. Price		
2-BR/2 Ba		1,095	$400,000	$365	$493	$540,000	$140,000	26%
3-BR/2 Ba		1,254	$450,000	$359	$455	$570,000	$120,000	21%

Additional Information

- **Professional Property Management & Operations:** Violet Hills will be professionally managed by Maloney Properties to ensure strong day-to-day operations, long-term maintenance oversight, and responsible financial administration of the homeowners association. Their experience managing residential communities throughout Massachusetts will help provide residents with a high standard of service, operational accountability, and long-term community stability.
- **Private Trash & Recycling Services:** Violet Hills will operate with private trash and recycling collection services through Republic Services. The community will utilize individual trash and recycling bins for each residence, with anticipated service costs of approximately **$550** per month for the development. This approach ensures reliable waste management services while maintaining the cleanliness and overall appearance of the community.

Additional Information Cont'd

- **Developer Transition & Governance Support:** Everstead Partners intends to remain actively involved in the homeowners association during the initial transition period by maintaining representation on the HOA Board for approximately the first six months to one year following project completion. This transition period will allow the development team to help establish operational best practices, implement effective governance procedures, coordinate vendor relationships, and ensure the association is positioned to operate efficiently and successfully from the outset.
- **HOA Reserve Capitalization:** As part of the project's development budget and long-term stewardship strategy, Everstead Partners will capitalize the Association's reserve account with an initial contribution of $10,000 at turnover. This upfront reserve funding is intended to strengthen the HOA's financial position on day one, support future capital planning, and promote long-term financial sustainability for the community.


THANK YOU
FOR YOUR TIME & CONSIDERATION
We appreciate the opportunity to present our vision for a high-quality, community-focused neighborhood that expands attainable homeownership opportunities while complementing the character of Randolph.
EVERSTEAD PARTNERS
BUILDING COMMUNITIES. CREATING OPPORTUNITIES.

"VIOLET HILLS"

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

at

217 MILL STREET
RANDOLPH, MA

APRIL 15, 2026



IMAGE FROM RANDOLPH GIS

LOCUS MAP
1" = 500'

SHEETS

C1.01 COVER SHEET
C1.02 NOTES
C1.03 EXISTING CONDITIONS
C1.04 CONSTRUCTION MANAGEMENT
C1.05 PROPOSED LAYOUT
C1.06 PROPOSED GRADING
C1.07 PROPOSED UTILITIES
C1.08 SWEPT PATH
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C1.10 DETAILS
C1.11 DETAILS
C1.12 DETAILS
L1.0 PLANTING PLAN AND PLANTING SCHEDULE
L3.0 PLANTING DETAILS
L3.1 PLANTING IMAGES
ES-1 ELECTRIC SITE PLAN
ES-2 ELECTRIC PHOTOMETRIC PLAN

REVISIONS:

No.	DATE	

COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE
CIVIL
No. 39418
REGISTERED PROFESSIONAL ENGINEER

JAMES BURKE, P.E.

APPLICANT
EVERSTEAD PARTNERS
182 PROPSECT STREET
SOUTH EASTON, MA 02375

ARCHITECT
JCBT ARCHITECTS
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

CIVIL ENGINEER
BURKE CIVIL-SITE ENGINEERING, INC.
126B FRANKLIN STREET
QUINCY, MA 02169

ELECTRIC DESIGNER
MHARRIS DESIGN INC.
54 SUMMER STREET
ABINGTON, MA 02351

BURKE CIVIL-SITE ENGINEERING
Engineering Your Vision
126B Franklin Street Quincy, MA 02169

JOB NUMBER: 26.020

GENERAL NOTES:

1. LOCUS:

   ASSESSORS ID: 51-h-0008.01
   RECORD OWNER: ARSENAULT FAMILY TRUST
   217 MILL STREET
   RANDOLPH, MA 02368
   DEED REFERENCE: BOOK 14059 PAGE 498
   PLAN REFERENCE: PLAN BOOK 446 PLAN No. 204-1997

2. THIS EXISTING CONDITIONS SHOWN HEREON ARE BASED ON SHEET 2 TITLED "EXISTING CONDITIONS" OF PLAN TITLED "MILL COURT DEVELOPMENT DEFINITIVE SUBDIVISION, 217 MILL STREET RANDOLPH, MA" BY DECELLE-BURKE-SALA & ASSOCIATES, INC WITH A DATE OF FEBRUARY 6, 2023.

3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

4. ZONING DISTRICT: RESIDENTIAL HIGH DENSITY (RHDD).

   * ZONING DISTRICT BASED ON ONLINE VERSION OF TOWN OF RANDOLPH ZONING MAP. OWNER TO VERIFY THE ZONING DISTRICT WITH THE BUILDING DEPARTMENT PRIOR TO PERMIT APPLICATION.

5. OVERALL LOT SIZE: 1.8± ACRES

6. THE LOT SHOWN LIES WITHIN FLOOD ZONE X (UNSHADED) AN AREA OF MINIMAL FLOOD HAZARD, AS DELINEATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25021C0217F WITH AN EFFECTIVE DATE OF JULY 8, 2025.

7. DURING CONSTRUCTION, ALL VEHICLES MUST BE PARKED ON SITE.

8. DURING CONSTRUCTION, ALL STAGING AND DELIVERIES WILL OCCUR ON SITE.

9. THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER PRIVATE GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

10. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM REFERENCED SURVEY PLAN AND PUBLIC RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE.
    DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 409 AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

11. ALL SITE WORK DONE FOR THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE SITE PLANS AND SITE WORK SPECIFICATIONS FOR CONSTRUCTION.

12. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

13. ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR IN THE STATE OF MASSACHUSETTS AT THE CONTRACTOR'S EXPENSE.

14. ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.

15. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE TOWN DEPARTMENTS, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.

16. APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAG MEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROLS SHALL BE IMPLEMENTED AND OPERATED ACCORDING TO THE MASS DEPARTMENT OF TRANSPORTATION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.

17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.

18. ALL BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE FOUNDATION.

19. ALL PARKING LOT AND AISLE DIMENSIONS ARE TAKEN FROM THE FACE OF CURB AND INDICATE EDGE OF PAVEMENT.

20. CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST.

21. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.

22. DISPOSAL OF ALL DEMOLISHED MATERIALS INCLUDING EXISTING MISC. CONSTRUCTION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL , STATE AND LOCAL MUNICIPAL REQUIREMENTS AT NO ADDITIONAL COST.

23. ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER TREATMENT ARE TO RECEIVE SIX INCHES (6") MINIMUM OF TOPSOIL & SEED, AND BE MAINTAINED UNTIL ESTABLISHED & ACCEPTED.

24. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE PROTECTED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY.

25. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPALITY'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SAME.

26. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE THE EXACT POINT OF SERVICE CONNECTION AND DISCONNECTION AT EXISTING UTILITY.

27. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARKS SHOWN ON THE EXISTING CONDITIONS SITE PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAKING.

28. CONTRACTOR IS RESPONSIBLE FOR DIGGING TEST HOLES AND VERIFYING ANY EXISTING UTILITY OR STRUCTURE PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THAT BASED ON EXACT LOCATION OF EXISTING UTILITIES, THERE ARE NO CONFLICTS BETWEEN THE EXISTING AND THE PROPOSED UTILITIES/DRAINAGE STRUCTURES.

29. THE CONTRACTOR SHALL ADHERE TO ALL PERMIT CONDITIONS PROVIDED BY ALL GOVERNING AGENCIES AT NO ADDITIONAL COSTS. THIS INCLUDES BUT IS NOT LIMITED TO BUILDING PERMITS, DEMOLITION PERMITS, PLUMBING, GAS AND ELECTRICAL PERMITS. PERMITS FROM THE PLANNING BOARD, ZONING BOARD OF APPEALS, BOARD OF HEALTH OR CONSERVATION COMMISSION.

30. DURING EXCAVATION, ANY EXISTING EARTH CUT MATERIALS THAT DO NOT MEET THE "ORDINARY FILL" SPECIFICATIONS OR "LOAM" SPECIFICATIONS AND CANNOT BE REUSED SHALL BE REMOVED OFFSITE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNERS. MATERIAL WHICH DOES NOT MEET THE SPECIFICATIONS INCLUDES ALL BOULDERS, ROCKS, CONSTRUCTION DEBRIS, AND MISC. MATERIAL. PRIOR TO REUSE, CONTRACTOR TO PROVIDE TESTING REPORT OR SIEVE ANALYSIS TO ENGINEER FOR APPROVAL. CONTRACTOR CAN AMEND MATERIALS AND CONTINUE TO RETEST AS NECESSARY AT NO ADDITIONAL COST TO OWNER. AFTER AMENDING, IF MATERIAL STILL DOES NOT MEET SPECIFICATIONS, IT IS TO BE REMOVED FROM SITE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

EROSION & SEDIMENTATION CONTROL NOTES:

1. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE AND CONSTRUCTION AND SHALL BE ADEQUATE TO RETAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES (B.M.P.) PER THE E.P.A. 2022 "CONSTRUCTION GENERAL PERMIT" MANUAL, AND MASSACHUSETTS 2003 EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, ANY SUCH MODIFICATIONS FROM THE ABOVE MANUALS SHALL BE INSTALLED AS APPROVED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.

2. AREAS OF EXPOSED SOIL UNDERGOING CONSTRUCTION THAT WILL NOT BE COVERED AND OR FINISHED GRADED SHALL BE STABILIZED AS SOON AS PRACTICABLE BUT IN NO CASE MORE THAN 14 DAYS (UNLESS MUNICIPALITY HAS STRICTER REQUIREMENTS WHICH SHALL BE FOLLOWED) AFTER THE CONSTRUCTION ACTIVITY FOR THAT PORTION OF THE SITE THAT HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE HYDROSEED, EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, STRAW MULCH SHALL BE APPLIED AT THE RATE OF 4 BALES PER 1,000 S.F. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS, ON VEGETATIVE SLOPES WHICH EXCEED 15% AND DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS.

3. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY OCTOBER 1ST OF THE CONSTRUCTION YEAR, THEN ALL DISTURBED AREAS SHALL BE SEEDED WITH A WINTER COVER CROP AT THE RATE OF 3 LBS PER 1,000 S.F. WINTER SEEDING SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS ON VEGETATED SLOPES IN EXCESS OF 15% AND ANY DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE PROVIDED FOR ADDITIONAL WINTER PROTECTION.

4. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3 LBS PER 1,000 S.F. AND MULCHED AND REUSED AS REQUIRED. TUBULAR BARRIERS SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND ENGINEER.

5. ALL TUBULAR BARRIERS, SILT SACKS AND EROSION CONTROL BERMS SHALL BE INSTALLED ACCORDING TO THE EROSION CONTROL PLAN AND/OR AT THE DISCRETION OF THE SITE CONTRACTOR. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE FILTER BARRIERS AND EROSION CONTROL BERMS SHALL BE INSPECTED AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85-90% VIGOROUS PERENNIAL COVER OF GRASSES.

6. ADJACENT ROADS SHALL BE PERIODICALLY SWEPT OR WASHED TO AVOID TRACKING MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA AS OFTEN AS NECESSARY (WHICH COULD BE ON A DAILY BASIS) TO REMOVE ANY SOIL OR SEDIMENTS AT NO ADDITIONAL COST TO THE OWNER.

7. A WATERING TRUCK WILL BE USED PERIODICALLY TO SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AT NO ADDITIONAL COST TO THE OWNER.

8. THE CONTRACTOR SHALL USE EXTREME CAUTION TO AVOID ALLOWING SEDIMENTS TO ENTER THE STORM DRAIN SYSTEM DURING CONSTRUCTION. BOTH EXISTING AND PROPOSED CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION BY THE USE OF SILT SACKS AND/OR TUBULAR BARRIERS AROUND EACH INLET AS NOTED ON THE PLANS. INLET PROTECTION MAY BE REMOVED ONLY AFTER FINISHED AREAS ARE PAVED AND THE VEGETATED SLOPES ARE ESTABLISHED WITH AT LEAST 85-90% OF VIGOROUS PERENNIAL GROWTH.

9. AS APPLICABLE, EROSION CONTROL MESH SHALL BE APPLIED OVER ALL FINISHED SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.

10. AT A MINIMUM, ALL TUBULAR BARRIERS AND FILTER FABRIC SHALL REMAIN IN PLACE UNTIL SEEDINGS OR PLANTINGS HAVE BECOME 85-90% ESTABLISHED. THE LOCAL CONSERVATION COMMISSION MUST APPROVE THE REMOVAL OR RELOCATION OF ANY OF THE TUBULAR BARRIERS AND FILTER FABRIC. ONCE THE TUBULAR BARRIERS ARE REMOVED THE AREAS ARE TO BE LOAMED AND SEEDED TO ACHIEVE FULL STABILIZATION.

11. AT THE OWNER'S DISCRETION, ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO MAINTAIN STABILITY OF EARTHWORKS AND FINISHED GRADED AREAS. THE CONTRACTOR, AT HIS EXPENSE, WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY ADDITIONAL MEASURES AS SPECIFIED BY THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO REQUESTS BY MASSDEP, THE ENGINEER AND LOCAL MUNICIPALITY, AS AUTHORIZED BY THE OWNER. FAILURE TO COMPLY WITH THE OWNER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

12. INSPECTIONS AND MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. WEEKLY INSPECTIONS SHALL BE HELD THROUGH THE DURATION OF THE CONSTRUCTION ACTIVITY. WEEKLY INSPECTION REPORTS SHALL BE MAINTAINED BY THE CONTRACTOR AND LOCATED IN THE CONTRACTORS FIELD OFFICE ONSITE. IN ADDITION TO THE NORMAL WEEKLY INSPECTIONS, THE CONTRACTOR SHALL PERFORM AN INSPECTION OF ALL EROSION CONTROL MEASURES AFTER EACH RAINFALL OR RUNOFF EVENT AND PERFORM THE NECESSARY REPAIRS. THE INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE SITE'S DOWN STREAM DISCHARGE POINTS.

13. IF ANY EVIDENCE OF SEDIMENTATION IS OBSERVED AT THE STORMWATER MANAGEMENT AREA INLETS, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROVIDE A PLAN TO THE ENGINEER TO REMOVE ANY ACCUMULATED SEDIMENT IN THESE AREAS. THE CONTRACTOR SHALL ALSO IMMEDIATELY PROVIDE ADDITIONAL ON SITE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT FURTHER DEGRADATION OF THE AREA.

14. FOLLOWING THE TEMPORARY OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-MONTHLY TO ENSURE THE AREAS HAVE A MINIMUM OF 85-90% VEGETATED VIGOROUS GROWTH. RE-SEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

15. CONTRACTOR AND ALL SITE AND SUBCONTRACTORS SHALL BE FAMILIAR WITH & FOLLOW ALL APPROVED PERMITS AND CONDITIONS. CONTRACTORS SHALL MAINTAIN A COPY OF ALL APPROVED PERMITS ONSITE. ALL CONDITIONS & RECOMMENDATIONS WITHIN THE APPROVED PERMITS SHALL BE COMPLETED.

16. TOP OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THERBY RENDER THE SAME UNSUITABLE FOR FILL USE.

17. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY TUBULAR BARRIER FILTERS AND STONE CHECK DAMS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

18. ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH AND PROTECTED FROM EROSION UNTIL WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.

19. THE CONTRACTOR SHALL KEEP ADDITIONAL TUBULAR BARRIERS ON SITE AT ALL TIMES FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE MUNICIPALITY TO MITIGATE ANY EMERGENCY CONDITIONS.

20. AS CONSTRUCTION DISTURBANCE IS GREATER THAN 1 ACRE, A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT NOI, AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL NEED TO BE SUBMITTED TO THE EPA. THE NPDES PERMIT FOR STORMWATER DISCHARGE & CONSTRUCTION GENERAL PERMIT NOI WILL BE REQUIRED TO BE SUBMITTED AT LEAST 14 DAYS PRIOR TO COMMENCING CONSTRUCTION BY THE CONTRACTOR.

21. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT NOI. WEEKLY SWPPP INSPECTION REPORTS TO BE PERFORMED BY THE CONTRACTOR. COPIES OF ALL INSPECTION REPORTS SHALL BE PROVIDED TO THE LOCAL MUNICIPALITY, EPA, DEP, OR ANY OTHER AUTHORITY REQUESTING WITHIN 3 DAYS OF EACH INSPECTION.

22. IF DEWATERING IS NECESSARY, THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION. ALL CHANNELS, SWALES AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM. IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL EMPTY THE MATERIAL TO A STABLE AREA. NO DEWATERING SHALL OCCUR DURING PERIODS OF INTENSE, HEAVY RAIN. FLOW TO THE SEDIMENT REMOVAL STRUCTURE SHALL NOT EXCEED THE STRUCTURE CAPACITY. WHENEVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL-VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA. THERE SHALL BE NO DIRECT DISCHARGE TO EXISTING WETLANDS, STREAMS OR WATER BODIES. ALL DISCHARGE SHALL BE IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.

23. INITIATE STABILIZATION OF EXPOSED AREAS IMMEDIATELY IF CONSTRUCTION WORK TEMPORARILY OR PERMANENTLY CEASES.

24. ALL DISCHARGES FROM POLLUTION SOURCES ARE PROHIBITED ONSITE SUCH AS FUELS, WASTEWATER FROM WASH OUT CONCRETE, WASTE WATER FROM CLEAN OUT OF PAINTS, FROM RELEASE OILS, SOLVENTS, ADHESIVES, CURING COMPOUNDS, POLLUTANTS USED FOR MAINTENANCE OF VEHICLES AND EQUIPMENT, SOAPS & DETERGENTS, TOXIC OR HAZARDOUS SUBSTANCES, CHEMICALS AND OILS. IF A POLLUTANT IS DISCHARGED IT NEEDS TO BE IMMEDIATELY CLEANED UP BY REMOVING THE CHEMICAL AND AFFECTED SOIL OR AREA OF SPILL FROM THE SITE IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS, FEDERAL, STATE AND LOCAL REQUIREMENTS. DO NOT HOSE DOWN AND SPREAD SPILLED ITEM. ALL CHEMICALS USED ON SITE SHALL BE IN LEAK-PROOF CONTAINERS AND STORED AWAY FROM WETLANDS, SURFACE WATERS, STORMWATER INLETS AND DRAINAGE MEASURES. SPILL KITS SHALL BE AVAILABLE ONSITE FOR EMERGENCY USE, THERE SHALL BE A SECONDARY CONTAINMENT MEASURE OF ALL CHEMICALS IN ADDITION TO SPILL-PROOF CONTAINERS.

25. PRIOR TO COMMENCEMENT OF CONSTRUCTION, APPLICABLE CONTRACTOR PERSONNEL MUST HAVE AN UNDERSTANDING OF THE EPA CONSTRUCTION GENERAL PERMIT REQUIREMENTS AND THEIR SPECIFIC RESPONSIBILITIES UNDER THE PERMIT. AT A MINIMUM, PERSONNEL MUST BE TRAINED AND UNDERSTAND THE FOLLOWING; LOCATION OF ALL STORMWATER CONTROLS AND HOW TO MAINTAIN THEM, PROCEDURES FOR COMPLYING WITH THE POLLUTION PREVENTION REQUIREMENTS, PROCEDURES FOR CONDUCTING INSPECTIONS, RECORDING FINDINGS AND TAKING CORRECTIVE ACTION.

26. ALL USE OF CATIONIC TREATMENT CHEMICALS (EXAMPLES INCLUDE POLYMERS, CHITOSAN, CATIONIC PAM, FLOCCULANTS OR OTHER CHEMICAL UTILIZED FOR STABILIZTION) ARE PROHIBITED. IF ALL OTHER AVAILABLE STABILIZATION MEASURES ARE NOT POSSIBLE AND USE OF CATIONIC CHEMICALS IS ABSOLUTELY NECESSARY THE CONTRACTOR WILL NEED TO CONTACT THE EPA NEW ENGLAND OFFICE IN WRITING FOR APPROVAL AND SPECIFIC REQUIREMENTS (MAXIMUM DOSAGE RATE, RESIDUAL TESTING, SPECIFIC LIMITATIONS, ETC.) PRIOR TO USE.

27. IF USING NON-VEGETATIVE STABILIZATION MEASURES, IT MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER INITIATING STABILIZATION. ALL AREAS OF EXPOSED SOILS MUST BE COVERED.

28. INSPECTIONS OF EROSION CONTROL MEASURES SHALL BE AT LEAST ONCE EVERY 7 DAYS BY THE CONTRACTOR. AT A MINIMUM INSPECTIONS SHALL INCLUDE ALL DISTURBED AREAS, ALL STORMWATER CONTROLS AND POLLUTION PREVENTION MEASURES, ALL LOCATIONS WHERE STABILIZATION MEASURES HAVE BEEN IMPLEMENTED, EQUIPMENT AND MATERIAL STORAGE AREAS, ALL AREAS WHERE STORMWATER FLOWS AND ALL POINTS OF DISCHARGE. WHEN CORRECTIVE ACTIONS ARE REQUIRED, THE CONTRACTOR MUST IMMEDIATELY TAKE ALL STEPS TO PREVENT POLLUTANT DISCHARGES UNTIL A PERMANENT SOLUTION IS IMPLEMENTED. AS NECESSARY NEW OR MODIFIED CONTROLS MUST BE INSTALLED AND OPERATIONAL, THE REPAIR MUST BE COMPLETED WITHIN 7 DAYS FROM THE TIME OF DISCOVERY. WITHIN 24 HOURS OF A TRIGGERING CONDITION OCCURRING THAT REQUIRES A CORRECTIVE ACTION, A CORRECTIVE ACTION REPORT MUST BE COMPLETED.

29. THE LIMITS OF THE CONSERVATION RESTRICTION ARE TO BE DELINEATED USING A HIGH-VISIBILTY CONSTRUCTION FENCE. NO TREE REMOVAL, DISTURBANCE OR MATERIAL STOCKPILE/DUMPING SHALL BE ALLOWED WITHIN THE LIMIT OF THE CONSERVATION RESTRICTION EXCEPT FOR GRADING OF ROADWAY CONSTRUCTION AS SHOWN ON THE PLANS.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITY ACT
BC	BOTTOM OF CURB
BIT	BITUMINOUS
BF	BASEMENT FLOOR
BM	BENCH MARK
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN OR CONCRETE BOUND
CCB	CAPE COD BERM
℄	CENTER LINE
CLDI	CONCRETE LINED DUCTILE IRON
CO	CLEAN OUT
CONC	CONCRETE
CT	CONIFEROUS TREE
(D)	DEED
DCB	DOUBLE CATCH BASIN
DH	DRILL HOLE
DMH	DRAINAGE MANHOLE
DS	DOWNSPOUT
DT	DECIDUOUS TREE
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESHGW	ESTIMATED SEASONAL HIGH GROUNDWATER
EV	ELECTRIC VEHICLE
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
GF	GARAGE FLOOR
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HYD	HYDRANT
I OR INV	INVERT
IP	IRON PIPE
LF	LINEAR FEET
LOW	LIMIT OF WORK
LP	LIGHT POLE
LSA	LANDSCAPE AREA
(M)	MEASURED
N/F	NOW OR FORMERLY
OCS	OUTLET CONTROL STRUCTURE
OHW	OVERHEAD WIRE
P_L	PROPERTY LINE
PCC	PROPOSED CONCRETE CURB
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SB	STONE BOUND
SF	SQUARE FOOT
SGC	SLOPED GRANITE CURB
SMH	SEWER MANHOLE
SSO	SEWER SHUTOFF
STA	STATION
TBM	TEMPORARY BENCHMARK
TBR	TO BE REMOVED
TC	TOP OF CURB
TD	TRENCH DRAIN
TOF	TOP OF FOUNDATION
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
WQU	WATER QUALITY UNIT
WQT	WATER QUALITY TANK
WSO	WATER SHUTOFF
WF	WETLAND FLAG
WV	WATER VALVE

EXISTING LEGEND

- LOCUS PROPERTY LINE
- TREE LINE
- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- STONEWALL
- GAS VALVE
- WATER VALVE
- HYDRANT
- UTILITY POLE
- DRAIN PIPE
- WATER PIPE
- GAS PIPE
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- SEWER PIPE
- CONTOUR LINE
- SPOT GRADE
- CHAIN LINK FENCE
- STOCKADE FENCE
- HAND HOLES FOR UTILITIES
- LIGHT POLE
- *WETLAND BUFFER DELINEATION*
- *TEST PIT*
- *CONIFEROUS TREE*
- *DECIDUOUS TREE*
- SIGN

PROPOSED LEGEND

- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- ELECTRIC MANHOLE (EMH)
- STONEWALL
- DRAIN PIPE
- WATER PIPE
- GAS PIPE
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- SEWER PIPE
- CONTOUR LINE
- SPOT GRADE
- CHAIN LINK FENCE
- STOCKADE FENCE
- HAND HOLES FOR UTILITIES
- LIGHT POLE
- GAS VALVE
- WATER VALVE
- HYDRANT
- UTILITY POLE
- SEWER SHUTOFF
- ELECTRIC TRANSFORMER
- SIGN
- LIMIT OF WORK/EROSION CONTROL

BURKE CIVIL-SITE ENGINEERING
Engineering Your Vision
1268 Franklin Street Quincy, MA 02169

PREPARED FOR:
EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

CONSULTANTS

ARCHITECT
JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:
"VIOLET HILLS"
PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
217 MILL STREET
RANDOLPH, MA 02368

REVISIONS

No.	ISSUE	DATE

COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE
CIVIL
No. 39418
REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:
NOTES

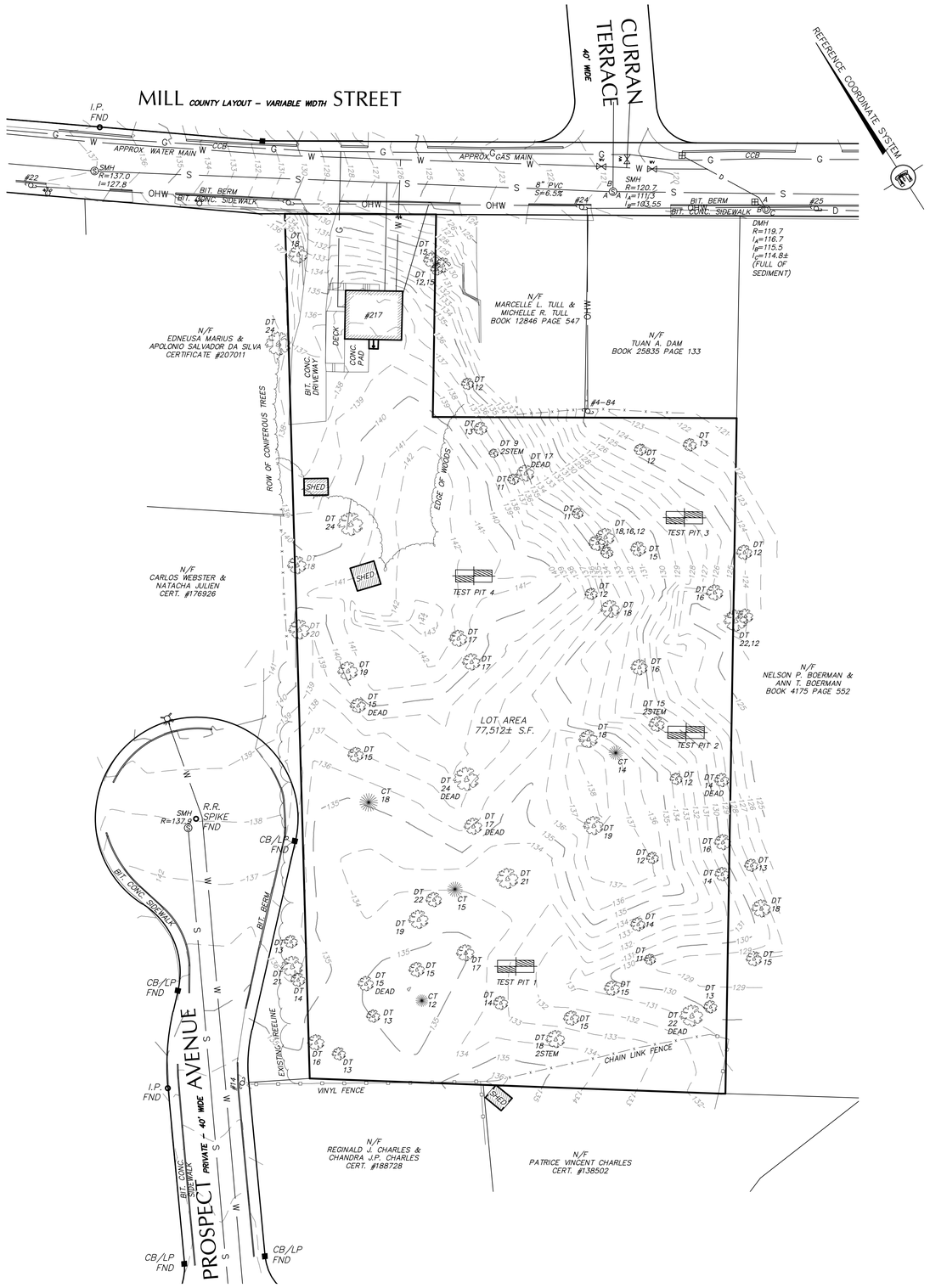
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ISSUE: PERMIT SET
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PROJECT NO.: 26.020

C1.02
SHEET 2 OF 12

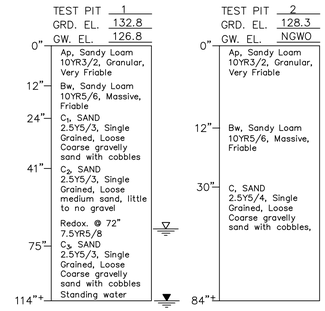


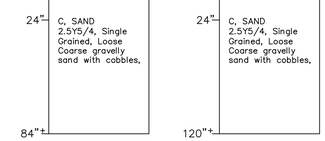
IMAGE FROM RANDOLPH GIS

LOCUS MAP
SCALE: 1"=500'



SOIL TEST PIT DATA:





DATE: 02/22/2023

TEST BY: Kameron Campbell, SE #14227

INDICATES ESTIMATED SEASONAL HIGH GROUND WATER

INDICATES OBSERVED GROUND WATER

30 15 0 30 60
SCALE: 1" = 30'

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SOUTH EASTON, MA 02375

CONSULTANTS

ARCHITECT
JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
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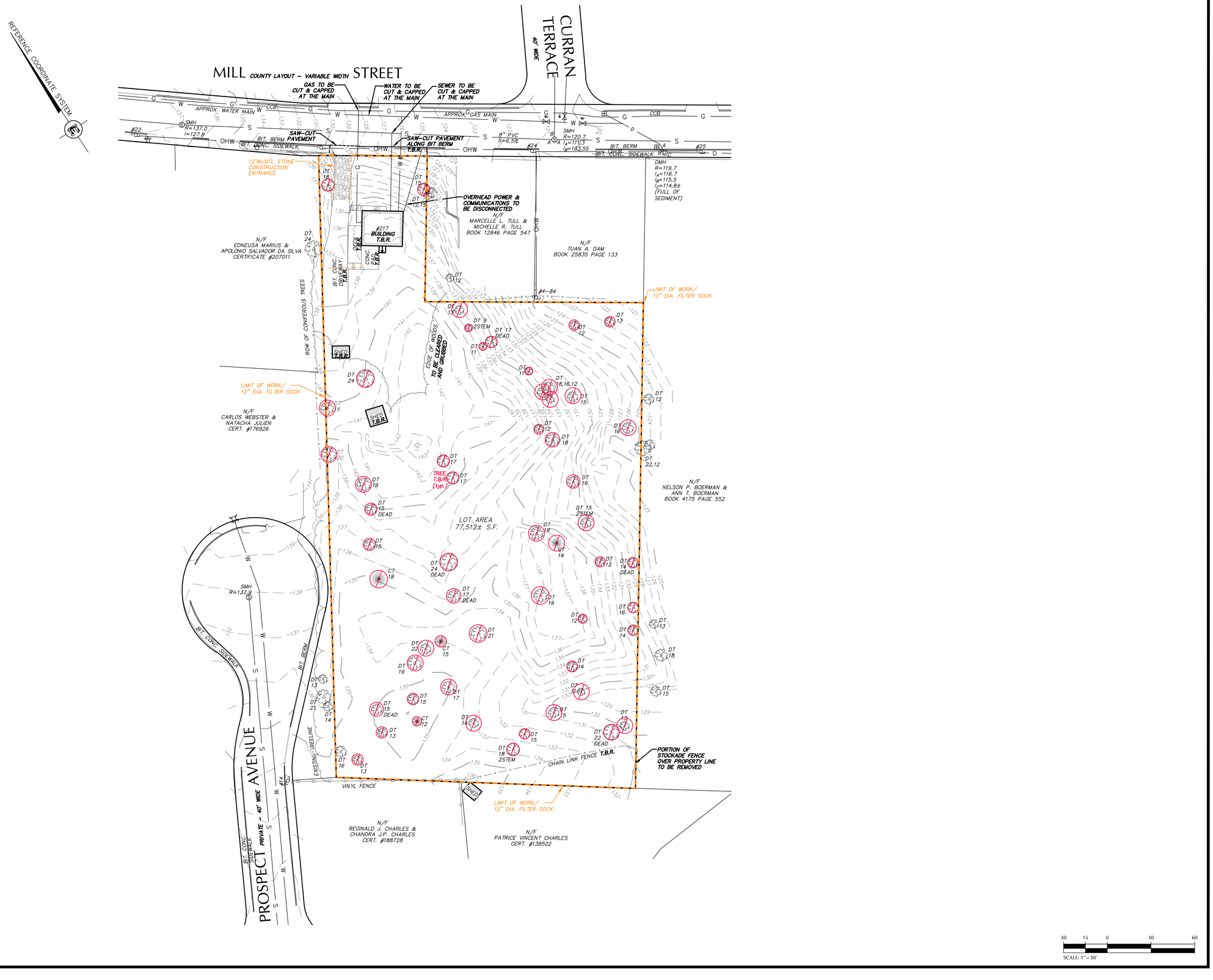
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SHEET TITLE:
EXISTING CONDITIONS

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SHEET 3 OF 12



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CONSULTANTS

ARCHITECT
JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
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COMMONWEALTH OF MASSACHUSETTS
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REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:

CONSTRUCTION MANAGEMENT

DRAWING INFORMATION

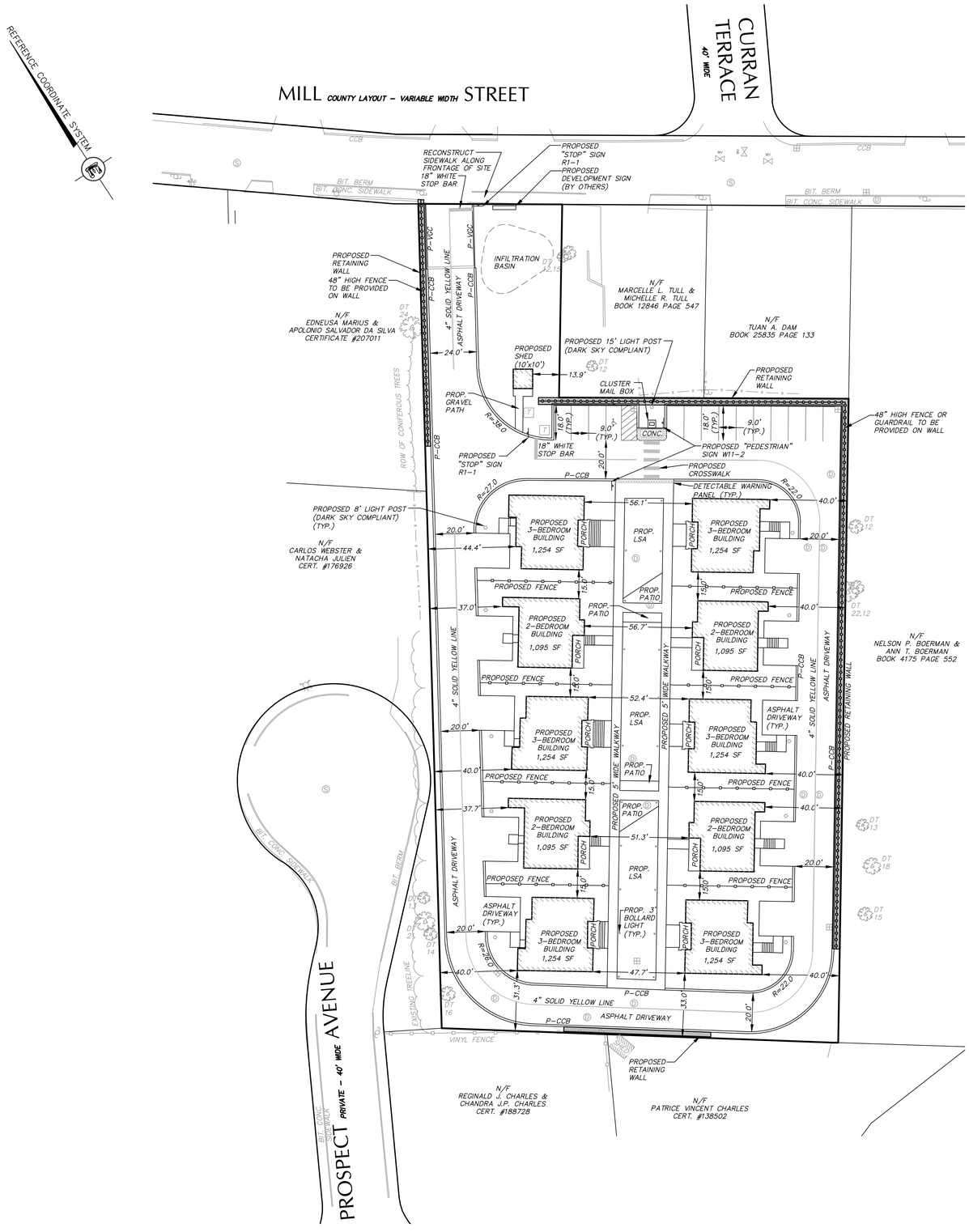
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C1.04

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CONSULTANTS

ARCHITECT
JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

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JAMES W. BURKE
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REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:

LAYOUT

DRAWING INFORMATION

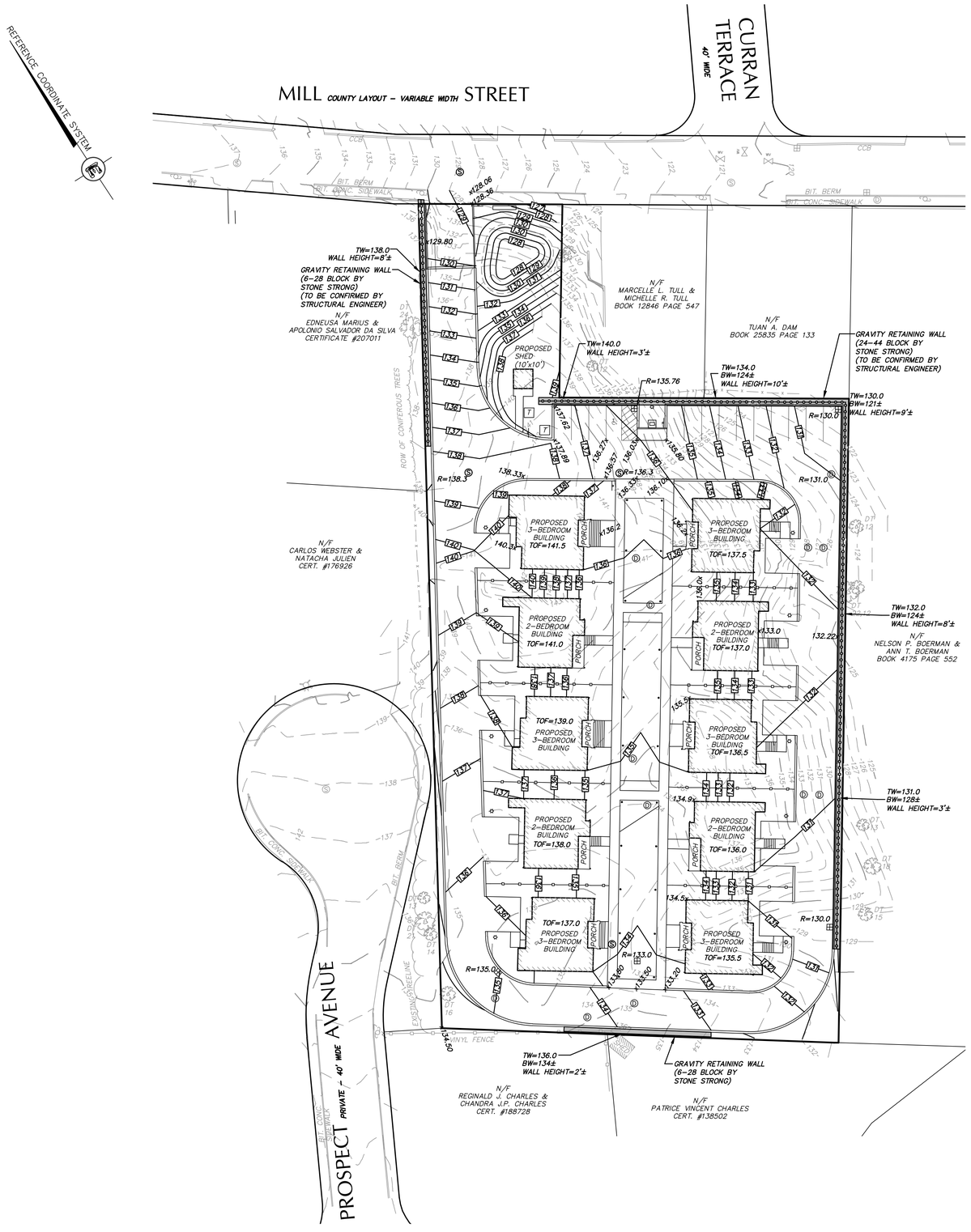
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SHEET 5 OF 12



30 15 0 30 60

SCALE: 1" = 30'

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CONSULTANTS

ARCHITECT
JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

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REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:

GRADING

DRAWING INFORMATION

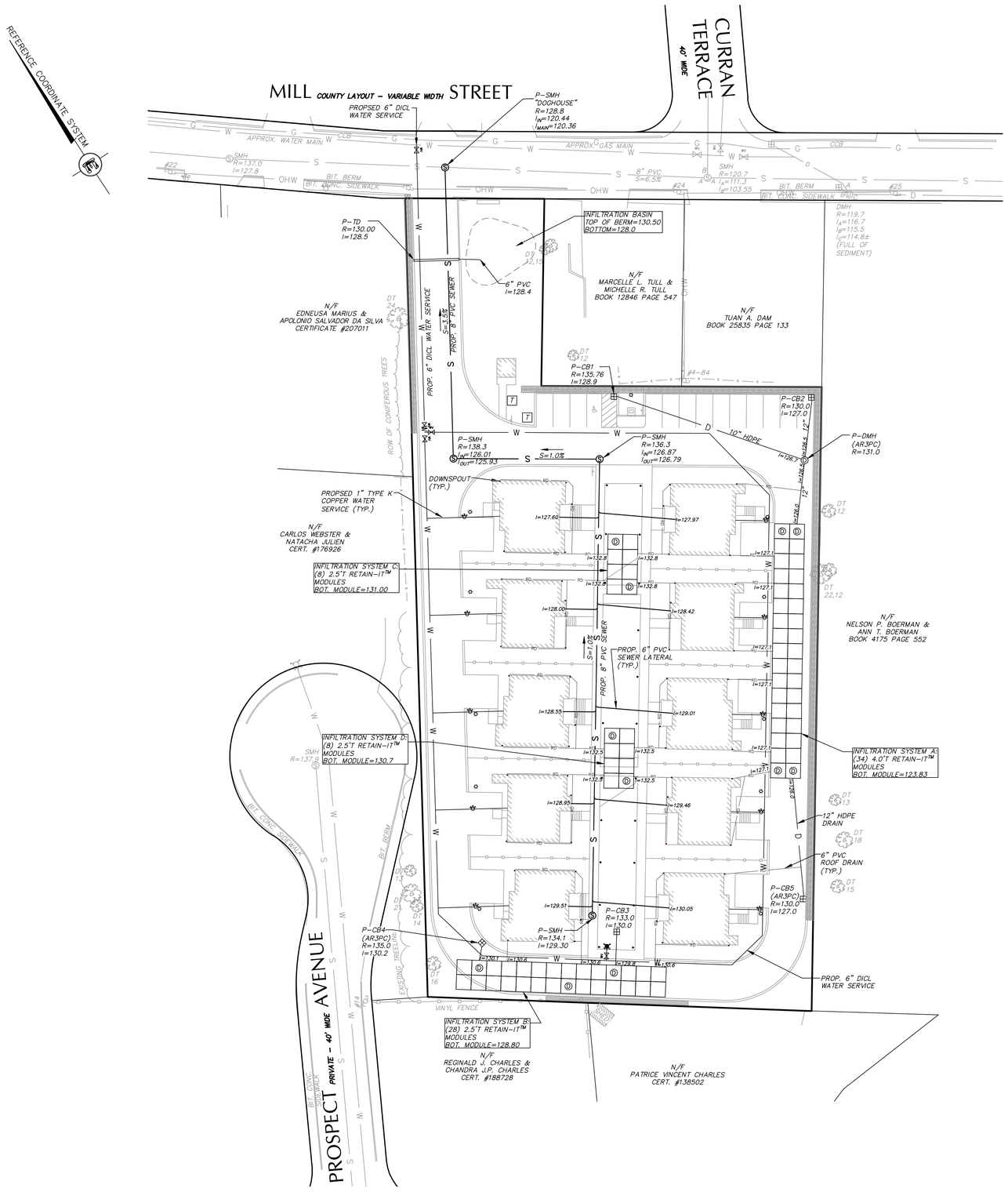
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C1.06

SHEET 6 OF 12



CATCH BASIN NOTE:

ALL CATCH BASINS TO BE PROVIDED WITH A VERTICAL GRANITE CURB INLET.

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CONSULTANTS

ARCHITECT
JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

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No. 39418
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JAMES W. BURKE, P.E.

SHEET TITLE:

UTILITIES

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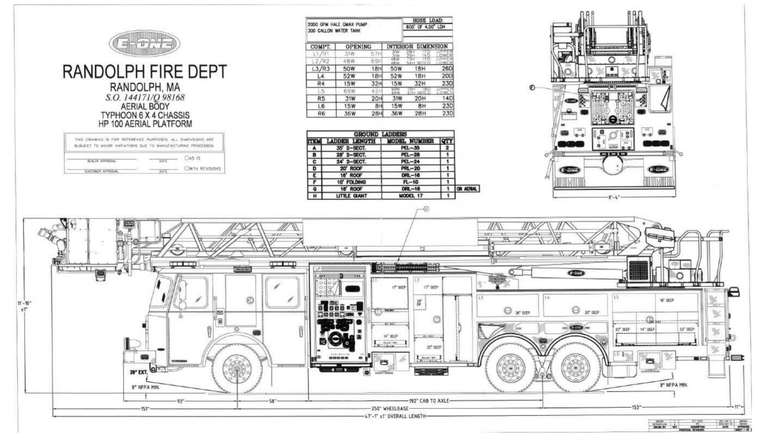
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PROJECT NO.: 26.020

C1.07

SHEET 7 OF 12





RANDOLPH FIRE DEPT
RANDOLPH, MA
S.O. 144171/Q 98168
AERIAL BODY
TYPHOON 6 X 4 CHASSIS
HP 100 AERIAL PLATFORM

2000 GPM HALE QMAX PUMP
300 GALLON WATER TANK

HOSE LOAD
800' 5" 4 DSP LDH

COMPT.	OPENING		INTERIOR DIMENSION		
L1	15W	32H	15W	32H	230
L1/R2	68W	60H	68W	58H	2800
L3/R3	50W	18H	50W	18H	260
L4	52W	18H	52W	18H	200
R4	15W	32H	15W	32H	230
L5	61W	42H	60W	40H	1600
R5	31W	20H	31W	20H	140
L6	15W	8H	15W	8H	230
R6	36W	28H	36W	28H	230

GROUND LADDERS				
ITEM	LADDER	LENGTH	MODEL NUMBER	QTY
A	35' 3-SECT.		FFL-35	1
B	28' 3-SECT.		FFL-28	1
C	24' 3-SECT.		FFL-24	1
D	20' ROOF		FRL-20	1
E	16' ROOF		DRL-16	1
F	10' FOLDING		FL-10	1
G	16' ROOF		DRL-16	1 (IN AERIAL)
H	LITTLE GIANT		MODEL 17	1

SAE Turning Radius Calculations for Quote No. 98168			
Wheelbase:	250"	Front Bumper Size:	10"
Body Width:	100"	Front Bumper Extension:	20"
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM
Front Axle Track:	84.45"	Rear Wheel Type:	ALUMINUM
Front Axle Tire Width:	16.6"	Tire Brand:	MICHELIN
Dimension Over Rear Tires:	98.59"		
Body Front Overhang:	92"		

Inside Cramp Angle	S. A. E. Turning Radius	Tire Curb Clearance	Bumper Swing Clearance	Minimum Inside Radius
35	41.9'	42.6'	46.6'	28.6'
36	40.9'	41.6'	45.7'	27.5'
37	40.1'	40.7'	44.9'	26.5'
38	39.2'	39.9'	44.2'	25.5'
39	38.4'	39.1'	43.5'	24.6'
40	37.7'	38.4'	42.8'	23.7'
41	37'	37.7'	42.2'	22.8'
42	36.3'	37'	41.6'	22'
43	35.7'	36.4'	41'	21.2'
44	35'	35.7'	40.4'	20.4'
45	34.5'	35.2'	39.9'	19.7'
46	33.9'	34.6'	39.4'	19'
47	33.4'	34.1'	38.9'	18.3'
48	32.8'	33.5'	38.5'	17.6'
49	32.4'	33'	38.1'	16.9'
50	31.9'	32.6'	37.6'	16.3'

Legend
- Front wheels
- Rear wheels
- Vehicle body
- Vehicle path

30 15 0 30 60
SCALE: 1" = 30'

BURKE CIVIL-SITE ENGINEERING
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PREPARED FOR:
EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

CONSULTANTS

ARCHITECT
JCBT ARCHITECT
806 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:
"VIOLET HILLS"
PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
217 MILL STREET
RANDOLPH, MA 02368

REVISIONS

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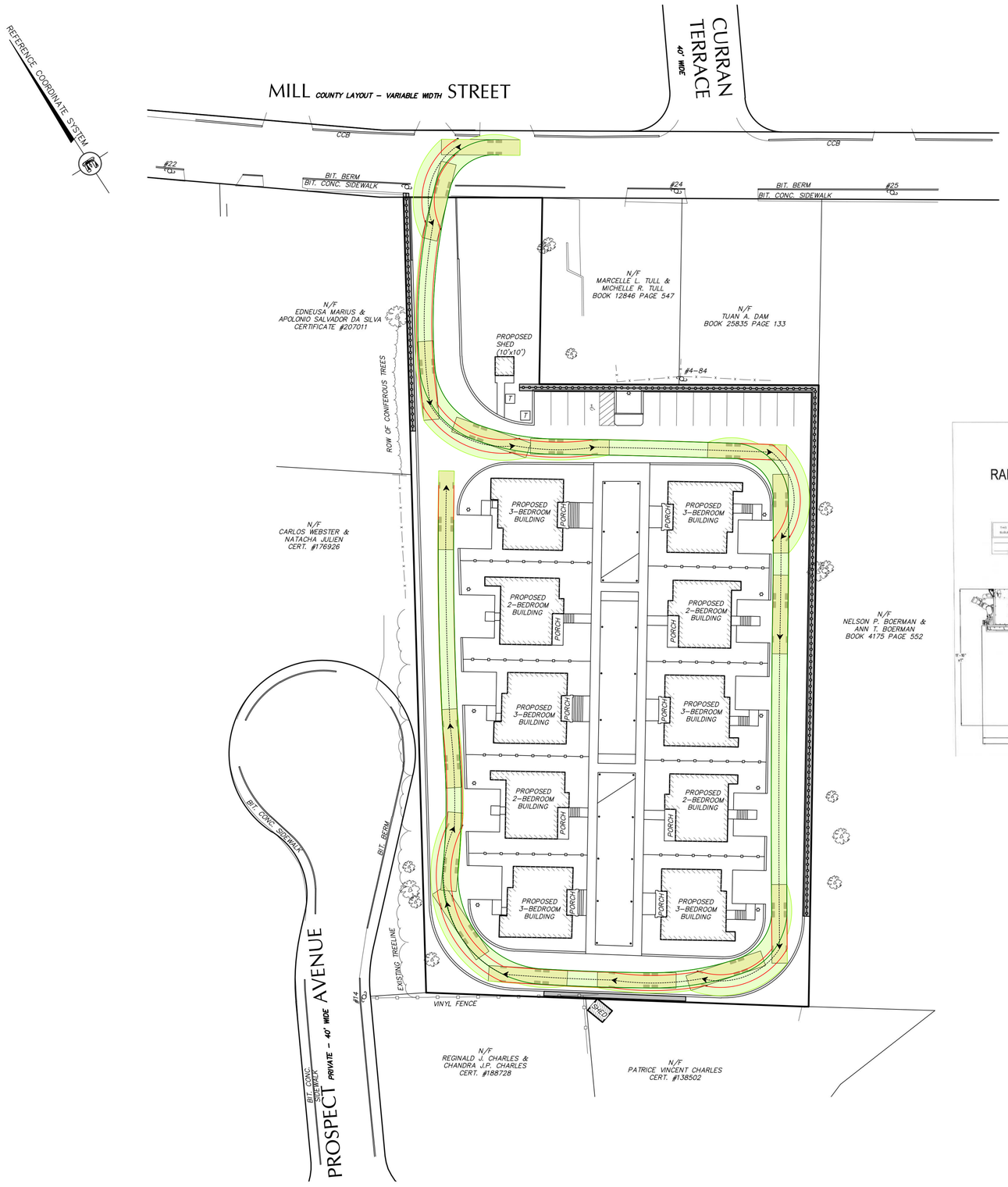
COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE, CIVIL, No. 39418, REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:
SWEPT PATH

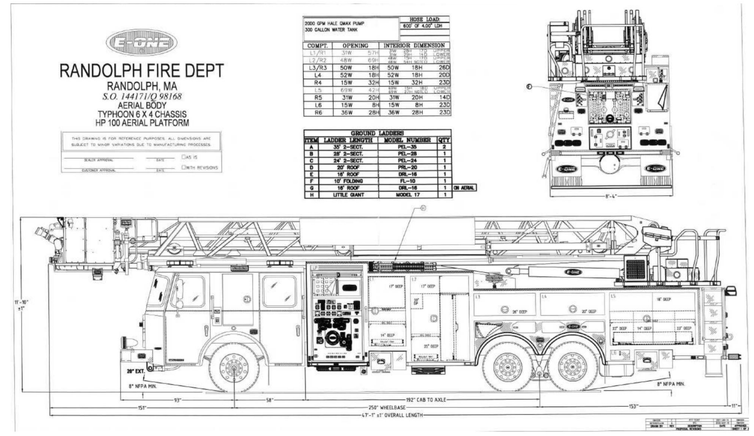
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C1.08
SHEET 8 OF 12



Legend

- Front wheels
- Rear wheels
- Vehicle body
- Vehicle path



SAE Turning Radius Calculations for Quote No. 98168

Wheelbase:	250"	Front Bumper Size:	10"
Body Width:	100"	Front Bumper Extension:	20"
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM
Front Axle Track:	84.45"	Rear Wheel Type:	ALUMINUM
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Inside Cramp Angle	S. A. E. Turning Radius	Tire Curb Clearance	Bumper Swing Clearance	Minimum Inside Radius
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50	31.9'	32.6'	37.6'	16.3'

30 15 0 30 60
SCALE: 1" = 30'

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CONSULTANTS

ARCHITECT
JCBT ARCHITECT
806 WASHINGTON STREET
QUINCY, MA 02169

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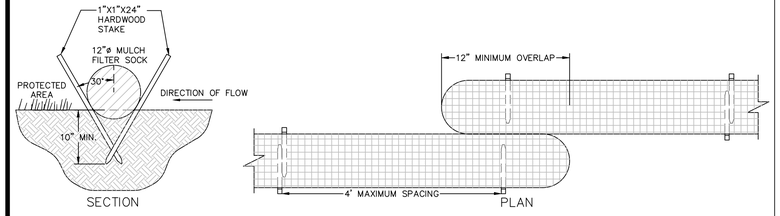
COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE, CIVIL, No. 39418, REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:
SWEPT PATH

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PROJECT NO.: 26.020

C1.09
SHEET 9 OF 12

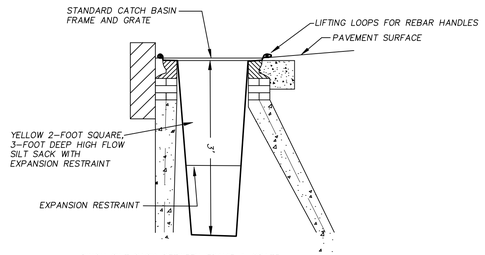


NOTES:

1. AT THE JUNCTION OF TWO ROLLS A MINIMUM OF A 12" OVERFLAP IS REQUIRED.
2. THE WOODEN STAKES SHALL BE SET A MAXIMUM OF 4 FEET APART.
3. THE FILTER SOCK SHALL BE SET IN A 2" TO 4" DEEP TRENCH.

MULCH WATTLE

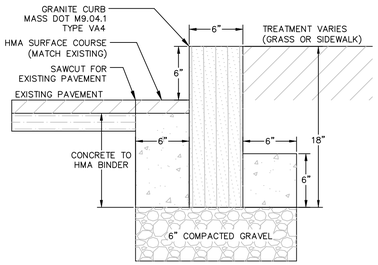
NOT TO SCALE



PINCH SILT SACK BETWEEN FRAME & GRATE.
INSPECT SILT SACK AFTER EACH STORM EVENT
PERFORM MAINTENANCE WHEN SILT AND DEBRIS IS 12" DEEP

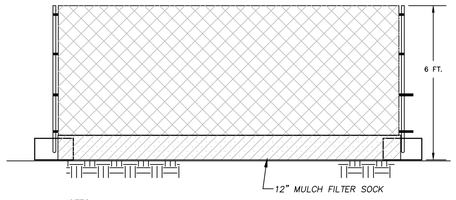
CATCH BASIN SILT SACK

NOT TO SCALE



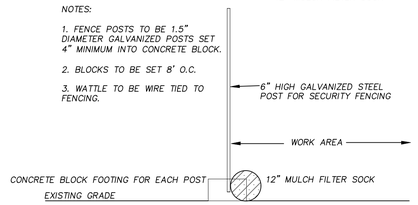
VERTICAL GRANITE CURB INSTALLATION

NOT TO SCALE



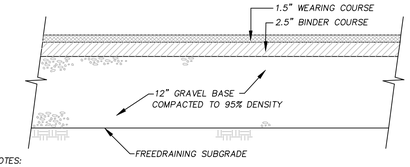
NOTES:

1. FENCE POSTS TO BE 1.5" DIAMETER GALVANIZED POSTS SET 4" MINIMUM INTO CONCRETE BLOCK.
2. BLOCKS TO BE SET 8' O.C.
3. WATTLE TO BE WIRE TIED TO FENCING.



SECURITY FENCING W/ EROSION CONTROL

NOT TO SCALE

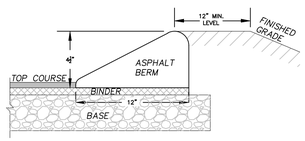


NOTES:

1. ALL BITUMINOUS CONCRETE TO MEET THE CURRENT STANDARDS FOR MASSDOT.
2. THE SUBGRADE UNDER THE ROADWAY GRAVEL BASE SHALL BE A FREE-DRAINING MATERIAL FOR A MINIMUM OF 2 FEET AND SHALL CONFORM TO THE REQUIREMENTS OF OF SECTION M1.02.0 TYPE A OF THE STANDARD SPECIFICATIONS. EXISTING SOILS THAT DO NOT CONFORM SHALL BE REMOVED AND REPLACED WITH GRAVEL BASE MATERIAL.
3. THE GRAVEL BASE SHALL CONSIST OF UNFROZEN, HARD, DURABLE STONE AND COARSE SAND, FREE OF LOAM AND CLAY, UNIFORMLY GRADED, CONTAINING NO STONE WITH A DIAMETER GREATER THAN 2" AND CONFORMING TO THE REQUIREMENTS OF M1.03.0 TYPE C OF THE STANDARD SPECIFICATIONS.
4. BEFORE THE GRAVEL IS SPREAD THE ROADBED SHALL BE SLOPED TO A TRUE SURFACE, CONFORMING TO THE PROPOSED CROSS SECTION.

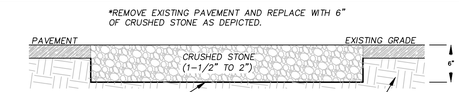
PAVEMENT SECTION

NOT TO SCALE



CAPE COD BERM

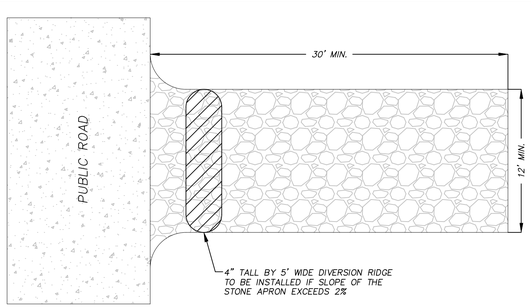
NOT TO SCALE



SECTION VIEW

NOTES:

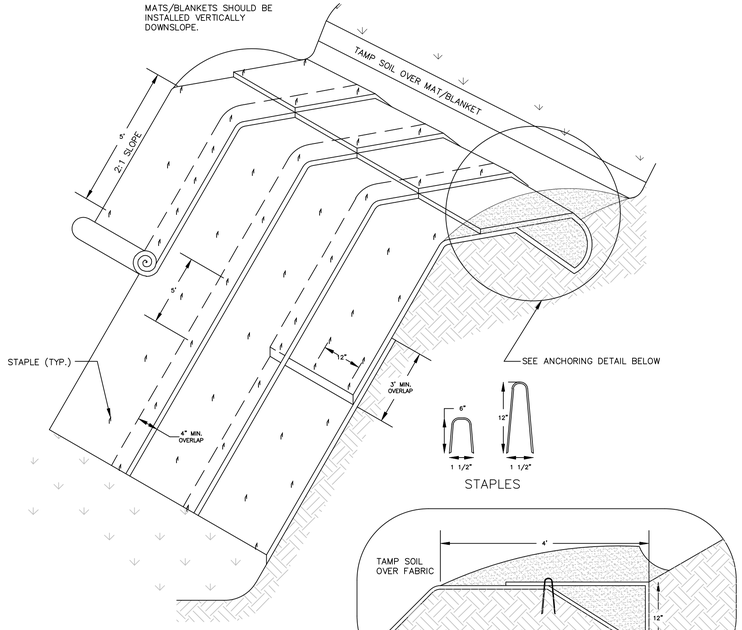
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR BASIN.
4. USE SANDBAGS, HAYBALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.
5. A DIVERSION RIDGE SHALL BE INSTALLED AT THE ENTRANCE OF THE STONE APRON IF THE SLOPE OF THE APRON EXCEEDS 2%.



PLAN VIEW

12'x30' CRUSHED STONE APRON

NOT TO SCALE



ISOMETRIC VIEW

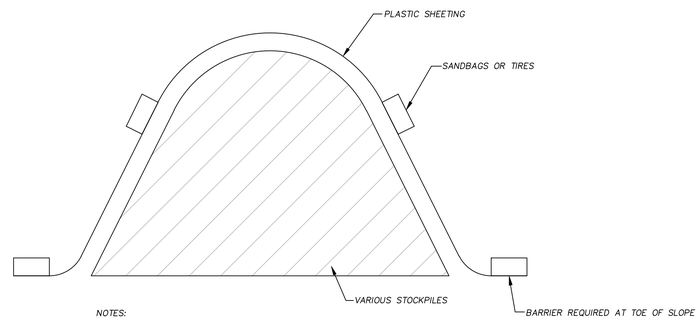
ANCHORING DETAIL

NOTES:

1. WHEN MORE THAN ONE ROLL IS REQUIRED GOING DOWN THE SLOPE THE ENDS OF THE ROLLS SHOULD OVERLAP A MINIMUM OF 3 FEET.
2. ANCHOR THE NETTING TO THE SOIL SURFACE WITH ANCHOR PINS OR STAPLES.
3. STAPLES OR ANCHOR PINS NEED TO BE DRIVEN PERPENDICULAR INTO SLOPE AND SHOULD BE SPACED A MAXIMUM OF 5 FEET APART DOWN THE SIDES AND CENTER OF THE ROLL.
4. SPACING BETWEEN STAPLES OR PINS AT THE UPPER END OF A ROLL AND AT THE END OVERLAP OF 2 ROLLS SHOULD NOT BE GREATER THAN 1 FOOT.
5. THE NETTING SHOULD GO BEYOND THE EDGE OF THE MULCHED OR SEEDED AREA AT LEAST 1 FOOT AT THE SIDES AND 3 FEET AT THE BOTTOM.
6. EDGES OF NETTING SHOULD BE OVERLAPPED A MINIMUM OF 4 INCHES.
7. APPLY PERMANENT SEEDING BEFORE PLACING NETTING.

SLOPE MATTING DETAIL

NOT TO SCALE



NOTES:

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED AT TOE OF SLOPE
3. COVERING MAINTAINED TIGHTLY IN PLACE USING SANDBAGS OR TIRES ON ROPE WITH A MAXIMUM 10' SPACING IN ALL DIRECTIONS

PLASTIC SHEETING OVER STOCKPILED MATERIALS

NOT TO SCALE

BURKE CIVIL-SITE ENGINEERING
Engineering Your Vision
1268 Franklin Street Quincy, MA 02169

PREPARED FOR:

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SOUTH EASTON, MA 02375

CONSULTANTS

ARCHITECT
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606 WASHINGTON STREET
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LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
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PROPOSED MULTI-FAMILY
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217 MILL STREET
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No. 39418
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JAMES W. BURKE, P.E.

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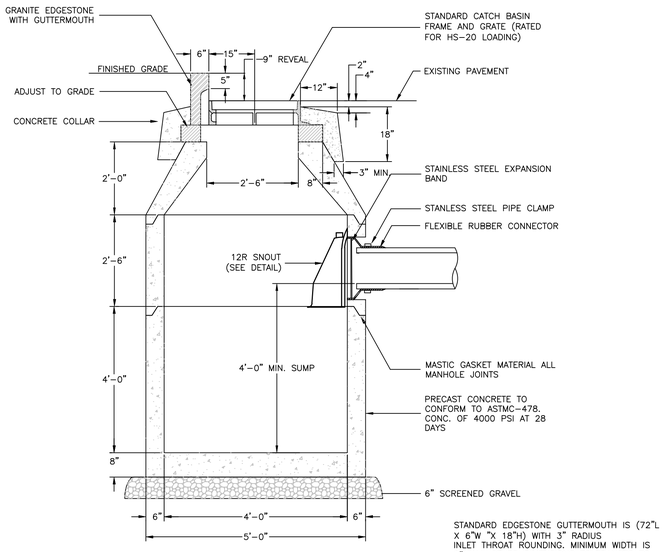
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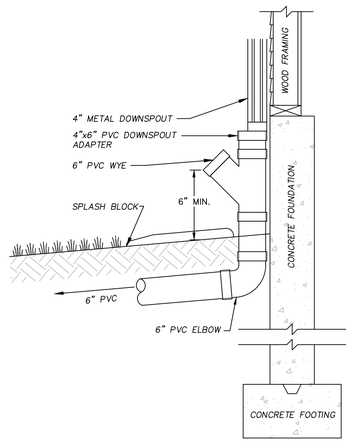
C1.10

SHEET 10 OF 12



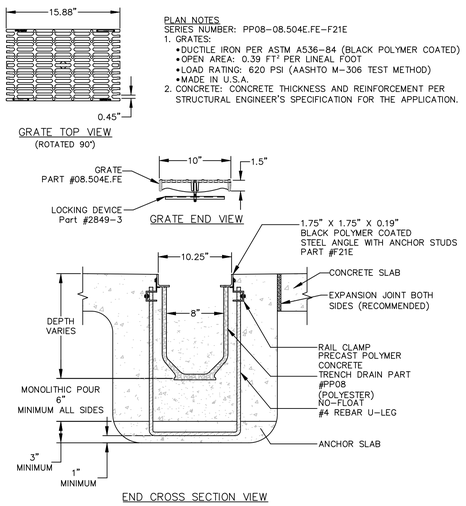
PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



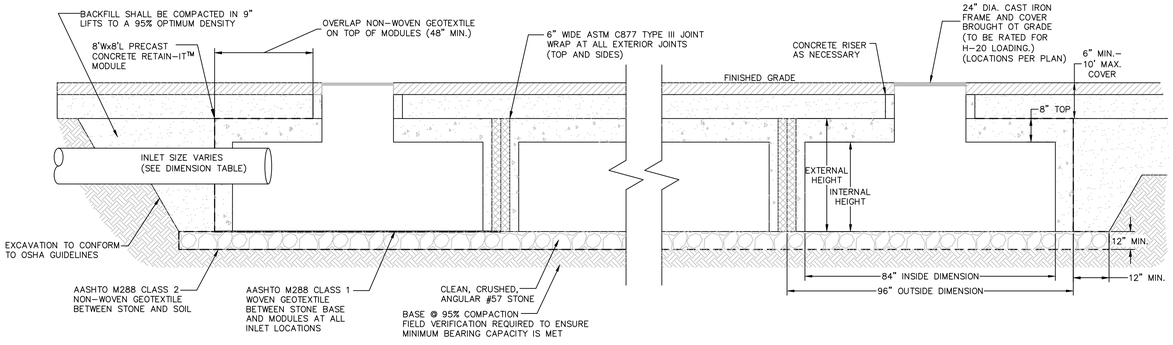
TYPICAL ROOF DRAIN W/ OVERFLOW

NOT TO SCALE

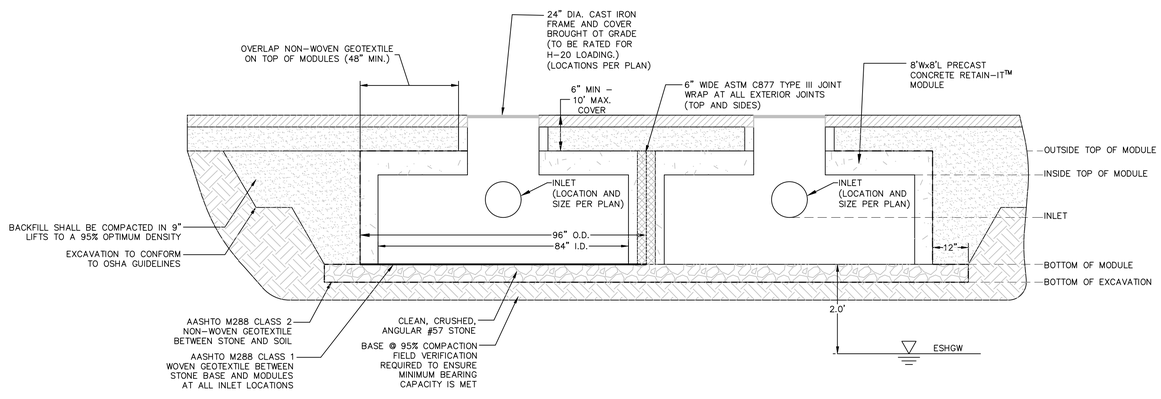


TRENCH DRAIN DETAIL

NOT TO SCALE



PROFILE



SECTION

NOTES:

FINAL DESIGN TO BE REVIEWED BY RETAIN-IT MANUFACTURER PRIOR TO ORDERING PRODUCTS.

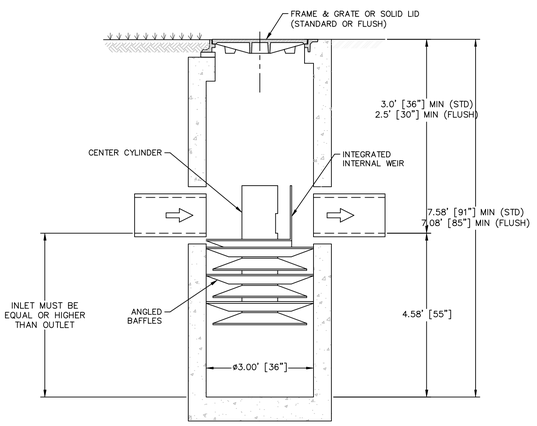
RETAIN-IT MODULES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

RETAIN-IT™ INFILTRATION SYSTEM

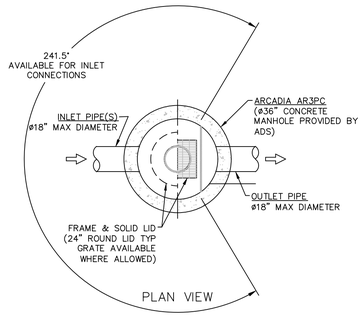
NOT TO SCALE

DIMENSION TABLE

	SYSTEM A	SYSTEM B	SYSTEM C	SYSTEM D
No. OF MODULES	34	28	8	8
INTERNAL MODULE HEIGHT	4.0'	2.5'	2.5'	2.5'
EXTERNAL MODULE HEIGHT	4.67'	3.17'	3.17'	3.17'
STONE BASE DIMENSIONS	18' W 138' L 12" H	18' W 114' L 12" H	18' W 34' L 12" H	18' W 34' L 12" H
TOP OF MODULE ELEVATION	128.50'	131.97'	134.17'	133.87'
INLET ELEVATION (SIZE)	127.1' (6)6" PVC 126.0' (2)12" HDPE	130.6' (3)6" PVC 130.1' 12" HDPE 129.8' 12" HDPE	132.8' (4)6" PVC	132.5' (4)6" PVC
BOTTOM OF MODULE	123.83'	128.80'	131.00'	130.70'
BOTTOM OF EXCAVATION	122.83'	127.80'	130.00'	129.70'



PROFILE VIEW



PLAN VIEW

PRODUCT SPECIFICATIONS:

- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY VERIFIED TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 MG/L INFLUENT CONCENTRATION. FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.

  -OR -

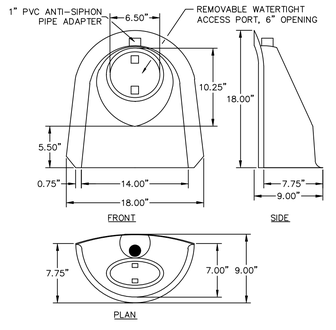
  THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH D50=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION PER CURRENT NJDEP/NJCAT HDS PROTOCOL.

NOTES:

- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS.
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE.
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.

ARCADIA AR3PC CONCRETE MANHOLE STORMWATER SEPARATOR BY ADS

NOT TO SCALE



12R SNOUT OUTLET HOOD

NOT TO SCALE

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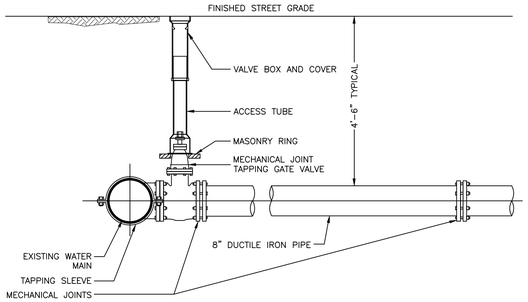
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C1.11

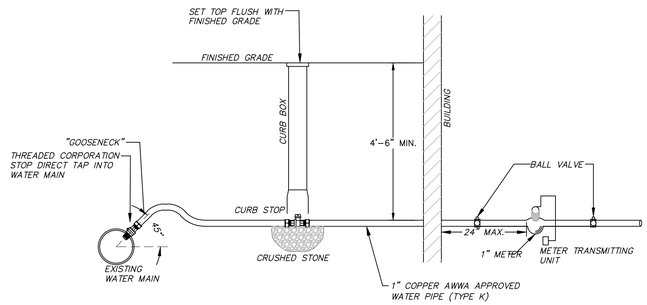
SHEET 11 OF 12



NOTES:
1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH
2. USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE
3. SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS

GATE VALVE AND TAPPING SLEEVE CONNECTION

NOT TO SCALE



1" WATER SERVICE DETAIL

NOT TO SCALE

NOTES:

1). ALL WATER MAINS SHALL HAVE A MINIMUM OF 4'-6" OF COVER.

2). ELECTRIC,TELEPHONE, CABLE, TELEVISION, TRAFFIC CONTROL AND FIRE ALARM CONDUITS/CABLES SHALL HAVE A MINIMUM OF 2'-6" OF COVER.

4). WATER SUPPLY LINES SHALL BE LOCATED AT LEAST 18" ABOVE AND 10'-0" HORIZONTALLY APART FROM THE NEAREST SANITARY SEWER LINES.

5). MINIMUM TRENCH WIDTH (W) SHALL BE EQUAL TO 4/3 THE PIPE DIAMETER (D) PLUS 18 INCHES.

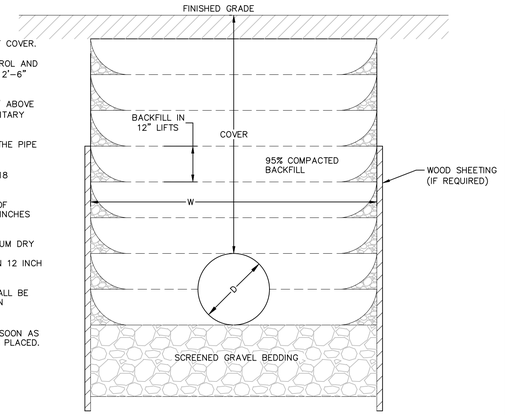
6). SHEETING, IF USED, SHALL BE CUT OFF A MINIMUM OF 18 INCHES BELOW FINISHED GRADE.

7). ALL PIPES SHALL BE BEDDED IN A MINIMUM 6 INCHES OF SCREENED GRAVEL IF SET IN SOILS AND A MINIMUM OF 12 INCHES IF SET IN LEDGE.

8). BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OF THE MATERIALS AS DETERMINED BY AASHTO, DESIGNATION T-180D. BACKFILLING SHALL ALSO BE DONE IN 12 INCH LIFTS.

9). NO BACKFILLING OR COVERING OF ANY UTILITY PIPE SHALL BE PERMITTED UNTIL INSPECTED AND APPROVED BY THE DESIGN ENGINEER AND/OR AN INSPECTOR FROM THE MUNICIPALITY.

10). ALL UNDERGROUND UTILITIES SHALL BE INSTALLED AS SOON AS THE SUBGRADE IS COMPLETED AND BEFORE ANY GRAVEL IS PLACED. UTILITY SERVICES SHALL BE TESTED AS REQUIRED OR AS APPLICABLE AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION OF BASE AND TOP PAVEMENT COURSE.

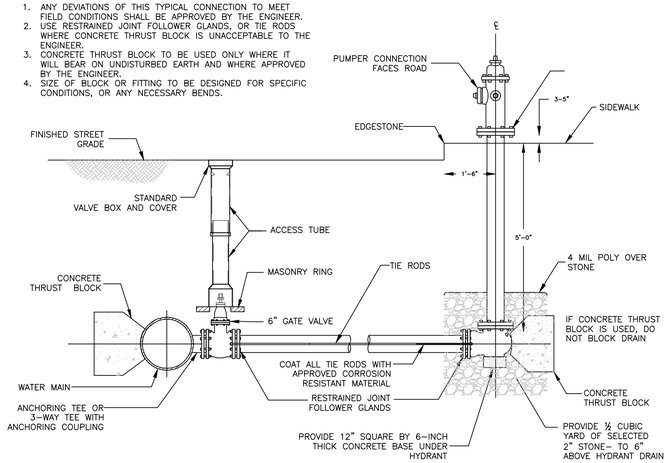


TYPICAL UTILITY TRENCH

NOT TO SCALE

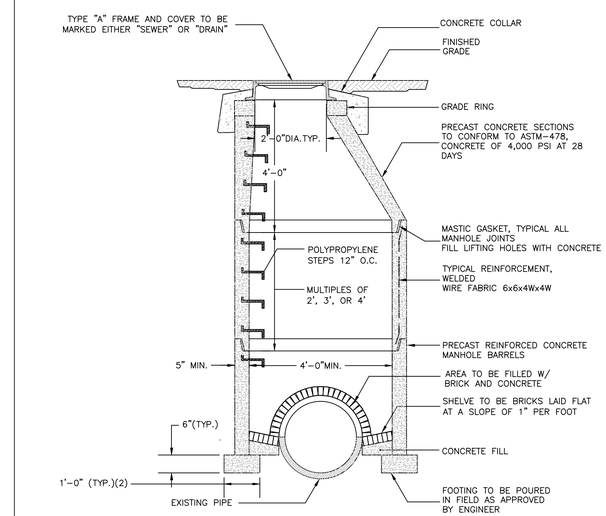
NOTES:

1. ANY DEVIATIONS OF THIS TYPICAL CONNECTION TO MEET FIELD CONDITIONS SHALL BE APPROVED BY THE ENGINEER.
2. USE RESTRAINED JOINT FOLLOWER GLANDS, OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE TO THE ENGINEER.
3. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH AND WHERE APPROVED BY THE ENGINEER.
4. SIZE OF BLOCK OR FITTING TO BE DESIGNED FOR SPECIFIC CONDITIONS, OR ANY NECESSARY BENDS.



TYPICAL FIRE HYDRANT CONNECTION FOR HIGH OR LOW SERVICE LINE

NOT TO SCALE

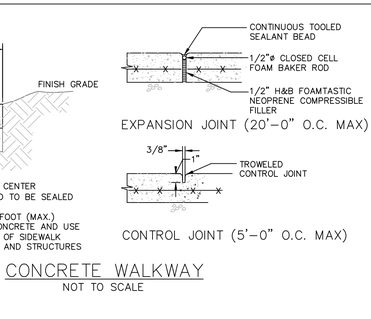


NOTES:

1. 5'-0" OR 6'-0" DIAMETER WHEN DEPTHS GREATER THAN 20 FEET OR WHEN ORDERED BY THE ENGINEER FOR PIPE SIZE
2. 6" MIN. WALL THICKNESS, 5'-0" DIAMETER MANHOLES

TYPICAL DOG HOUSE MANHOLE

NOT TO SCALE

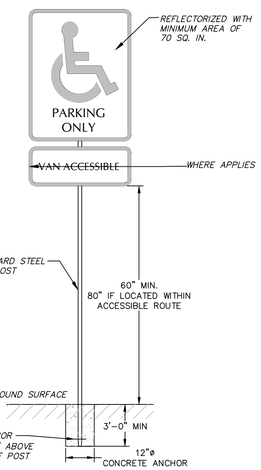


NOTES:

1. PROVIDE CONSTRUCTION CONTROL JOINT EVERY 5' ON CENTER
2. PROVIDE EXPANSION JOINT EVERY 20' ON CENTER AND TO BE SEALED PER DETAIL
3. PITCH WALK TO DOWN GRADIENT SIDE AT 3/16" PER FOOT (MAX.)
4. WHEN BUTTING INTO EXISTING CONCRETE, SAW CUT CONCRETE AND USE 1/2" PREMOLDED EXPANSION FILLER FOR FULL DEPTH OF SIDEWALK
5. EXPANSION JOINT TO BE PROVIDED AT ALL BUILDINGS AND STRUCTURES
6. MINIMUM CONCRETE STRENGTH: 3,000 PSI

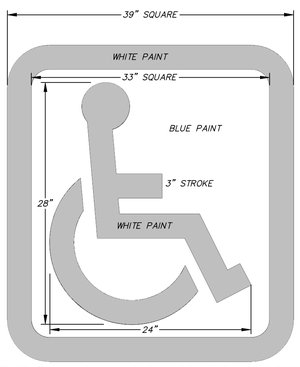
CONCRETE WALKWAY

NOT TO SCALE



HANDICAP PARKING SIGN/POST DETAIL

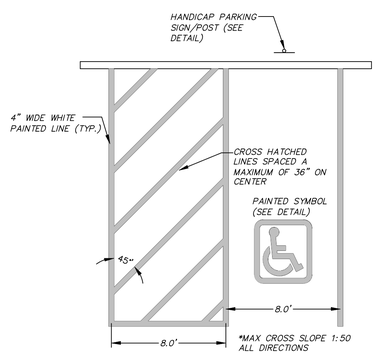
NOT TO SCALE



SYMBOL TO CENTERED ON WIDTH OF PARKING STALL. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND. USE WHITE ON BLUE (COLOR #105090 IN FEDERAL STANDARD 5952) DOUBLE COAT.

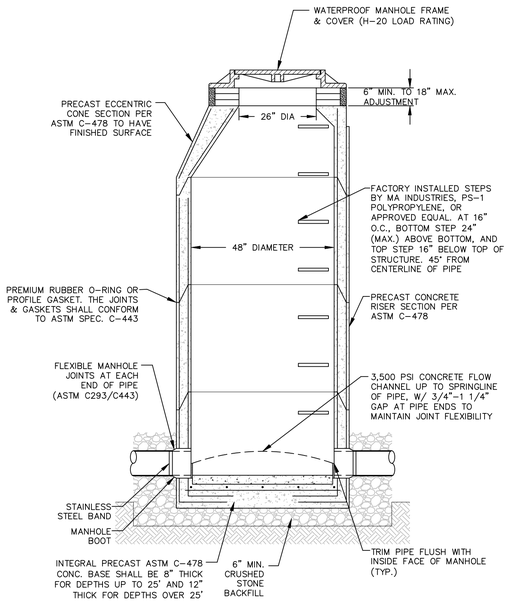
ACCESSIBLE PARKING STALL PAVEMENT MARKING

NOT TO SCALE



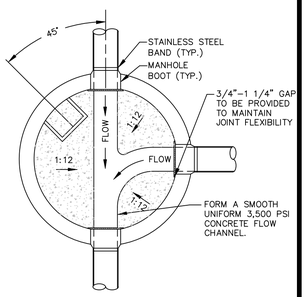
VAN ACCESSIBLE HANDICAPPED PARKING SPACE

NOT TO SCALE



STANDARD SANITARY SEWER MANHOLE

NOT TO SCALE



MANHOLE CHANNEL

NOT TO SCALE

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C1.12
SHEET 12 OF 12

PLANTING SCHEDULE

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
16	Ac	*Acer campestre*	HEDGE MAPLE	8" H	SINGLE STEM
9	Aa	*Amelanchier arborea*	COMMON SERVICEBERRY	8" H	MULTI-STEM
10	Cc	*Cercis canadensis*	EASTERN REDBUD	8" H	MULTI-STEM
14	Lt	*Liriodendron tulipifera*	TULIP POPLAR	2" CAL. B&B	SINGLE STEM
13	Qb	*Quercus bicolor*	SWAMP WHITE OAK	2" CAL. B&B	SINGLE STEM
SHRUBS					
23	A	*Aronia arbutifolia*	CHOKEBERRY	3 GAL	
25	B	*Buddleja davidii*	BUTTERFLY BUSH	3 GAL	PROVIDE PURPLE FLOWER VARIETY
40	C	*Callicarpa americana*	BEAUTYBERRY	3 GAL	
29	Ca	*Clethra alnifolia*	SWEET PEPPERBUSH	3 GAL	
38	H	*Hydrangea macrophylla* 'Endless Summer'	HYDRANGEA	3 GAL	
215	I	*Ilex glabra*	INKBERRY	3 GAL	
13	J	*Juniperus chinensis* 'Hetzii Columnaris'	GREEN COLUMNAR JUNIPER	6" H	
92	R	*Rhus aromatica* 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	2 GAL	
PERENNIALS					
550 SF	MIX A	*Aster novi-belgii*	NEW YORK ASTER	1 GAL	25% OF EACH SPECIES 18" OC
		Baptisia australis	BLUE FALSE INDIGO	1 GAL	
		Liatris spicata	DENSE BLAZING STAR	1 GAL	
		Rudbeckia hirta	BLACK EYED SUSAN	1 GAL	
300 SF	MIX B	*Astilbe chinensis 'purple candles'*	CHINESE ASTILBE	1 GAL	25% OF EACH SPECIES 18" OC
		Geranium macrorrhizum	BIGROOT CRANESBILL	1 GAL	
		Hakonechloa macra	JAPANESE FOREST GRASS	1 GAL	
		Polygonatum odoratum 'variegatum'	SOLOMON'S SEAL	1 GAL	
16,850 SF		SEED		BAG	SEED MIX TO BE BY WEIGHT 60% IMPROVED KENTUCKY BLUE GRASS CULTIVARS AND 40% FESTUCA RUBRA 'RUBRA' CREEPING RED FESCUE. ANY VARIETY SUBSTITUTIONS OR DEVIATIONS FROM THESE SPECIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.
6,575 SF		SOD		ROLL	AT LEAST 70% OF THE SOD BLEND SHALL BE AT LEAST TWO OF THE FOLLOWING VARIETIES: ABLE I, ASPEN, BANFF, BLACKSBURG, CHALLENGER, CLASSIC, ECLIPSE, ESTATE, EVEREST, EVERGLADE, IMPACT, JUMPSTART, LEGEND, MIDNIGHT, NUGLADE, P-105, RAM I, TOUCHDOWN, OR TRENTON. ANY VARIETY SUBSTITUTIONS OR DEVIATIONS FROM THESE SPECIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.

GENERAL NOTES

1. SURVEY PROVIDED BY OWNER.
2. PLANTING PLAN SHOWS PLANTING ONLY; SEE CIVIL DRAWINGS FOR ALL OTHER SITE WORK.
3. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO LANDSCAPE ARCHITECT BEFORE BEGINNING THE WORK.
5. DIMENSIONS NOTE CLR OR CLEAR MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF ALL FINISHES. FIELD VERIFY PRIOR TO CONSTRUCTION.
6. ERECT ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT, AND IN PROPER ALIGNMENT.
7. AS-BUILT DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION OF FURNISHINGS TO CONFIRM FIT AND LOCATIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO ORDERING PLANT MATERIALS.
8. STAKE OR OTHERWISE FLAG ALL DESIGN ELEMENTS AND FEATURES IN THE FIELD. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO COMMENCING PLANTING.
9. ANY CHANGES PROPOSED TO DIMENSIONS SHOWN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

PLANTING NOTES

1. THE CONTRACTOR SHALL SUPPLY PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. REVIEW ALL QUANTITIES WITH OWNER PRIOR TO PURCHASING.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DESIGN PRIOR TO COMMENCING PLANTING. CONFIRM SPECIES AVAILABLE WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION.
4. ALL TREES SHALL BE BALLED AND BURLAP UNLESS NOTED ON THE PLANT LIST.
5. ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THEIR INSTALLATION AT THE SITE.
6. ALL TREE LOCATIONS TO BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7. WHERE NO TREE DIMENSIONS ARE GIVEN, STAKE LOCATION FOR LANDSCAPE ARCHITECT APPROVAL.
8. AFTER PLANTING, STAKE ALL TREES WITH (3) WOODEN STAKES; PROVIDE (1) TREE SLOW RELEASE WATERING BAG FOR EACH TREE.
9. SOILS: TEST EXISTING TOPSOIL FOR REUSE PRIOR TO PLANTING. RECOMMENDED AGENCY: UMASS SOIL AND PLANT TISSUE TESTING LAB WEST EXPERIMENT STATION 682 NORTH PLEASANT STREET UNIVERSITY OF MASSACHUSETTS AMHERST, MA 01003 PHONE: (413) 545-2311 FAX: (413) 545-1931 E-MAIL: SOILTEST@PSIS.UMASS.EDU WEBSITE: HTTP://WWW.UMASS.EDU/PLSOILS/SOILTEST/; AMEND SOILS AS RECOMMENDED BY SOIL TESTING AGENCY.
10. PLANTINGS TO BE MAINTAINED FOR 1 YEAR MINIMUM FOR ESTABLISHMENT.
11. NO IRRIGATION SHOWN, IRRIGATION TO BE PROVIDED BY OWNER.
12. FOR EXISTING TREE PROTECTION, SEE DETAIL 1/L3.0.

PLANTING LEGEND

LOW — LIMIT OF WORK AREA, 1' OFF SET FROM PROPERTY LINE

PROPERTY LINE, SEE SURVEY

XX — NEW CONTOUR, SEE CIVIL DRAWINGS

EXISTING TREES, TO BE PROTECTED

NEW TREES, SEE PLANTING SCHEDULE

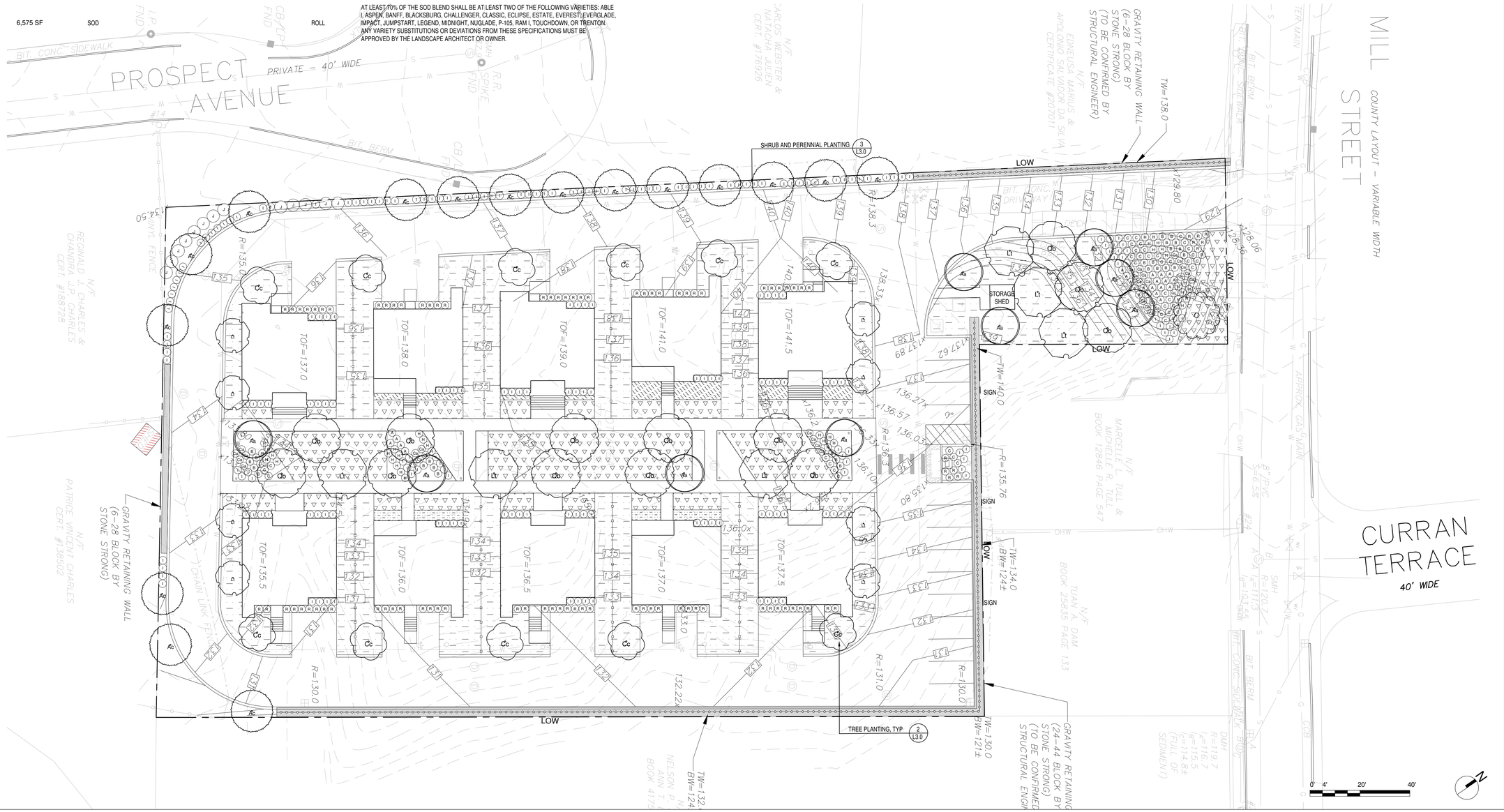
NEW SHRUBS, SEE PLANTING SCHEDULE

MIX A: SUN MIX, SEE PLANTING SCHEDULE OWNER TO CONFIRM INCLUSION OF PERENNIAL MIXES. IF NOT PROVIDE SOD.

MIX B: SHADE MIX, SEE PLANTING SCHEDULE OWNER TO CONFIRM INCLUSION OF PERENNIAL MIXES. IF NOT PROVIDE SOD.

LAWN - SEED, SEE DETAIL 5/L3.0

LAWN - SOD, SEE DETAIL 4/L3.0



Multi-Family
New Construction
217 Mill Street
Randolph, MA
02368

FOR PERMITTING

NO.	REVISION	DATE

PERMIT DOCUMENTS

Seal:

ASK +
276 Broadway, Cambridge, MA 02139
(617)714-3369

Job Number: 260103

Project: 217 Mill Street

Drawn By: ON Checked By: SC

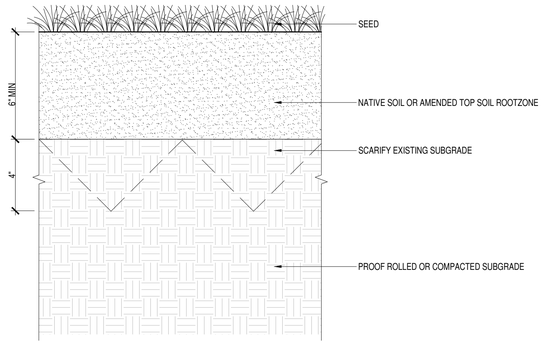
Date: 04/13/2026

Scale: 1" = 20'-0"

Sheet Title:
PLANTING PLAN
& PLANTING SCHEDULE

Sheet No:
L1.0

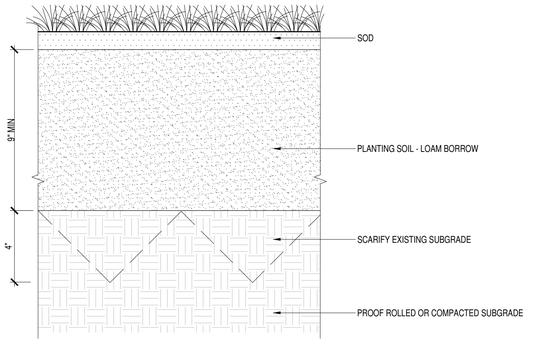
NOTES:
1. SEE PLANS FOR SEED LOCATIONS.
2. SEED MIXTURE: SEE PLANTING SCHEDULE
3. SEED MAY BE PLANTED IN SPRING (4/15-6/15) OR FALL (8/20-10/1).
4. ALL SEEDING LOCATIONS TO BE MAINTAINED UNTIL ESTABLISHED.



5 SEEDING, TYP.

SCALE: 3" = 1'-0"

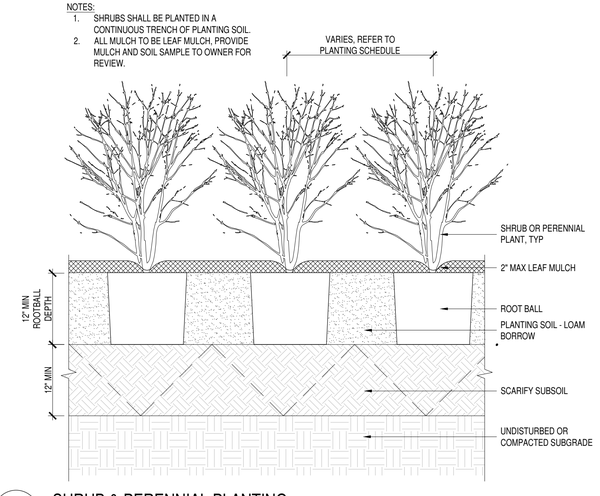
NOTES:
1. SEE PLANS FOR SOD LOCATIONS.
2. SOD MAY BE PLACED FROM APRIL TO NOVEMBER 1ST AS LONG AS THE GROUND IS NOT FROZEN.
3. ALL SOD TO BE IRRIGATED OR MAINTAINED BY CONTRACTOR UNTIL INSTALLED AND FOR 1 YEAR AFTER INSTALLATION FOR ESTABLISHMENT.



4 LAWN - SOD, TYP

SCALE: 3" = 1'-0"

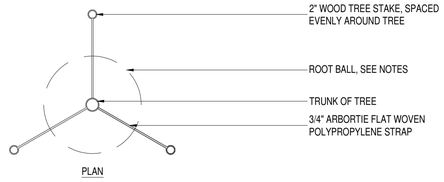
NOTES:
1. SHRUBS SHALL BE PLANTED IN A CONTINUOUS TRENCH OF PLANTING SOIL.
2. ALL MULCH TO BE LEAF MULCH, PROVIDE MULCH AND SOIL SAMPLE TO OWNER FOR REVIEW.

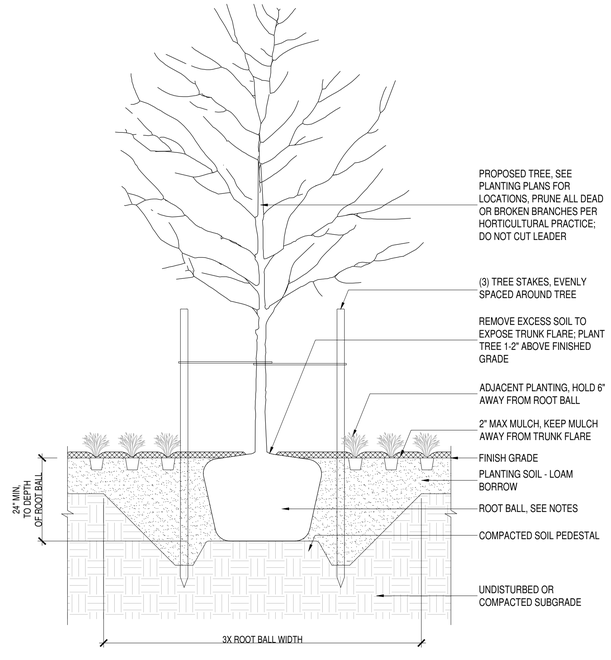


3 SHRUB & PERENNIAL PLANTING

SCALE: 1" = 1'-0"

NOTES
1. CONTRACTOR TO KEEP TREE TRUNK UPRIGHT AND PLUMB VERTICAL.
2. DO NOT BURY BASE OF TREE TRUNK. KEEP ROOT FLARE ABOVE GRADE.
3. ROOT BALL: UNTIE & CUT BURLAP FROM TOP 1/3 OF ROOT BALL, CUT & REMOVE ENTIRE WIRE BASKET FROM ROOT BALL. REMOVE CUT WIRE BASKET FROM TREE PIT.
4. STAKE ALL TREES AT INSTALLATION UNLESS SPECIFIED. PROVIDE 3 STAKES MINIMUM PER TREE.
5. REMOVE STAKES AT END OF YEAR 1, UNLESS SPECIFIED BY LANDSCAPE ARCHITECT.
6. DO NOT BURY STEMS OF ADJACENT PLANTINGS.
7. AT NEW TREES IN SEEDING LOCATIONS, PROVIDE NEW SOIL FOR 3X ROOT BALL WIDTH TO DEPTHS SHOWN BELOW.
8. ALL MULCH TO BE LEAF MULCH, PROVIDE SAMPLE TO OWNER FOR REVIEW.

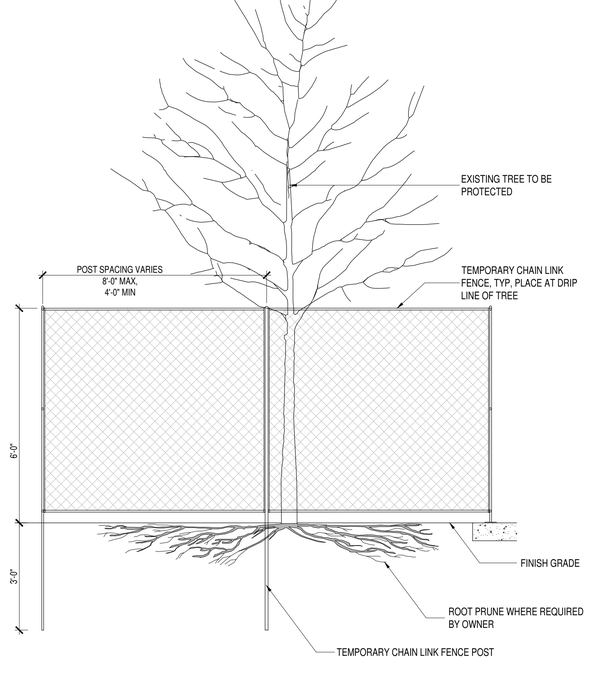




2 TREE PLANTING, TYP

SCALE: 1/2" = 1'-0"

NOTES
1. TREE PROTECTION FENCE TO BE PLACED AT EXISTING TREE DRIP LINE.
2. REFER TO CIVIL DRAWINGS FOR EXTENT OF TREES TO BE PROTECTED.
3. ALL WORK DONE WITHIN PROTECTION FENCE OR CANOPY EDGE IS TO BE DONE BY HAND AND LIGHT EQUIPMENT.
4. ALL EXISTING TREES ON SITE NOT INDICATED AS REMOVED TO BE PROTECTED. CONSULT WITH LOCAL ARBORIST WHEN CONDUCTING ANY WORK ADJACENT TO ANY TREES OR WITHIN DRIP LINE OF ANY EXISTING TREE.
5. EXTEND POST 3'-0" BELOW FINISH GRADE WHERE REQUIRED.
6. SEE CIVIL PLANS AND SPECIFICATIONS FOR ROOT PRUNING LOCATIONS.



1 EXISTING TREE PROTECTION, TYP

SCALE: 1/2" = 1'-0"

Multi-Family
New Construction
217 Mill Street
Randolph, MA
02368

FOR PERMITTING

NO.	REVISION	DATE

PERMIT DOCUMENTS

Seal:

ASK +
276 Broadway, Cambridge, MA 02139
(617)714-3369

Job Number: 260103

Project: 217 Mill Street

Drawn By: ON Checked By: SC

Date: 04/13/2026

Scale: SEE DETAIL

Sheet Title:
PLANTING DETAILS

Sheet No:
L3.0

Trees



Acer campestre
Hedge Maple





Amelanchier arborea
Common Serviceberry



Cercis canadensis
Eastern Redbud







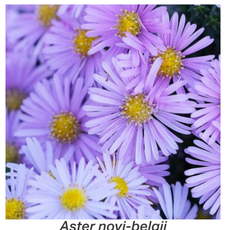
Liriodendron tulipifera
Tulip Tree





Quercus bicolor
Swamp White Oak

Perennials



Aster novi-belgii
New York Aster



Baptisia australis
Blue False Indigo



Liatris spicata
Dense Blazing Star



Rudbeckia hirta
Black Eyed Susan



Astilbe Chinensis 'Purple Candles'
Chinese Astilbe



Geranium macrorrhizum
Bigroot Cranesbill



Hakonechloa macra
Japenese Forest Grass



Polygonatum odoratum 'Variegatum'
Solomon's Seal

Shrubs



Aronia arbutifolia
Chokeberry



Buddleja davidii
Butterfly Bush



Callicarpa americana
Beautyberry



Clethra alnifolia
Sweet Pepperbush



Hydrangea macrophylla
Endless Summer Hydrangea



Ilex glabra
Inkberry



Juniperius chinensis 'Hetzii'
Green Columnar Juniper



Rhus aromatica 'Low Grow'
Gro-Low Fragrant Sumac

Multi-Family
New Construction
217 Mill Street
Randolph, MA
02368

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276 Broadway, Cambridge, MA 02139
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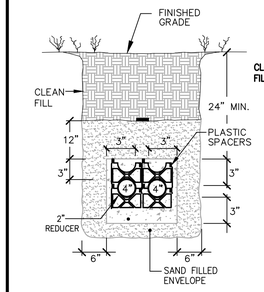
Drawn By: ON Checked By: SC

Date: 04/13/2026

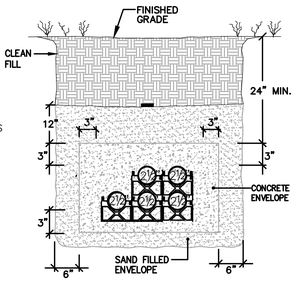
Scale: SEE DETAIL

Sheet Title:
PLANTING IMAGES

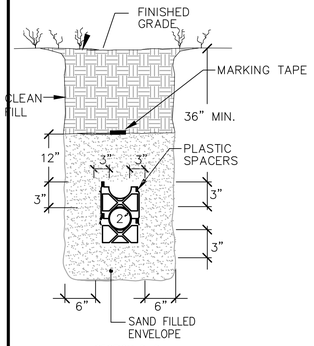
Sheet No:
L3.1



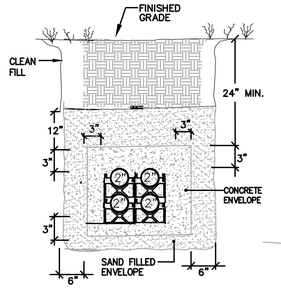
SECTION A–A
PRIMARY



SECTION B–B
SECONDARY



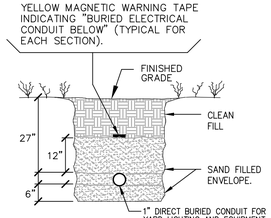
SECTION D–D
TELE/COM



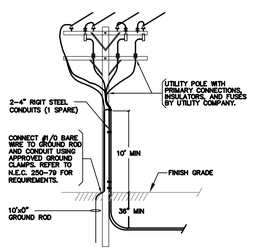
SECTION C–C
TELE/COM

NOTES:

1. PROVIDE CONDUIT AND CONDUCTORS FOR THE SECONDARIES TO THE STRUCTURES.
2. PROVIDE 200A 240V SINGLE PHASE METERS WITH DISCONNECT ON EACH STRUCTURE PER UTILITY STANDARDS,
3. PROVIDE CONDUIT FOR PRIMARY RUNS
4. PROVIDE CONDUIT PULLS AND HAND HOLE FOR TELE/COM (COORDINATE WITH LOCAL PROVIDER).

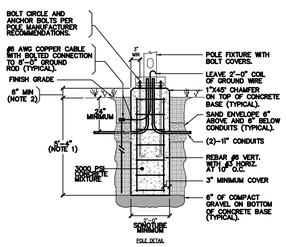


SECTION D–D



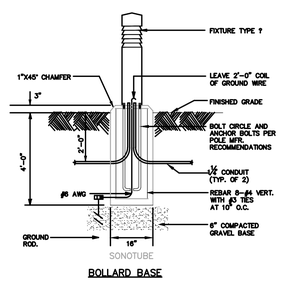
NOTE:
1. TELEPHONE FA AND POWER CODUITS INSTALLATION SIMILAR.

UTILITY POLE

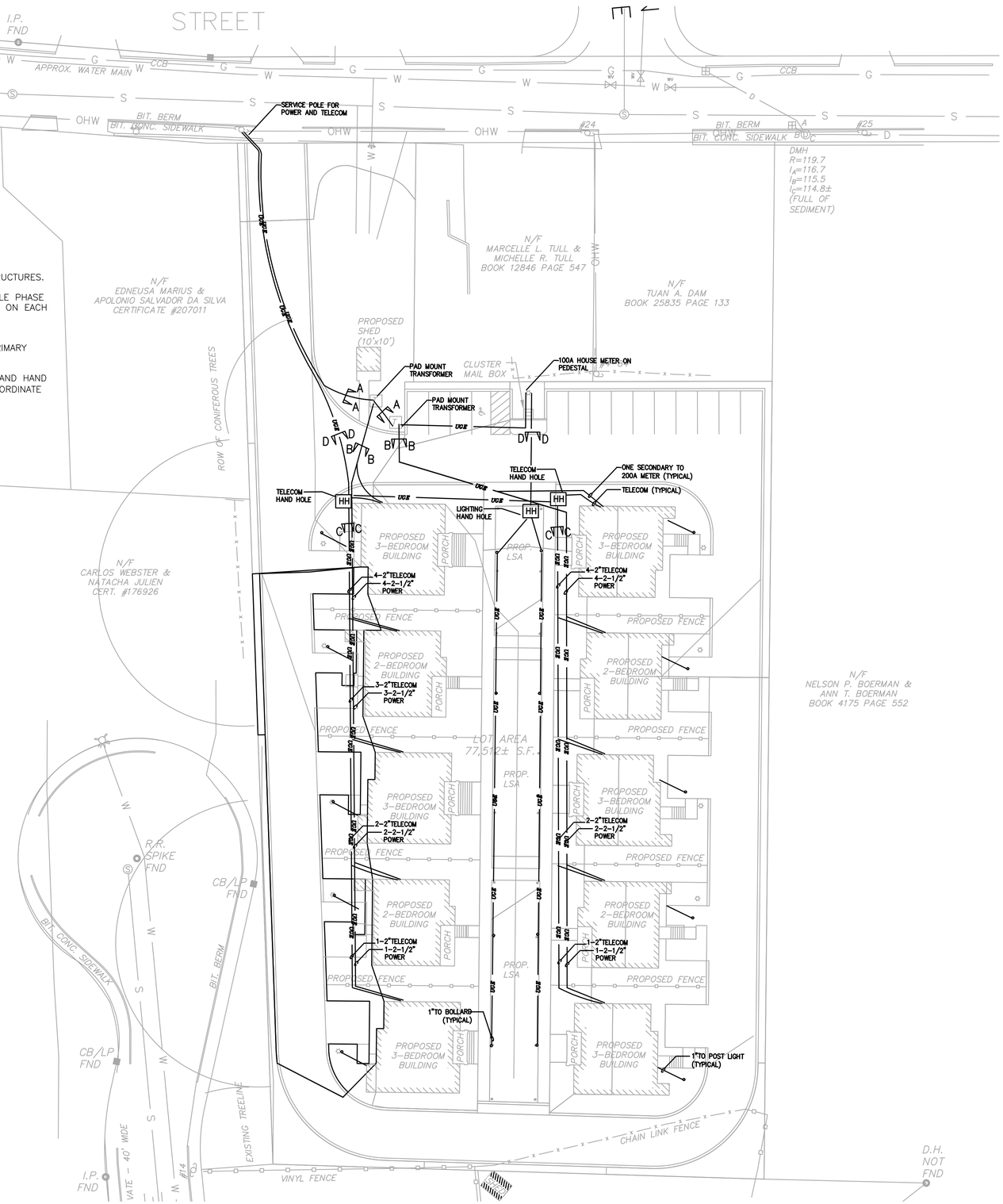


NOTES
1. TOTAL LENGTH OF SONOTUBE IS A 3–1 RATIO WITH RESPECT TO THE TOTAL HEIGHT OF POLE INCLUDING 6" EXTENSION ABOVE FINISHED GRADE.
2. EXTEND 6" ABOVE FINISHED GRADE MIN.

LIGHT POLE BASE



BOLLARD BASE



Project Title:

217 MILL STREET
RANDOLPH, MA

Prepared By:
MHarris Design Inc.
54 Summer Street
Abington, MA 02351
Phone: 781-351-1247

SEAL:

ELECTRIC SITE PLAN

Designed by: MH
Drawn by: MH
Checked by: MH

Scale: None
Date: 4/14/26

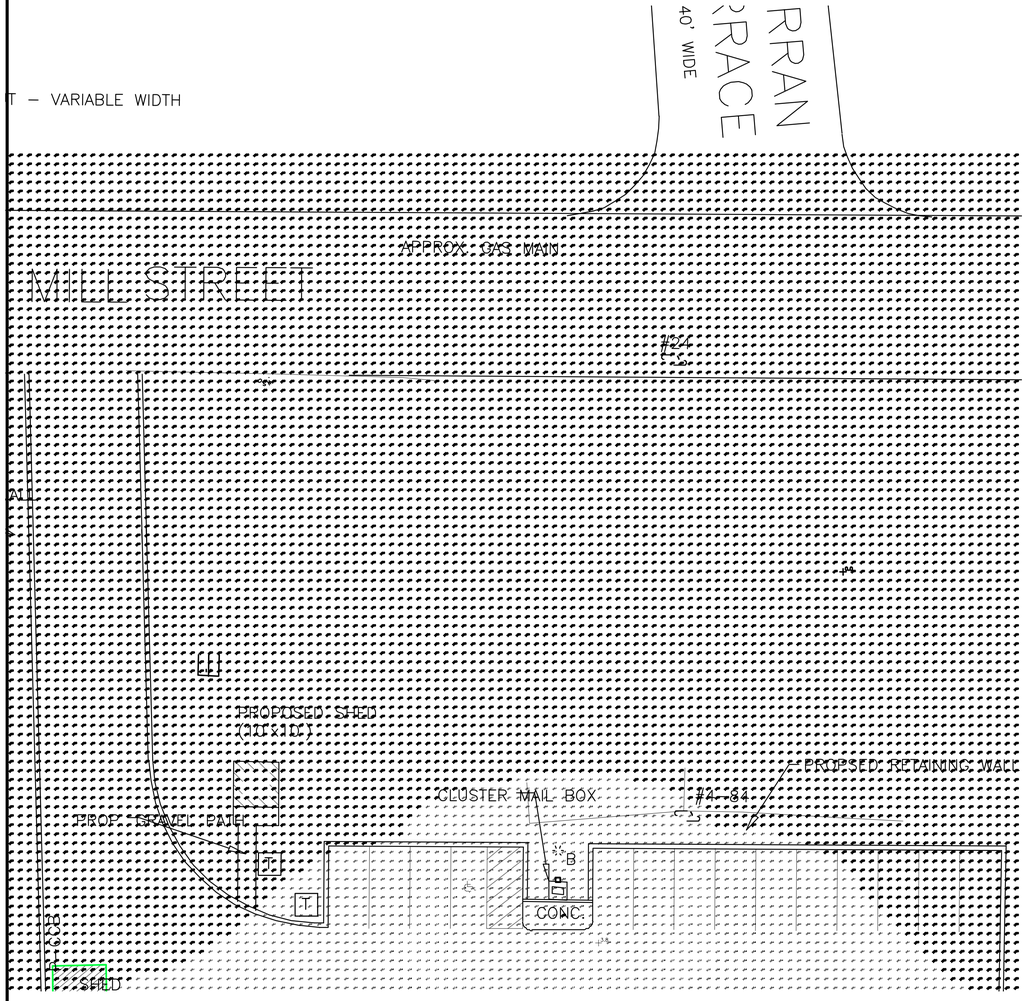
DRAWING NO.

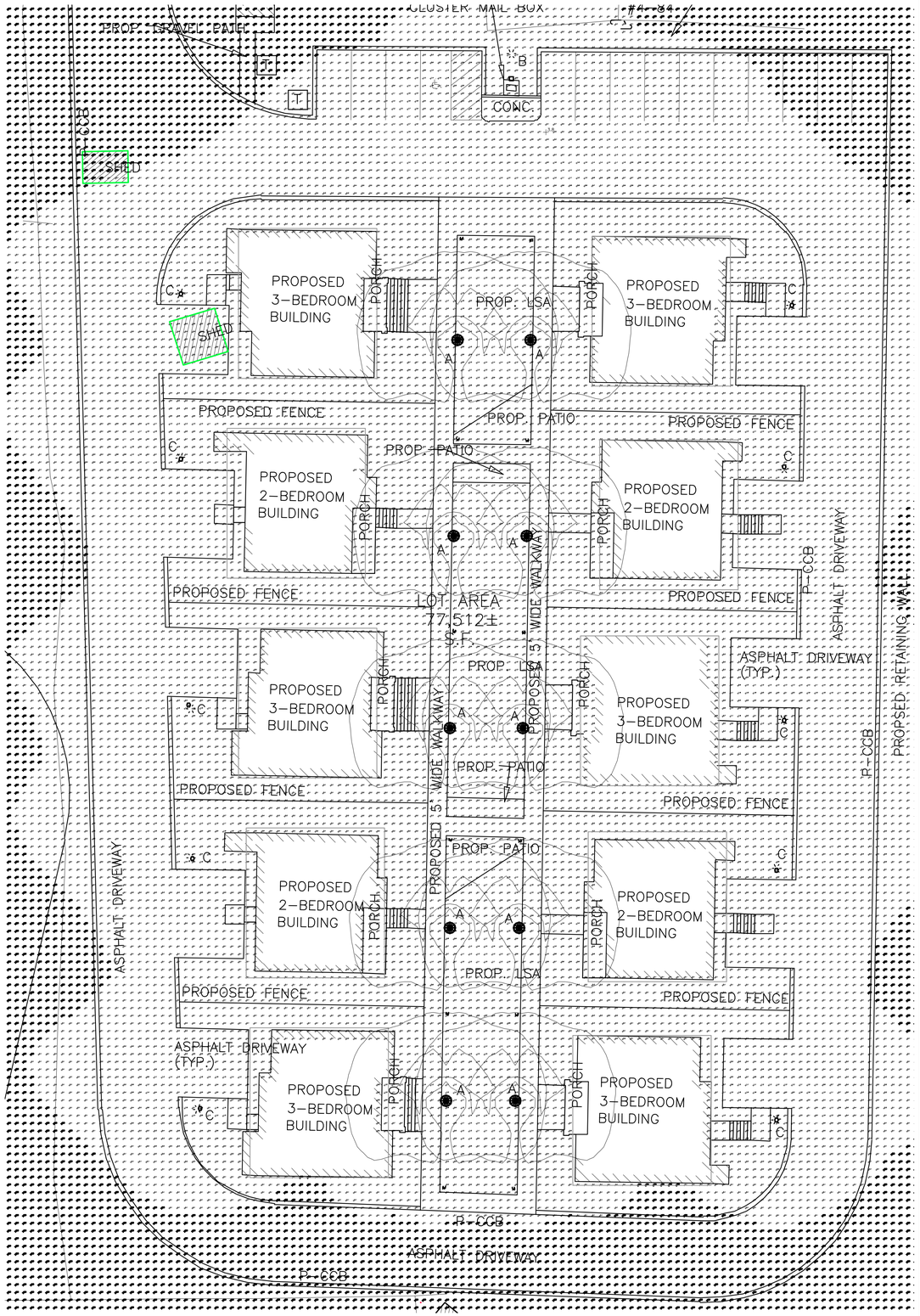
ES-1

Schedule											
Symbol	Label	Image	QTY	Catalog Number	Description		Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
●	A		10	KBA8 LED 12C 530 50K ASY MVOLT	KBA8 WITH 3 LIGHT BOARDS (12 LEDs), 530mA DRIVER, 5000K COLOR TEMP, AND ASYMMETRIC OPTIC		1	1282	1	22	
□	B		1	DSX1 LED P1 40K 70CRI T3M HS	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 3 Medium Houseside Shield		1	6582	1	50.9015	
○	C		10	245L P101 27K R2 GL	245L Contempo LED, P101 Performance Package, 2700K CCT, R2 Distribution, Glass Refractor		1	1820	1	20	

NOTES:

1. ALL FIXTURE SHALL BE DARK SKY COMPLIANT.
2. LIGHTING SHALL NOT CREATE HORIZONTAL GLARE.
3. ALL SITE LIGHTING SHALL BE CONTROLLED WITH ASTRONOMIC CLOCK WITH PROTO-SENSORS





Project Title:

217 MILL STREET
RANDOLPH, MA

Prepared By:
MHarris Design Inc.
54 Summer Street
Abington, MA 02351
Phone: 781-351-1247

SEAL:

ELECTRIC PHOTOMETRIC PLAN

Scale: 1"=30'
Date: 4/14/26
Designed by: MH
Drawn by: MH
Checked by: MH

DRAWING NO.

ES-2



JC BT ARCHITECT
606 WASHINGTON STREET, QUINCY, MA 02169
ADMIN@JCBTARCHITECT.COM
TEL.: (617) 404-8182

CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

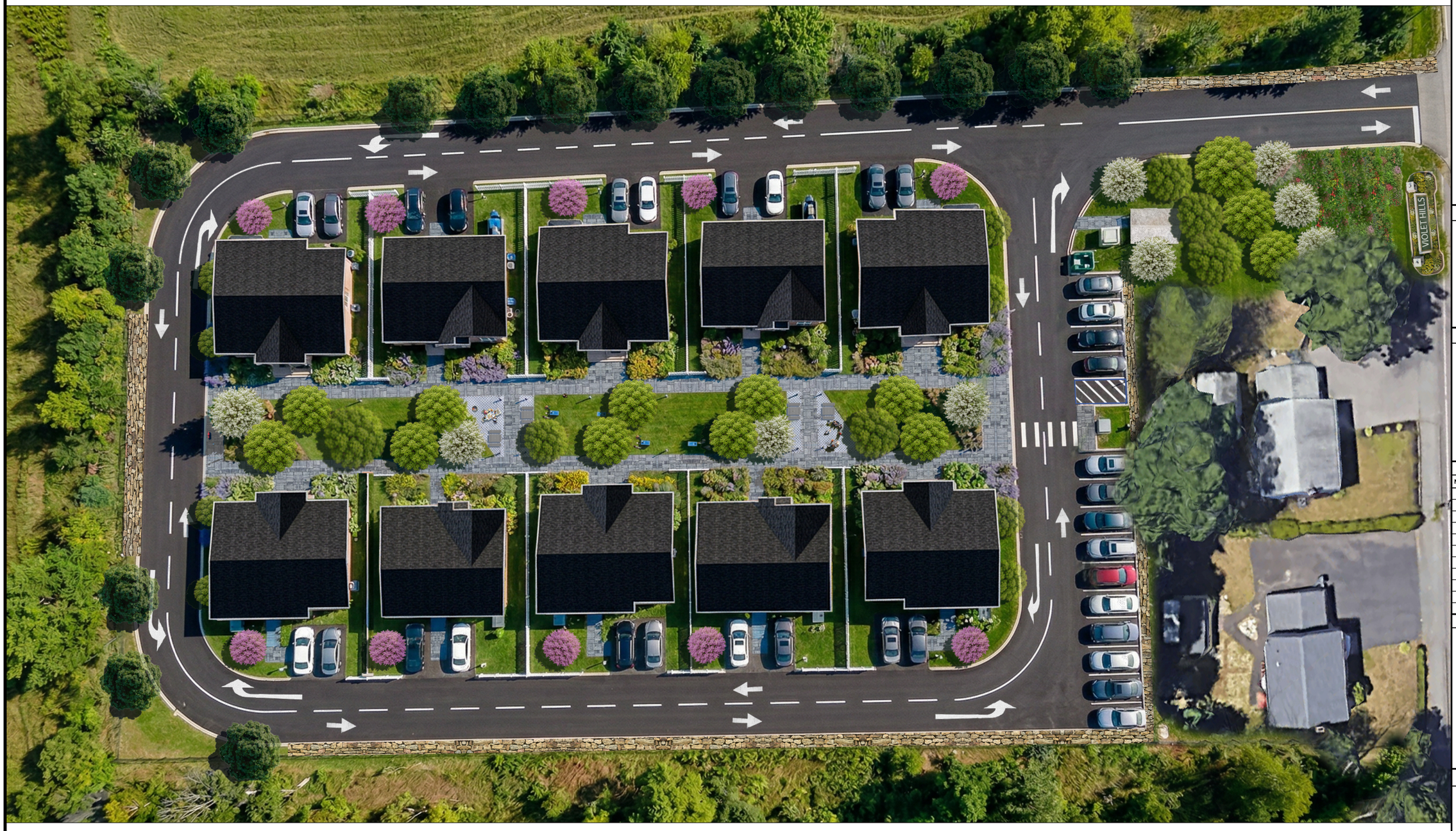
217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED
ARCHITECTURAL
SITE PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 2/2/2026	
CHECKED:	L1
SHEET 1 OF	



JC BT
ARCHITECT
606 WASHINGTON STREET, QUINCY, MA 02169
ADMIN@JCBTARCHITECT.COM
TEL: (617) 404-8182

CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

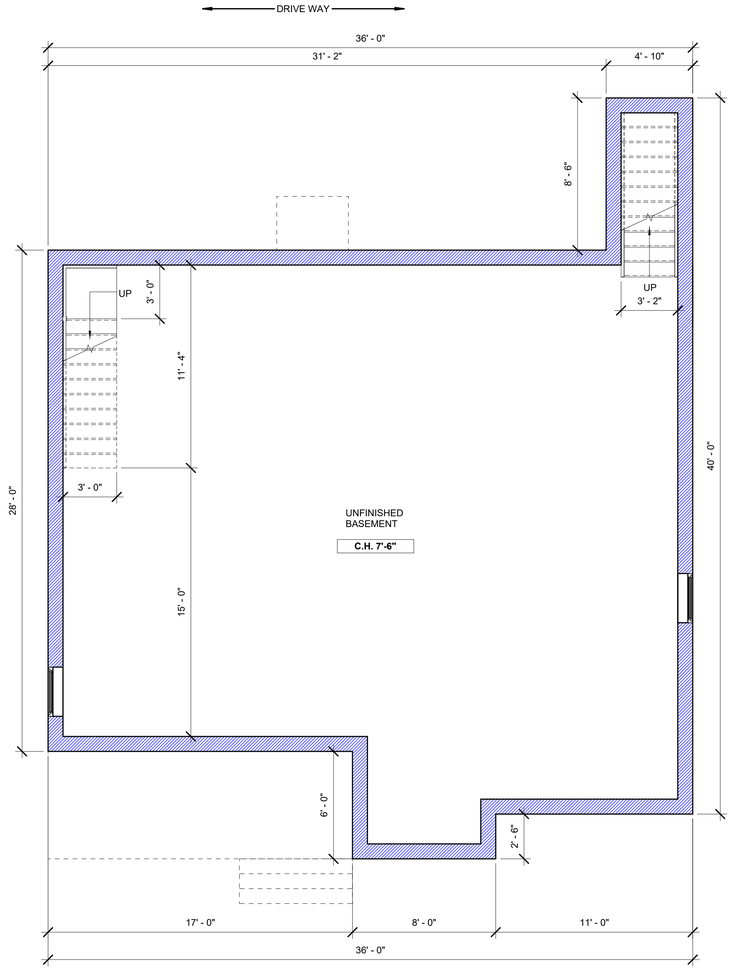
217 MILL ST,
RANDOLPH, MA

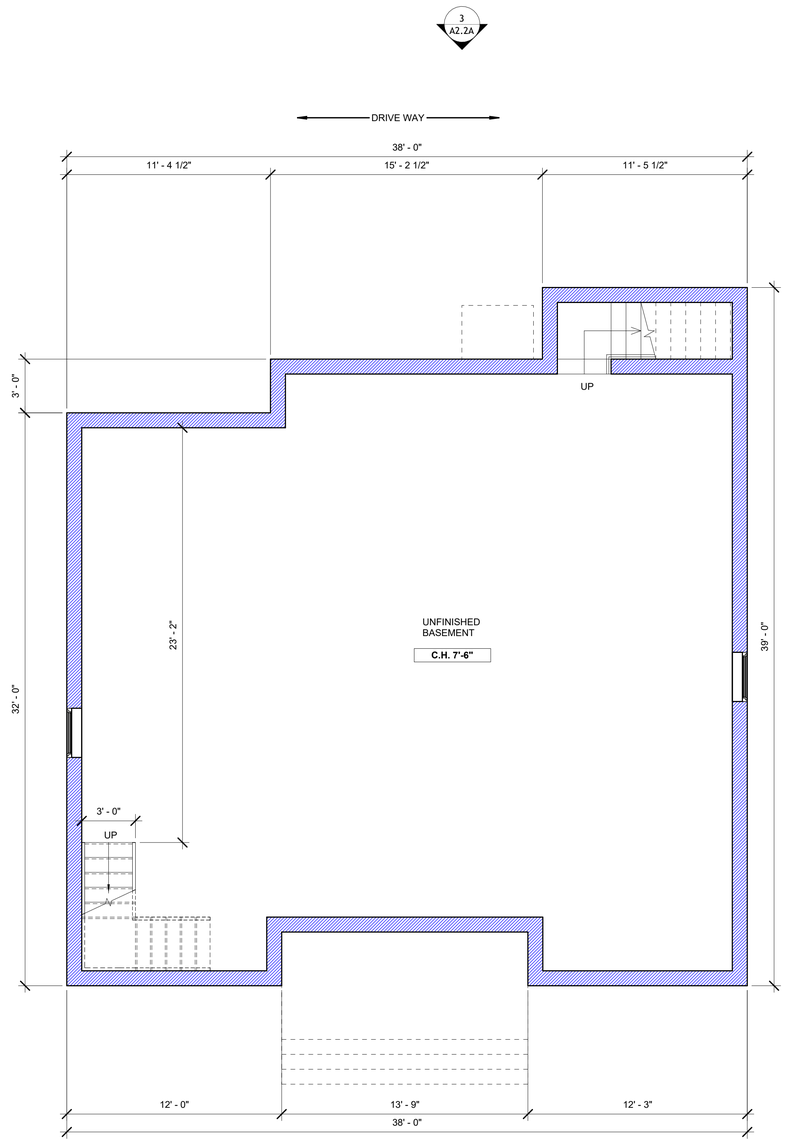
PROJECT NO. 25173

SHEET TITLE

RENDERING
ARCHITECTURAL
SITE PLAN

DRAWN: J.Z.	**DRAWING NO:**
SCALE: NOTED	
DATE: 2/2/2026	
CHECKED:	**L2**
SHEET 1 **OF**	





2BED 2BATH UNIT
(1,095 SF)
A VERSION

3BED 2BATH UNIT
(1,254 SF)
A VERSION

PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
1
A1.1A

JCBT
ARCHITECT
606 WASHINGTON STREET, QUINCY, MA 02169
ADMIN@JCBTARCHITECT.COM
TEL: (617) 404-8182

CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

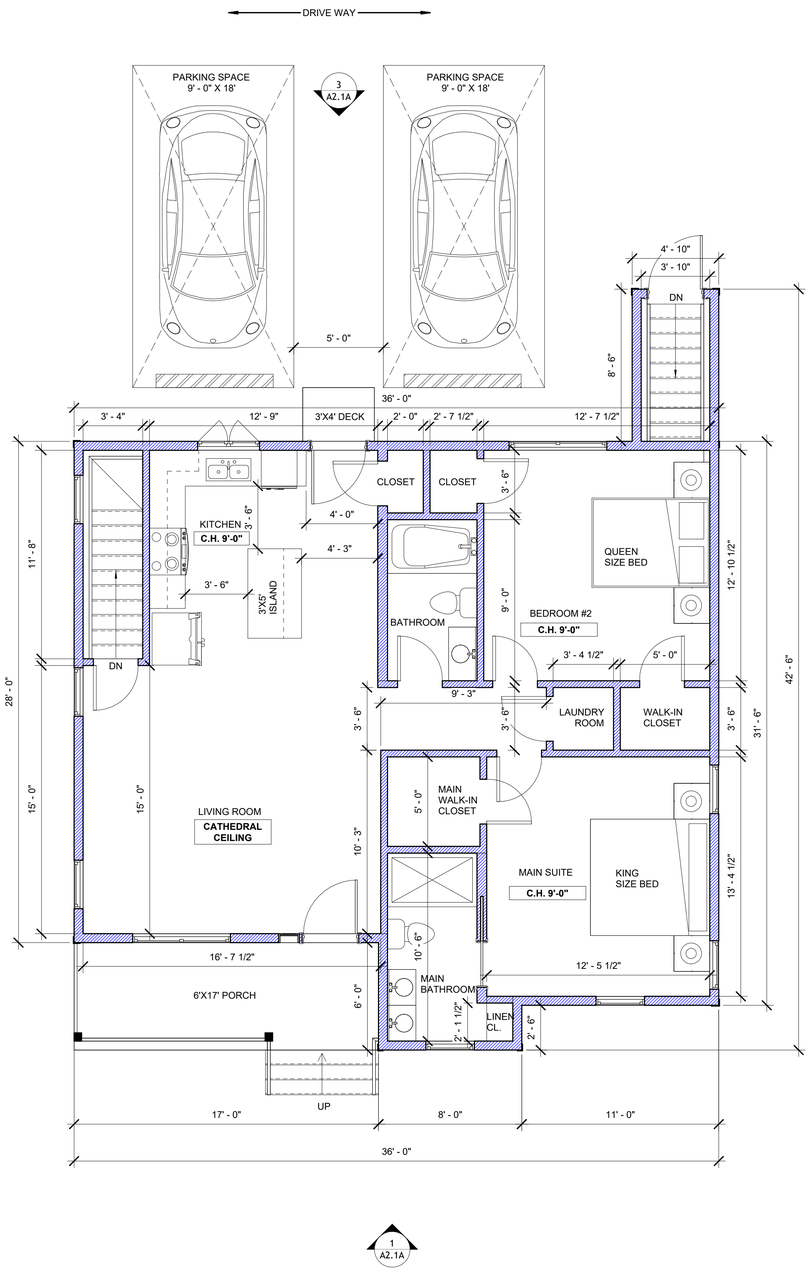
217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

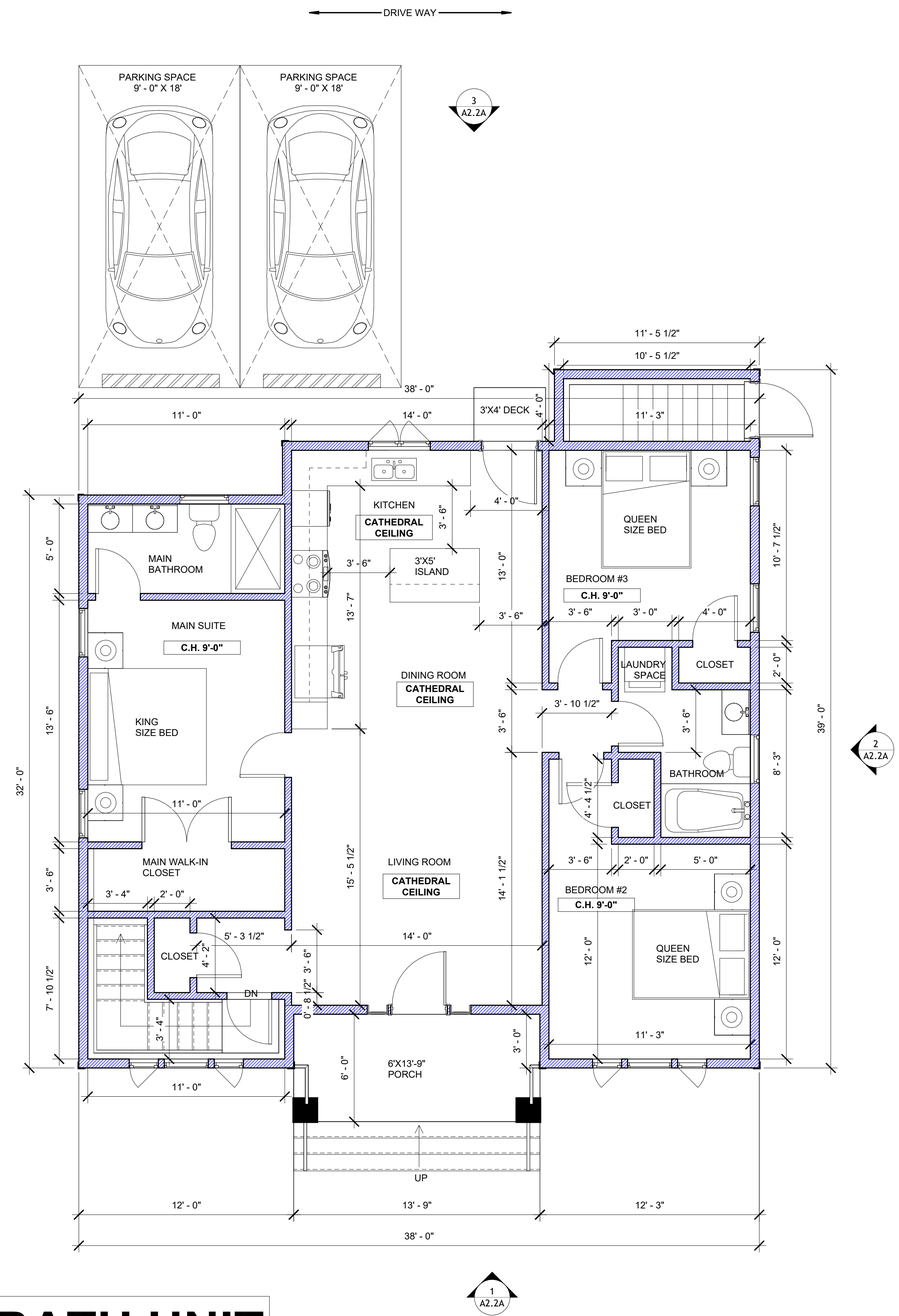
SHEET TITLE

PROPOSED
A VERSION
FLOOR PLANS

DRAWN:	J.Z.	**DRAWING NO:**
SCALE:	1/4" = 1'-0"	
DATE:	3/2/2026	
CHECKED:		**A1.1A**
SHEET	OF	



2BED 2BATH UNIT
(1,095 SF)
A VERSION



3BED 2BATH UNIT
(1,254 SF)
A VERSION

PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1
A1.2A

JCBT
ARCHITECT
606 WASHINGTON STREET, QUINCY, MA 02169
ADMIN@JCBTARCHITECT.COM
TEL: (617) 404-8162

CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

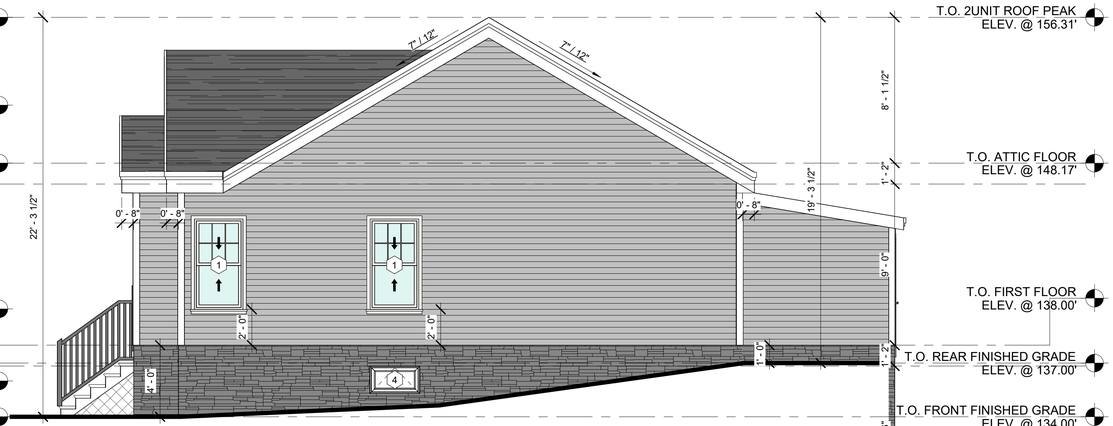
SHEET TITLE

PROPOSED
A VERSION
FLOOR PLANS

DRAWN:	J.Z.	DRAWING NO:
SCALE:	1/4" = 1'-0"	
DATE:	3/2/2026	
CHECKED:		A1.2A
SHEET	OF	

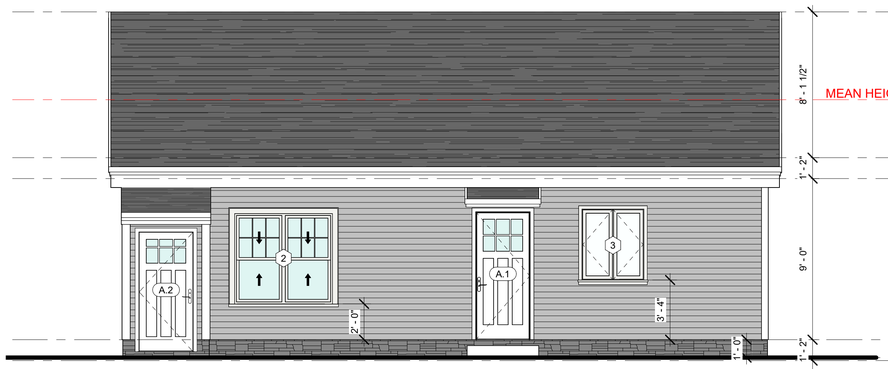


PROPOSED 2BED UNIT FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1 A2.1A

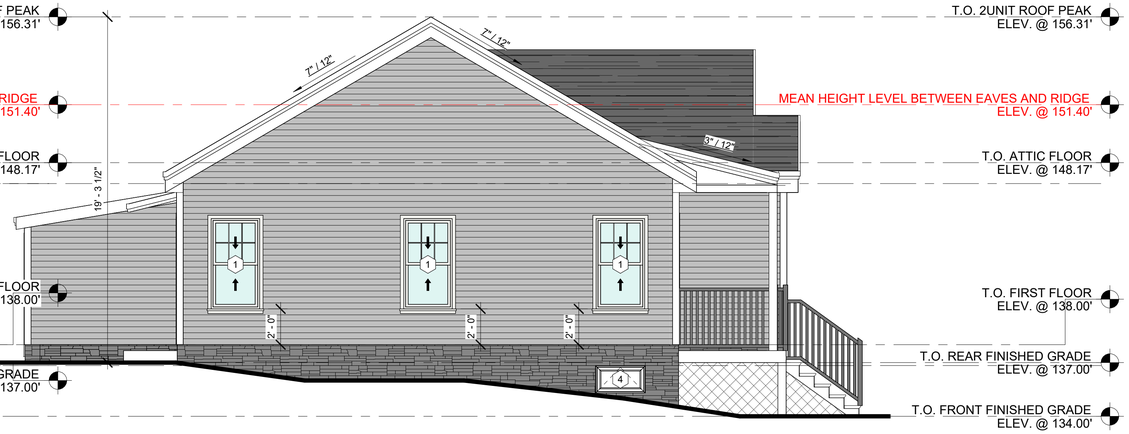


PROPOSED 2BED UNIT RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
2 A2.1A

2BED 2BATH UNIT
(1,095 SF)
A VERSION



PROPOSED 2BED UNIT REAR ELEVATION
SCALE: 1/4" = 1'-0"
3 A2.1A



PROPOSED 2BED UNIT LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
4 A2.1A

WINDOW SCHEDULE							
ITEM	BRAND	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	WIDTH	HEIGHT	QTY	REMARK
1	2 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	7	DOUBLE HUNG
2	2 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	2	TWIN DOUBLE HUNG
3	2 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
4	2 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING
A	3 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	4	DOUBLE HUNG
B	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASEMENT, LEFT HAND
C	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASWMENT, RIGHT HAND
D	3 BED ROOM UNIT	2' - 6"	5' - 1"	2' - 5 1/2"	5' - 0 1/2"	2	PICTURE
E	3 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
F	2 BED ROOM UNIT	3' - 0 1/2"	1' - 8 1/2"	3' - 0"	1' - 8"	2	AWNING, TEMPERED GLASS
G	3 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING

EXTERIOR DOOR SCHEDULE					
ITEM	LOCATION	WIDTH	HEIGHT	QTY	REMARK
A	2 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH ONE SIDE 1'-0" X 6'-8" SIDELIGHT
A.1	2 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.2	2 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE
A.3	3 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH TWO SIDE 1'-0" X 6'-8" SIDELIGHT
A.4	3 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.5	3 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE

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CONSULTANT

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

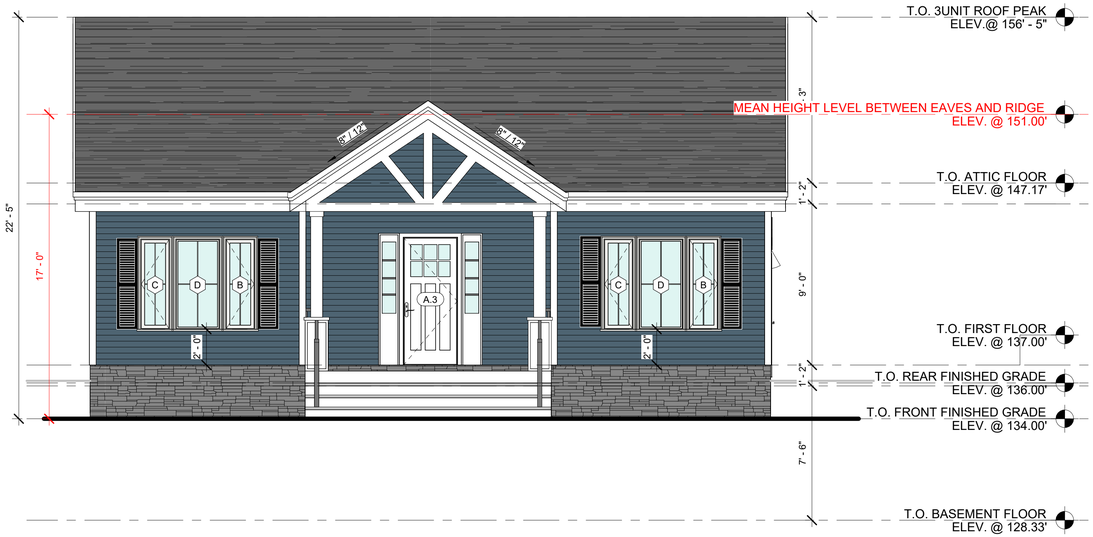
217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

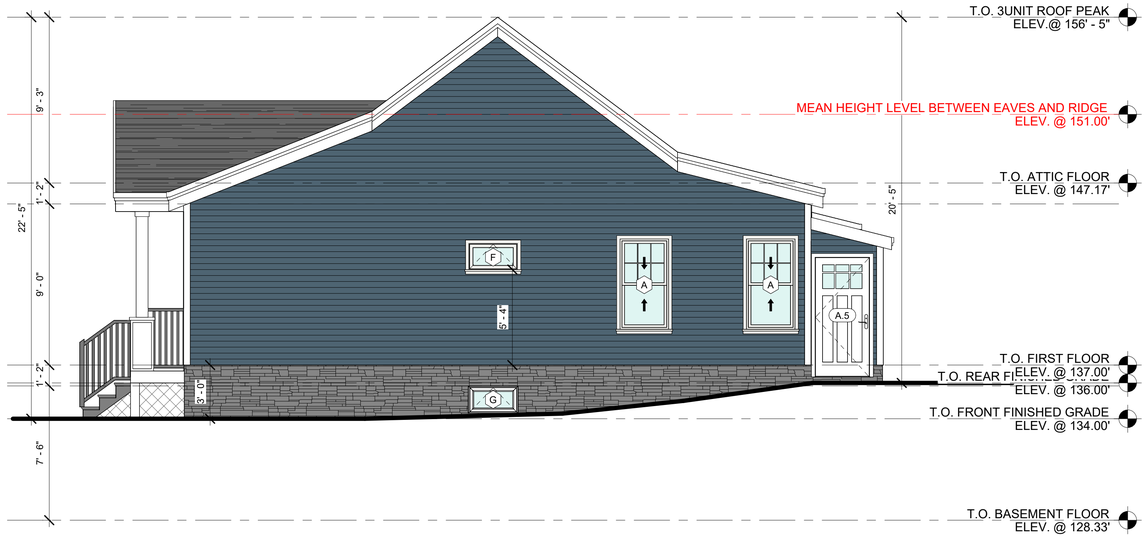
SHEET TITLE

PROPOSED
2BED UNIT
A VERSION
ELEVATIONS

DRAWN: JZ	**DRAWING NO:**
SCALE: As indicated	
DATE: 3/25/2026	
CHECKED:	
SHEET OF	**A2.1A**



PROPOSED 3BED UNIT FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1 A2.2A

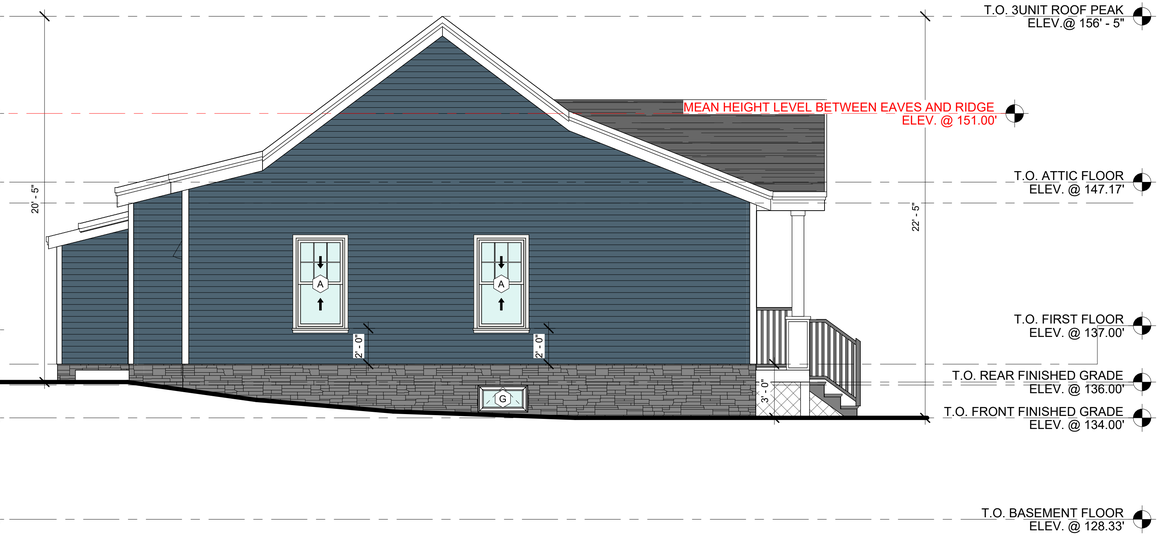


PROPOSED 3BED UNIT RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
2 A2.2A

3BED 2BATH UNIT
(1,254 SF)
A VERSION



PROPOSED 3BED UNIT REAR ELEVATION
SCALE: 1/4" = 1'-0"
3 A2.2A



PROPOSED 3BED UNIT LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
4 A2.2A

WINDOW SCHEDULE

ITEM	LOCATION	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	WIDTH	HEIGHT	QTY	REMARK
1	2 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	7	DOUBLE HUNG
2	2 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	2	TWIN DOUBLE HUNG
3	2 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
4	2 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING
A	3 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	4	DOUBLE HUNG
B	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASEMENT, LEFT HAND
C	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASWMENT, RIGHT HAND
D	3 BED ROOM UNIT	2' - 6"	5' - 1"	2' - 5 1/2"	5' - 0 1/2"	2	PICTURE
E	3 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
F	2 BED ROOM UNIT	2' - 9"	1' - 6"	2' - 8 1/2"	1' - 5 1/2"	2	AWNING, TEMPERED GLASS
G	3 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING

EXTERIOR DOOR SCHEDULE

ITEM	LOCATION	WIDTH	HEIGHT	QTY	REMARK
A	2 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH ONE SIDE 1'-0" X 6'-8" SIDELIGHT
A.1	2 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.2	2 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE
A.3	3 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH TWO SIDE 1'-0" X 6'-8" SIDELIGHT
A.4	3 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.5	3 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE

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NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

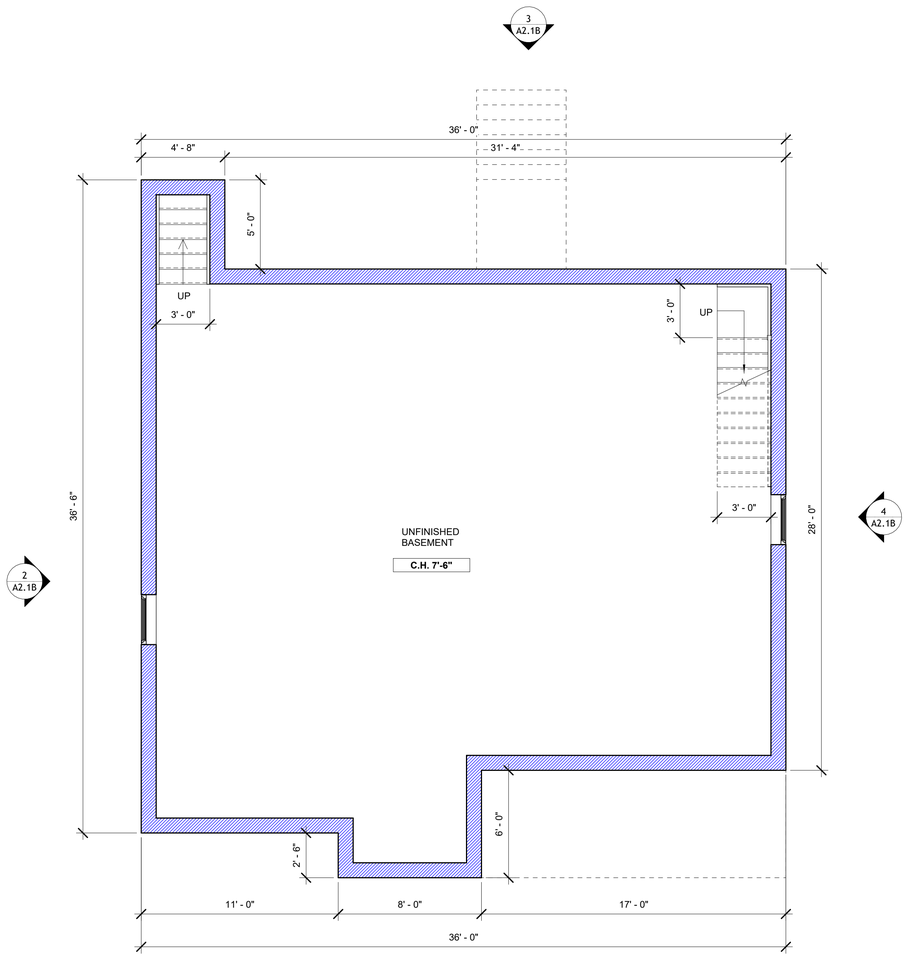
217 MILL ST,
RANDOLPH, MA

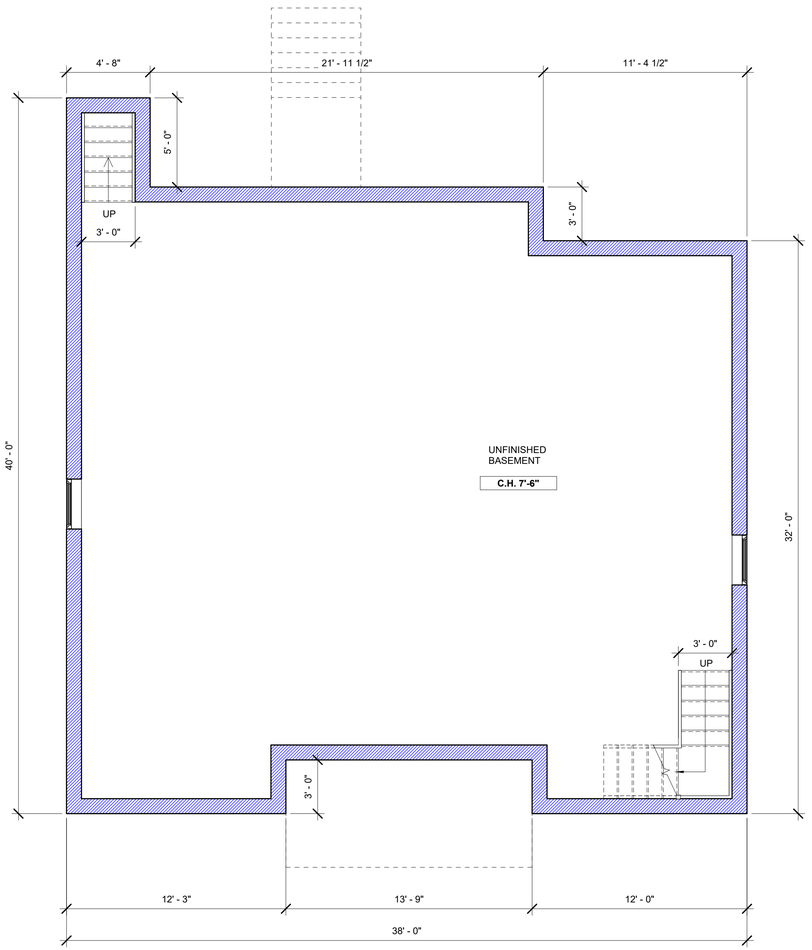
PROJECT NO. 25173

SHEET TITLE

PROPOSED
3BED UNIT
A VERSION
ELEVATIONS

DRAWN: JZ	DRAWING NO:
SCALE: As indicated	
DATE: 3/25/2026	
CHECKED:	A2.2A
SHEET OF	





2BED 2BATH UNIT
(1,095 SF)
B VERSION

1
A2.1B

3BED 2BATH UNIT
(1,254 SF)
B VERSION

PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

1
A1.1B

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NO.	BY	DESCRIPTION	DATE

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MULTI FAMILY
NEW CONSTRUCTION

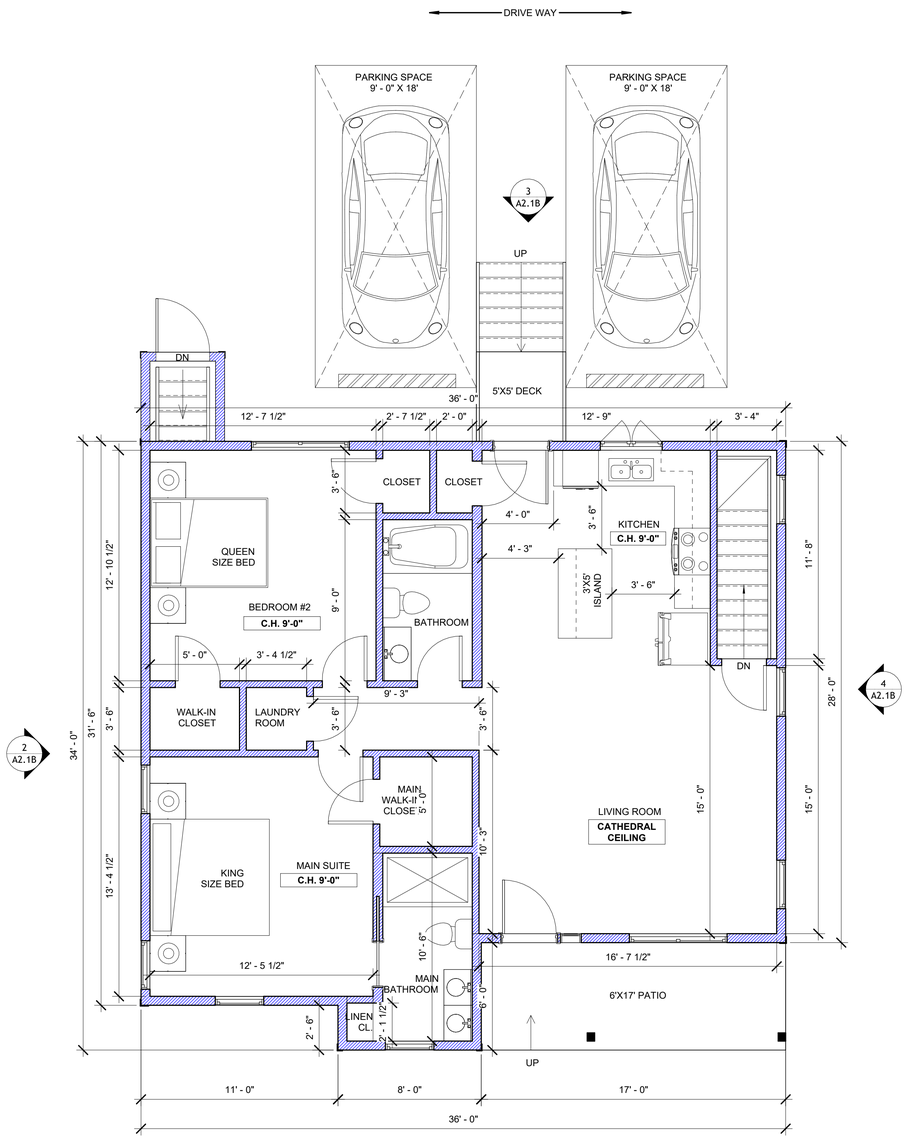
217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

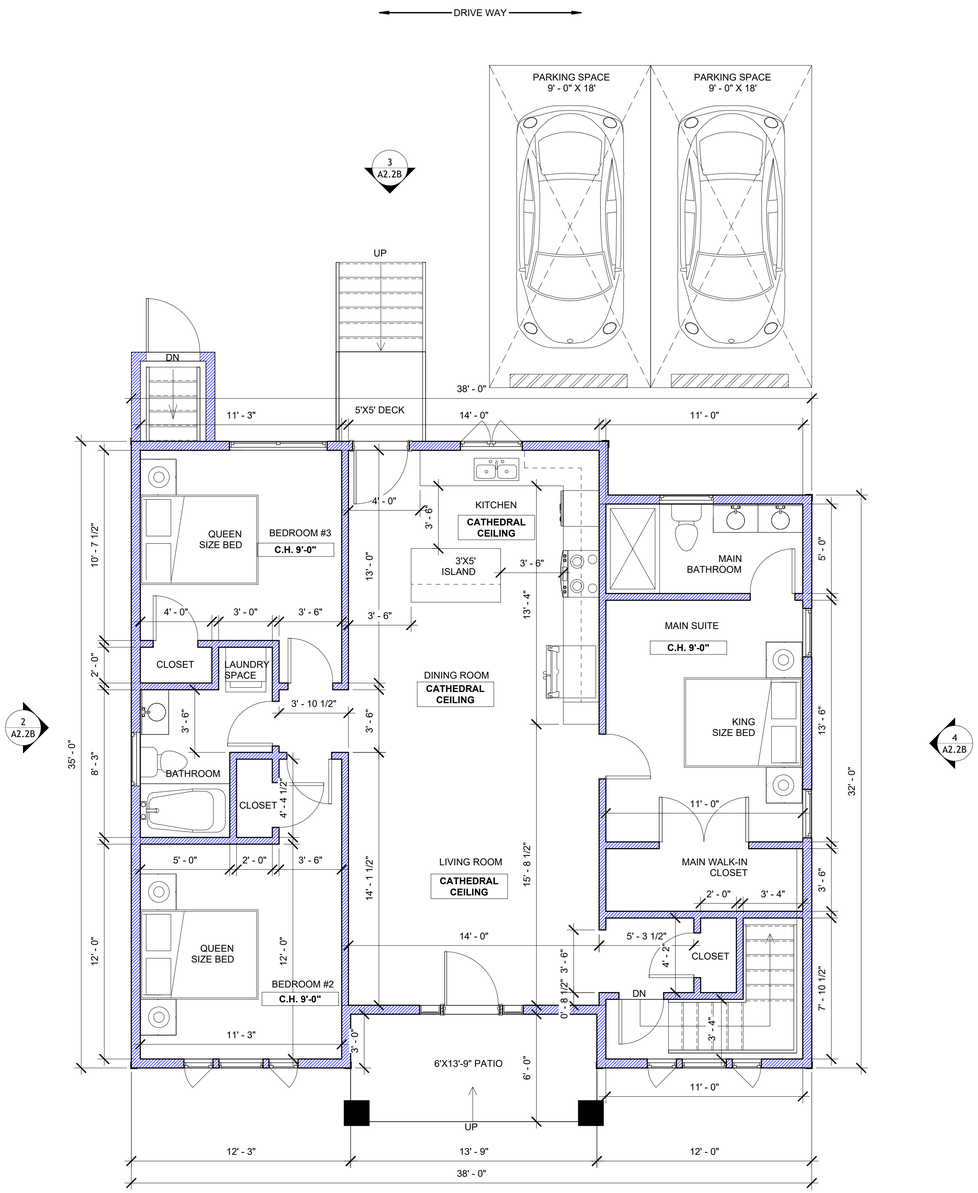
PROPOSED
B VERSION
FLOOR PLANS

DRAWN:	J.Z.	**DRAWING NO:**
SCALE:	1/4" = 1'-0"	
DATE:	3/2/2026	
CHECKED:		**A1.1B**
SHEET	OF	



2BED 2BATH UNIT
(1,095 SF)
B VERSION

PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1
A1.2B



3BED 2BATH UNIT
(1,254 SF)
B VERSION

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NEW CONSTRUCTION

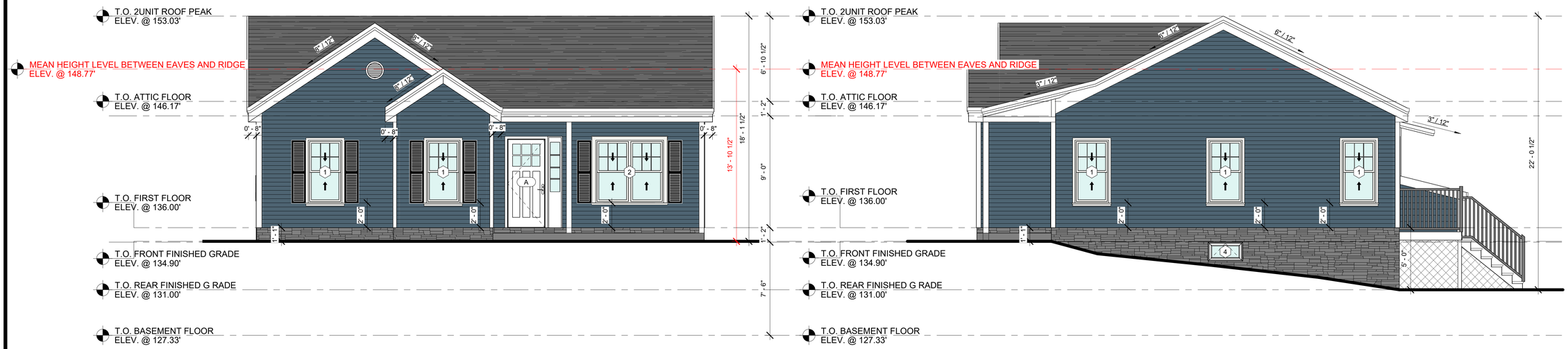
217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED
B VERSION
FLOOR PLANS

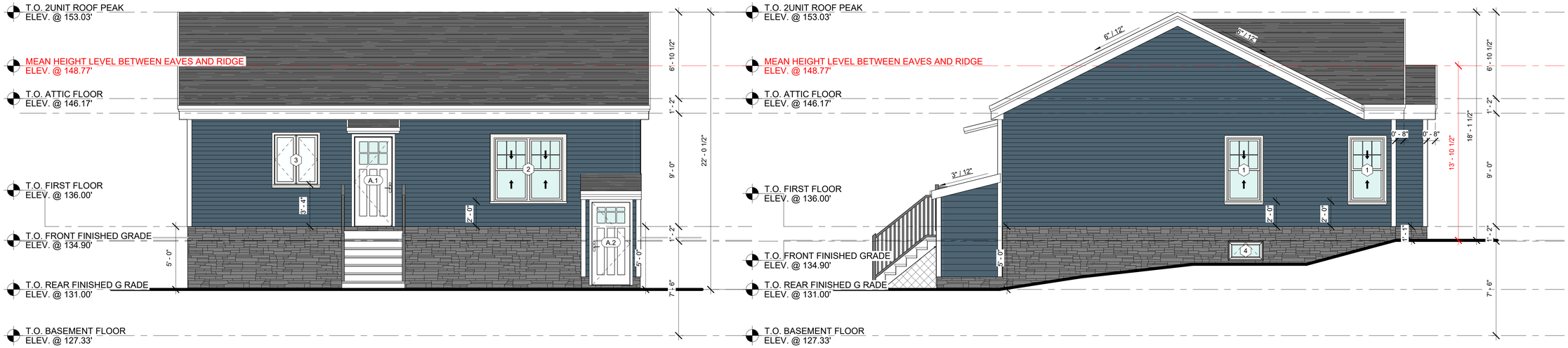
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SCALE:	1/4" = 1'-0"	
DATE:	3/2/2026	
CHECKED:		A1.2B
SHEET	OF	



PROPOSED 2BED UNIT FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1 / A2.1B

PROPOSED 2BED UNIT LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
4 / A2.1B

2BED 2BATH UNIT
(1,095 SF)
B VERSION



PROPOSED 2BED UNIT REAR ELEVATION
SCALE: 1/4" = 1'-0"
3 / A2.1B

PROPOSED 2BED UNIT RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
2 / A2.1B

WINDOW SCHEDULE

ITEM	LOCATION	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	WIDTH	HEIGHT	QTY	REMARK
1	2 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	7	DOUBLE HUNG
2	2 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	2	TWIN DOUBLE HUNG
3	2 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
4	2 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING
A	3 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	2	DOUBLE HUNG
A.1	3 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	1	TWIN DOUBLE HUNG
B	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASEMENT, LEFT HAND
C	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASWMENT, RIGHT HAND
D	3 BED ROOM UNIT	2' - 6"	5' - 1"	2' - 5 1/2"	5' - 0 1/2"	2	PICTURE
E	3 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	AWNING, TEMPERED GLASS
F	3 BED ROOM UNIT	3' - 0 1/2"	1' - 8 1/2"	3' - 0"	1' - 8"	2	TWIN CASEMENT
G	3 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING

EXTERIOR DOOR SCHEDULE

ITEM	LOCATION	WIDTH	HEIGHT	QTY	REMARK
A	2 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH ONE SIDE 1'-0" X 6'-8" SIDELIGHT
A.1	2 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.2	2 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE
A.3	3 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH TWO SIDE 1'-0" X 6'-8" SIDELIGHT
A.4	3 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.5	3 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE

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NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

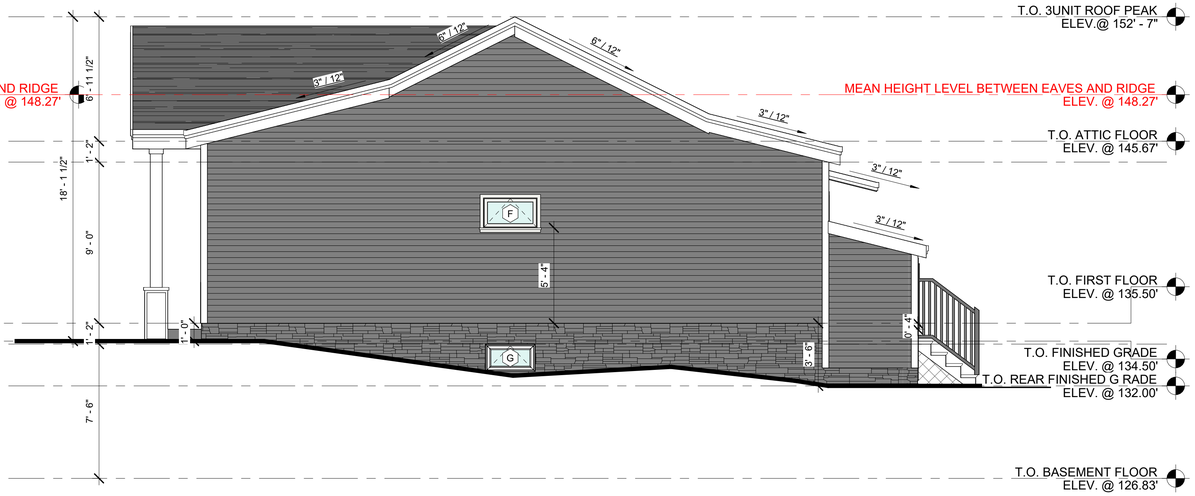
PROPOSED
2BED UNIT
ELEVATIONS

DRAWN: JZ
SCALE: As indicated
DATE: 06.23.2024
CHECKED:
SHEET OF

DRAWING NO:
A2.1B



PROPOSED 3BED UNIT FRONT ELEVATION — 1 / A2.2B
SCALE: 1/4" = 1'-0"

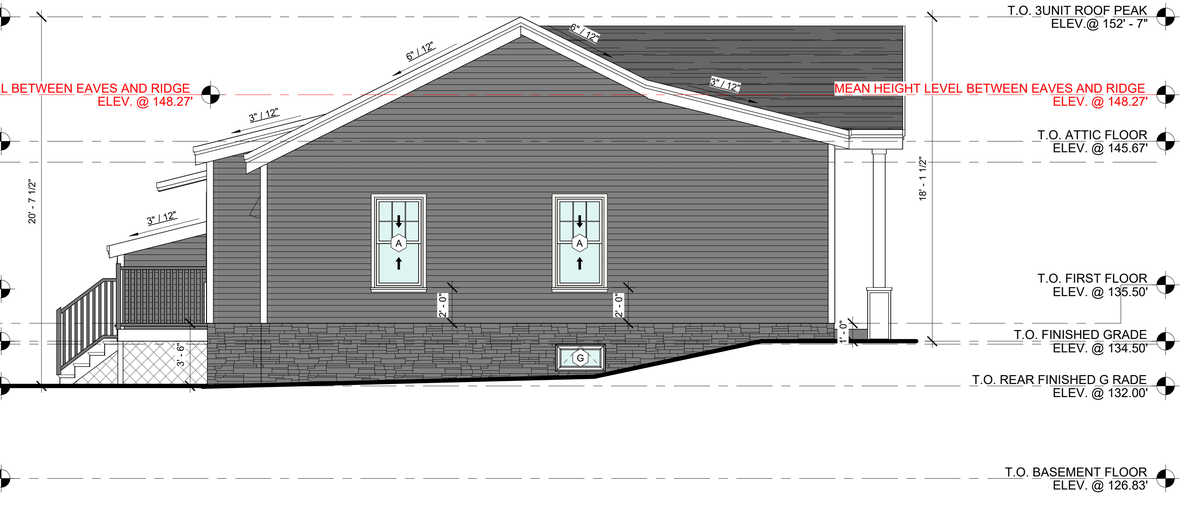


PROPOSED 3BED UNIT RIGHT-SIDE ELEVATION — 2 / A2.2B
SCALE: 1/4" = 1'-0"

3BED 2BATH UNIT
(1,254 SF)
B VERSION



PROPOSED 3BED UNIT REAR ELEVATION — 3 / A2.2B
SCALE: 1/4" = 1'-0"



PROPOSED 3BED UNIT LEFT-SIDE ELEVATION — 4 / A2.2B
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

ITEM	LOCATION	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	WIDTH	HEIGHT	QTY	REMARK
1	2 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	7	DOUBLE HUNG
2	2 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	2	TWIN DOUBLE HUNG
3	2 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
4	2 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING
A	3 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	2	DOUBLE HUNG
A.1	3 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	1	TWIN DOUBLE HUNG
B	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASEMENT, LEFT HAND
C	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASWMENT, RIGHT HAND
D	3 BED ROOM UNIT	2' - 6"	5' - 1"	2' - 5 1/2"	5' - 0 1/2"	2	PICTURE
E	3 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	AWNING, TEMPERED GLASS
F	3 BED ROOM UNIT	3' - 0 1/2"	1' - 8 1/2"	3' - 0"	1' - 8"	2	TWIN CASEMENT
G	3 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING

EXTERIOR DOOR SCHEDULE

ITEM	LOCATION	WIDTH	HEIGHT	QTY	REMARK
A	2 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH ONE SIDE 1'-0" X 6'-8" SIDELIGHT
A.1	2 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.2	2 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE
A.3	3 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH TWO SIDE 1'-0" X 6'-8" SIDELIGHT
A.4	3 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.5	3 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE

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PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED
3BED UNIT
ELEVATIONS

DRAWN: JZ	**DRAWING NO:**
SCALE: As indicated	
DATE: 06.23.2024	
CHECKED:	**A2.2B**
SHEET OF	



MATERIAL DESCRIPTION:
SIDING:
SPECIFY HARDIEPLANK: LIGHT MIST
OR VINYL SIDING: SILVER ASH
WALKWAY:BLUEISH GREY PAVER
FOUNDATION:
WHITE : ARCTIC SMOKE PANEL OR
BLACK : IRON ORE PANEL

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MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN:	J.Z.	DRAWING NO:
SCALE:	NOTED	R1
DATE:	4/2/2026	
CHECKED:		
SHEET	1 OF	



JC BT
ARCHITECT
606 WASHINGTON STREET, QUINCY, MA 02169
ADMIN@JCBTARCHITECT.COM
TEL: (617) 404-8182

CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	R2
CHECKED:	
SHEET 1 OF	



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ADMIN@JCBTARCHITECT.COM
TEL: (617) 404-8182

CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R3
SHEET 1 OF	



JC BT
ARCHITECT
606 WASHINGTON STREET, QUINCY, MA 02169
ADMIN@JCBTARCHITECT.COM
TEL: (617) 404-8182

CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	R4
CHECKED:	
SHEET 1 OF	



MATERIAL DESCRIPTION:
SIDING:
SPECIFY HARDIEPLANK: IRON GRAY
OR VINYL SIDING: GRAPHITE GRAY
WALKWAY:BLUEISH GREY PAVER
FOUNDATION:
WHITE : ARCTIC SMOKE PANEL OR
BLACK : IRON ORE PANEL





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606 WASHINGTON STREET, QUINCY, MA 02169
ADMIN@JCBTARCHITECT.COM
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CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R5
SHEET 1 OF	



JC BT ARCHITECT
606 WASHINGTON STREET, QUINCY, MA 02169
ADMIN@JCBTARCHITECT.COM
TEL: (617) 404-8182

CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
INTERIOR
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R6
SHEET 1 OF	



JCBT
ARCHITECT
606 WASHINGTON STREET, QUINCY, MA 02169
ADMIN@JCBTARCHITECT.COM
TEL: (617) 404-8182

CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
INTERIOR
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R7
SHEET 1 OF	

PLANNING DEPARTMENT REPORT

File	N/A	**Reported By**	Planning Board
Project Site	217 Mill Street	**Application Type**	Special Permit Planned Residential Development

Project Summary

The applicant proposes construction on a 1.78-acre (77,537 sq ft) parcel under the Planned Residential Development (PRD) zoning regulations. The parcel currently contains a residential structure and an outbuilding.

The proposed development consists of 10 single story residential units clustered around open space with surface parking. Access to the parcel would be from an existing curb cut on Mill Street. The units would be ownership units and the property managed by an HOA. 9 of the units would be deed restricted to those earning 80 – 110% of Area Median Income and would be credited to the Town's subsidized housing inventory (SHI).

Zoning Districts

	Current Zoning	Existing Land Use
Subject	Residential High Density	Residential
North	Residential High Density	Residential
South	Residential High Density	Residential
East	Residential High Density	Residential
West	Residential High Density	Residential

Documents Reviewed

- Application for special permit
- Narrative for the Planned Residential Development dated April 15, 2026
- Zoning analysis chart
- Drawings C1.01 – C1.12 dated April 15, 2026
- Darwing C1.06 and C1.07 revised May 5, 2026
- Drawings L1.0, L3.0, L3.1, ES-1 and L2
- Eight (8) architectural plans
- 7 rendering drawings

Analysis

1. **Summary of Land Use Designation**
   Planned Residential Development (PRD) allows an alternative pattern of residential land development to encourage innovation and variety in housing design and site development and to promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition and individual needs.

2. **Compliance with Regulations**
   The proposed use of the parcel is **not wholly** compliant with Zoning Ordinances. Please see Comments & Recommendations for details.

3. **Consistency with Plans**
   The proposed development in consistent with multiple sections of the Comprehensive Master Plan updated in 2017 that reference a requirement for diversity in housing options. Specifically, the Housing section of the Master Plan states "*Randolph does not have a large diversity of housing types. As mentioned in the Land Use Element, the predominant land use patterns in Randolph are residential uses composed of low-density single-family homes that are reflective of suburban residential character. Only 2.1% of all residential land (0.9% of Randolph's total land area) is dedicated to multi-family development with four or more units,*" and further lists goals to:

   - *Expand the mix of housing choices throughout town for a range of incomes, ages, and family types.*

4. **Compatibility with Surrounding Neighborhood**
   This parcel is located within a residential neighborhood and surrounded on all sides by residential properties. The proposed use and structures are ***in character*** with the neighborhood which is composed of mostly single-family homes.

Comments (*based on the civil and architectural plan sets as referenced*)

1. **Life & Safety**

   a. The proposed location of the hydrant on revised plan page C1.07 was not evaluated by Randolph Fire
   RECOMMEND: Randolph Fire should determine final location of any hydrant.

   b. The drive aisle meets width and turning radii for Randolph fire apparatus however, there could be a tendency for guests to park along the drive aisle.
   RECOMMEND: Install "No Parking" signs along the driveway at no more than 100-foot intervals.

   c. The drive aisle contains no typical street lighting.
   RECOMMEND: The project lighting system include the lampposts at the rear of each unit and be automated to turn on at dusk and off at dawn to provide for public safety.

2. **General Notes**

   a. **RECOMMEND:** Provide a solid fence enclosure around the transformer in addition to the required bollards.

   b. **RECOMMEND:** Walkway areas should be constructed of patio blocks or equal.

   c. **RECOMMEND**: Fencing along the top of retaining walls should be 4 feet tall solid fencing to provide shielding for abutters.

Planning Board Review

The Planning Board met with the applicant and engineer on April 28, 2026 to review the project. The Board requested modifications to the water line based on feedback from DPW and to the visitor parking area. The applicant met with DPW regarding the waterline and incorporated changes to meet their requirements. Revised plans were submitted and the Planning Board reviewed them on May 12, 2026.

The Board received written comments from Building Commissioner Lum which were addressed at their meeting on May 12, 2026 as follows:

1. Heading east on Mill Street, you cannot see a car coming out of that property until you hit the crest of the road by which point you are almost on top of it.
   RESPONSE: The existing layout and grade of Mill Street is not within the applicant's ability to modify. Any redevelopment project on the property would face the same issue. Road safety signage could be considered by the Town Council under their authority for street rules and regulations.

2. The turning radius of the new ladder truck would make it next to impossible to make it around the first turn in this road layout, never mind having to make around three more. The turning radius as presented was considering the best of conditions. It certainly does not take into account large snow

events, parked cars, or any other unforeseen scenario that would obstruct clear pass resulting in a large vehicle having to back out.
RESPONSE: The plan pages with turning radii were developed using the template provided by Randolph Fire. They were reviewed by Randolph Fire and determined to be acceptable. Snow removal from large or continuous weather events must be managed by the HOA as is standard for any project/development

3. Because of the close proximity to one another (@15 feet) I would be strongly recommending residential sprinkler systems be required for each unit of housing.
RESPONSE: The Board inquired about the requirement for sprinkling at the 502 South Main Street project where units are two-story and have less than 15 feet separation. There was no requirement for sprinkling at that project. The Board would anticipate the same for this project.

4. During a large snow event, or multiple events in a short time, the current proposed layout would make it extremely difficult for emergency vehicles to access the entire property.
RESPONSE: The HOA will be responsible for snow removal to ensure access by homeowners and emergency services vehicles no different than other residential or commercial developments.

5. Do all of the dwelling units meet the stated square foot maximum requirements or are some exceeding that requirement.
RESPONSE: A number of units exceed the maximum square feet and the applicant must seek relief from the special permit granting authority.

Planning Board Recommendation

The Planning Board voted 4-0-0 **TO RECOMMEND** approval of this project based upon the plans submitted and the requirements in this report. The Board notes that the plan requires waivers and recommends they be approved. Given that the applicant has committed to providing nine (9) units of income restricted homes for inclusion in the town's SHI and has not requested a bonus density, the waivers represent an acceptable alternative. Those waivers include:

1. **Lot frontage**: 100 ft required, actual frontage 74.7 ft
2. **Maximum lot coverage**: 40%, required; actual is approximately 58%
3. **Buffer strip**: no parking permitted; visitor parking is located in a buffer area
4. **Parking spaces**: visitor spaces permitted is 2; proposed spaces are 11 total (10 spaces plus 1 handicapped space)
5. **Maximum unit size**: 1,100 sf permitted; actual 1,254 sf for six (6) of ten (10) units
6. **Minimum roof pitch:** 4:12 required; actual is 3.5:12.
7. **Minimum porch to sidewalk setback:** 10 ft required; actual varies by unit to 4.6 feet

Property Management **Solutions**



Maloney PROPERTIES™

Maloney provides comprehensive real estate and expertise to a wide range of clients. Uniquely positioned to provide customized solutions to property owners and developers, Maloney is a strategic partner in the creation of vibrant, successful communities.
Put our experience to work for you.



Setting the standard. Built for what's next. **We got you.**

Maloney Properties delivers industry leading property management services, and we've been at it since 1981. Today we manage a large portfolio of residential, mixed-use and commercial properties, including over 10,000 units of housing and a significant amount of leased commercial space. Our commercial offerings include office space, medical laboratories, daycare facilities, restaurants, convenience stores, and more. Every client and resident, whether commercial or residential, receives the same high standards and attention to detail that have earned Maloney a reputation for excellence with the highest standards for service and superior lender and agency ratings.

Our executive staff works collaboratively with each client to achieve their goals, customizing innovative management solutions to achieve their unique objectives. Over time many of our client's goals shift, and Maloney adapts with the flexibility and attention to detail that ensures continued success. What always remains constant is Maloney's commitment to excellence. We pride ourselves on the ability to create lasting partnerships by bringing dedication, momentum and creative problem solving to both new and existing projects.

Maloney is a diverse workforce, and our proactive recruitment ensures that our staff represents the communities in which we work. With over 400 employees—58% of whom are Asian, African-American, and Latino—Maloney provides inclusive management services that reduce cultural and linguistic barriers. Maloney is consistently named in *The Boston Globe's Top Places to Work*. We take community seriously, and ours is diverse, skilled, dedicated, and hands-on. That's Team Maloney!



68 Church Green, Taunton, MA

Leading the way

Maloney Properties is the industry leading real estate business in New England. Our leadership team leverages it's wide range of real estate experience to guide a large and diverse team of the most skilled, experienced, and hands-on property management professionals in the industry.













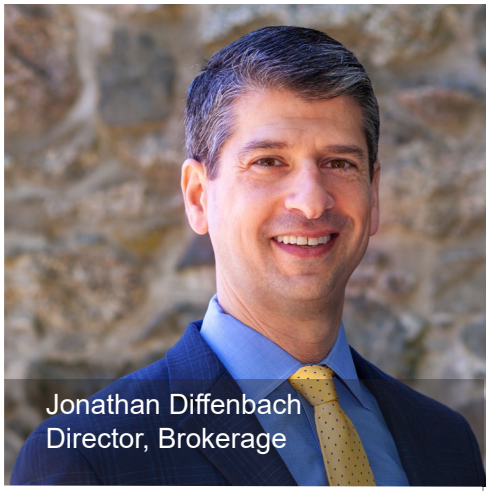







Erik Thelen
Vice President


Jennifer Kadilak
Director, Resident Services


Jonathan Diffenbach
Director, Brokerage


Jim Grenier
Regional Vice President


Marisa Cummings
Regional Vice President


Yasmari Barros
Regional Manager


Sam Lan
Regional Manager


Krystal Rodriguez
Regional Manager


Sarah Clark
Regional Manager



332 Main Street in Worcester, MA.

Maloney adapts to your needs with **customized solutions**

COMPREHENSIVE REAL ESTATE SERVICES, SINCE 1981

Maloney delivers innovative, customized solutions built from a comprehensive suite of industry leading real estate services. With over 35 years of experience, we have the tools to maximize ROI without compromising our high standards.

Maloney's facilities management and professional maintenance services ensure that each property is always clean, safe, and open for business—everyday. Our Facilities Department's proactive, hands-on approach is an important key to our success.

Delivering forward thinking financial, accounting and compliance services ensures the lasting success of each property we manage. Maloney's clients receive straight-forward guidance on complex financial and regulatory issues, and their properties achieve superior credit ratings and audit scores.

Our HR Department provides the backbone of our enterprise—professional, diverse and well-trained staffing at every level. Our IT Department provides the most efficient and secure technologies available to allow our team to do their best work every day.

Maloney's wide range of experience and expertise gives our team the resources they need to create the most successful management solutions. **Find out what we can do for you.**

MARKETING AND LEASING

Maloney designs and implements successful marketing strategies for a wide range of residential and commercial properties. Maloney Properties is a Realtor® firm and member of the Greater Boston Real Estate Board's Rental Housing Association. Additionally, our in-house marketing and communications team provides professional design and marketing services.

At client sites, our Property Managers leverage Maloney's expertise to create successful marketing campaigns and ensure maximum occupancy and ROI.



REGULATORY COMPLIANCE

Our extensive experience with federal programs, state and local agencies, and investors and funders, gives Maloney the tools we need to guide clients through complex regulatory environments for successful compliance and superior audit scores.

We take great pride in the excellent reputation Maloney has developed within the industry for having the highest compliance standards. Our compliance team is an integral part of our management service, providing expertise as well as intensive training, on-site support, and in-depth file reviews. Their consulting services provide expertise to management firms and housing authorities across the Northeast.



INFORMATION TECHNOLOGY

Maloney's web-based, fully integrated property management system automates workflows and provides system-wide transparency that enables our teams to work productively and collaboratively. Our staff has immediate access to real-time data, and we've eliminated the need for batch processing and accounting software linkages, streamlining our processes across the board.

Our toolkit includes professional property marketing websites, online leasing, and resident portals for web-based payments, maintenance requests and more. Maloney delivers successful, secure, cutting-edge IT solutions.



FINANCIAL MANAGEMENT & ACCOUNTING

Our Accounting Department is among the best in the industry. Maloney's highly skilled team of accounting professionals handles a wide range of accounting and financial needs for property owners.

Utilizing a sophisticated technology toolkit with enhanced reporting capabilities, Maloney's accounting team provides comprehensive, customized, real-time reporting to our clients. Our extensive experience working with regulatory agencies provides a detailed understanding of complex reporting requirements, and our sharp focus on our client's needs includes straightforward reporting and forward-thinking guidance. Maloney's got you covered.



Financial Forecasting and Strategic Advisory

We take a proactive approach to financial forecasting, helping ownership prepare for the future rather than reacting to issues after they arise. By reviewing operating trends, cash flow, and upcoming capital needs, we provide practical insight that supports informed planning and long-term asset performance. Our advisory role focuses on helping owners make thoughtful financial decisions that align with their long-term financial strategy.

Coordination with Accountants and Tax Advisors

We work closely with financial partners to ensure financial information is accurate, consistent, and aligned across all reporting and compliance requirements. This coordination supports audit readiness, timely filings, and clear communication, allowing ownership to move forward with confidence and clarity.

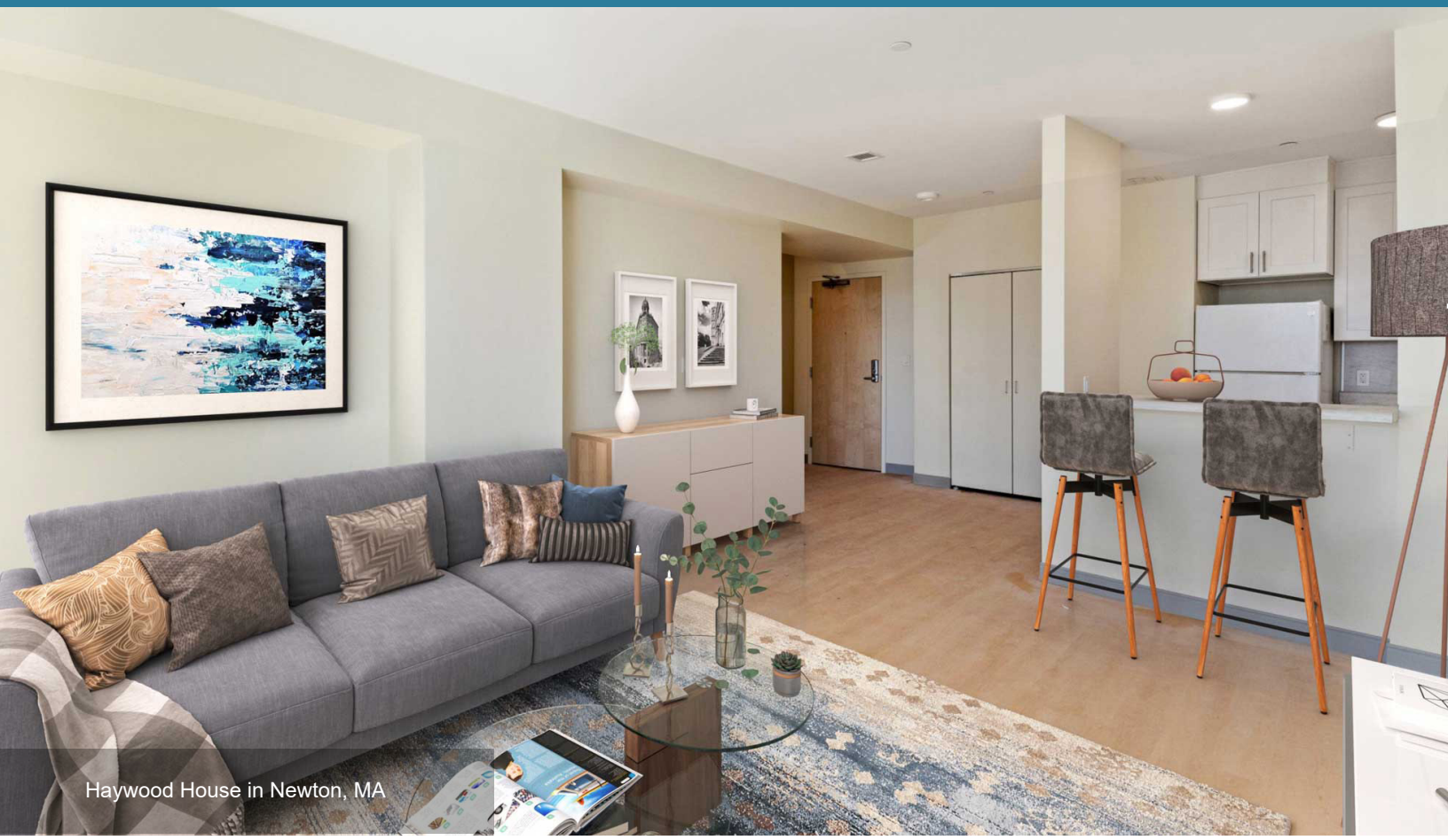
Claims Management

Maloney Properties negotiates competitive insurance policies and coverage for our clients. Maloney is named additionally insured on Owner's insurance policies to allow for clear coverage in the event of a claim and to save on premiums.
We oversee insurance claims with a focus on managing both performance and cost. Our involvement includes prompt and professional reporting of claims, supervision of claims adjusters, and hands-on oversight of the claims process from start to resolution to ensure matters are handled efficiently and responsibly.

Education & Training

We believe effective risk management starts with informed staff. Through education and training, we support on-site teams in understanding best practices that help prevent incidents and reduce claim activity. This proactive approach strengthens operations, limits exposure, and supports the long-term protection of the asset.

FACILITIES MANAGEMENT & MAINTENANCE



Haywood House in Newton, MA

Maloney provides highly customized facilities management and professional maintenance services to over 100 large residential, mixed-use, and commercial properties located across New England.

While our services are customized to meet the unique needs of each client, Maloney's approach is always the same: dedicated, professional, proactive, and hands-on maintenance and oversight at every level.

Maloney's facilities team is available 24/7, and our active emergency response is fast and coordinated. With the most highly trained, accountable and professional facilities staff in the industry, you can count on Maloney for consistent, high-quality maintenance services each and every day.

Maloney delivers the industry's leading facilities management services, hands down. We utilize state-of-the-art web-based maintenance systems to ensure consistency, accountability, and sustainability. Our proactive preventative maintenance and systems monitoring eliminates surprises and reduces operating costs while improving sustainability. Our highly trained professional maintenance team is ready to respond quickly and effectively in the event of emergencies. In every area, it's our dedicated, hands-on approach that's been the key to our success.

– Alexander Melenteyv, Vice President, Facilities & Construction

Preventative Maintenance

Our emphasis on preventative maintenance saves time and money, and it keeps facilities running efficiently. Maloney's web-based system keeps fully customized maintenance programs on track with detailed scheduling, workload analysis, and reporting. Proactive, professional, and accountable – it is a proven approach to facilities management.

Emergency Response

Fast, coordinated 24/7 emergency response is a cornerstone of our management service. Maloney works hard to eliminate surprises, but when they happen—we're on it. Our team adapts quickly to any situation leveraging a wide network of resources to facilitate fast, successful resolutions to all emergency situations.

Quality Control

Maloney delivers consistent quality control with a highly trained maintenance staff, web-based scheduling, and hands-on oversight. Our facilities are clean, safe, and well maintained—every time. We don't miss a beat, and that's an important factor in our reputation for excellence.

Healthy & Sustainable Communities

We're committed to the health and well-being of our communities. Maloney's Environmental Impact Policy details a comprehensive approach, which includes the use of green products, integrated pest management (IPM), reduced water and chemical use, and energy conservation.

Energy Conservation

Conserving energy is the best way for a building to reduce its environmental impact, and reduced energy use results in lower operational costs. A healthier planet and a healthier bottom line. It's a win-win, and Maloney has the tools and expertise to make it happen.

Professional Staff Training

Our industry leading professional trainings give Maloney staff the tools they need to do their jobs well – ensuring safety, efficiency, and regulatory compliance. Topics include general skills as well as highly relevant site-specific trainings for each building we manage.

Purchasing Power

Maloney leverages it's strong buying power to help clients secure vital goods and services at highly competitive rates. When it comes to capital improvements, systems upgrades, and other purchasing requirements, Maloney's got you covered.

Construction Management

Maloney offers construction services, project management, and owner's representative services for new development, capital improvements and renovations. Our extensive experience includes large reconstruction projects, disaster response management, weatherization retro-fits, systems upgrades, solar installations, and more.

RESIDENT SERVICES



Improving quality of life in the communities we serve is central to Maloney's mission. Our nationally and regionally recognized Resident Services team plays a vital role in bringing that mission to life. We design and deliver highly customized resident services programs that respond to the unique needs, cultures, and priorities of each community we serve.

For more than 35 years, Maloney has successfully developed and implemented innovative resident services initiatives that strengthen communities and support long-term housing stability. Our work has earned regional and national recognition, with several properties honored for excellence in delivering high-quality supportive housing programs.

Services include a wide range of activities, from individual services for residents (i.e. healthcare, meals and food resources, home management, and transportation) to community engagement and enrichment activities. Maloney's RSCs continually engage the community and individuals for feedback that is used to update resident programming as needed to ensure the most successful outcomes.

Maloney has leveraged our excellent reputation to establish collaborative partnerships with many community groups, including senior centers, local health care commissions, home care agencies, hospitals and wellness providers.

"We have known the good folks of Maloney for a number of years, and Morville House would not be the same without them. They make it feel like home and community - not just another apartment building. They are the best in the buisness."

- Dorothy, Current Resident, Morville House

FEATURED EXPERIENCE & REFERENCES

NORTHAMPTON RESIDENCES

Roxbury / South End, Boston, MA
47 Condo Units | Managed since 2025

Northampton Residences brings 47 affordable homeownership opportunities to first-time buyers in Roxbury's South End Gateway neighborhood, reflecting Maloney Properties' deep experience marketing and selling income-restricted condominiums. The six-story community offers a mix of thoughtfully designed homes alongside amenities that support modern urban living. Our team guided the sales process from outreach through closing, ensuring compliance while connecting qualified buyers to their new homes. We continue to support a strong foundation for long-term success through professional onsite management and board partnership.



68 CHURCH GREEN

Taunton, MA
30 Townhome Units | Managed since 2025

68 Church Green Townhomes delivers 30 new affordable homes for first-time buyers in Taunton MA. As management agent, Maloney Properties works closely with the condominium association to support governance, financial stability, and resident engagement. Our collaborative approach helps new homeowners successfully transition into condo living while building a cohesive community.



FRANKLIN HIGHLANDS

Dorchester, Boston, MA
270 Units | Managed since 2002

At Franklin Highlands, Maloney Properties has partnered with the Franklin Park Development Tenants' Association since 2002, demonstrating our commitment to collaborative, community-driven management. This 270-unit LIHTC community in Dorchester reflects our experience working alongside tenant groups to support both operations and resident services. Through ongoing coordination, we help sustain a stable, engaged community while maintaining high-quality housing following a substantial multi-building rehabilitation. Our approach prioritizes partnership, ensuring residents have a voice while preserving the long-term viability of the property.



EXPERIENCE LISTING

Maloney Properties provides full property management services to all properties detailed below.
**Properties with resident and condo board associations are highlighted*

Development Name	Total Units	Income Levels	Subsidy Programs/ Contract	Resident Tenure (Rental/ Ownership)	Managed Since
1060 Belmont St. & St. Joseph Hall 2 Rosary Drive Watertown, MA	43	Low/ Mod	LIHTC/ Project Based Section 8/ CBH	Rental	November, 2013
126 Chandler 126 Chandler Street Worcester, MA	31	Low / Mod	Tax Credit / CBH / HSF / HOME / AHT	Rental	March, 2020
9 May LP 9 May Street Worcester, MA	46	Low	Tax Credit / HSF / Section 8 / RCAP	Rental	July, 2008
40 Berkeley & 119 Berkeley 40 Berkeley Street Boston, MA	64	Low	Section 8	Rental	January, 2008
68 Church Green 68 Church Green Taunton, MA	30	Low / Mod	N/A	Homeownership	January, 2025
ABCDC Portfolio 1285 Commonwealth Ave Allston, MA	523	Low/ Mod	Sect. 8 / Sect. 236 / MRVP / HOME / Tax Credit	Rental	October, 1987
ACDC Portfolio 66 Hudson Street Boston, MA	314	Low/ Mod/ Mkt	Tax Credit / Section 8	Rental	October, 1996
Amesbury Gardens 206 Amesbury Street Lawrence, MA	160	Low/ Mod	Section 8 / Section 236	Rental	July, 1996
Austin Corridor II 115 Piedmont Street Worcester, MA	20	Low	Tax Credit / HOME / AHT / HSF / CBH	Rental	June, 2012
Bethany Hill Place 89 Bethany Road Framingham, MA	42	Low/ Mod	Section 8 Vouchers	Rental	August, 1995
Camfield Estates 85 Lenox Street Boston, MA	102	Low	Section 8	Rental	September, 2022
Capernaum Place PO Box 408 Lawrence, MA	20	Low	Tax Credit / AHTF / HIF / HOME	Rental	January, 2008
Catherine Hardaway Residences 2311 Washington Street Roxbury, MA	57	Low	Section 8 / Tax Credit / HOME / CDBG / NEF / AHT	Rental	September, 2010

Development Name	Total Units	Income Levels	Subsidy Programs/ Contract	Resident Tenure (Rental/ Ownership)	Managed Since
CCHC Portfolio 110 Bristol Ferry Road Portsmouth, RI	581	Low/ Mod	Tax Credit / Section 8	Rental	April, 2026
Central Building 332 Main Street Worcester, MA	55	Low / Mod / Mkt	Tax Credit / AHT / HOME / HSF	Rental	February, 2018
Charlame Park Homes 28 N Charlame Street Boston, MA	92	Mod/ Mkt	Section 8/HUD	Rental	February, 2015
Charlesbank Apartments 650 Huntington Ave Boston, MA	276	Low/ Mod/ Mkt	N/A	Rental	August, 1994
Chinagate Apartments 15 Beech Street Boston, MA	17	Low/ Very Low	Section 8	Rental	July, 2012
Chocolate Factory 150 Oakland Street Mansfield, MA	130	Mod	Historic Tax Credits	Rental	June, 2023
Coalition for a Better Acre Portfolio 517-A Moody Street Lowell, MA	500	Low	Tax Credit / Section 8	Rental	October, 1997
Cochituate Homes 12-A Interfaith Terrace Framingham, MA	161	Low/ Mod	Section 8 / Section 236	Rental	September, 2009
Conifer Hill Commons Phase I & II 121 Conifer Hill Drive Danvers, MA	90	Low/ Mod	Section 8/ HOME/ HSF/ Tax Credit	Rental	November, 2012
Cote Village Apartments & Townhomes 820 Cummins Hwy Mattapan, MA	76	Low/Mod/ Mkt	Tax Credit	Rental	June, 2020
District 120 120 Washington Street Worcester, MA	83	Low/Mod	CBH / Tax Credit / RCAP / Section 8	Rental	May, 2024
Dorchester Bay Portfolio 414 Columbia Road Dorchester, MA	360	Low	Tax Credit / Sect. 8 / Section 221(d)3 / HOME	Rental	April, 1989
Fenno House 540 Hancock Street Quincy, MA	152	Low/ Mod	Section 8 / Section 236	Rental	October, 2006
Fern Hill 214 North Prospect Street Burlington, VT	60	Low / Mod	Section 8 /HUD 202	Rental	February, 2017

Development Name	Total Units	Income Levels	Subsidy Programs/ Contract	Resident Tenure (Rental/ Ownership)	Managed Since
Franklin Highlands Apartments 278 Humboldt Avenue Dorchester, MA	270	Low/ Mod	Section 8 / Tax Credit	Rental	July, 2003
Gerson Building 181-215 Washington St Haverhill, MA	44	Low/ Mod	Tax Credit/ HOME / CBH/ AHTF/ Commercial Area Node / PBV	Rental	March, 2018
Gile Hill PO Box 5614 Hanover, NH	120	Low/ Mkt	Tax Credit	Rental	September, 2002
Glen Brook Way I & II 3 Glen Brook Way Medway, MA	92	Low / Mod	Tax Credit	Rental	December, 2020
Hadley Apartments 653 Main Street Worcester, MA	45	Low / Mod	Tax Credit / AHTF / HSF	Rental	March, 2019
Haywood House 100 John F. Kennedy Circle Newton, MA	55	Low / Mod	PBV Section 8 / Tax Credit / AHTF / HSF	Rental	February, 2019
Heritage Apartments 209 Sumner Street East Boston, MA	276	Low	Public Housing / Section 8	Rental	September, 1997
Highgate Apartments 73 Highgate Drive Barre, VT	120	Low/ Mod	Tax Credit / Section 8	Rental	October, 1987
Holyoke Farms 87 Farnum Drive Holyoke, MA	229	Low/ Mod	Tax Credit / Section 8	Rental	July, 1995
Interfaith Apartments 282 Columbus Avenue Boston, MA	69	Low	Tax Credit / Section 8	Rental	May, 1991
Just-A-Start Properties 243 Broadway Street Cambridge, MA	377	Low	Section 8 / 13A / MRVP / HAP / HUD / HOME	Rental	February, 2009
Kateri Tekakwitha 1 Kateri Way Auburn, MA	30	Low	HUD PRAC 202	Rental	February, 2009
Kendall Crossing 157 Sixth Street Cambridge, MA	37	Market	N/A	Rental	December, 2017
Maple on Franklin 120 N. Franklin Street Holbrook, MA	72	Low	BPDA Inclusionary	Rental	November, 2021

Development Name	Total Units	Income Levels	Subsidy Programs/ Contract	Resident Tenure (Rental/ Ownership)	Managed Since
Melnea Residences 421-435 Melnea Cass Blvd Roxbury, MA	50	Mod / Mkt	BPDA Inclusionary	Rental	April, 2019
Methunion Manor Cooperative 405 Columbus Avenue Boston, MA	149	Low	Section 8	Rental	February, 1999
Millrace District 68 S. Main Street Woonsocket, RI	70	Low/Mod/ Mkt	HSF / HOME	Rental	April, 2022
Monahan Manor 41 Myrtle Street Nashua, NH	216	Low/ Mod/ Mkt	Tax Credit / Section 8 Vouchers	Rental	March, 2023
Morton Station Village 872 Morton Street Mattapan, MA	40	Low / Mod	Tax Credit / AHTF / HOME / HSF / MRVP	Rental	December, 2021
Morville House 100 Norway Street Boston, MA	177	Low	Tax Credit / Section 8 / Section 236	Rental	July, 1996
Mount Carmel Apartments 50 Shrewsbury Street Worcester, MA	75	Low	Section 202 / Section 8	Rental	November, 2001
Nassau Gardens Cooperative 701 Bahama Drive Norwood, MA	204	Mod	Section 236	Rental	Consultant since August, 2005
Neponset Field 29 Neponset Field Lane Mattapan, MA	30	Low	HUD PRAC 202/ Section 8	Rental	March, 1991
Northbrook Village II Senior Housing 135 Pleasant Street Berlin, MA	39	Low	Section 202 / Section 8	Rental	June, 2015
Northgate 275 Northgate Road Burlington, VT	336	Low/ Mod	Tax Credit / Section 8	Rental	July, 2005
Northampton Residences 373 Northampton Street Boston, MA	47	Low / Mod	N/A	Homeownership	June, 2025
One Gurney St. & Roxbury Crossing 1 Gurney Street Roxbury, MA	83	Low	Tax Credit	Rental	November, 2014
One Halleck One Halleck Street Roxbury, MA	46	Low	Tax Credit / Section 8 / CBH / MRVP / AHTF / Section 811 / HOME	Rental	July, 2020

Development Name	Total Units	Income Levels	Subsidy Programs/ Contract	Resident Tenure (Rental/ Ownership)	Managed Since
Packard Street Commons 62 Packard Street Hudson, MA	40	Low	Tax Credit / Section 8	Rental	August, 2023
Presidential Gardens 140 Evergreen Drive Bradford, MA	200	Low/ Mod	Section 8	Rental	January, 1990
Project Place 1145 Washington Street Boston, MA	14	Low	McKinney / MRVP / HOME / HIF / AHTF	Rental	April, 2007
Residences at Chestnut 345 Chestnut Manchester, NH	44	Low	VASH / PB Section 8 / LIHTC	Rental	December, 2023
Riley House 39 Maple Street Hyde Park, MA	41	Low	HUD PRAC 202	Rental	April, 2007
Rollins Square Condominium 2 Rollins Street Boston, MA	184	Low/ Mod	Tax Credit / Section 8 / BHA / HOME	Rental & Ownership	June, 2007
Rose Hill Manor 476 Boston Road Billerica, MA	41	Low	HUD PRAC 202	Rental	June, 2010
St. Cecilia's House & McBride House 108 Kilmarnock Street Boston, MA	140	Low	HUD PRAC 202	Rental	October, 2005
St. Helena's House 89 Union Park Street Boston, MA	84	Low	HUD PRAC 202 / Section 8	Rental	January, 2008
St. Mary Apartments, Inc. 88 Lexington Street Waltham, MA	70	Low	HUD PRAC 202	Rental	September, 1985
St. Mary's Plaza & St. Theresa House 30 Pleasant Street Lynn, MA	102	Low	HUD PRAC 202	Rental	February, 1991
Stellata 40 Corey Street Boston, MA	102	Low	PB Section 8 / LIHTC	Rental	June, 2023
The Union 48 Boylston 48 Boylston Street Boston, MA	46	Low	Tax Credit / HIF / AHT / NHT / IDP / MRVP	Rental	December, 2017
Union Hill Rental Initiative 36 Upsala Street Worcester, MA	24	Low	NA Mixed Income	Rental	May, 2002

Development Name	Total Units	Income Levels	Subsidy Programs/ Contract	Resident Tenure (Rental/ Ownership)	Managed Since
Upsala Street Elder Apts. 36 Upsala Street Worcester, MA	50	Low	HUD PRAC 202	Rental	September, 2010
Villa Victoria Portfolio 640 Tremont Street Boston, MA	491	Low	Tax Credit/Section 8	Rental	January, 2005
Welcome Home Apartments 10 Reed Street Haverhill, MA	27	Low	MRVP/ Tax Credit	Rental	December, 2014
West End Place 150 Stanford Street Boston, MA	328	Low/ Mod/ Mkt	Tax Credit / Section 8 / HOME	Rental & Ownership	December, 1997
West Newton Rutland 102 West Newton Street Boston, MA	146	Low	RAD / PBV / Tax Credit	Rental	January, 2019
Winter Gardens 45 Winter Street Quincy, MA	24	Low/ Mod	Section 8/ HOME/ Tax Credit	Rental	February, 1996
Woonsocket Portfolio 719 Front Street Woonsocket, RI	372	Low/ Mod	Tax Credit / Neighborhood Opportunities Program (NOP)	Rental	October, 2006



(Pictured second from left) Lynn M. Delidow, President | CEO of Maloney Properties accepts Challenge Coin recognition at 2025 NERSC Conference, alongside other industry leaders, for our longstanding support and commitment to resident services programming and our impact in the communities we serve.

Partnerships are in our wheelhouse

Maloney operates with the core philosophy that relationships with owners and managing agents are true partnerships. We forge these partnerships with a wide range of entities, including: housing developers, public housing authorities, community development corporations, resident owners and more.

Maloney also has a long history of positive partnerships with non-profit, mission driven organizations, and we consistently demonstrate our commitment to collaboration and our respect for all stakeholders in each community we serve.

Our client's ownership structures take many forms, including: asset managers, resident owner associations, boards of directors, and managing boards.

Our global and direct hands-on understanding of multi-family housing is second to none. Maloney's community focus, our wide range of management experience, and our ability to form strong partnerships are what make us so ideally suited, from pre-development services through stabilized occupancy and beyond.

Maloney is passionate about working with partners who share in our vision and strive to create vibrant, successful communities.

Maloney Properties LLC
27 Mica Lane
Wellesley, MA 02481

Phone: 1-781-943-0200
Fax: 1-781-237-5078
US Relay: #711

MaloneyProperties.com

PROPOSAL

2/26/2026

James Guerrier
Everstead Partners
217 Mill Street
Randolph, MA 02368
Quote: A913208275

Everstead Partners:
Below is our proposal of recommended services, customized for your business needs identified during our discussions. If you ever need additional services, or just need an extra pickup, please give us a call at 781-289-0500. It's that easy.

Service Details

SMALL CONTAINERS

Equipment Qty/Type/Size:	10 - 96 Gallon Containers	Base Rate:	$183.00 per month
Frequency:	1/Week		
Material Type:	Solid Waste		

Equipment Qty/Type/Size:	10 - 96 Gallon Containers	Base Rate:	$182.00 per month
Frequency:	1/Week		
Material Type:	Recycling		

Estimated Monthly Amount *

Small Container Base Rates	$365.00
10 - Recycling Processing Charge**	$36.00
Total Fuel/ Environmental Recovery Fees**	$143.48
Administrative Fee**	$5.95
Total Estimated Amount	$550.43

One Time Charges

Delivery Charge Subtotal	$1,056.60
Valued Customer Discount - Delivery	- $906.60
Total Fuel/ Environmental Recovery Fees**	$57.46
Total One-Time Amount	$207.46

Melissa Noel
Republic Services
978-588-1130
mnoel@republicservices.com
www.republicservices.com

** The Total Estimated Amount is merely an estimate of your typical monthly invoice amount without one-time start-up charges (e.g., delivery). It does not include any applicable taxes or local fees, which would be additional charges on your invoice.*

***FRF, RPC, ERF and ADMIN: The Fuel Recovery Fee (FRF) and the Recycling Processing Charge (RPC) are variable charges that change monthly. For more information on the FRF, RPC, Environmental Recovery Fee (ERF) and Administrative Fee, please visit www.republicservices.com/customer-support/fee-disclosures. The proposed rates above are valid for 30 days. This proposal is not a contract or agreement or an offer to enter into a contract or agreement. The purpose of this proposal is to set forth the proposed framework of service offerings and rates and fees for those offerings. Any transaction based upon this proposal is subject to and conditioned upon the execution by both parties of Republic Services' Customer Service Agreement.*

Customer Service Agreement

INVOICE TO	
CUSTOMER NAME	Everstead Partners
ATTN	James Guerrier
ADDRESS	217 Mill Street
CITY STATE	Randolph, MA
ZIP CODE	02368
TEL. NO.	7742252362FAX NO.

SITE LOCATION		
SITE NAME	Everstead Partners	
ADDRESS	217 Mill Street	
CITY STATE	Randolph, MA	
SUITE		
ZIP CODE	02368	
TEL. NO.	(774)225-2362	FAX NO.
AUTHORIZED BY	James Guerrier	TITLE
CONTACT	James Guerrier	TITLE Owner

AGREEMENT NUMBER	A913208275
ACCOUNT NUMBER	094

EMAIL : james@eversteadpartnersco.com

N/O	CONT. GRP	TYPE	SIZE	C	QTY	ACCT. TYPE	C/O	SERV. FREQUENCY	EST. LIFTS	S	P.O. REQ	RECPT. REQ	L/F CODE	OPEN/ CLOSE DATE	LIFT CHARGE	MONTHLY SERVICE	EXTRA LIFT	DISP RATE	ADDITIONAL CHARGES	SUPPLEMENTAL CHARGES	TC/RC CMP
N		CA	.48Yd(s)	N	10	P	N	10/1/W				N	RB01	6/16/2026		$183.00	$52.83			All others at prevailing rates	01/ 01
N		RC	.48Yd(s)	N	10	P	N	10/1/W				N	FC11	6/16/2026		$182.00	$52.83			All others at prevailing rates	01/ 01

Allied Waste Services of Massachusetts, LLC DBA Republic Services of Holbrook

HEREINAFTER REFERRED TO AS THE "COMPANY"

The undersigned individual signing this Agreement on behalf of the Customer acknowledges that he or she has read and understands the terms and conditions of this Agreement and that he or she has the authority to sign the Agreement on behalf of the Customer.

BY: _____
(AUTHORIZED SIGNATURE)

TITLE: _____

BY : _____
(AUTHORIZED SIGNATURE)

TITLE: _____

_____
CUSTOMER NAME (PLEASE PRINT)

_____
DATE OF AGREEMENT

.48Yd(s) - Recycling Processing Charge - Yes;
COMMENTS:

Valued Customer Discount - Delivery for 10 containers CA .48 yard - $453.30
Valued Customer Discount - Delivery for 10 containers RC .48 yard - $453.30

See reverse for Terms and Conditions

Delivery Notes:

Safety: No Safety Concerns

TRASH CART 95/96 GAL - one per house

RECYCLE CART 95/96 GAL - one per house

Fuel Recovery Fee - Yes, Environmental Recovery Fee - Yes, Administrative Fee - Yes

TERMS AND CONDITIONS

1. AGREEMENT. This Customer Service Agreement consists of the service details above, including the Comments ("Service Details"), and these Terms and Conditions (together, the "Agreem ite is located within a franchised service area and the Terms and Conditions in this Agreement conflict with the applicable franchise agreement with respect to the Services covered by such franchis ns and conditions in the franchise agreement shall control.

2. **RESPONSIBLE PARTY.** "Company" is the entity identified in the Service Details. Company is an individual operating subsidiary of Republic Services, Inc. Republic Services, Inc. itself does not perform the waste services and does not contract with customers. Accordingly, all obligations to you rest solely with Company and not with its parent company. All Services hereunder will be managed, performed, and billed for by Company, except to the extent Company may subcontract certain Services to its affiliates or subcontractors, as needed.

3. TERM (SCHEDULED AND ON-CALL SERVICES). FOR ALL SCHEDULED AND ON-CALL SERVICES, THE INITIAL TERM OF THIS AGREEMENT SHALL BEGIN ON THE DATE WHEN SERVICE COMMENCES AND CONTINUE FOR 36 MONTHS. UNLESS OTHERWISE SPECIFIED, THIS AGREEMENT SHALL AUTOMATICALLY AND SUCCESSIVELY RENEW FOR 36 MONTHS UNLESS EITHER PARTY GIVES WRITTEN NOTICE OF TERMINATION TO THE OTHER AT LEAST 60 DAYS, BUT NOT MORE THAN 180 DAYS, BEFORE THE END OF THE THEN-CURRENT TERM.

4. TERM (TEMPORARY SERVICES). FOR ALL TEMPORARY SERVICES, THE TERM SHALL BEGIN ON THE EFFECTIVE DATE AND CONTINUE THROUGH THE FINAL LIFT OF THE TEMPORARY CONTAINER(S).

5. DEFINITIONS. "Waste" means any waste material that fully conforms to the description of such Waste in this Agreement and its approved waste profile, manifest or other waste documentation. "Non-Conforming Waste" means any waste material not expressly included within the scope of this Agreement, waste material that does not conform to its waste documentation, waste material that is not acceptable at the intended disposal or recycling facility, and/or Waste placed in a container intended for a different type of Waste (such as solid waste in a container for Recyclables). "Recyclables" means material that Company determines can be recycled such as aluminum, used beverage containers, cardboard (free of wax), ferrous metal cans, mixed office paper, newspaper, and plastic containers.

6. SCOPE OF SERVICES; TITLE; NON-CONFORMING WASTE. Customer grants to Company the exclusive right to perform the services set forth in the Service Details ("Services"), and Company agrees to furnish such Services in compliance with all applicable international, federal, state, or local laws or regulations ("Applicable Law"). Customer represents and warrants that all material to be collected under this Agreement shall be only acceptable Waste. Customer agrees not to deposit, or permit the deposit for collection of, any Non-Conforming Waste. Title to and liability for any Non-Conforming Waste shall remain with Customer and shall at no time pass to Company regardless of whether physical possession of Non-Conforming Waste has passed to Company. Company shall acquire title to conforming Waste when collected or received by Company. If Company determines that any Waste is Non-Conforming Waste, it will have the right to reject, revoke acceptance of, or determine alternative disposal for, such Non-Conforming Waste and convey it to Customer or another location. In such event Customer will pay Contractor's reasonable costs for the handling, analysis, transportation, repackaging, and time involved in returning such Non-Conforming Waste to Customer or other location or arranging for alternative disposal.

7. PAYMENT AND CHARGES. Customer shall pay Company all rates, fees, taxes, and other amounts payable under this Agreement for the Services ("Charges") within 20 days after the date of Company's invoice. Any invoiced amounts not received by their due date are subject to a late payment fee, and any payment returned for insufficient funds is subject to an insufficient funds fee, both in an amount at Company's discretion up to the maximum amount allowed by Applicable Law. Customer acknowledges that any late or insufficient funds fees charged by Company are not to be considered a penalty or interest but are a reasonable charge for late or insufficient payments. Unless otherwise agreed, Customer shall pay administrative fees ("ADMIN"), fuel recovery fees ("FRF") environmental recovery fees ("ERF") and a recycling processing charge ("RPC") in the amounts shown on each of Company's invoices, which fees Company may change from time to time by showing the amount on Customer's invoice (additional information regarding these fees is available on Company's website at: www.republicservices.com/customer-support/fee-disclosures). ADMIN, FRF, ERF and RPC are not associated with any explicit cost to service Customer's account but are designed to help Company recover certain costs across its business and achieve an acceptable operating margin. If applicable, Company may impose additional Charges at its prevailing rates for extra service, extra yards, minimum lift, contamination, service attempts and container delivery, relocation, removal and exchange, and other additional services not listed in the Service Details. If Company becomes concerned about Customer's creditworthiness and/or Customer makes any late payment, Company may require Customer to pay a deposit in an amount equal to two months' Charges under this Agreement if allowed by Applicable Law. The rates set forth in the Service Details do not include taxes or franchise and/or local fees, which shall be separately itemized on Customer's invoice where applicable.

8. ADJUSTMENTS TO CHARGES. Notwithstanding any information contained in the Service Details, Company may, from time to time by notice to Customer (on its invoice), add a surcharge, fee or increase any Charges provided in this Agreement to account for: (a) increased Company costs due to uncontrollable events including, but not limited to, changes in Applicable Laws, imposition of taxes, fees or surcharges, or acts of God such as fires, weather, disease, strikes or terrorism; (b) increased Company costs as measured by the most recently trailing 12-months' average in the Consumer Price Index for All Urban Consumers (Waster, Sewer and Trash Collection Services) U.S. City Average, as published by the United States Department of Labor, Bureau of Statistics; (c) increased disposal or processing costs; (d) increased transportation costs; (e) increased fuel costs; (f) costs or fees due to the inclusion of Non-Conforming Waste and/or contamination; (g) decreased value of Recyclables or changes in commodity markets; or (h) actual Services or equipment that differ from those listed in the Service Details (all of the foregoing are "Required Adjustments"). Subject to any Comments in the Service Details, Company may also increase Charges at any time and for any other reason by notice to Customer (on its invoice) and with Customer's consent ("Agreed Adjustments"), which consent may be evidenced verbally, in writing, or by the parties' actions and practices. Unless specified otherwise in Company's notice, all adjustments to charges shall be treated as Agreed Adjustments. Within 30 days of receiving notice of an Agreed Adjustment, Customer may object to the adjustment by calling Customer Service. If Customer does not object to an Agreed Adjustment within 30 days and continues to receive and pay for Services, then Customer shall be deemed to have consented to the Agreed Adjustment by its actions.

9. SERVICE CHANGES. The parties may change the type, size or amount of equipment, the type or frequency of Service, and correspondingly the Charges by mutual agreement, which may be evidenced verbally, in writing, by payment of the invoice, or by the parties' actions and practices. In the event there are changes to Services and/or Charges, or Customer changes its Site Location within the area in which Company provides collection and disposal (or processing) services, the parties agree that this Agreement shall continue in full force and effect as so adjusted.

10. RESPONSIBILITY FOR EQUIPMENT; ACCESS. Any equipment furnished by Company shall remain Company's property. Customer shall be liable for all loss or damage to such equipment (except for normal wear and tear and for loss or damage resulting from Company's handling of the equipment). Customer shall use the equipment only for its proper and intended purpose, shall not overload (by weight or volume), move, or alter the equipment, and shall not allow the equipment to be used for any purpose by any person or entity other than Customer's employees without Company's prior written consent. If a Company container is moved from Customer's Site Location by anyone other than Company, Customer agrees to pay Company $250 per moved container, which amount is a reasonable estimate of the damage Company will incur from the unauthorized moving of its container. After the Initial Term, Company may increase the fee for the unauthorized moving of its container at its discretion. Customer shall provide safe, unobstructed access to the equipment on the scheduled collection day. Company may charge an additional fee for any additional collection service required by Customer's failure to provide access. Company shall not be responsible for any damages to Customer's pavement, curbing, or other driving surfaces resulting from Company providing service at Customer's Site.

11. COMPANY INDEMNIFICATION. COMPANY SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS CUSTOMER FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, SUITS, PENALTIES, FINES, REMEDIATION COSTS, AND LIABILITIES (INCLUDING COURT COSTS AND REASONABLE ATTORNEYS' FEES) (COLLECTIVELY, "LOSSES") TO THE EXTENT ARISING FROM COMPANY'S NEGLIGENCE, WILLFUL MISCONDUCT OR BREACH OF THIS AGREEMENT.

12. CUSTOMER INDEMNIFICATION. CUSTOMER SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS TO THE FULLEST EXTENT PERMITTED BY LAW COMPANY, ITS PARENT, AND CORPORATE AFFILIATES FROM AND AGAINST ANY AND ALL LOSSES TO THE EXTENT ARISING FROM CUSTOMER'S NEGLIGENCE, WILLFUL MISCONDUCT, PROVISION OF NON-CONFORMING WASTE, AND CUSTOMER'S USE, OPERATION, OR POSSESSION OF COMPANY'S EQUIPMENT. THE OBLIGATIONS SET FORTH IN SECTIONS 11 AND 12 SHALL SURVIVE THE EXPIRATION AND/OR TERMINATION OF THIS AGREEMENT.

13. SUSPENSION; TERMINATION. If any amount due from Customer is not paid within 60 days after the date of Company's invoice, Company may, without notice and without terminating this Agreement, suspend collecting and disposing of Waste until Customer has paid such amount to Company. If Company suspends service, Customer shall pay Company a service interruption fee in an amount determined by Company in its discretion up to the maximum amount allowed by Applicable Law. Either party may terminate this Agreement upon 30 days prior written notice to the other party if the other party breaches a material obligation of the Agreement (including non-payment) and fails to cure such breach within 10 days after receiving written notice of the breach. Company may terminate this Agreement for its convenience upon 30 days prior written notice to Customer.

14. LIQUIDATED DAMAGES. If Customer terminates this Agreement before its expiration for any reason other than Company's breach (or if Company terminates this Agreement due to Customer's non-payment), Customer shall pay Company an amount equal to the average Charges from Customer's last 6 invoices multiplied by the lesser of (a) six months or (b) the number of months remain omer acknowledges that in the event of such a termination, actual damages to Company would be uncertain and difficult to ascertain, such amount is the best, reasonable and objective estimate es to Company, such amount does not constitute a penalty, and such amount is reasonable under the circumstances. Any amount payable under this paragraph shall be in addition to amounts r this Agreement.

15. RIGHT OF FIRST REFUSAL. Customer agrees to notify Company in writing of any offer that Customer receives from any third party relating to the provision of the Services during any term of this Agreement ("Offer") and agrees to give Company the right of first refusal and reasonable opportunity to match such Offer prior to acceptance.

16. COMMUNICATIONS. To ensure timely and accurate receipt of communications, all communications to Company regarding this Agreement and/or the Services must come directly from Customer. Customer acknowledges that Company will not accept any communications from any third parties acting as the Customer's agent or representative (absent proof of medical necessity as reasonably determined by Company). All notices to Company pertaining to this Agreement shall be sent via email to contractnotice@republicservices.com. If (and only if) Customer does not have access to email, written notice shall be provided via certified mail to: Republic Services, Attn: Customer Contracts,18500 N. Allied Way, Phoenix, AZ 85054. Any notices received from Customer will be deemed effective no less than 60 days from the date received by Company.

17. DISPUTE RESOLUTION-ARBITRATION; CLASS ACTION WAIVER. (a) Except for Excluded Claims (defined below), Customer and Company agree that any and all claims between them arising out of or related to this Agreement, whether based in contract, law or equity or alleging any other legal theory, or arising in connection with or after the termination of this Agreement, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules with a single arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. (b) Customer and Company agree that under no circumstances, whether in arbitration or otherwise, may Customer bring any claim against Company, or allow any claim that Customer may have against Company to be asserted, as part of a class action, on a consolidated or representative basis or otherwise aggregated with claims brought by, or on behalf of, any other entity or person, including other customers of Company or its parent or corporate affiliates. (c) The following claims constitute "Excluded Claims" and are not subject to mandatory binding arbitration: (i) either party's claims against the other in connection with bodily injury or real property damage; (ii) claims for indemnity pursuant to the Indemnification Section of this Agreement; and (iii) Company's claims against Customer for collection or payment of Charges, damages (liquidated or otherwise), or any other amounts due or payable to Company by Customer under this Agreement.

18. MISCELLANEOUS. (a) This Agreement shall be governed by and construed in accordance with the internal laws of the State where the Services are provided, without giving effect to any conflict of law provision. (b) This Agreement represents the entire agreement between the parties and supersedes all prior agreements, whether written or verbal, that may exist between the parties for the same Services. (c) Except for Customer's obligation to pay amounts due to Company, any failure or delay in performance due to contingencies beyond a party's reasonable control, including strikes, riots, terrorist acts, compliance with Applicable Laws or governmental orders, fires and acts of God, shall not constitute a breach of this Agreement. (d) Company shall have no confidentiality obligation with respect to any Waste or Recyclables. (e) Company may assign this Agreement without Customer's consent. This Agreement shall be binding upon and inure solely to the benefit of the parties and their permitted successors and assigns. (f) If any provision of this Agreement is declared invalid or unenforceable, it shall be modified so as to be valid and enforceable but so as most nearly to retain the intent of the Parties. If such modification is not possible, such provision shall be severed from this Agreement. In either case, the validity and enforceability of the remaining provisions of this Agreement shall not in any way be affected thereby. (g) Failure or delay by either party to enforce any provision of this Agreement will not be deemed a waiver of future enforcement of that or any other provision. (h) If any litigation or arbitration is commenced under this Agreement, the successful party shall be entitled to recover, in addition to such other relief as the court may award, its reasonable attorneys' fees, expert witness fees, litigation and arbitration related expenses, and court or other costs incurred in such litigation, arbitration or proceeding. (i) Customer and Company agree that electronic signatures are valid and effective, and that an electronically stored copy of this Agreement constitutes proof of the signature and contents of this Agreement, as though it were an original.

The following Terms and Conditions apply to Customer only if Customer is receiving the applicable Service from Company.

19. CONTAINER REFRESH. If the Services include Container Refresh, Customer is limited to one (1) exchange of each participating container every 12 months of paid enrollment; any additional exchange is subject to Company's standard container exchange fee. Customer agrees that during any enrollment year in which Customer receives an exchange under the program, any request by Customer to cancel Container Refresh will not be effective until Customer completes payment for 12 consecutive months of enrollment in the program. The Charge for Container Refresh will be itemized on Customer's invoice, which Charge may be changed by Company by showing the amount of the new Charge on Customer's invoice. Company reserves the right to suspend or cancel the Container Refresh program at any time.

20. RECYCLABLES. If the Services include recycling, Customer shall comply with all Applicable Laws regarding the separation of solid waste from Recyclables and not place items in any recycling container that may make the Recyclables unsuitable for recycling or decrease the value of the Recyclables. Customer agrees that Company in its sole discretion may determine whether any load of Recyclables is contaminated and may refuse to collect it or may collect it but charge Customer for any additional costs, fees or surcharges associated with sorting, processing, contamination, transportation, and/or disposal.

21. ROLL-OFF. Republic may charge rent or a minimum lift charge if a roll-off container is not lifted or hauled at least once per month. The following additional terms shall apply to any roll-off service: (a) Company will not accept: white goods, tires, drums, paint, solvents, chemicals, or other such materials that would be considered flammable or explosive, or other materials not permitted to be disposed of at the designated disposal facility. (b) If the roll-off is loaded with extremely heavy material, such as block concrete, asphalt, dirt or roofing material, such material must be evenly distributed at the bottom of the roll-off, shall not exceed 3 feet in depth and shall not exceed 10 tons in weight. (c) Customer shall not load materials above the top of the roll-off. (d) Customer shall close and latch the back door of the roll-off before service. The driver cannot load a roll-off with an open or unlatched back door. (e) If Company is unable to safely haul a roll-off, Customer shall off-load the impermissible overage or type of materials or otherwise improve any conditions necessary to enable safe hauling. Customer will be charged a dry run fee for each attempted trip where hauling does not occur. (f) If Company hauls an overloaded roll-off, Customer shall be responsible for all service charges based on the actual tonnage hauled, plus any tickets, fines, penalties, or damages incurred by Republic due to the overweight container.

22. EQUIPMENT RENTAL. Rented equipment shall remain at Customer's Site, except when handled by Company. Customer shall not make any changes, alterations, additions, or improvements in or to the equipment or move or relocate the equipment without Company's prior written consent. Customer shall allow Company and/or its designee to enter the Site to examine or inspect the equipment, perform preventative maintenance and repairs, or for any other purpose permitted by this Agreement. Company has the right, at any time and at its sole discretion, to substitute the equipment for similar equipment of make and size, or of a make and size that provides for more efficient or economical service.

MAINTENANCE. Company shall maintain the equipment in good operating condition and make repairs necessitated only by normal wear and tear. Customer shall be responsible for repairs, replacement parts, and labor necessitated by abuse or negligent operation or care of the equipment. Once installed, Customer shall have the care, custody, and control of the equipment. Customer assumes all risks of loss, damage, destruction or interference with the use of, and accepts responsibility for, the equipment and the supervision and operation of the equipment, accessories and contents during the term of this Agreement. Company will not be responsible for installation of utility service necessary to operate the equipment or any utility service charges attributable to the equipment's operation. If electrical or any other installment requirements are not satisfied prior to delivery of the equipment, Company may charge Customer all costs incurred by Company for its inability to complete the installation of the equipment. Customer shall be responsible for (a) connecting the equipment to the electrical service and any other utility services in conformance with all applicable building and zoning codes and regulations, (b) providing the necessary electrical power to operate the equipment, and (c) all costs of electrical wiring, and/or other utility hook-up and inspection thereof necessary for use of the equipment.

CUSTOMER'S OBLIGATIONS. Customer shall operate the equipment solely for its intended purpose and in strict conformance with this Agreement and the manufacturers and Company's instructions. Customer shall comply with all reporting and operating requirements related to the operation, maintenance, and management of the equipment as required by Company or as otherwise mandated by Applicable Law. Any Site-related licenses and permits concerning the equipment shall be obtained and maintained by Customer at Customer's sole cost and expense. Customer shall take all action necessary to ensure that the equipment is not abused, misused, or otherwise harmed by Customer or its employees, agents, and representatives or any other persons. Customer shall immediately notify Company of any damage to the equipment, or any injuries relating to the use or operation of the equipment. Customer shall keep the equipment free from any and all liens and claims and shall not do or permit any act whereby Company's title or rights might be encumbered or impaired. **If this Agreement is terminated early for any reason, in addition to the Liquidated Damages, Customer shall also reimburse Company for any fabrication, configuration, installation and de-installation costs, including, but not limited to, labor costs, incurred in placing and removing the equipment from Customer's Site.**

DISCLAIMER OF WARRANTIES; DAMAGES. COMPANY MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING, WITHOUT LIMITATION, THE CONDITION OF THE EQUIPMENT, ITS MERCHANTABILITY OR ITS FITNESS FOR ANY PARTICULAR PURPOSE, AND COMPANY HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES THEREFOR. COMPANY EXPRESSLY DISCLAIMS ALL INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR EXEMPLARY DAMAGES ARISING IN CONNECTION WITH THIS AGREEMENT OR THE EQUIPMENT,

INCLUDING, WITHOUT LIMITATION, LOST SALES AND PROFITS AND OTHER BUSINESS INTERRUPTION DAMAGES, EVEN IF COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND WITHOUT REGARD TO THE NATURE OF THE CLAIM OR THE UNDERLYING THEORY OR CAUSE OF ACTION (WHETHER IN CONTRACT, TORT, OR OTHERWISE). CUSTOMER HEREBY EXPRESSLY WAIVES AND RELEASES COMPANY FROM AND AGAINST ANY SUCH DAMAGES.

23. ELECTRONIC MATERIAL AND/OR BULB & BATTERY RECYCLING SERVICES. Electronic Material Services and/or Bulb & Battery Recycling Services are provided only within the continental United States (not available in Alaska or Hawaii). Company or its subcontractor shall collect, transport, or receive via mail, treat, recycle, and/or dispose of Electronic Material and/or Bulbs & Batteries as provided in the Service Details. Customer acknowledges and understands that due to a variety of factors, including without limitation market conditions and processing costs, some or all of the Electronic Material and Bulbs & Batteries may be disposed of in a disposal facility and not recycled. Weights and/or unit counts of all Electronic Material and Bulbs & Batteries shall be determined upon receipt by Company or its subcontractor. All references to "Company" in this section of the Agreement shall also include Company's subcontractor(s).

ADDITIONAL DEFINITIONS. The following additional definitions apply to the recycling of Electronic Material and Bulbs & Batteries only:

"Bulbs & Batteries" means those materials included in the Environmental Protection Agency's Universal Waste regulations set forth in 40 C.F.R. 273, including bulbs, batteries, TSCA-exempt ballasts and non-PCB ballasts, lamps, and other mercury-containing items and materials.

"Electronic Material**"** consists of any video display devices (CRT or flat panel), computers, servers, laptops, tablets, cell phones, and other electronics that are not excluded by these provisions relating to Electronic Material Services. Electronic Material does not include any solid waste, non-electronic Recyclable Material or Excluded Waste.

"Excluded Waste" means any material other than Electronic Material or Bulbs & Batteries. Electronic Material and Bulbs & Batteries may not be commingled. If Electronic Material is commingled with Bulbs & Batteries for a Bulb & Battery Recycling Service, the Electronic Material will be treated as Excluded Waste, and vice versa.

BOX MAIL-BACK SERVICES (Electronic Material and Bulbs & Batteries). In connection with Box Mail-Back Services, the following additional terms shall apply:

Pre-Payment; No Refunds. Payment for Box Mail-Back Services is made in advance and will not be refunded for any reason after a box has been shipped to Customer. If Customer returns an unused box, Customer will be responsible for its shipping cost plus a restocking fee.

Expiration of Boxes. Each box must be received by Company or its subcontractor within 1 year from the date of order (the "Expiration Date"). With respect to Electronic Material, the Expiration Date can be extended an additional year for a fee of 50% of the original box price. Company has no obligation after the Expiration Date to process materials sent in for recycling and may return such materials to Customer at Customer's expense.

Safe Packaging Obligation. Customer is responsible for complying with all packaging (including safely packaging contents), sealing, and shipping instructions included with each box.

Electronic Material Specifications. With respect to Electronic Material Box Mail-Back Services, Company reserves the right to bill additional amounts for any of the following: (i) any box exceeding its specified maximum weight; (ii) shipping materials in the wrong box or mixing materials in a box; (iii) shipping materials that require additional labor for unpacking or disassembly; (iv) processing electronics containing wood; (v) additional shipping charges beyond the amounts prepaid for any prepaid label; and/or (vi) return shipping charges for any Excluded Waste or boxes received with expired labels.

Bulbs & Batteries Specifications. With respect to Bulb & Battery Recycling Box Mail-Back Services, Company reserves the right to bill additional amounts for any of the following: (i) any box exceeding its specified maximum weight; (ii) shipping materials in the wrong box or mixing materials in a box; (iii) shipping materials that require additional labor for unpacking or disassembly; (iv) additional shipping charges beyond the amounts prepaid for any prepaid label; and/or (v) return shipping charges for any Excluded Waste or boxes with expired labels received by Company.

PACK-UP & PICK UP SERVICES (Electronic Material and Bulbs & Batteries). In connection with Pack Up & Pick Up Services, the following additional terms shall apply:

Safe Packaging Obligation. Customer is responsible for complying with all safety, packaging, sealing, and loading/palletizing instructions (including removing materials from their original packaging and/or not individually wrapping all materials) included with each order and shall ensure such is completed prior to the scheduled pickup date.

Electronic Material Specifications. With respect to Electronic Material Pack-Up and Pick-Up Services, Customer shall ensure that Electronic Material is sorted into the following categories: (1) video display devices (CRT); (2) video display devices (flat panel); (3) computers; (4) laptops, tablets, cell phones; and (5) all other Electronic Material. A full list of items that fall into each of these categories is available upon request. If the Electronic Material is not properly sorted, is not removed from its original packaging, and/or is not properly loaded and palletized, additional fees will apply.

FULL SERVICE (Electronic Material). There is a minimum charge for Full Service. For loads of Electronic Material up to 466 pounds, the minimum charge for Full Service will be $660. For loads of Electronic Material over 466 pounds, the charge for Full Service will the weight of the load multiplied by the per pound charge quoted in the Service Details.

CUSTOMER'S INITIAL: _____ DATE: _____

USA TODAY CO.

LocaliQ

PO Box 631210 Cincinnati, OH 45263-1210

AFFIDAVIT OF PUBLICATION

Attn: Natalie Oliveras
Randolph Town Council
41 S Main ST
Randolph MA 02368-4839

STATE OF MASSACHUSETTS, COUNTY OF NORFOLK

The Patriot Ledger, a newspaper printed and published in the city of Quincy, and of general circulation in the County of Norfolk, State of Massachusetts, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

05/02/2026, 05/09/2026

and that the fees charged are legal.

Sworn to and subscribed before on 05/09/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$125.46	
Tax Amount:	$0.00	
Payment Cost:	$125.46	
Order No:	12293389	# of Copies:
Customer No:	664773	0
PO #:	Emily Lorgeree	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

217 Mill St

LEGAL NOTICE
Public Hearing Notice
Town of Randolph, MA

Please take notice that the Randolph Town Council will hold a public hearing on Monday, May 18, 2026, at 6:15 p.m. which may be attended by Zoom, by phone, or in-person at Randolph Town Hall, Chapin Hall, second floor, 41 South Main Street, Randolph, MA, 02368. This public hearing concerns the request of the applicant, Everstead Partners, for a Special Permit to construct a Planned Residential Development located at 217 Mill Street, Randolph, MA 02368, Assessor Map 51, Block H, Parcel 008.01. Project plans and additional information are available through the Randolph Town Clerk's Office during regular business hours at the offices of the Town Clerk, 41 South Main Street, Randolph, MA. The Zoom link and telephone information to connect to the public hearing may be found on the Randolph website calendar, on the day of the meeting.

AD# 12293389
PL 05/02, 05/09/2026

RANDOLPH TOWN COUNCIL

APPLICATION FOR A SPECIAL PERMIT

Project Type	☐ 24 Hour Operation ☐ Drive Through Window ☐ Wireless Communication Facility ☐ Marijuana Facility O Other Planned Residential Development	O Adult Entertainment O Crematorium O Gravel Removal O Union Crossing Project	
Type of Request	⊗ Initial Application	O Renewal	O Modification/Amendment
Assessor Parcel ID *map-block-parcel*	52 H 8 & 9	**Norfolk County Registry of Deeds**	*Book/Page or Cert #* 86 BK: 41971 PG: 54 92 BK: 41613 PG: 170
Parcel Address	#8 86 Union Street #9 92 Union Street		
Zoning District	RH	**Size of Parcel**	67,127 +/- SF 1.018 +/- AC
Parcel Attributes	O Wetland O Flood Plain O Wetland Resource ⓧ Upland Residesntial Lot		
Project Description	16 Unit Planned Residential Development utilizing two existing historic residential houses.		
Other permits or approvals required	O Conservation O Licensing Board O MassDOT ⊗ Stormwater O ZBA		

Applicant	RAC Investment Group LLC		
Contact person	Ricardo Jean		
Applicant Status	⊗ Owner O Tenant O Licensee O Buyer O Other_____		
Address	7 Pleasant Street, Holbrook, MA		
Phone	857-286-5859	**Email**	ricardoj04@yahoo.com

If property owner is not the Applicant, authorization from the owner is required

Surveyor	Project Development Charles T. Camp MA R.P S. N0.: 38377		
Contact person	John Spink		
Address	59 Clay Street, Middleboro, MA		
Phone	774-766-0544	**Email**	jspink1@gmail.com

Engineer	Project Development Linda J. Cronin MA R.P.E. # 46504		
Contact person	John Spink		
Address	59 Clay Street, Middleboro, MA		
Phone	774-766-0544	**Email**	jspink1@gmail.com

Property Owner	RAC Investment Group LLC		
Address	7 Pleasant Street, Holbrook, MA		
Phone	857-286-5859	**Email**	ricardoj04@yahoo.com

For any application for a Special Permit, the applicant shall submit a narrative and additional documentation to support:

- That the proposed use is in harmony with the general purpose and intent of the **Town's** ordinances;
- That the proposed use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district;
- Adequate and appropriate facilities will be provided for the proper operation of the proposed use;
- That the proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials or other visual nuisances;
- That the proposed use would not cause undue traffic congestion in the immediate area;
- Any specific requirements detailed in the Randolph Zoning Ordinances.

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said ordinances, rules and any conditions of the Town Council.

RAC Investment Group LLC

Applicant Ricardo Jean

Date 10/21/25

DOCUMENT LIST

for the

Planned Residential Development

Application

at

86 & 92 Union Street

Randolph, MA

December 29, 2025

RANDOLPH
TOWN CLERK/REGISTRAR
2025 DEC 30 P 12:36

Copies To DPW	Copies To Council	
1	1	Document list
0	1	Special Permit PRD Fee Calculations
0	12	Application for Special Permit Planned Residential Development
0	12	PRD Narrative
0	12	PRD Data Narrative Sheet
0	12	PRD Site Plan 24"x 36"
0	12	PRD Site Plan 11"x 17"
0	12	PRD Building Architectural Plans in color.
0	12	PRD Landscape and Lighting Plans 24"x 36"
0	12	PRD Landscape and Lighting Plans 11"x 17"
3	1	Application for Stormwater Permit
3	1	Stormwater Report
3	1	Perc Test Reports

Narrative

for the

Planned Residential Development

at

86 & 92 Union Street

Randolph, MA

October 23, 2025

General Narrative

:

The proposal is to create a Planned Residential Development in accordance with the Town's new bylaw. This PRD is proposed to remodel the two existing historic houses on the site. These two existing houses are to hold a total of 5 units. The proposal is to build eight new buildings containing eleven more units for a total of sixteen housing units. One unit is to have one bedroom. Two units are to have two bedrooms. Thirteen are to have three bedrooms. There are to be 5 general building types to be alternated.

The existing site is composed of two existing residential house lots with buildings upon. According to Town records, the houses were built in the early 1800s. They are historic buildings. The lots are residential property. The original 92 Union has been added onto and has a barn in the back. The Historic Commission has agreed to allow the barn and the newer additions to be demolished. This building is proposed to be incorporated into the PRD. The original 86 Union house has been added onto and remodeled. This building is proposed to be incorporated into the PRD. 86 Union has a smaller barn structure, which the Historic Commission has agreed may be demolished.

The land is sloped from north to south toward Union Street. 86 Union has frontage on Union Street. 92 Union has frontage on Union Street and also on Burris Way. The two lots contain 66,127+/- square feet.

Union Street has recently been paved. Thus, this design provides water and sewer from Burris Way. The water and sewer in Burris Yay are adequate to service the proposed project. The site has two existing curb cuts. The 92 Union curb cut is to be utilized as an entrance to the PRD. The exit is to be out onto Burris Way.

The general arrangement is to provide two common open space clusters. One cluster is to have four units facing into the space. The other cluster is to have 9 units facing into the open space. The units are to be accessed with a ring road. This is designed to be the lowest impact on impervious surface so it has been designed to be a single one-way loop. The entrance is to be on Union Street in an existing curb cut and the exit onto Burris Way. Parking is to be along this drive. The parking spaces are to be pervious pavers or stone to increase stormwater infiltration.

Stormwater analysis and management plans have been submitted to the Building Department.

The proposal is to separate the site from adjoining residential properties with a 6' foot high solid fence and a planted buffer area on the inside of the fence.

Narrative for each item in the Planned Residential Development Requirements:

§ 200-14.4. Planned Residential Development.

[Added 4-12-2021 by Ord. No. 2021-002]

A. Purpose.

(1) Planned Residential Development (PRD) allows an alternative pattern of residential land development to encourage innovation and variety in housing design and site development and to promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition and individual needs.

Narrative: The design provides multi-home singles, duplexes, and a triplex in an existing historic home. The homes are clustered around two common areas. The units contain one, two, and three bedrooms to meet the needs of diverse populatlions.

(2) The standards in this section are intended to create a community of modestly sized dwelling units with commonly held community amenities and oriented around open space. These standards are intended to promote neighborhood interaction and safety through design while ensuring compatibility with neighboring land uses and surrounding properties.

Narrative: The dwelling units are 1,100 sf feet or less. They are situated around two common areas. The site has community amenities such as common open space, trash, and utilities. The dwelling units face onto the common space with roadways and parking generally on the outside, which promotes neighborhood interaction and safety. The dwelling units are compatible with the one and two-unit residential homes surrounding the site.

(3) PRD's provide opportunities for infill development that support the growth management goal of more efficient use of land.

Narrative: The proposed development remodels two existing historic homes and adds eight more residential buildings, which increases the efficient use of the land.

B. Definitions.

Narrative: No Comments

C. Permitted Uses. The following uses shall be permitted in any PRD:

(1) Bungalows, cottages, single family detached and semi-detached dwellings, two-family dwellings of dwellings provided they meet the criteria in this chapter.

Narrative: The buildings are generally single or two-family dwellings except for the conversion of the 86 home which has to much floor space for only two units, therefore, units

(2) Commonly owned community building(s) for the use of the residents of the development. Such buildings shall not include commercial uses, sleeping quarters or bathing facilities (unless the bathing facility is clearly incidental to a recreational facility located within the common building).

Narrative: This proposal does not provide a common building.

(3) Garages or carports.

Narrative: This proposal does not provide any garages or carports

(4) Community gardens, play structures and passive recreational opportunities for use of the residents of the development.

Narrative: The plan is to provide common yards and play areas.

D. Applicability.

(1) This chapter shall apply to parcels that meet the criteria outlined in § **200- 14.4E**.

Narrative: Please see narrative for 14.4E.

(2) The requirements in this chapter shall be the standards for development, redevelopment and use of real property within a PRD provided that an application is filed with the Town Council as Special Permit Granting Authority (SPGA) as provided for in this chapter.

Narrative: Submittal following said procedure.

(3) Development shall be by a site master plan for complete or phased development.

Narrative: Submittal following said procedure.

(4) Lots with legally pre-existing nonconforming structures shall be eligible for a special permit provided there is no increase in any dimensional nonconformity or the creation of new nonconformity.

Narrative: The building on 86 Union has a side setback of seventeen feet, which is less than the 25 buffer zone setback. However, the plan does not increase this nonconformity.

(5) For each proposed PRD project, the Site Plan Review provided for in the Town of Randolph Zoning Ordinance shall be conducted by the SPGA as part of the special permit process.

Narrative: Submittal following said procedure.

E. Dimensional Requirements.

(1) Minimum Lot Size.

(a) A PRD shall be permitted upon a single lot or multiple contiguous lots in common ownership with definite boundaries ascertainable from a recorded deed or recorded plan.

Narrative: The site consists of two single lots under the same ownership with boundaries is ascertainable from a recorded deed.

(b) The lot(s) shall have a total area of not less than four (4) times the minimum of the zoning district within which it is proposed except as follows:

Narrative: The minimum size lot in this zone district is 12,000 square feet. The minimum zoning size for a PRD is 48,000 square feet. The site contains 66,127 square feet of land, which is greater than required.

[1] In any Residential Multifamily District (RMFD) or Residential Multi- Family 55 Plus District (RMF55+), development of a PRD shall be permitted on the minimum lot size for the district.

Narrative: Not Applicable

(c) Existing public or private ways need not constitute boundaries of the tract(s) but the area within any such ways shall not be counted in determining minimum tract size.

Narrative: The site fronts on Union Street and Burris Street. No street land is utilized in the site. t

(2) Lot Frontage.

(a) When a PRD project is proposed for an individual lot, that lot must have minimum frontage on a public way of one hundred (100) feet. When a PRD project includes multiple contiguous parcels, the parcels, when combined, must have frontage of a minimum of one hundred (100) feet on a public way.

Narrative: The total frontage on Union Street is two hundred and fifty (250) feet.

.

(b) There shall be no minimum lot area, frontage or yard requirements for each dwelling unit within a PRD.

Narrative: There are no internal lots.

(3) Lot Depth. Minimum lot depth shall be one hundred (100) feet.

Narrative: The minimum depth is one hundred sixty-four and four hundredths (164.04) feet.

(4) Lot Width. Minimum lot width shall be one hundred (100) feet.

Narrative: The minimum width is one hundred three and fifty-five hundredths (103.55) feet.

(5) Setbacks. A PRD project shall comply with the following requirements:

(a) Side yard. Minimum requirement for side yard setback is twenty-five (25) feet.

Narrative: The proposal is to provide a twenty-five side yard except for the existing historic house at 86 Union. The existing setback is seventeen (17) feet.

(b) Rear yard. Minimum requirement for rear yard setback is twenty-five (25) feet.

Narrative: The proposal is to provide a twenty-five rear yard

(c) Front yard. Minimum requirement for front yard setback is twenty-five (25) feet.

Narrative: The proposal is to provide a twenty-five front yard

(6) Buffer Strips. A PRD project shall require a buffer strip of twenty-five (25) feet where the lot abuts any non-PRD lot. Such buffer shall be maintained as a planting area for lawns, trees, shrubs and other landscape materials to provide a parklike separation between lots. In this buffer strip, walkways, fencing, sewer systems and wells may be constructed or maintained. No building, structure or paved space associated with parking may be located in the buffer strip.

Narrative: The proposal provides the noted twenty-five (25) feet buffer except for the existing historic building 86 Union Street. The remainder of the items are met with this plan.

(7) Access to the Lot. Access to the lot shall be provided from an existing public way and shall be through the existing frontage on such public way.

Narrative: The proposed access is through an existing curb cut and frontage on Union Street

(8) No lot shown on a plan for which a permit is granted under this section may be further subdivided, and a notation to this effect shall be shown on the plan prior to recording at the Registry of Deeds.

Narrative: There no subdivision of land proposed.

F. Development Intensity.

(1) Maximum Permissible Density: Maximum permissible density within a PRD shall not exceed three (3) times the total number of dwelling units that would be obtained through application of the underlying zoning district in which the lot(s) is located.

Narrative: The zoned lot area is twelve thousand (12,000) square feet. The lot contains sixty-six thousand one hundred and twenty-seven (66,127) square feet. (66,127/12.000=5.51) This is greater than 5.5. Thus, the total allowable lots is rounded up to 6, and three times is 18 total allowable dwelling units.

(2) For purposes of this chapter only, permitted basic density shall be calculated as follows:

(a) Total area of the lot(s):

[1] Less any land within a body of water or situated within a wetland or within fifty (50) feet of a bordering vegetated wetland (BVW).

[2] Less any existing public or private way.

[3] Divided by the minimum lot size permitted within the underlying zoning district.

(b) Fractional numbers. Where the computation results in a fractional number, only a fraction of one-half (1/2) or more shall be counted as one (1).

Narrative: Please see the calculations above.

(3) Existing Dwelling Units: When a detached single-family dwelling, which has been legally permitted on the lot(s) for a PRD, said dwelling may become non-conforming within the standards of this chapter and shall be permitted to remain provided, however, that:

Narrative: The historic buildings on 86 and 92 Union are preexisting historic buildings. 86 is non-conforming as to side buffer setback.

(a) The dwelling unit shall be counted towards the maximum number of units permitted in the PRD.

Narrative: The units are counted toward the total allowable units.

(b) The dwelling unit may not be enlarged or modified to increase the non-conformity.

Narrative: The outside footprint of 86 will not increase the nonformity

(c) The dwelling unit must meet applicable density and dimensional requirements of the underlying zoning district.

Narrative: 86 meets underlying zoning.

G. Site Design and Configuration Standards.

(1) Arrangement.

(a) At least seventy-five percent (75%) of dwelling units shall be developed in clusters around common open space.

Narrative: The total proposed dwelling units is 16. 75% of 16 is 12. There are two common areas. There are two common areas. 13 dwelling units are clustered around the two common spaces

[1] Within a cluster, each dwelling unit shall have a primary entry oriented to the common open space.

Narrative: In each cluster, each dwelling unit has a primary entry oriented to the common open space.

(b) No more than twenty-five percent (25%) of dwelling units may be developed in other configurations but must meet all other design requirements.

Narrative: 25% of 16 is 4. Three (3) units are not in the common area configuration

(c) Dwelling units not oriented in a cluster shall have a primary entry oriented to a right-of-way.

Narrative: The three units are in 86 Union existing historic building and the entrance is toward Union Street.

(2) Clusters.

(a) No grouping of dwelling units around a common open space shall include more than twelve (12) dwelling units.

Narrative: The largest number of units around a common open space is nine (9),

(3) Common Open Space.

(a) No dimension of a common open space used to satisfy the minimum square footage requirement shall be less than ten (10) feet unless part of an unpaved path or trail.

Narrative: All common spaces are at least ten (10) feet wide.

(b) Each common open space shall be so configured so that dwelling units abut at least three (3) sides.

Narrative: Both common open spaces have dwelling units on all four sides.

(c) The required common open space shall be divided into no more than two (2) separate areas per cluster of dwelling units.

Narrative: Common open space is whole in each cluster.

(4) Setbacks and Building Separation.

(a) The face of the porch of each dwelling unit shall be setback from any sidewalk by ten (10) feet.

Narrative: Porches are setback from sidewalks by ten (10) feet.

(b) There shall be a minimum of fourteen (14) feet separation between structures, not including projections.

Narrative: Units are separated by fourteen (14) feet.

(5) Fencing and Screening.

(a) Internal decorative fencing and screening may be used to delineate exclusive use areas, screen parking areas and structures, community assets, trash and recycling areas.

Narrative: Solid fencing shall surround the dumpster area, which is paved.

(b) Chain link and solid fences shall not be permitted internally to the development except to conceal trash and recycling areas.

Narrative: Solid fencing shall surround the dumpster area, which is paved. Solid fencing is to enclose the site on all but the street frontage and sight distances on the side.

(c) Solid fencing is permitted on the perimeter boundary to provide delineation between the PRD's higher density development and adjacent lower density land uses.

Narrative: Solid fencing is to enclose the site on all but the street frontage and sight distances on the side.

(d) Fencing to delineate an exclusive use area shall not exceed three (3) feet high.

Narrative: Delineation fences shall not be over three (3) feet high.

(6) Lot Coverage. Impervious surfaces shall not exceed forty percent (40%) of the total land area of the lot(s) that comprise a PRD. Lot coverage is calculated for the overall PRD. Paved components of common open space and walkways shall not be counted in lot coverage calculations.

Narrative: The impervious surface, including the main driveway, dumpster pad, and the house roofs is 20,405 square feet. This is 30.86% of the lot area.

(7) Slopes. Siting of dwelling units or common open space in areas with slopes exceeding fifteen percent (15%) is discouraged. Dwelling units shall not be placed in such areas if extensive use of retaining walls is necessary to create building pads or open space areas.

Narrative: All surfaces are less than 15%. The use of retaining walls has been kept to a minimum.

(8) Mailboxes. The US Postal Services (USPS) is responsible for determining the method/mode of delivery for all developments. The mode of delivery includes the type of mailbox used and the location of the mailbox for each delivery address. Centralized delivery using Cluster Box Units (CBUs) may be required for mail delivery in developments. Prior to submission of a plan to the SPGA, the Applicant should contact the local postmaster to determine the location of collection units and note the approved location on the plans.

Narrative: A center Mailbox system is to be located at the side of the drive with a pull out near the middle of the drive. All components will be to US Postal Service requirements.

H. Parking.

(1) Parking shall be located on the same property as the PRD and shall be located at the side or rear of dwelling units except as noted below.

Narrative: Parking is all located on site and next to the driveway, which is at the back of the dwelling units.

(2) Access to parking areas/structures shall be from alleys. Garages, carports, surface parking, and driveways shall not be located between the common open space and the dwelling units.

Narrative: Parking is all located on site and next to the driveway, which is at the back of the dwelling units.

(3) Parking may be located in clusters of not more than six (6) adjoining uncovered spaces, carport or a shared detached garage serving a maximum of six (6) dwelling units. Such structure shall be a maximum of twelve-hundred (1,200) square feet and limited to six (6) single car bays per structure with an architectural design similar and compatible to that of the dwelling units within the PRD.

Narrative: No clusters of parking greater than six. No parking structures.

(4) A shared detached garage or carport shall be reserved for the parking of vehicles owned by the residents of the development.

Narrative: No parking structures.

(5) Parking shall be located within three hundred (300) feet of the entrance to the associated dwelling units. Parking requirements may not be fulfilled by parking on a public street.

Narrative: All parking is within 300 feet of the associated dwelling unit.

(6) Parking shall not exceed the following maximums:

(a) Dwelling units less than nine hundred (900) square feet: one (1) space.

(b) Dwelling units greater than nine hundred (900) square feet: two (2) spaces.

(c) Visitor parking: One (1) space for every five (5) dwelling units.

(d) Maximum parking space requirements shall include parking spaces in garages and carports.

Narrative: There are 16 units, and there are 36 parking spaces.

(7) Large open parking areas are not permitted in a PRD except in developments that provide a central parking area at the entrance to the PRD while providing only well-kept paths or delivery alleys to the rest of the area.

Narrative: There are no large open parking. The largest field is 6 spaces.

I. Dwelling Unit Design Standards. The intent of this section is to ensure that a development that is unique in and of itself, provides its residents a close-knit community, uses multiple construction materials and treatments to provide an appealing aesthetic. All structures in a PRD shall be developed to meet the criteria in this chapter.

(1) Exterior Design.

(a) Porches. Each dwelling unit shall have a covered main entry porch oriented toward the common open space or right of way as applicable. Covered porches shall be a minimum of six (6) feet deep and usable both in design and dimension.

Narrative: Each unit has a covered 6-foot porch.

(b) Elevations. Units of identical elevation types must be separated by at least two (2) different elevations. No two adjacent structures shall be built with the same building elevation, facade materials or colors. Reverse elevations are not considered a different building elevation.

Narrative: Each type of elevation view has been separated.

(c) Corner Units. Units located on corners shall be architecturally designed to provide modulation and detail on both elevations. Examples of modulation include the use of bay windows, wrapped porches, dormers, etc.

Narrative: There are no corner lots,

(2) Maximum Unit Size. Each dwelling unit shall have a maximum of 1,100 square feet. If the unit includes an attached garage, the garage shall be included in the calculation of total area.

Narrative: Each unit is 1,100 sf or less. There are no garages.

(3) Maximum Height. The maximum permitted height of any structure within a PRD shall be eighteen (18) feet or one and one-half (1 1/2) stories. Any upper floor shall be located within the roof structure, not below it, in order to reduce building massing as much as possible.

Narrative: Each unit meets these requirements except for existing historic houses.

(4) Roofs. Dwelling units shall have a minimum 6:12 roof pitch. Up to thirty-five percent (35%) of the roof area may have a slope not less than 4:12. Portions of a roof with a pitch of less than 6:12 shall be limited to architectural features such as dormers and porch roofs. The highest point of a pitched roof may extend up to twenty-three (23) feet.

Narrative: Each unit meets these requirements except for existing historic houses

(5) Exception to Floor Area: Areas that do not count toward total square footage include unheated storage space located beneath the main floor of the dwelling unit, attached roofed porches, detached garages or carports, spaces with ceiling height of six (6) feet or less measured to the exterior walls (such as a second-floor area under the slope of a roof).

Narrative: Each unit meets these requirements

(6) No Increase in Size: The total square footage of a dwelling unit shall not be increased. Notation shall be placed on the title to any property for the purpose of notifying future owners that any increase on total square footage of a dwelling unit is prohibited or the life of the unit or the duration of these regulations.

Narrative: Such note shall be placed on unit and master deed.

(7) Design Mix. A mix of housing opportunities shall be provided in all PRDs. Such diversity shall be achieved through:

(a) Varying the number of bedrooms in each dwelling unit.

(b) Constructing a variety of styles of units.

(c) Providing that no more than fifty (50) percent of the dwelling units within the PRD are buildings of the same type.

Narrative: The design mix proposed has varying number of bedrooms, different styles, and less than 50% are of any one style.

J. Trash and Recycling. All loading, trash, recycling and storage areas shall be located so they are not visible from the common open space or right of way (not including alleys). An architectural screen shall surround all sides except the access entry. Such screen shall prevent visibility into the enclosure and shall be of a height sufficient to conceal the receptacles stored within.

Narrative: Dumpster enclosure is to be a solid fence and is not visible from common open areas. The enclosure is to be high enough to block the view of any dumpster inside.

K. Community Buildings and Amenities. Structures must be clearly incidental in use and size to the dwelling units and shall be no greater than one (1) story in height.

Narrative: No community building.

L. Open Space.

(1) Common Open Space. All land within the PRD which is not covered by buildings, roads, driveways, parking or service areas, or which is not set aside as yards, patios, gardens or similar for exclusive or shared use by the residents shall be common open space.

Narrative: Common areas are provided.

(a) The common open space shall have a shape, dimension, character and location suitable to assure its use for park, recreation, conservation, or agricultural purposes by the residents of the PRD. In determining whether the intent of this section has been satisfied, the SPGA shall consider the extent to which land having one or more of the following characteristics is included in the proposed open space:

Narrative: Common open space has been created on the middle of clusters.

[1] Land abutting lakes, ponds, brooks which enhance or protect wetlands or flood plains or which enhance or provide significant scenic vistas or views;

Narrative: No resources areas on site

[2] Land which is currently in agricultural use or land which is suitable in size, location and soil characteristics for agricultural use;

Narrative: No agricultural land.

[3] Land which provides a significant wildlife habitat or which is a unique natural area;

Narrative: No significant wildlife habitat.

[4] Land which provides recharge to Randolph's public water supply;

Narrative: There is recharge to a wetland to the south, which is connected via Town drainage system. The recharge path and approximate flow will be the same.

[5] Land which is to be developed for active recreational use including playing fields, playgrounds, and parks;

Narrative: The common open space is an open lawn and sidewalks.

[6] Land which preserves existing trail networks or land on which new trails will be developed as part of the PRD for integration into an existing or future trail network; and

Narrative: No existing or nearby trails.

[7] Land providing desirable public access to existing Town or State recreational or conservation land.

Narrative: No nearby Town or State land.

(b) Provision shall be made so that the common open space shall be readily accessible to the owners and residents of the units in the PRD and owned by:

A membership corporation, trust or association whose members are all the owners and residents of the units;

The Town; or

Otherwise, as the SPGA may direct.

Narrative: The common open space is readily accessible to the unit occupants.

(c) Common open space shall be in one or more contiguous pieces.

Narrative: There are two contiguous pieces.

(d) Dwelling units shall abut on at least three (3) sides of the common open space.

Narrative: Dwelling units abut on all side of the common open spaces.

(2) Exclusive Use Area.

(a) Each dwelling unit shall be provided an area of open space for exclusive use. The space shall be provided on the front, side and rear of each dwelling unit.

Narrative: The are provide exclusive use spaces.

(b) The exclusive use area shall be separated from the common open space by landscaping, picket fence or other similar visual separation.

Narrative: The exclusive use areas are separated from the common open space by picket fences.

[1] Each dwelling unit shall be provided with a minimum of five hundred (500) square feet of usable private open space which may be met with a combination of front, side and rear locations.

Narrative: Each unit has a minimum of 500 sf.

(3) Perpetuity. In all cases, a perpetual restriction of the type described in MGL c. 184, § 31 (including future amendments thereto and corresponding provisions of future laws) running to or enforceable by the Town shall be recorded in respect to such land. Such restriction shall provide that the common open space shall be retained in perpetuity for one or more of the following uses: conservation, agriculture, recreation, or park. Such restriction shall be in such form and substance as the SPGA shall prescribe and may contain such additional restrictions on development and use of the common open space as the SPGA may deem appropriate.

Narrative: Such restrictions shall be incorporated into the deed documents.

M. Pedestrian Connectivity. Safe, aesthetically pleasing pedestrian connections are required between each building, common open space, parking area and right- of-way. Sidewalks shall be a minimum of five (5) feet wide.

Narrative: The path system is a minimum of 5' wide. The path system connects the full site.

N. Infrastructure.

(1) Projects shall demonstrate that adequate water supply and pressure are available, adequate sewage capacity is available, on-site stormwater management is provided, traffic circulation is safe and convenient, and the traffic flow and circulation at nearby intersections is preserved or improved. Analysis and documentation of compliance with these standards shall be prepared by registered engineers and/or other appropriate professionals. When the size and complexity of a proposal for a PRD project warrant an independent review of the impacts, the applicant will be responsible for funding such an independent peer review.

Narrative: The sewer and water are provide by the Town. The existing sizes are adequate for the proposed site. Traffic flow is in on Union Street and out on to Burris Way and then onto Union Street. This will provide adequate traffic flow at all locations around the site.

(2) In cases where a specific PRD project would not otherwise meet the above criteria, the developer shall, as a condition of the Special Permit, be required to implement mitigation measures, including but not limited to improvements to public infrastructure, to adequately address any deficiency.

Narrative: Should not be required.

(3) All required utilities exclusive of transformers shall be placed underground.

Narrative: The Utilities shall be so placed underground.

O. 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.

Narrative: Stormwater Data has been submitted to the Town.

P. Separation of Planned Residential Developments. PRDs shall be separated from each other by a minimum distance to promote housing-type diversity, reduce potential cumulative impacts of PRDs and help protect neighborhood character. Each PRD shall be separated from any other PRD by a distance of at least one thousand (1,000) feet.

Narrative: No other PRD are know.

Q. Ownership and Maintenance of Common Facilities.

(1) All internal streets, ways and parking areas shall be privately owned. The maintenance of all such private streets, ways and parking areas, including but not limited to snowplowing, patching and paving, shall remain the responsibility of the owner or resident association. All deeds conveying any portion of the land containing private streets, ways or parking areas shall note this private responsibility of maintenance.

(2) In a PRD project, prior to any dwelling unit being offered for initial sale, there shall be a suitable legally-binding organization such as a residents' or condominium association agreement established in accordance with appropriate state law by a suitable legal instrument(s) recorded at the Registry of Deeds. Such association shall ensure proper maintenance and funding of shared facilities such as common open space, parking areas, alleys and amenities. As part of the Special Permit review, the applicant shall supply to the SPGA copies of such proposed instrument.

Narrative: The legal documents will so comply.

R. Bonus Density. If all the units proposed in the Planned Residential Development are offered at market-rate rental/purchase prices, then only the basic density established in § **200-14.4F** shall be permitted. An increase in the number of permitted units may be increased beyond the basic density within the PRD and authorized by the SPGA only if:

Narrative: No bonus density is requested.

(1) At least twenty percent (20%) of the units are made available as described in one of the methods outlined herein.

(a) Units made available to the Randolph Housing Authority, or other entity may direct, either for purchase within the cost limits allowed by the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD), or for lease under federal or state rental-assistance programs, or through a long-term contractual agreement; which can be counted toward the DHCD's Subsidized Housing Inventory.

(b) Units made available for sale, lease or rent at below market rates based on the following:

[1] Starter-priced Housing: For sale, lease or rental to households with incomes of less than one-hundred ten (110) percent of the median family income for the Boston Metropolitan Area as determined by the most recent calculation of the U.S. Department of Housing and Urban Development.

[2] Moderate-priced Housing: For sale, lease or rental to households with incomes of less than one hundred and fifty (150) percent of the median family income for the Boston Metropolitan Area as determined by the most recent calculation of the U.S. Department of Housing and Urban Development.

(2) Any increases in density permitted by the SPGA shall be based upon the degree to which the proposed PRD provides a range of dwelling units with a variety of price points.

(3) Long-term Availability. The SPGA, as a condition of a special permit, shall impose appropriate limitations and safeguards to insure the continued availability of the below market-rate units for a minimum of forty (40) years. Such limitations and safeguards may be in the form of deed restrictions, resale monitoring, requirements for income verification of purchasers and/or tenants, rent level controls or other method as the SPGA may direct.

S. Application for Special Permit; Reports and Recommendations; Issuance of Special Permit.

Narrative: Procedural requirement to be followed.

(1) Application. Any person who desires a special permit for a PRD shall apply in writing in such form as the SPGA may require which shall include the following:

(a) A development statement consisting of a petition, a list of the parties in interest with respect to the PRD tract, a list of the development team and a written statement outlining the potential impacts of the proposed development including environmental,

traffic and community impact. The applicant shall set forth the development including in tabular form the number of units, type, size (number of bedroom area), ground coverage, and summary showing the area of residential development and common open space as percentages of the total area of the PRD tract.

(b) Development plans consisting of:

[1] Site plans;

[2] Building elevations;

[3] Floor plans;

[4] Detailed plans for disposal of sanitary sewage; and

[5] Landscape plan and details;

(c) Bonus density calculations (where applicable) including:

[1] Income range (using ranges established by the appropriate state or federal agencies as acceptable to the SPGA) of family households or single individual residing in each affordable dwelling unit;

[2] Pre- and post-construction management methods concerning the maintenance of the any affordable dwelling units including supporting documents and contracts; and

[3] Proposed methods of ensuring long-term availability for the income restricted dwelling units, including supporting documents and restrictions.

(d) Such additional information as the SPGA may require.

(2) Planning Board Report and Recommendations. The Planning Board shall meet with the applicant and review the application packet including development statement and plans and shall submit in writing to the SPGA its report and recommendations upon the technical quality of the proposed development, and at least the following:

(a) General descriptions of the natural terrain of the PRD tract and surrounding areas, and of the neighborhood in which the tract is situated.

(b) A review of the proposed development, including the design and use of buildings and of the open spaces between and around them, of pedestrian and vehicular circulation, of the location and capacity of parking, and of the provisions for grading, landscaping and screening.

(c) An evaluation and opinion upon the degree to which the proposed PRD provides a range of diversity and the size of the units as it relates to increased density that may be permitted.

(d) An evaluation and opinion upon the degree to which any land intended to be conveyed to, or restricted for the benefit of the Town:

Provides or will in the future provide an addition to areas of open space between developed sections of the Town;

Makes available land desirable for future public use; or Conforms to the

Town's long-range land use plan.

(e) Its opinion as to whether the proposed site design, development layout, number, type and design of housing constitute a suitable development for the neighborhood within which it is located.

(f) Recommendations for the granting or denial of the special permit, including recommendations for modifications, restrictions or requirements to be imposed as a condition of granting the special permit.

(3) Conservation Commission's Report and Recommendations. The Conservation

Commission shall review the development statement and plans and shall submit in to the SPGA its report and recommendations upon the degree to which the p development enhances the protection of environmental qualities including at least:

(a) An evaluation and opinion upon the degree to which the development itself impinges upon environmental areas.

(b) An evaluation and opinion upon the degree to which the common open space protects environmental areas and provides a valuable outdoor recreation resource.

(c) An evaluation and opinion upon the degree to which any land intended to be conveyed to, or restricted for the benefit of, the Town:

Enhances the protection of environmental areas, unique natural features, scenic vistas or potential or existing farmland; or

Provides a valuable addition to the open space resources of the Town.

(4) Issuance of Special Permit. A special permit shall be issued under this section only if the SPGA shall find that the PRD is in harmony with the general purpose and intent of this section and that the PRD contains a mix of residential, open space, or other uses in a variety of buildings to be sufficiently advantageous to the Town to render it appropriate to depart from the requirements of this Ordinance otherwise applicable to the district(s) in which the PRD tract is located. If a special permit is granted the SPGA shall impose as a condition thereof that the installation of municipal services and construction of interior drives within the PRD shall comply with the Subdivision Rules and Regulations of the Planning Board to the extent

applicable, shall require sufficient security to insure such compliance and the completion of planned recreational facilities and site amenities, and may impose such additional conditions and safeguards as public safety, welfare and convenience may require, either as recommended by the Planning Board and Conservation Commission or upon its own initiative. The SPGA shall give due consideration to the reports of the Planning Board and Conservation Commission and where the decision of the SPGA differs from the recommendations of the Planning Board or Conservation Commission, the reasons therefor shall be stated in writing.

Data Narrative

for the

Planned Residential Development

at

86 & 92 Union Street

Randolph, MA

December 22, 2025

General Data:

:

The site is the combination of two lots with two existing houses and the end of Burris Street, which was abandoned and deeded to the abutters. The 86 Union Street lot contains 21,781 +/-SF. The 92 Union Street lot contains 41,066+/- SF. The half street contains 3.280+/- SF. The total land area is 66,127+/- square feet.

The parcel has 250+/- feet of frontage on Union Street and 85+/- feet of frontage on Burris Way.

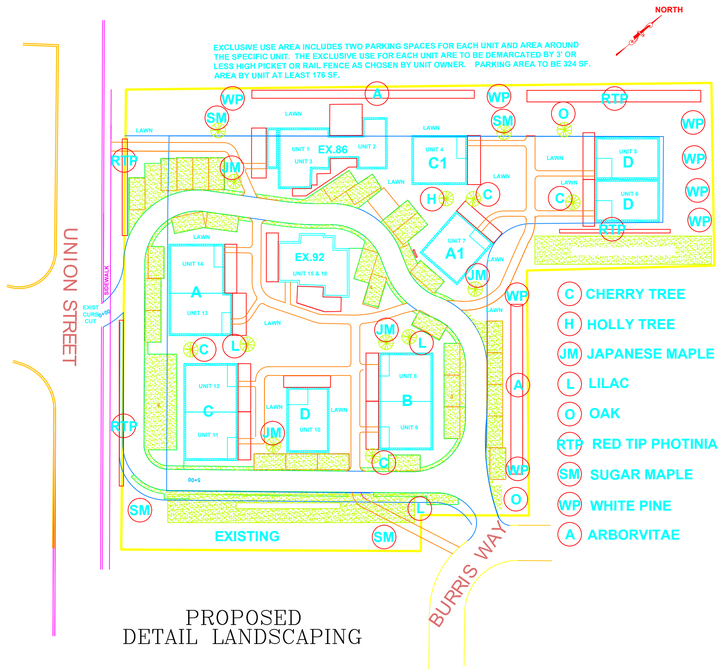
The parcel has two curb cuts on Union Street and no curb cut on Burris Way.

The proposal is to create a Planned Residential Development in accordance with the Town's new bylaw. This PRD is proposed to remodel the two existing historic houses on the site. These two existing houses are to hold a total of five (5) units. The proposal is to build seven (7) new buildings containing eleven (11) more units for a total of sixteen (16) housing units.

Unit 1	86 Union 1	1,125 sf	2 Bedrooms
Unit 2	86 Union 2	759 sf	2 Bedrooms
Unit 3	86 Union 3	629 sf	2 Bedrooms
Unit 4	C1	1,049sf	3 Bedrooms
Unit 5	D	1,093sf	3 Bedrooms
Unit 6	D	1,093sf	3 Bedrooms
Unit 7	A1	1,100 sf	3 Bedrooms

Unit 8	B	1,100 sf	3 Bedrooms
Unit 9	B	1,100sf	3 Bedrooms
Unit 10	D	1,093 sf	3 Bedrooms
Unit 11	C	1,100 sf	3 Bedrooms
Unit 12	C	1,100 sf	3 Bedrooms
Unit 13	A	1,085 sf	3 Bedrooms
Unit 14	A	1,085 sf	3 Bedrooms
Unit 15	92 Union	1,026 sf	3 Bedrooms
Unit 16	92 Union	1,026 sf	3 Bedrooms

The proposed total building roof is 8,015 sf. This is 12.1% lot cover.
The proposed total drive and sidewalks is 7,716. This is 11.7% lot cover
Impervious area is lot cover is 23.8%.
Previous area is 49,745 sf or 75.2% lot coverage.
Sidewalks and driveway are proposed to be asphalt.
Parking is proposed to be stone.



PROPOSED
DETAIL LANDSCAPING



Akebono Cherry Tree

C
CHERRY TREE



Nellie Stevens Holly

H
HOLLY TREE



Emperor Japanese Maple

JM
JAPANESE MAPLE



Lilac Miss Kim

L
LILAC



Pin Oak

O
OAK



Red Tip Photinia

RTP
RED TIP PHOTINIA



Sugar Maple

SM
SUGAR MAPLE

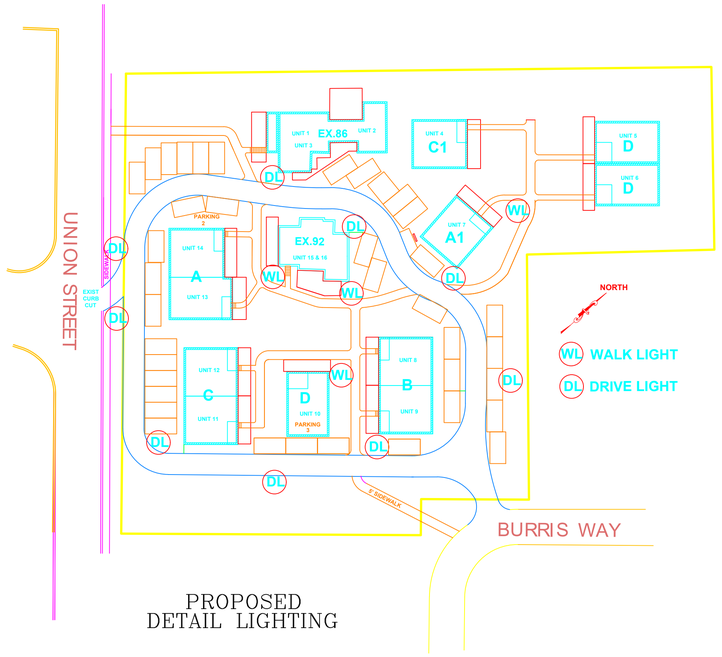


White Pine

WP
WHITE PINE



A
ARBORVITAE



PROPOSED
DETAIL LIGHTING

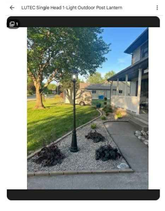


Kichler Single Light 27" Tall Landscape Path Light - Low Voltage

WL
WALK LIGHT



DL
DRIVE LIGHT



DL
DRIVE LIGHT

40 0 40 80 120 160
SCALE
HORIZONTAL 1"=40'



REV 3 12/22/25
REV 3 11/6/25
REV 2 10/24/25
REV 1 10/23/25
4/23/25

CSN ENGINEERING
P.O. Box 201
Brewster, MA 02631
Phone: (508) 896-1783

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE PROFESSIONAL BUILDER SO THAT THE PROJECT SHOWN IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

PROJECT DEVELOPMENT
59 CLAY STREET, MIDDLEBORO, MA 02346
PHONE 774-766-0544
EMAIL jspink1@gmail.com
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LANDSCAPING AND LIGHTING

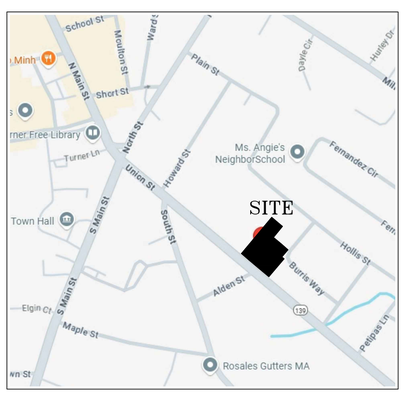
PROPOSED PLANNED RESIDENTAL DEVELOPMENT 86-92 UNION STREET RANDOLPH

DWG. NO.
LANDSCAPE AND LIGHTING

PLANNED RESIDENTIAL DEVELOPMENT
86-92 UNION STREET
RANDOLPH, MASSACHUSETTS

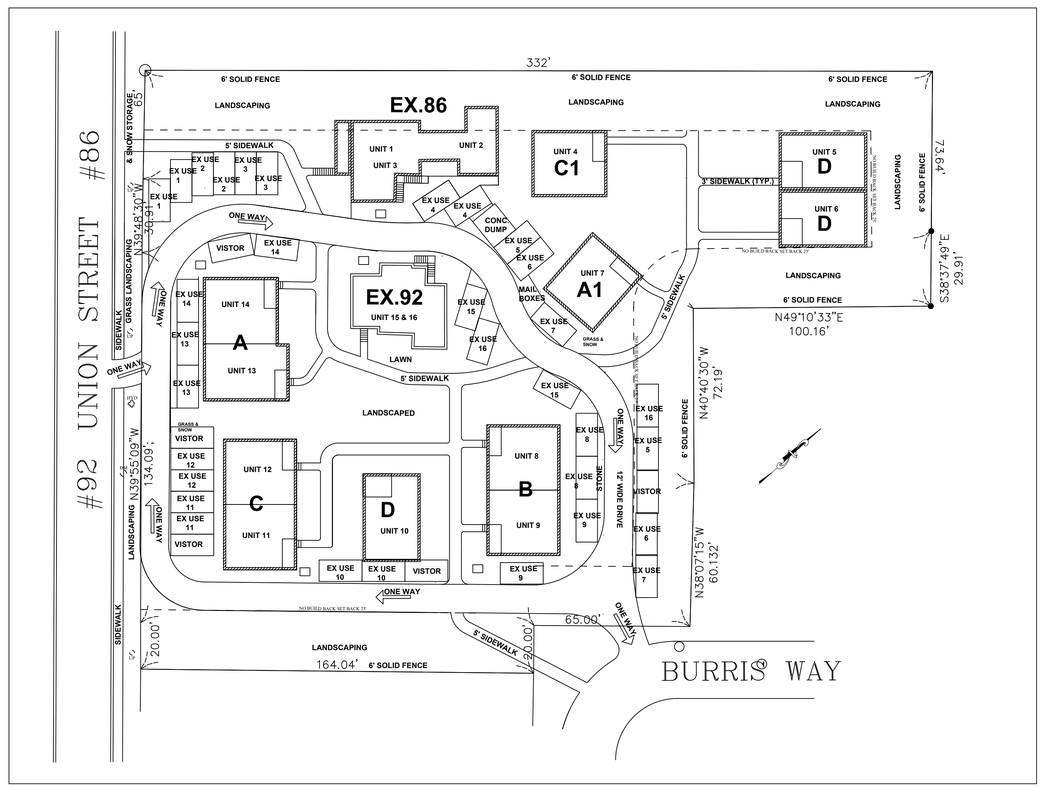


EXISTING SITE
N.T.S.



MA GIS

LOCUS
SCALE - 1"=500'



SITE
N.T.S.

PERMIT SET

ZONING

ZONED - RH

DEED REFERENCE

92 UNION STREET - BK: 33114 PG: 218
86 UNION STREET - BK:41971 PG: 54

DRAWING LIST

SHEET 1
COVER SHEET

SHEET 2
PLAN OUTLINE- SNOW STORAGE
EXISTING CONDITIONS
COMBINED LOTS
PROPOSED GRADING

SHEET 3
PROPOSED DRIVE
PROPOSED PARKING
PROPOSED LANDSCAPING
PROPOSED INFILTRATION
PROPOSED EXCLUSIVE USE

SHEET 4
PROPOSED UTILITIES
PROPOSED ELECTRIC
PROPOSED WATER
PROPOSED GAS
PROPOSED SEWER

SHEET 5
PROPOSED STREET GRADE
PROPOSED UTILITIES COMBINED
DRIVE PROFILE
DETAILS

LINDA J. CRONIN
COMMONWEALTH OF MASSACHUSETTS
FIELD CIVIL
NO. 46544
REGISTERED PROFESSIONAL ENGINEER

REV 4 12/3/25
REV 3 11/6/25
REV 2 10/24/25
REV 1 10/23/25
4/23/25

SCALE: 1/4"=1'

CSN ENGINEERING
P.O. Box 201
Brewster, MA 02631
Phone: (508) 896-1783

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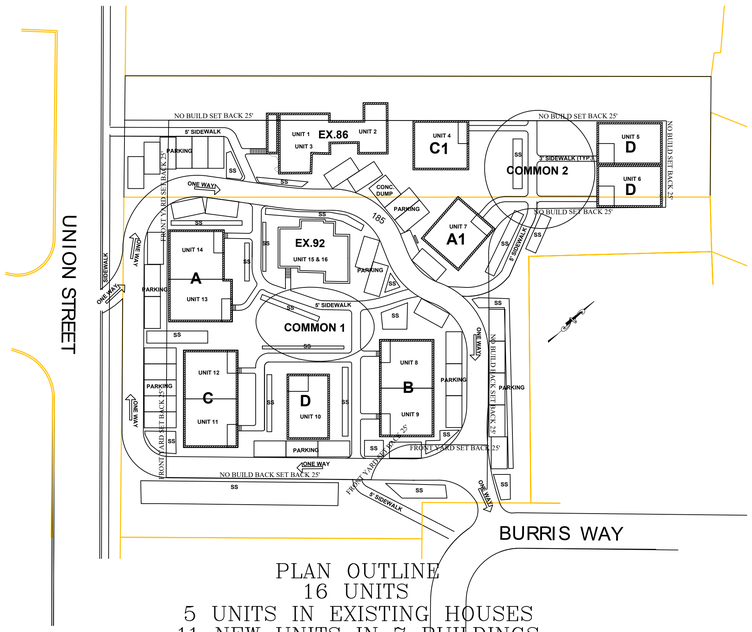
JOHN SPINK DESIGNS
59 CLAY STREET, MIDDLEBORO, MA 02346
PHONE 774-766-0544
jspink1@gmail.com

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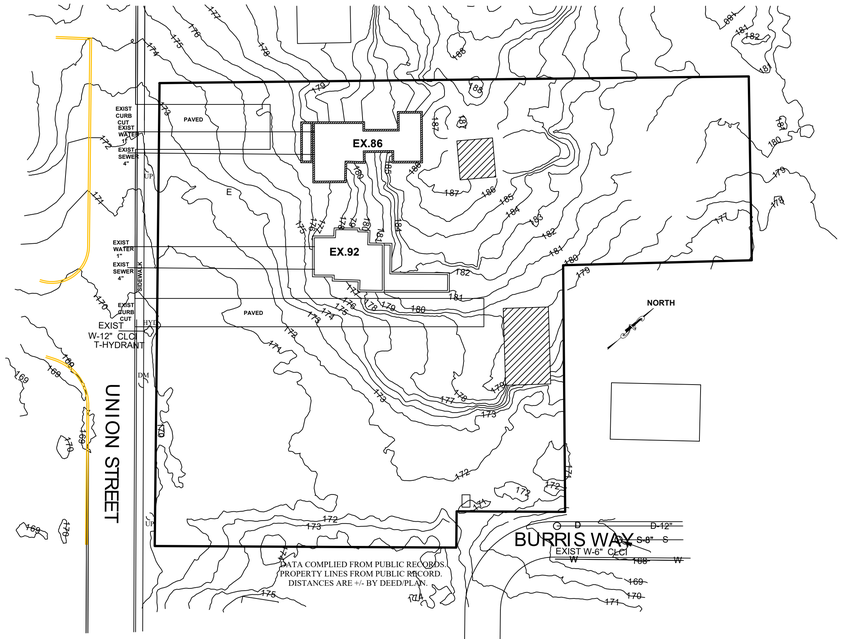
86-92 UNION STYREET
RANDOLPH, MA

DATE: 7/30/25
86-92 UNION STREET
PLANNED
RESIDENTIAL
DEVELOPMENT

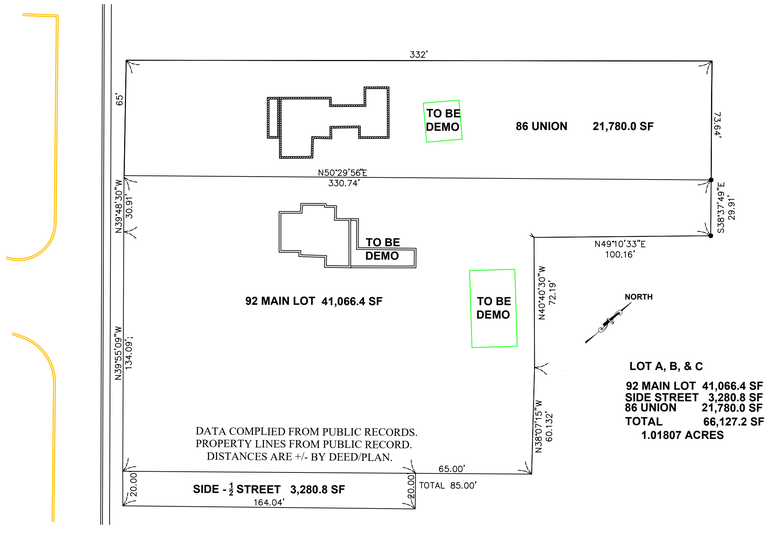
DWG. NO. 1



PLAN OUTLINE
16 UNITS
5 UNITS IN EXISTING HOUSES
11 NEW UNITS IN 7 BUILDINGS
SNOW STORAGE – SS

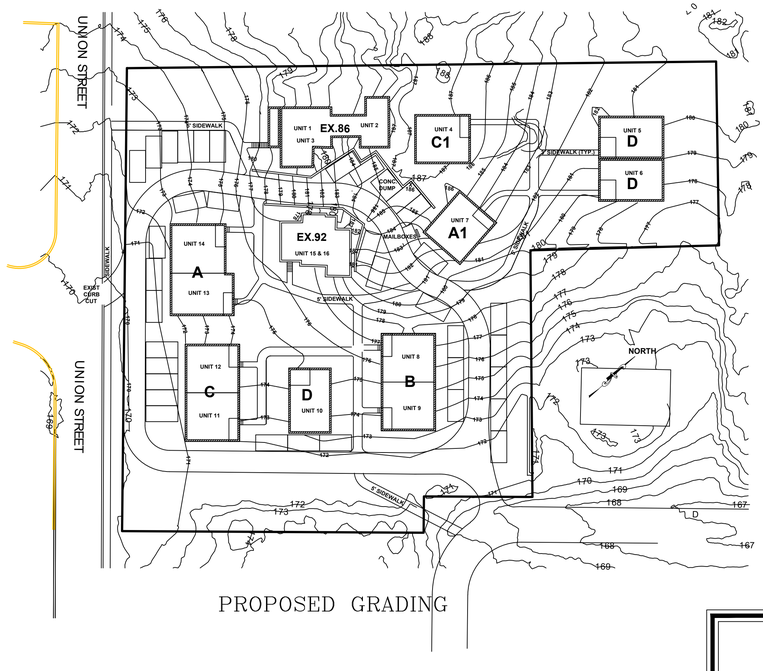


EXISTING CONDITIONS



LOT A, B, & C
92 MAIN LOT 41,066.4 SF
SIDE STREET 3,280.8 SF
86 UNION 21,780.0 SF
TOTAL 66,127.2 SF
1.01807 ACRES

COMBINED LOTS 86 & 92
DEMOLITION BUILDINGS AND ADDITIONS



PROPOSED GRADING



REV 3 11/6/25
REV 2 10/24/25
REV 1 10/23/25
4/23/25

40 0 40 80 120 160
SCALE
HORIZONTAL 1"=40'

CSN ENGINEERING
P.O. Box 201
Brewster, MA 02631
Phone: (508) 896-1783

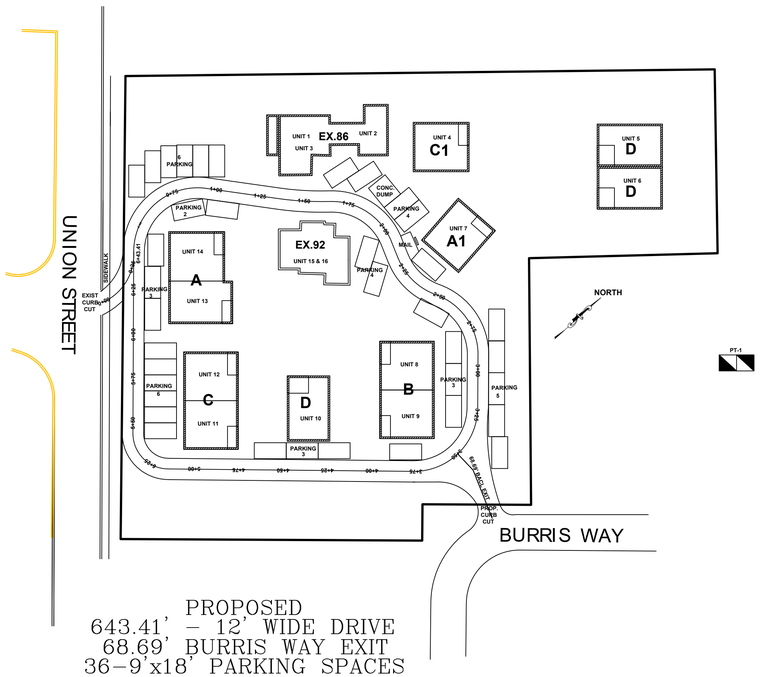
PROJECT DEVELOPMENT
59 CLAY STREET, MIDDLEBORO, MA 02346
PHONE 774-766-0544
EMAIL jspink1@gmail.com
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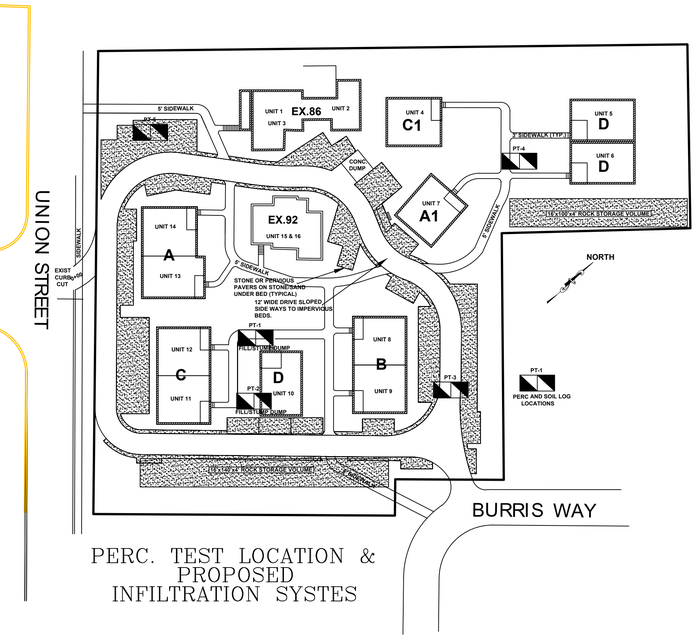
PLAN OUTLINE
EXISTING CONDITIONS
PROPERTY
PROPOSED GRADING

PROPOSED
PLANNED RESIDENTAL
DEVELOPMENT
86-92 UNION STREET
RANDOLPH

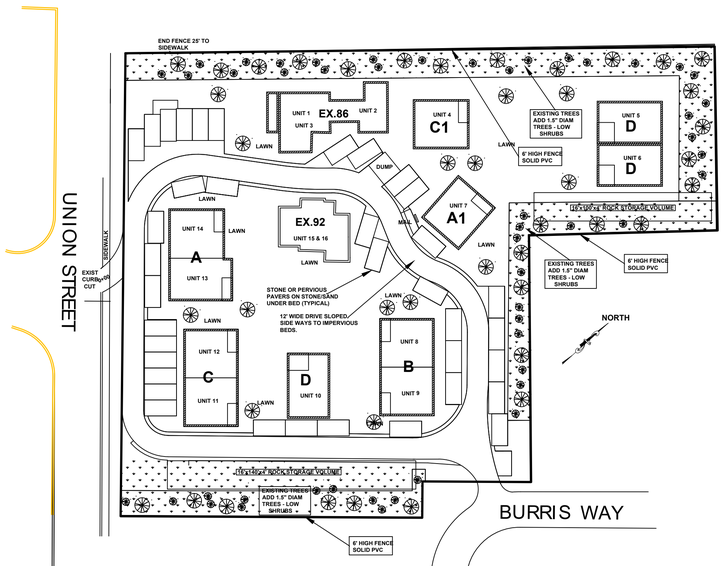
DWG. NO.
2



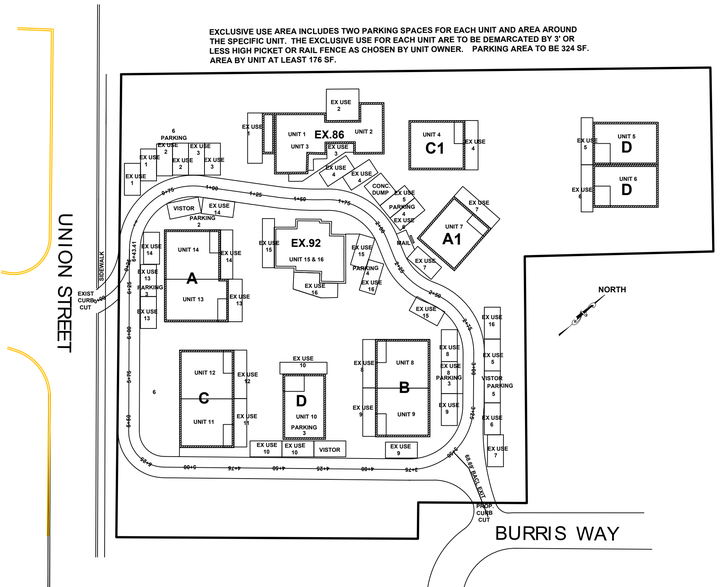
PROPOSED
643.41' – 12' WIDE DRIVE
68.69' BURRIS WAY EXIT
36–9'x18' PARKING SPACES



PERC. TEST LOCATION &
PROPOSED
INFILTRATION SYSTES



PROPOSED
LANDSCAPING



PROPOSED
EXCLUSIVE USE AREAS

40 0 40 80 120 160

SCALE
HORIZONTAL 1"=40'

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. THEREFORE, HIS RESPONSIBILITY TO VERIFY ACTUAL CONDITIONS AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

PROJECT DEVELOPMENT

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ROAD & PARKING
INFILTRATION SYSTEM
LANDSCAPING
EXCLUSIVE USE AREAS

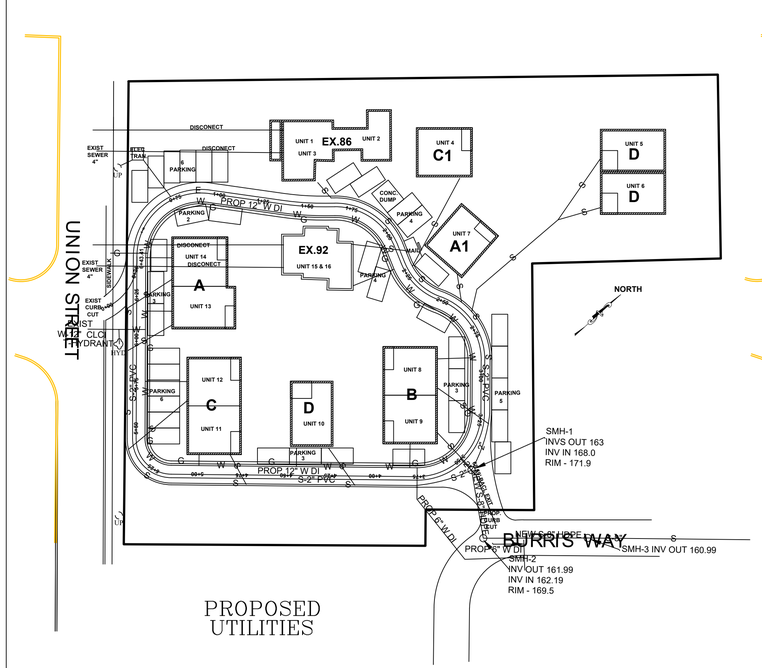
PROPOSED
PLANNED RESIDENTIAL
DEVELOPMENT
86-92 UNION STREET
RANDOLPH

COMMONWEALTH OF MASSACHUSETTS
LINDA J. CRONIN
FIELD CIVIL
NO. 46544
REGISTERED PROFESSIONAL ENGINEER

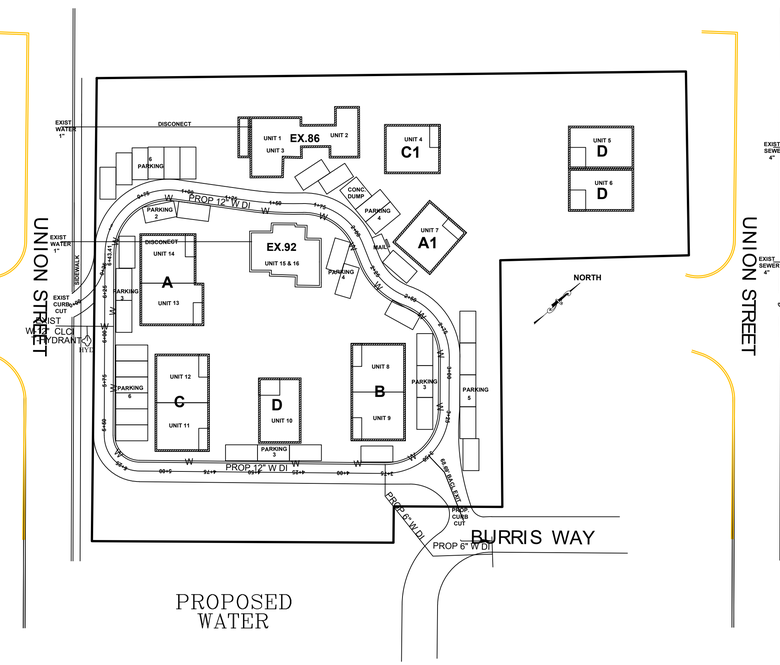
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REV 2 10/24/25
REV 1 10/23/25
4/23/25

DWG. NO.
3

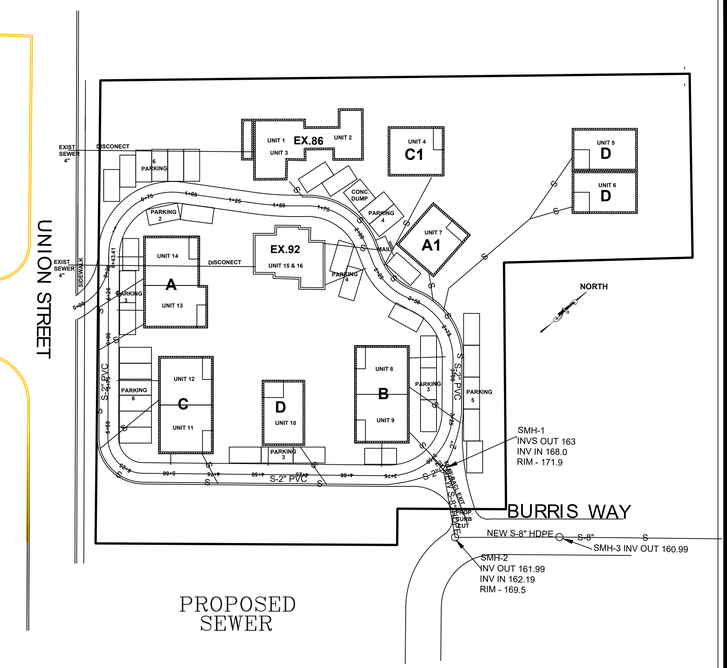
CSN ENGINEERING
P.O. Box 201
Brewster, MA 02631
Phone: (508) 896-1783



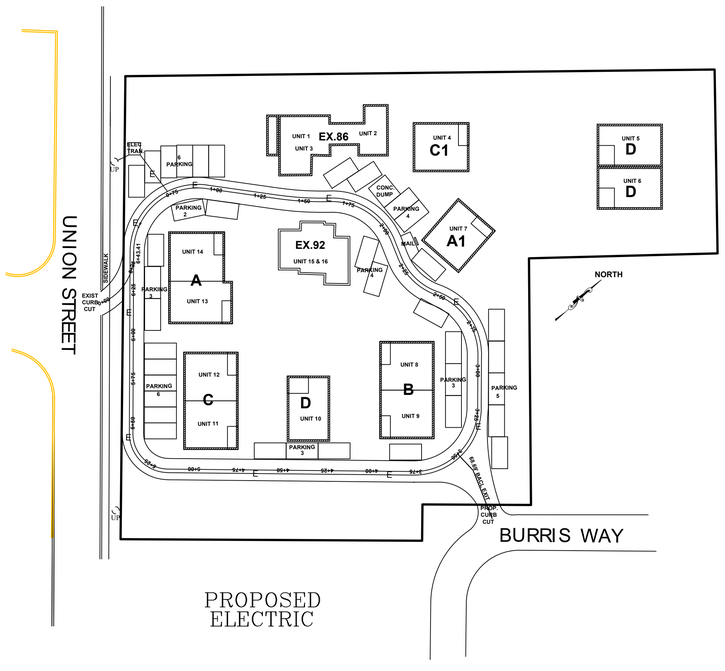
PROPOSED
UTILITIES



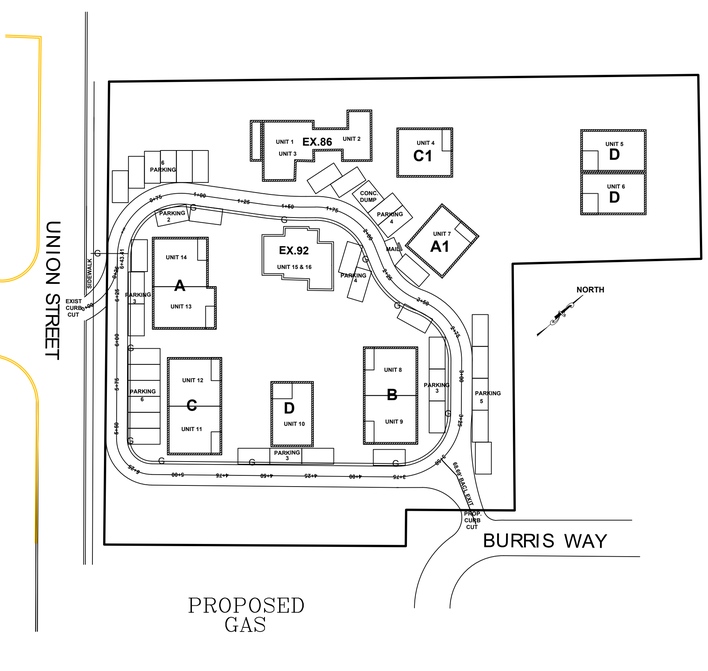
PROPOSED
WATER



PROPOSED
SEWER



PROPOSED
ELECTRIC



PROPOSED
GAS

SCALE
HORIZONTAL 1"=40'

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIRE-MENTS MAY NECESSITATE MINOR CHANGES TO THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

PROJECT DEVELOPMENT

59 CLAY STREET, MIDDLEBORO, MA 02346
PHONE 774-766-0544
EMAIL jspink1@gmail.com

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UTILITIES
WATER - SEWER
ELECTRIC - GAS

PROPOSED
PLANNED RESIDENTAL
DEVELOPMENT
86-92 UNION STREET
RANDOLPH

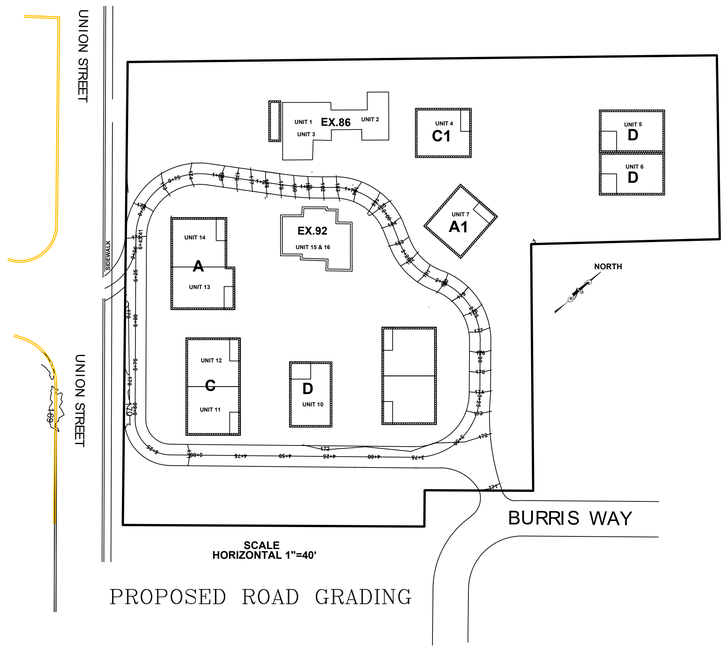
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REV 2 10/24/25
REV 1 10/23/25

4/23/25

LINDA J. CRONIN
COMMONWEALTH OF MASSACHUSETTS
FIELD CIVIL
NO. 46514
REGISTERED PROFESSIONAL ENGINEER

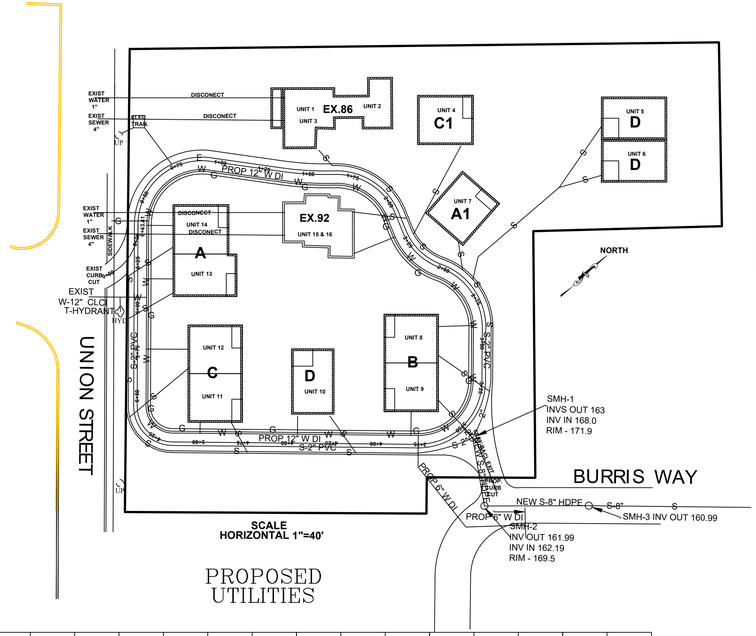
CSN ENGINEERING
P.O. Box 201
Brewster, MA 02631
Phone: (508) 896-1783

DWG. NO.
4



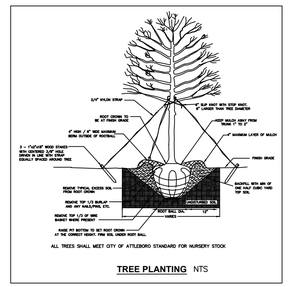
SCALE
HORIZONTAL 1"=40'

PROPOSED ROAD GRADING

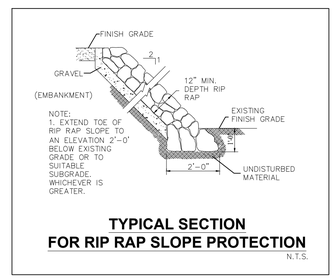


SCALE
HORIZONTAL 1"=40'

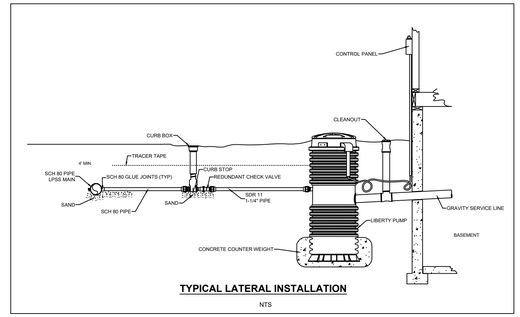
PROPOSED
UTILITIES



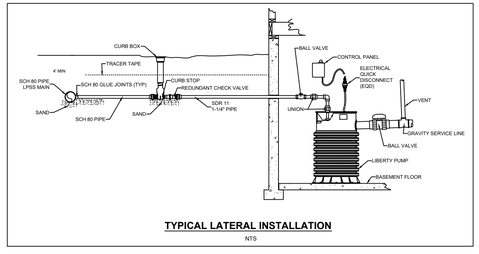
TREE PLANTING NTS



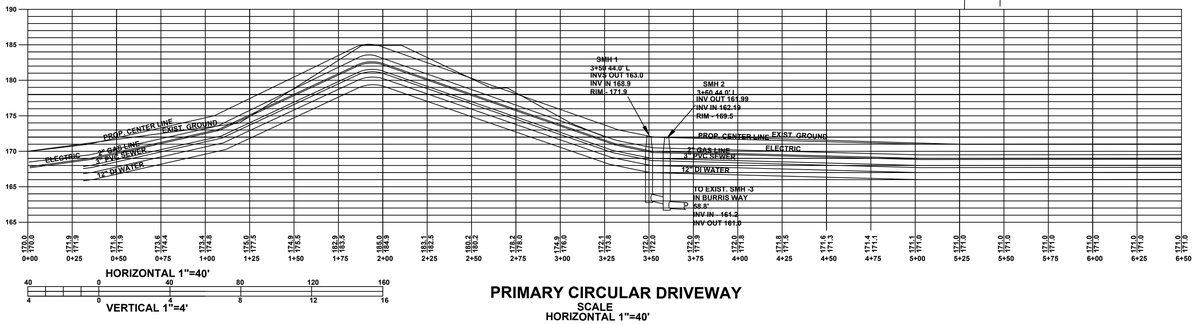
TYPICAL SECTION
FOR RIP RAP SLOPE PROTECTION
N.T.S.



TYPICAL LATERAL INSTALLATION
NTS



TYPICAL LATERAL INSTALLATION
NTS



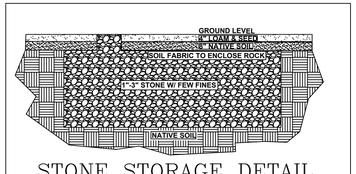
HORIZONTAL 1"=40'

40 0 40 80 120 160

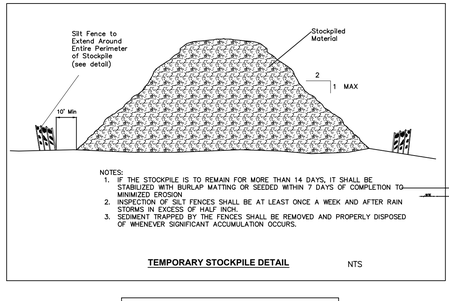
VERTICAL 1"=4'

4 0 4 8 12 16

PRIMARY CIRCULAR DRIVEWAY
SCALE
HORIZONTAL 1"=40'

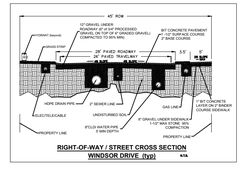


STONE STORAGE DETAIL
N.T.S.

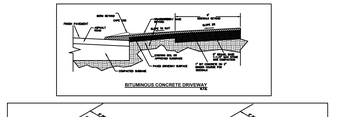


NOTES:
1. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH BURLAP MATTING OR SEEDED WITHIN 7 DAYS OF COMPLETION TO MINIMIZED EROSION
2. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE A WEEK AND AFTER RAIN STORMS IN EXCESS OF HALF INCH.
3. SEDIMENT TRAPPED BY THE FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.

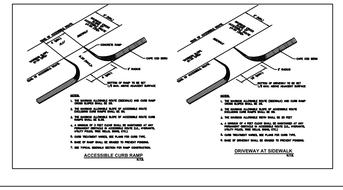
TEMPORARY STOCKPILE DETAIL NTS

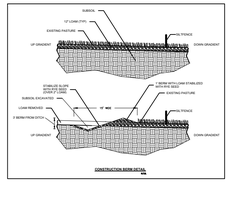


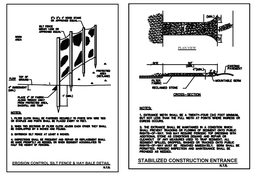
RIGHT-OF-WAY / STREET CROSS SECTION
WINDSOR DRIVE (typ) N/A



RIGHT-OF-WAY / STREET CROSS SECTION
WINDSOR DRIVE (typ) N/A







IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. IT IS THEREFORE HIS RESPONSIBILITY TO ALERT ACCURACY AGENCIES CONFLICTS WITH APPLICABLE CODES AND AGENCIES PRIOR TO CONSTRUCTION. WHERE THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

PROJECT DEVELOPMENT

59 CLAY STREET, MIDDLEBORO, MA 02346
PHONE 774-766-0544
EMAIL jspink1@gmail.com

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DRIVE WAY
PLAN & PROILE

PROPOSED
PLANNED RESIDENTAL
DEVELOPMENT
86-92 UNION STREET
RANDOLPH

REV 3 11/6/25
REV 2 10/24/25
REV 1 10/23/25
4/23/25

DWG. NO.
5



CSN ENGINEERING
P.O. Box 201
Brewster, MA 02631
Phone: (508) 896-1783

COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET, RANDOLPH
FLOOR PLANS AND EXTERIOR ELEVATIONS

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

ATELIER LALANNE INCORPORATED
SERGE LALANNE DESIGNER
Tel: (508) 818-7215
kiraline2005@yahoo.com
115 MAIN STREET, N. EASTON,
MASSACHUSETTS, 02346-1052

DRAWING TITLE: FOR ZBA

DATE	REVISION	BY

PROFESSIONAL STAMP:

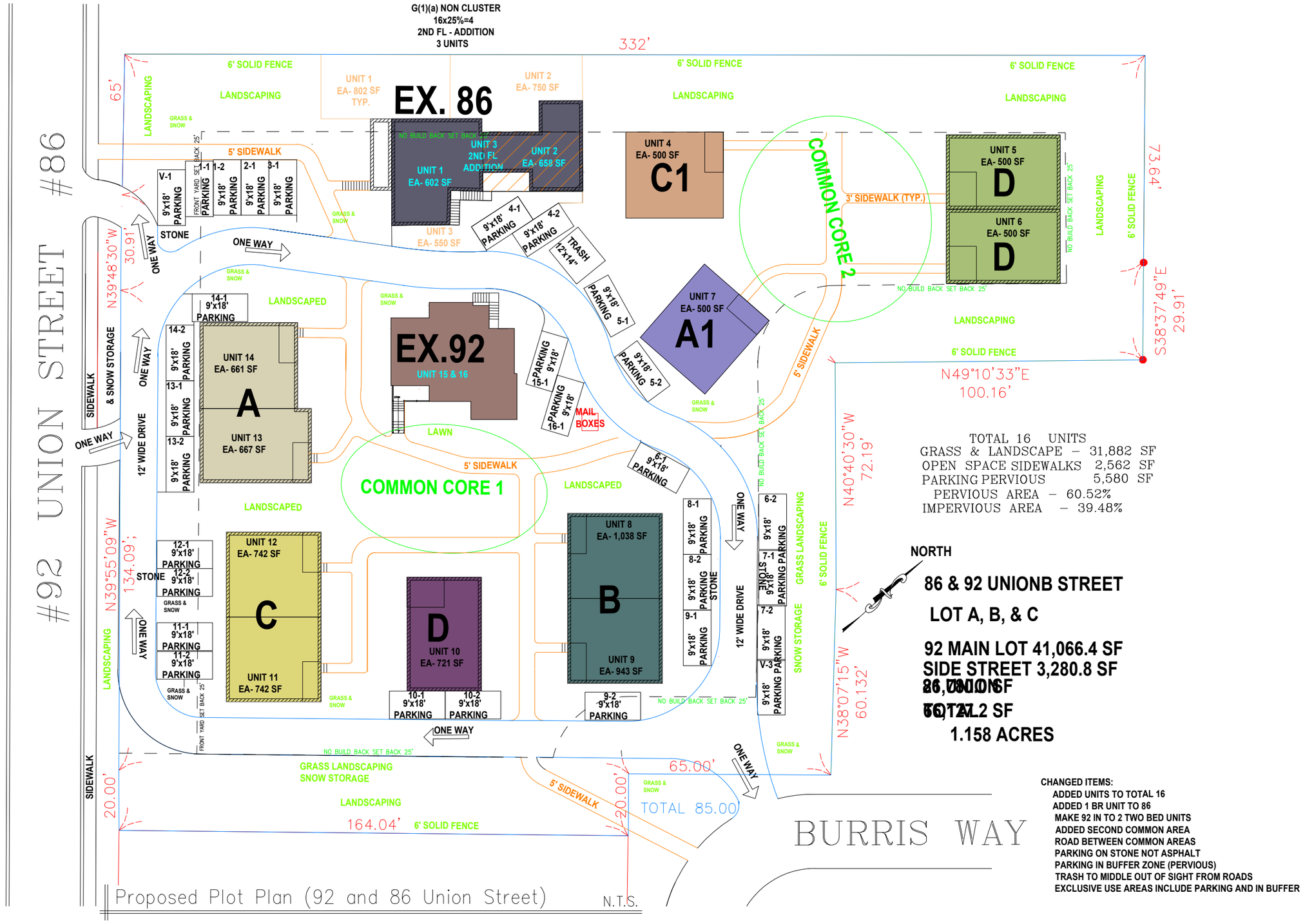
PROJECT ADDRESS: COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA

DRAWING TITLE: FOR PERMITTING

DRAWN BY: SL
CHECKED BY:
DATE: 06-20-2025
CAD FILE NAME:

SCALE: 1/4"= 1'-0"
DRAWING NO. T-1

FOR ZBA



TOTAL 16 UNITS
GRASS & LANDSCAPE – 31,882 SF
OPEN SPACE SIDEWALKS 2,562 SF
PARKING PERVIOUS 5,580 SF
PERVIOUS AREA – 60.52%
IMPERVIOUS AREA – 39.48%

NORTH

86 & 92 UNIONB STREET

LOT A, B, & C

92 MAIN LOT 41,066.4 SF
SIDE STREET 3,280.8 SF
86 MAIN LOT 26,700 SF
TOTAL 70,747.2 SF
1.158 ACRES

CHANGED ITEMS:
- ADDED UNITS TO TOTAL 16
- ADDED 1 BR UNIT TO 86
- MAKE 92 IN TO 2 TWO BED UNITS
- ADDED SECOND COMMON AREA
- ROAD BETWEEN COMMON AREAS
- PARKING ON STONE NOT ASPHALT
- PARKING IN BUFFER ZONE (PERVIOUS)
- TRASH TO MIDDLE OUT OF SIGHT FROM ROADS
- EXCLUSIVE USE AREAS INCLUDE PARKING AND IN BUFFER

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED PLOT PLAN
(92 AND 86 UNION STREET)

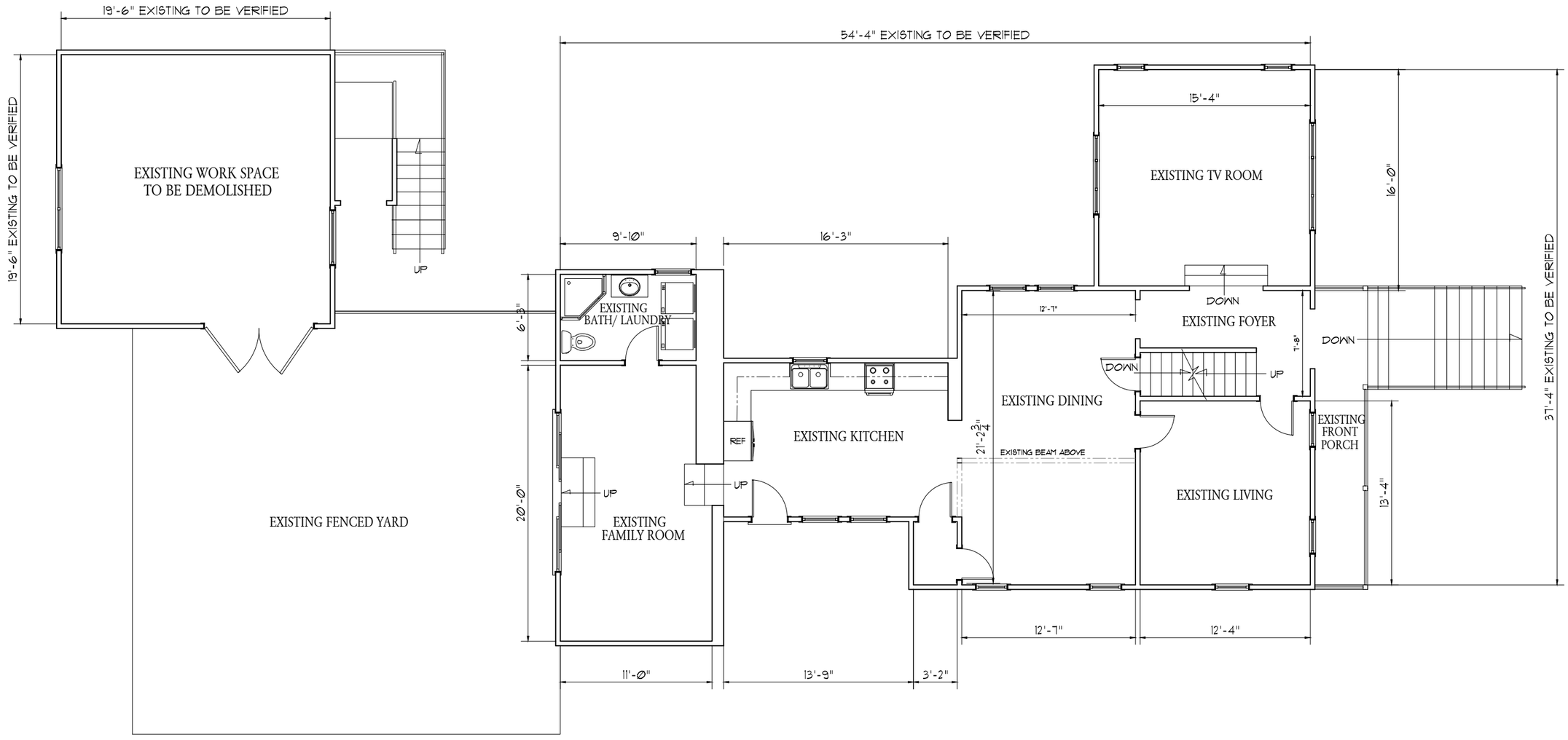
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86–92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed Plot Plan
(92 and 86 Union Street)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
CHECKED BY:	DRAWING NO. PLT–1
DATE: 11–28–2025	FOR ZBA
CAD FILE NAME:	



Existing 1st Floor Plan (86 Union Street) 1/8"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
EXISTING
1ST FLOOR PLAN
(86 UNION STREET)

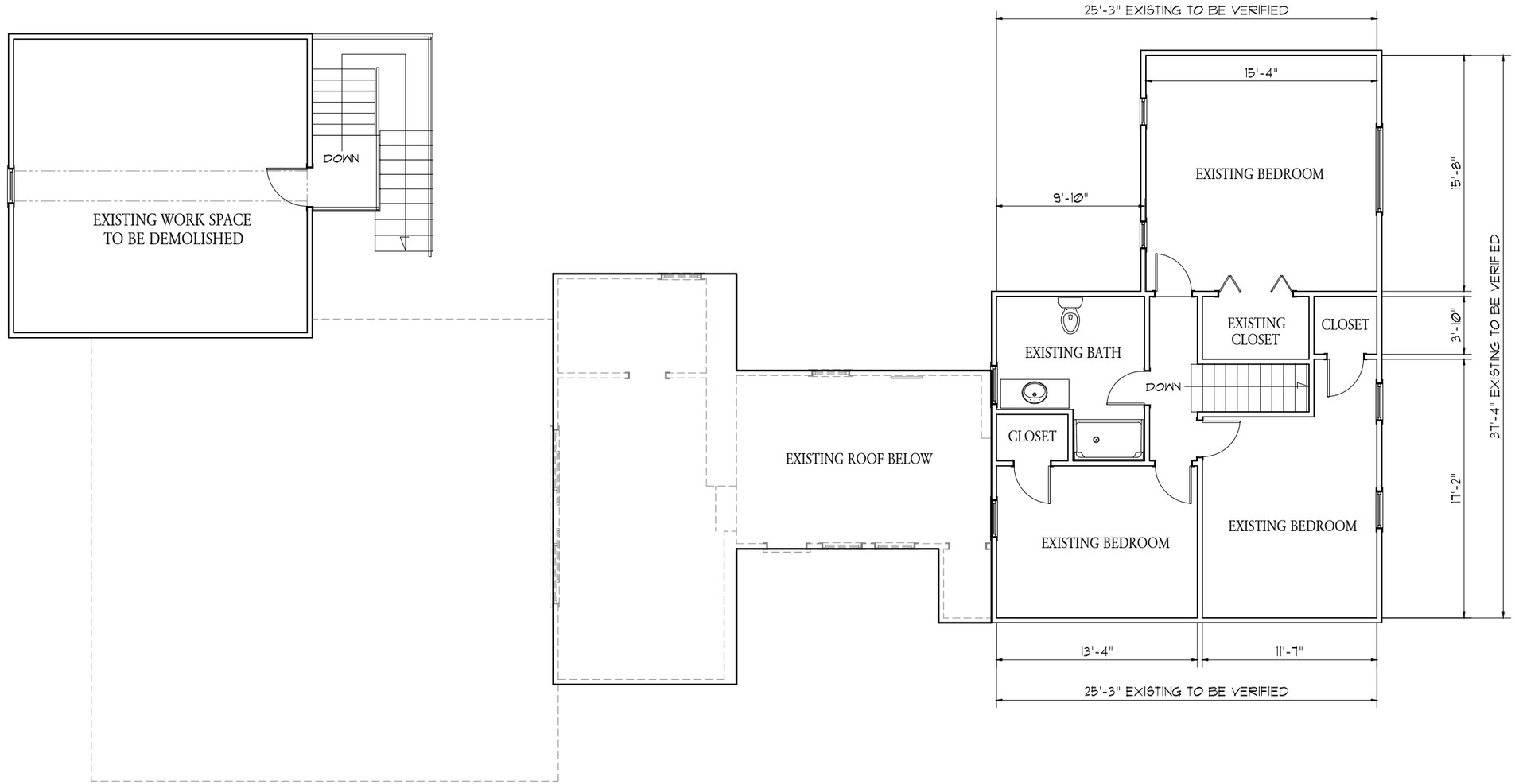
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE: Existing 1st Floor Plan (86 Union Street)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
CHECKED BY:	DRAWING NO. EX-1
DATE: 06-20-2025	FOR ZBA
CAD FILE NAME:	



Existing 1st Floor Plan (86 Union Street) 1/8"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
EXISTING
2ND FLOOR PLAN
(86 UNION STREET)

DATE	REVISION	BY

PROFESSIONAL STAMP:

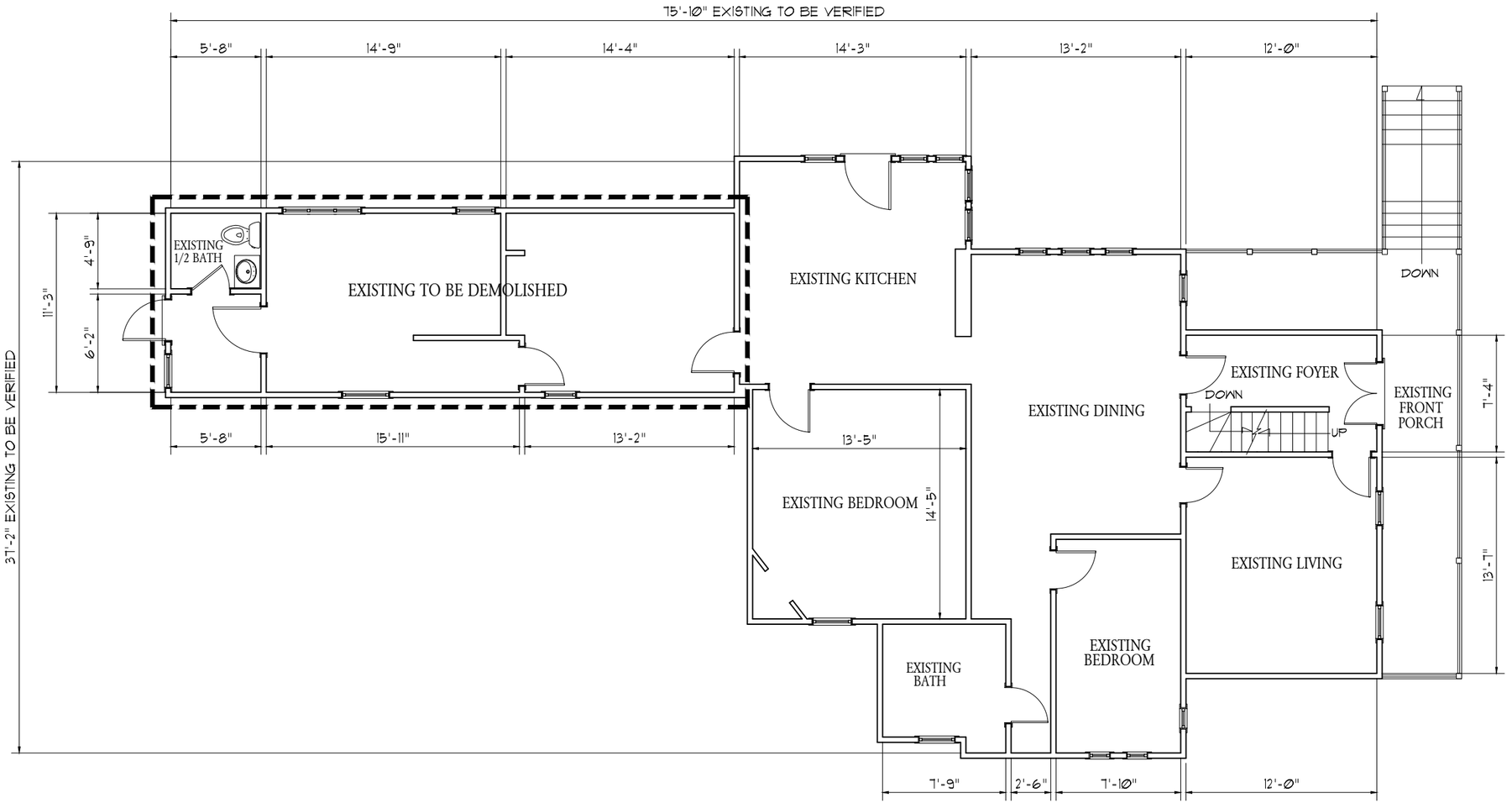
PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE: Existing 2nd Floor Plan (86 Union Street)

DRAWN BY: SL
CHECKED BY:
DATE: 06-20-2025
CAD FILE NAME:

SCALE: 1/4"= 1'-0"
DRAWING NO. EX-2

FOR ZBA



Existing 1st Floor Plan (92 Union Street) 1/8"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
EXISTING
1ST FLOOR PLAN
(92 UNION STREET)

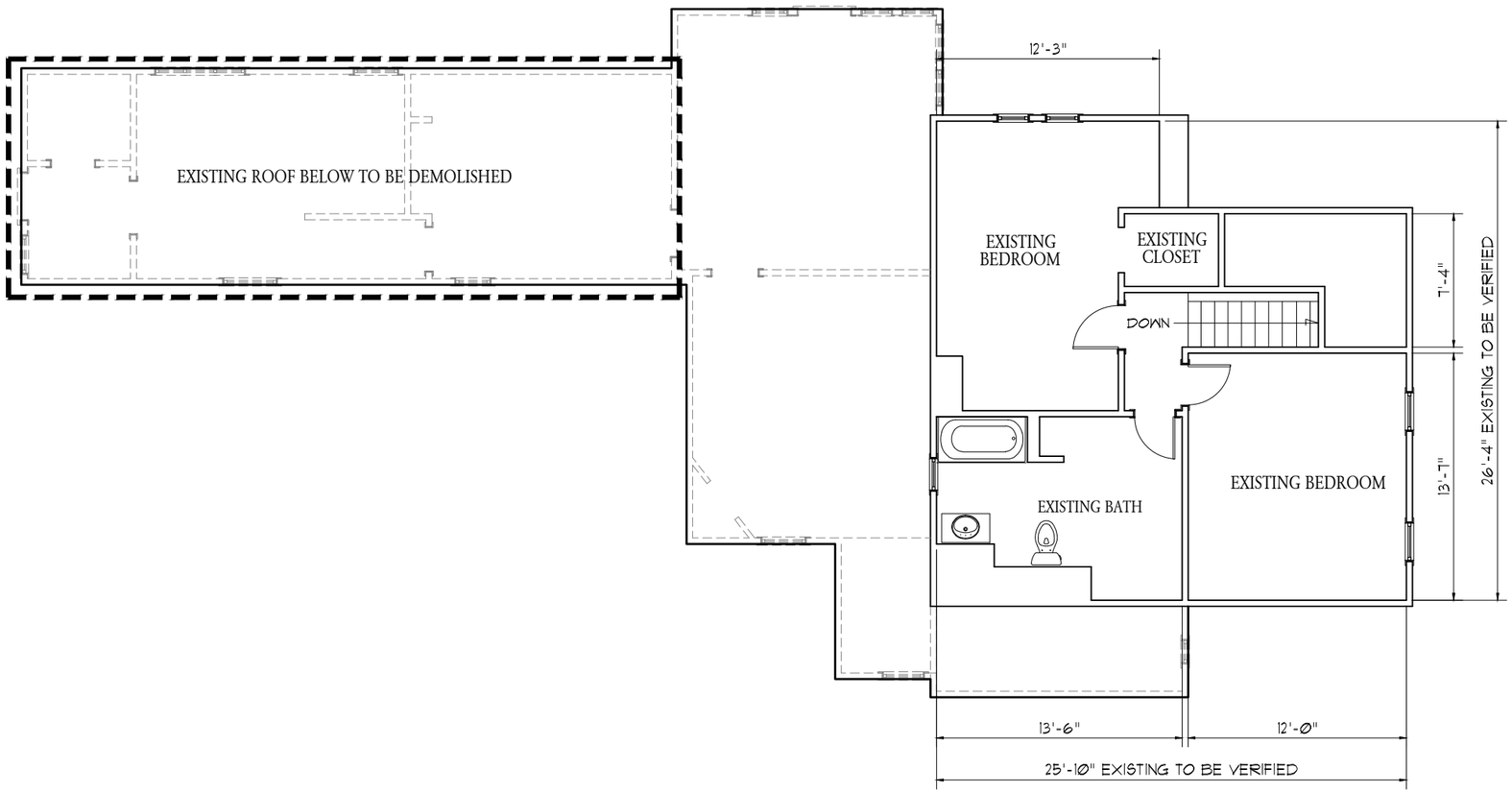
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE: Existing 1st Floor Plan (92 Union Street)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
CHECKED BY:	DRAWING NO. EX-1
DATE: 06-20-2025	FOR ZBA
CAD FILE NAME:	



Existing 2nd Floor Plan (92 Union Street) 1/8"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
EXISTING
2ND FLOOR PLAN
(92 UNION STREET)

DATE	REVISION	BY

PROFESSIONAL STAMP:

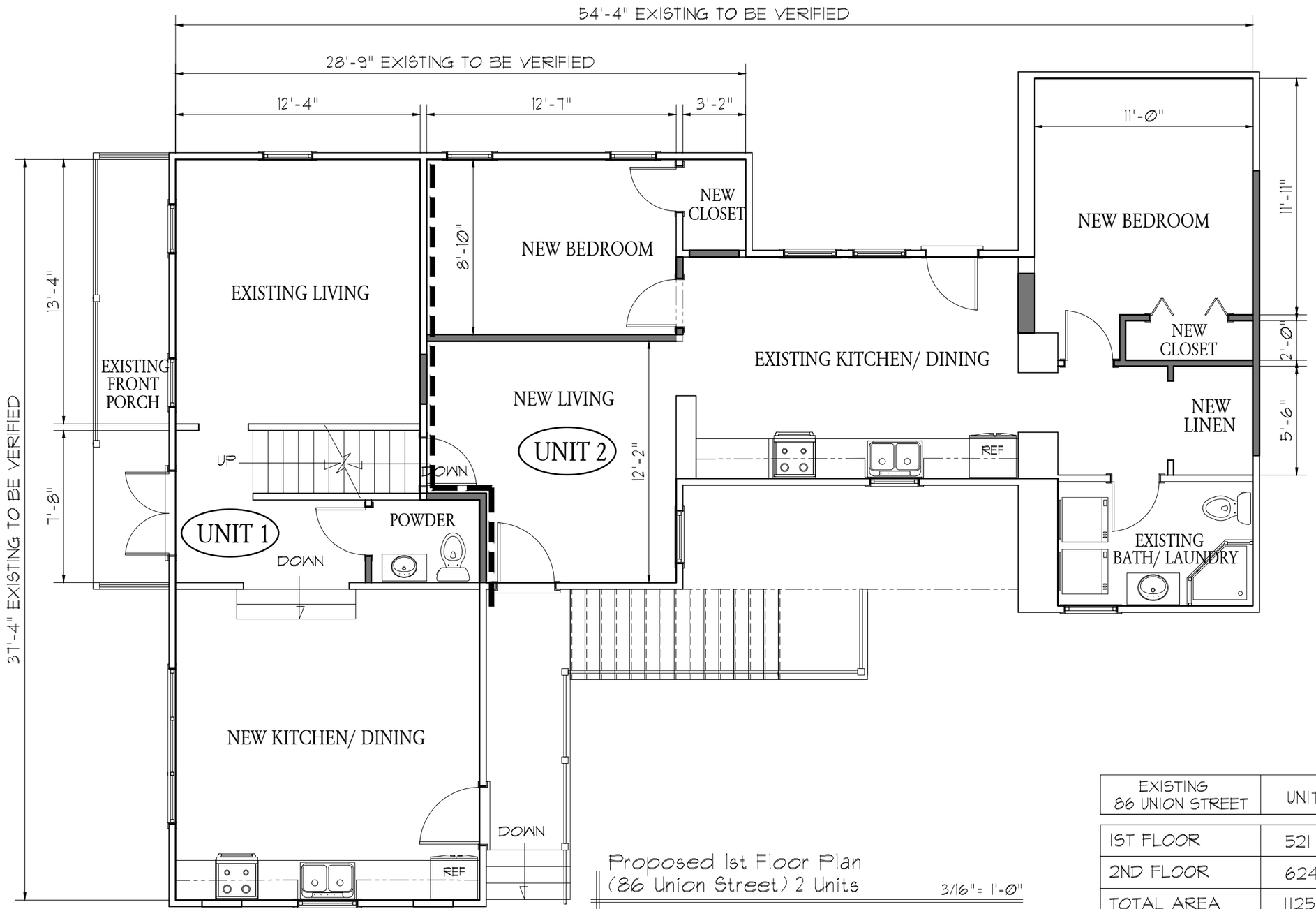
PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE: Existing 2nd Floor Plan (92 Union Street)

DRAWN BY: SL
CHECKED BY:
DATE: 06-20-2025
CAD FILE NAME:

SCALE: 1/4"= 1'-0"
DRAWING NO. EX-2

FOR ZBA



Proposed 1st Floor Plan
(86 Union Street) 2 Units

3/16"= 1'-Ø"

EXISTING 86 UNION STREET	UNIT 1	UNIT 2	UNIT 3
1ST FLOOR	521 SF	759 SF	- SF
2ND FLOOR	624 SF	- SF	629 SF
TOTAL AREA	1125 SF	759 SF	629 SF

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
1ST FLOOR PLAN
(86 UNION STREET)

DATE	REVISION	BY

PROFESSIONAL STAMP:

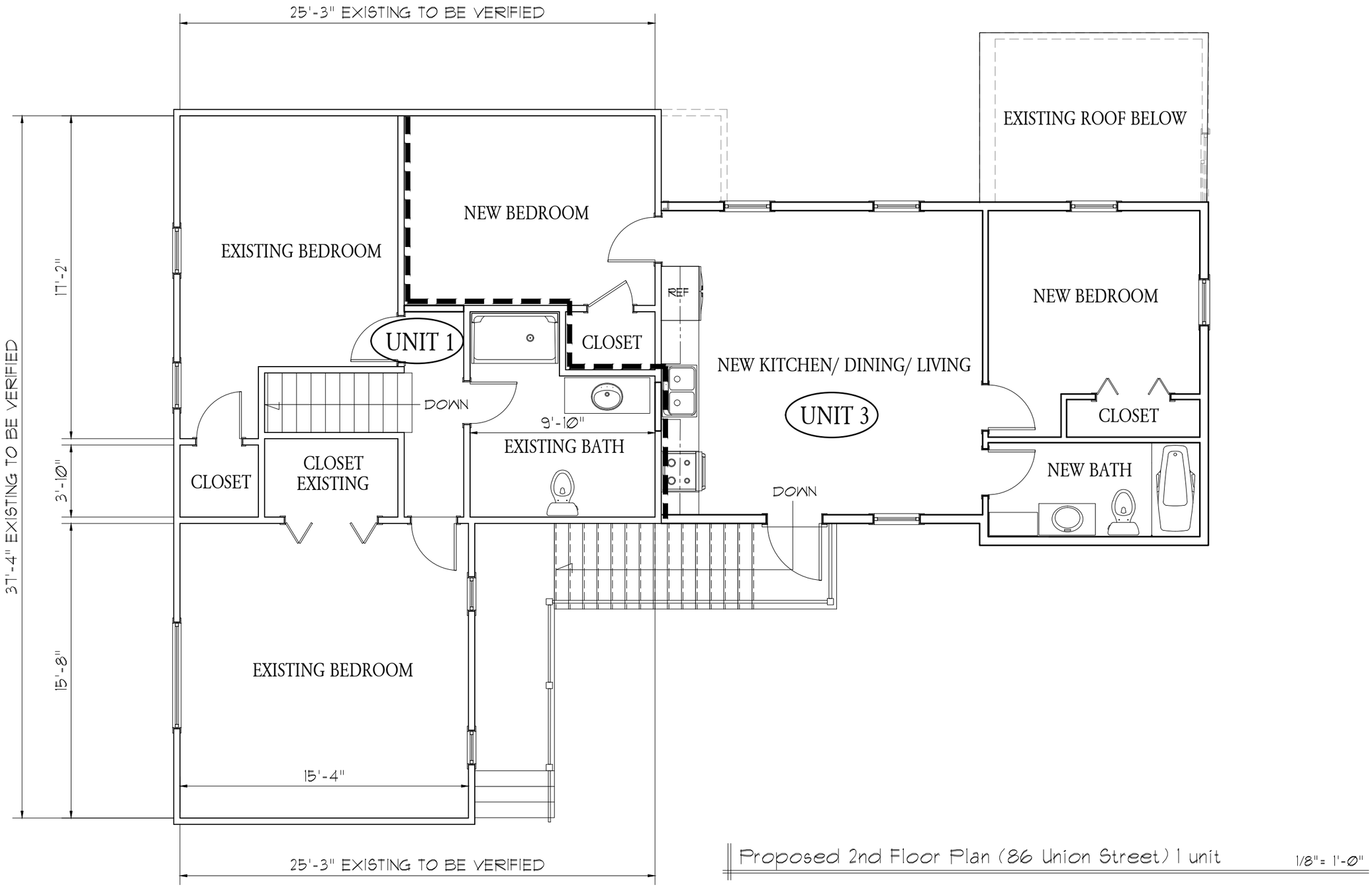
PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE: Proposed 1st Floor Plan (86 Union Street)

DRAWN BY: SL
CHECKED BY:
DATE: 06-20-2025
CAD FILE NAME:

SCALE: 1/4"= 1'-0"
DRAWING NO. A-1

FOR ZBA



Proposed 2nd Floor Plan (86 Union Street) 1 unit 1/8"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE: PROPOSED 2ND FLOOR PLAN (86 UNION STREET)

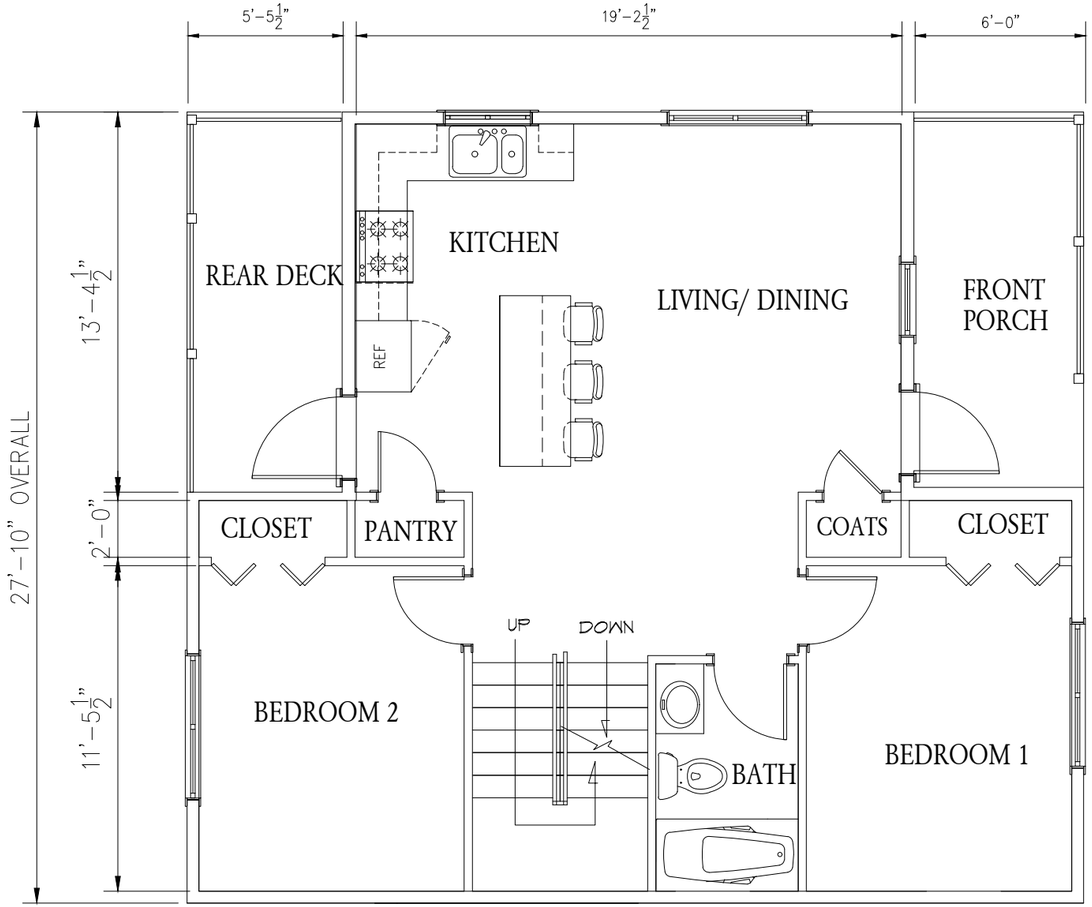
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS: COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA

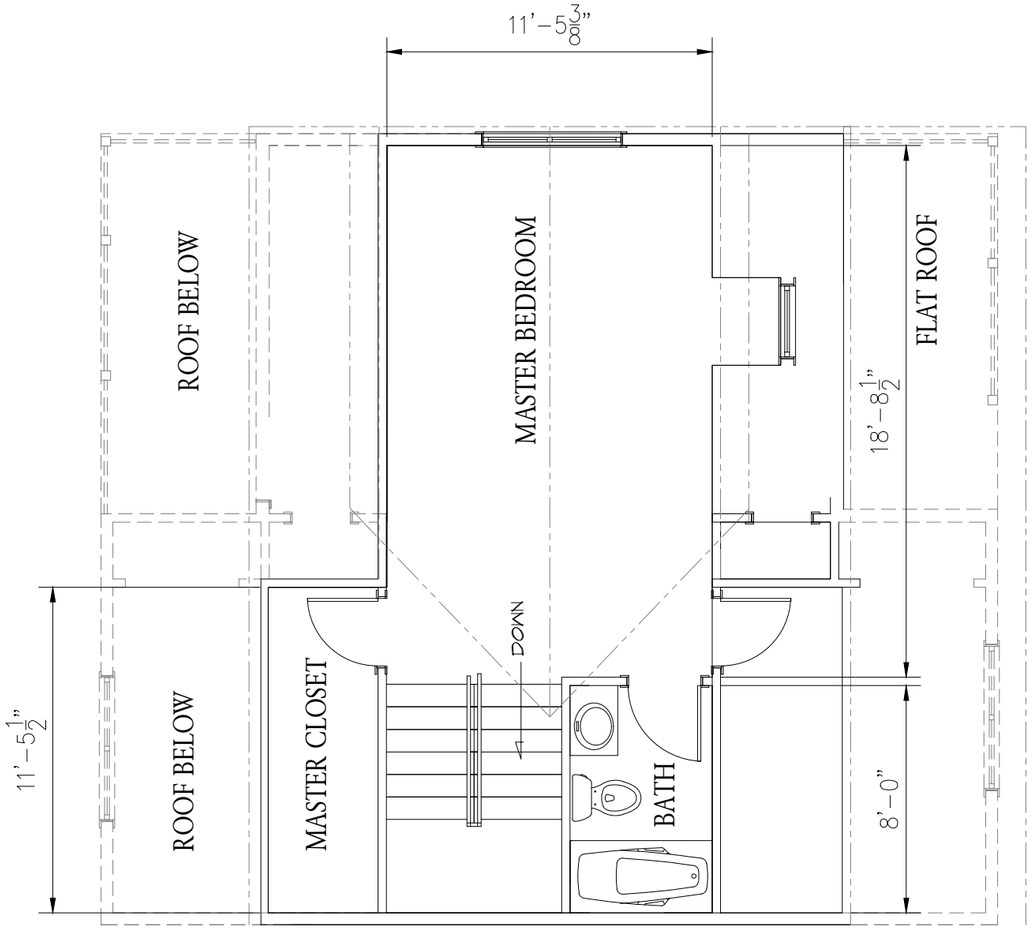
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DRAWN BY: SL
CHECKED BY:
DATE: 06-20-2025
CAD FILE NAME:
SCALE: 1/4"= 1'-0"
DRAWING NO. A-2
FOR ZBA



Proposed 1st Floor Plan
(Type C1 Simplex Gable) 3/16"= 1'-0"

SIMPLEX GABLE	UNIT 4
1ST FLOOR	676 SF
2ND FLOOR	373 SF
TOTAL AREA	1049 SF



Proposed 2nd Floor Plan
(Type C1 Simplex Gable) 3/16"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
1ST AND 2ND FLOOR PLAN
(TYPE D SIMPLEX GABLE)

DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

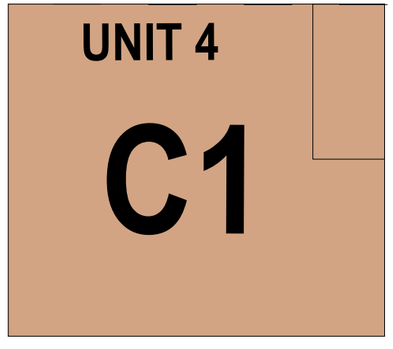
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Proposed 1st and 2nd Floor Plan
(Type D Simplex Gable)

DRAWN BY: SL
CHECKED BY:
DATE: 06-20-2025
CAD FILE NAME:
SCALE: 3/16"= 1'-0"
DRAWING NO. A-1
FOR ZBA

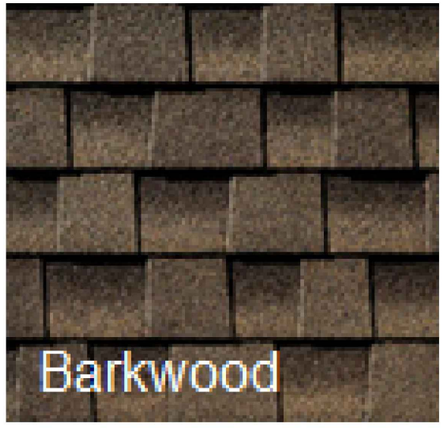


Proposed Front Elevation (Type Type D Simplex Mansard/Gable) N.T.S.

Carob AF-160



Proposed Siding



Proposed Shingles

Proposed Left Side Elevation (Type D Simplex Mansard/Gable) N.T.S.

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED EXTERIOR ELEVATIONS (TYPE SIMPLEX D MANSARD/GABLE)

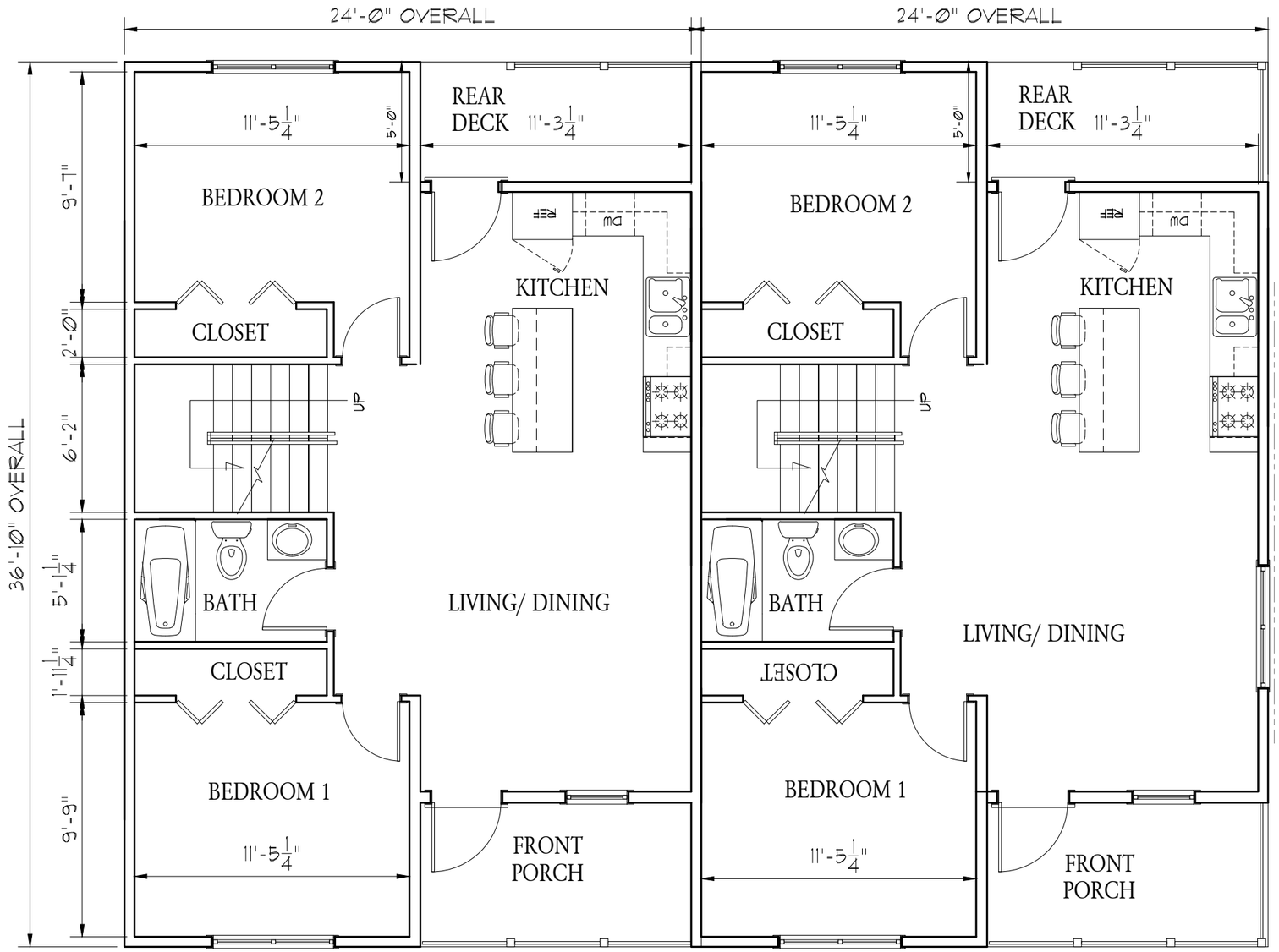
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA

DRAWING TITLE:
Proposed Exterior Elevations (Type D Simplex Mansard/Gable)

DRAWN BY: SL
CHECKED BY:
DATE: 06-20-2025
CAD FILE NAME:
SCALE: 1/4"= 1'-0"
DRAWING NO. A-2
FOR ZBA



Proposed 1st Floor Plan (Type DD Duplex) 3/16"= 1'-Ø"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
1ST FLOOR PLAN
(TYPE DD DUPLEX GABLE)

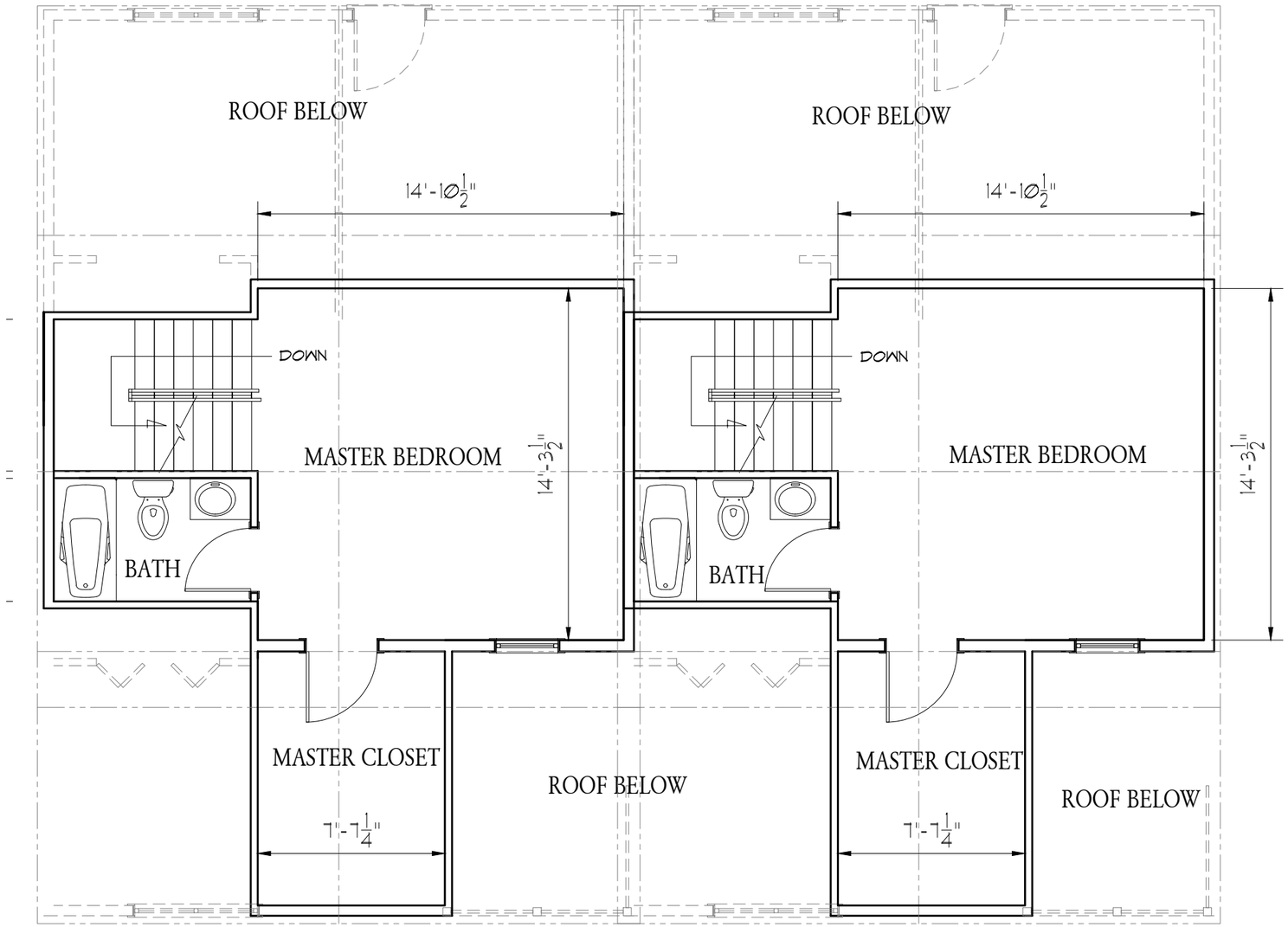
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed 1st Floor Plan
(Type DD Duplex Gable

DRAWN BY: SL	SCALE: 3/16"= 1'-0"
CHECKED BY:	DRAWING NO. A-1
DATE: 06-20-2025	FOR ZBA
CAD FILE NAME:	



Proposed 2nd Floor Plan (Type DD Duplex) 3/16"= 1'-0"

DUPLEX	UNIT 5 AND 6
1ST FLOOR	705 SF
2ND FLOOR	390
TOTAL AREA	1093 SF

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
2ND FLOOR PLAN
(TYPE DD DUPLEX GABLE)

DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed 2nd Floor Plan
(Type DD Duplex Gable)

DRAWN BY: SL
CHECKED BY:
DATE: 06-20-2025
CAD FILE NAME:

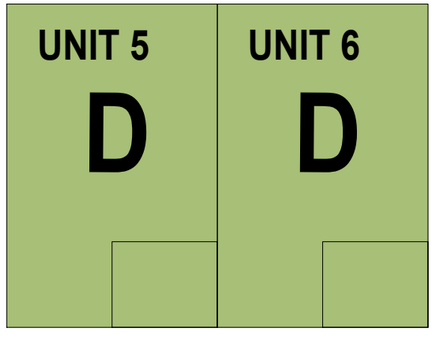
SCALE: 1/4"= 1'-0"
DRAWING NO. A-2

FOR ZBA



Proposed Front Elevation (Type A Duplex) N.T.S.

Kittery Point Green
HC-119



Proposed Siding



Proposed Shingles



Proposed Left Side Elevation (Type A Duplex) N.T.S.

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED EXTERIOR ELEVATIONS (TYPE DD DUPLEX GABLE)

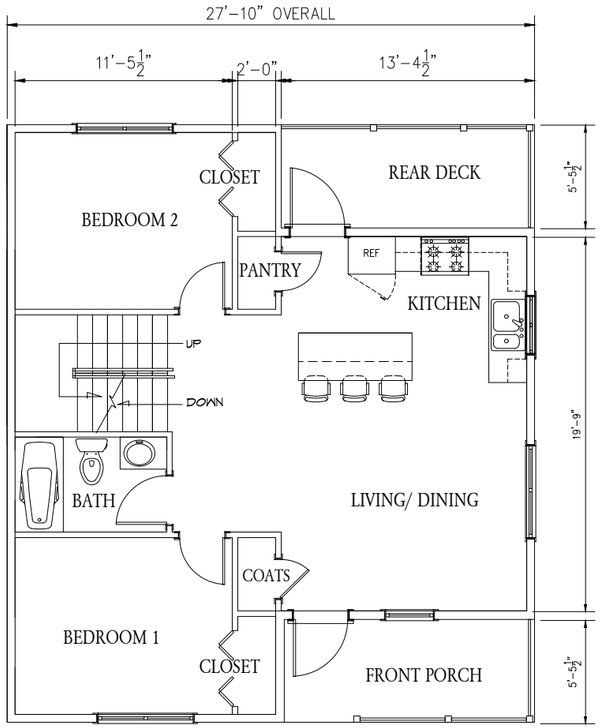
DATE	REVISION	BY

PROFESSIONAL STAMP:

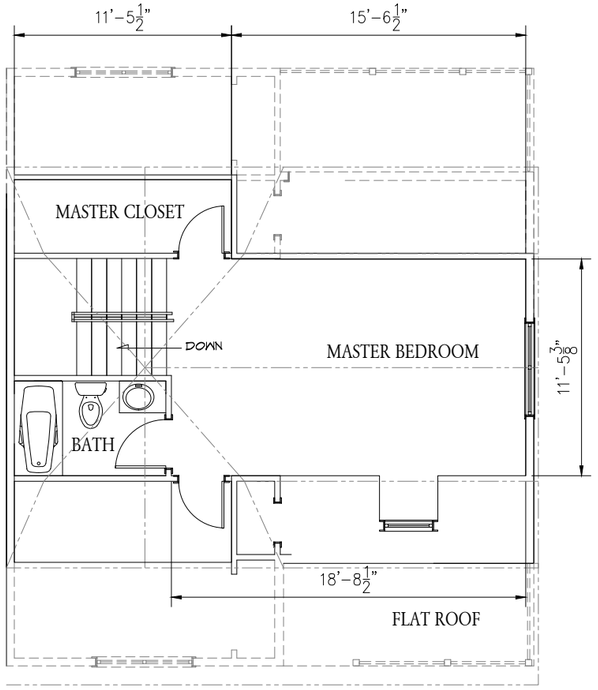
PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed Exterior Elevations
(Type DD Duplex Gable)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
CHECKED BY:	DRAWING NO. A-3
DATE: 06-20-2025	FOR ZBA
CAD FILE NAME:	



Proposed 1st Floor Plan
(Type D Simplex) 3/16"= 1'-0"



Proposed 2nd Floor Plan
(Type D Simplex) 3/16"= 1'-0"

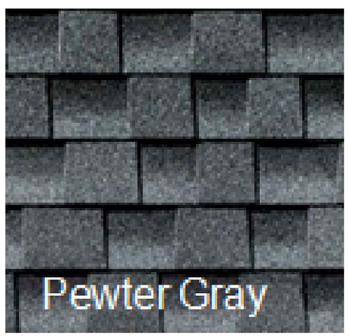


Proposed Front Elevation
(Type D Simplex) N.T.S.

New Hope Gray
2130-50

A1

Proposed Siding



Proposed Shingles

D SIMPLEX	UNIT 7
1ST FLOOR	684 SF
2ND FLOOR	416 SF
TOTAL AREA	1100 SF



Proposed Left Side Elevation
(Type D Simplex) N.T.S.

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED FLOOR PLAN AND EXTERIOR ELEVATIONS (TYPE D SIMPLEX)

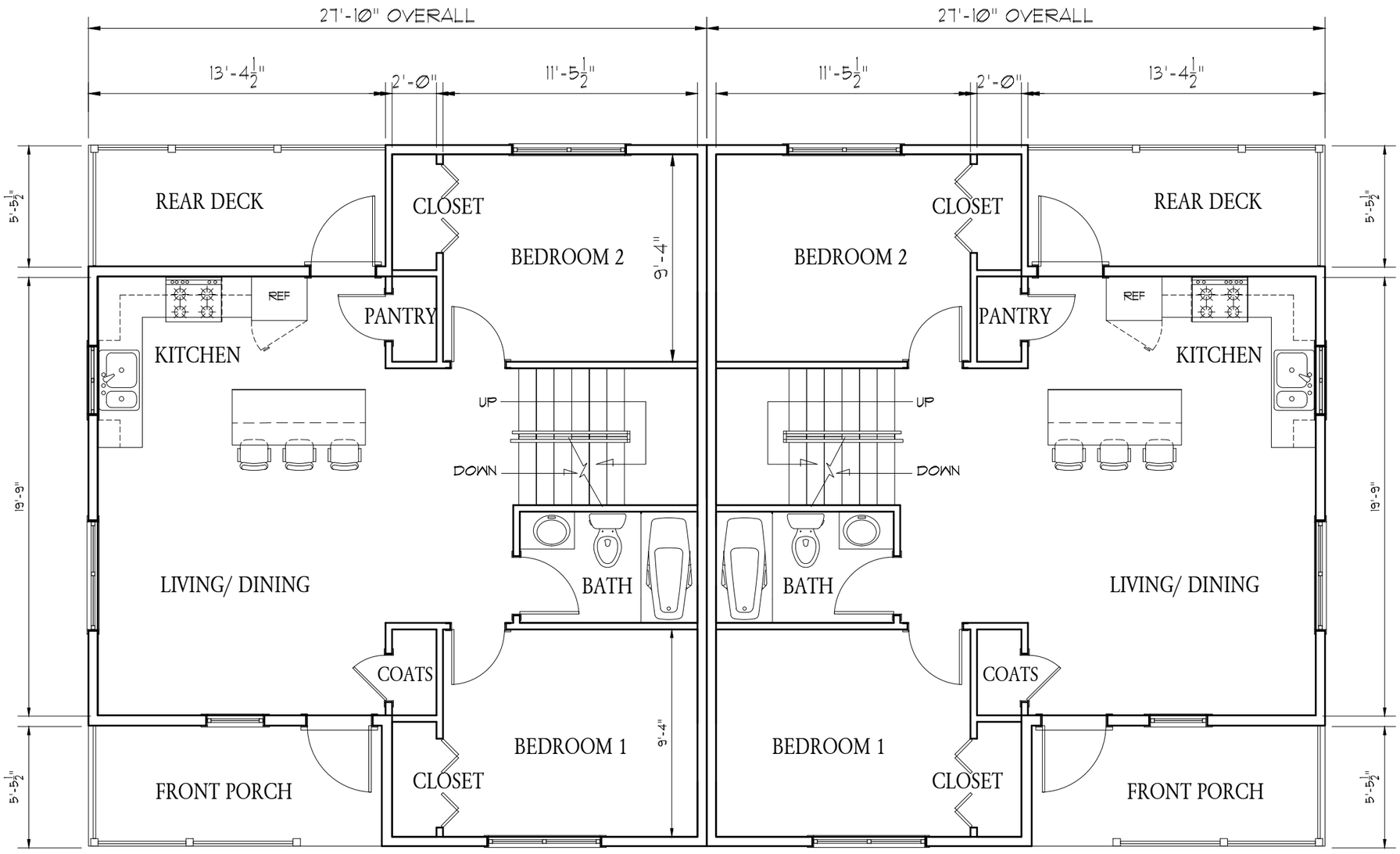
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
COMMUNITY DEVELOPMENT AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE: Proposed Floor Plans and Exterior Elevations (Type D Simplex)

DRAWN BY: SL
CHECKED BY:
DATE: 06-20-2025
CAD FILE NAME:
SCALE: 1/8"= 1'-0"
DRAWING NO. A-1
FOR ZBA



Proposed 1st Floor Plan (Type BB Duplex Mansard) 3/16"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
1ST FLOOR PLAN
(TYPE BB DUPLEX MANSARD)

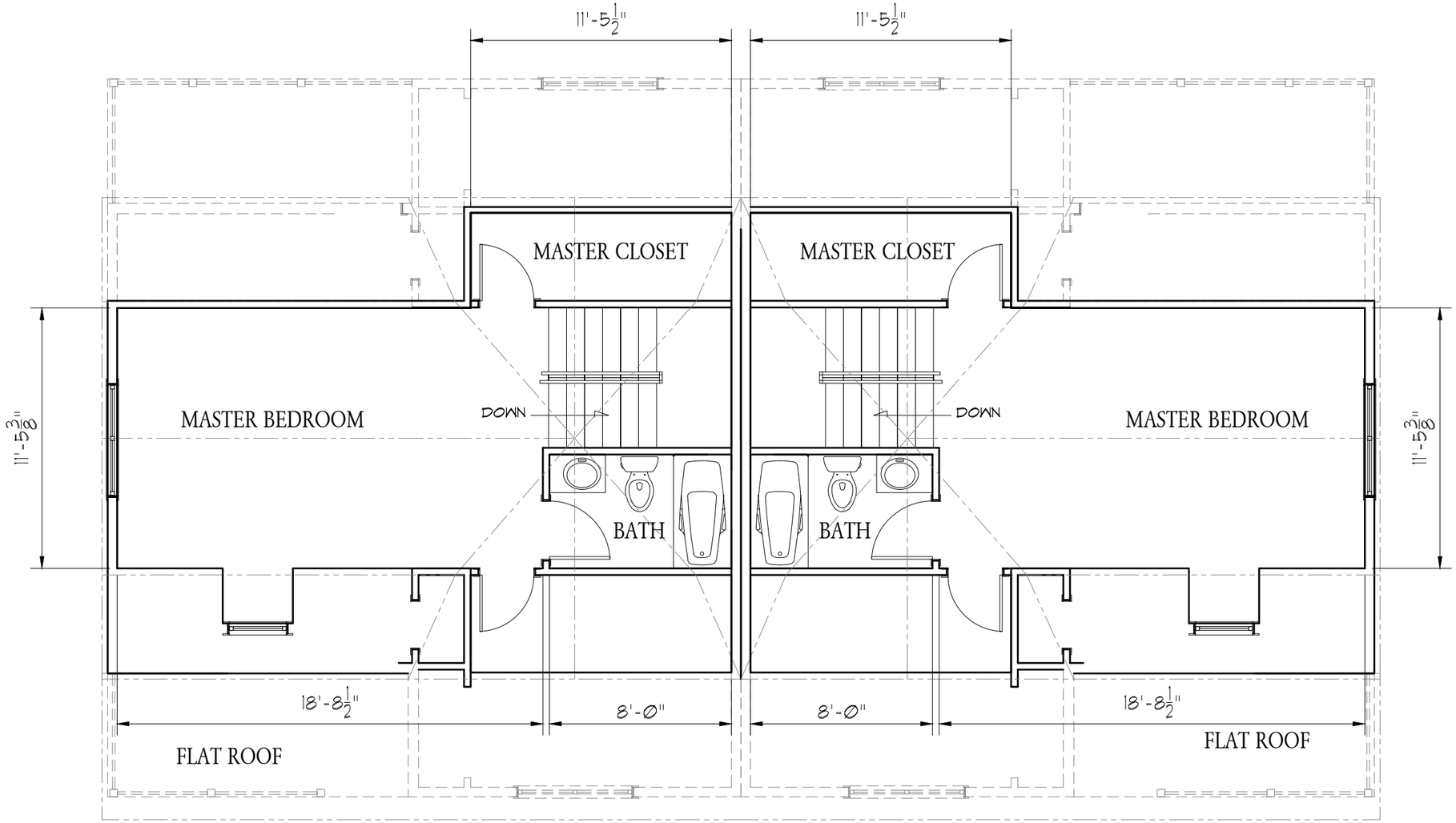
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed 1st Floor Plan
(Type BB Duplex Mansard)

DRAWN BY: SL	SCALE: 3/16"= 1'-0"
CHECKED BY:	DRAWING NO. A-1
DATE: 06-20-2025	FOR ZBA
CAD FILE NAME:	



Proposed 2nd Floor Plan (Type BB Duplex Mansard) 3/16"= 1'-0"

DUPLEX MANSARD	UNIT 8	UNIT 9
1ST FLOOR	684 SF	684 SF
2ND FLOOR	416 SF	416 SF
TOTAL AREA	1100 SF	1100 SF

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
2ND FLOOR PLAN
(TYPE BB DUPLEX MANSARD)

DATE	REVISION	BY

PROFESSIONAL STAMP:

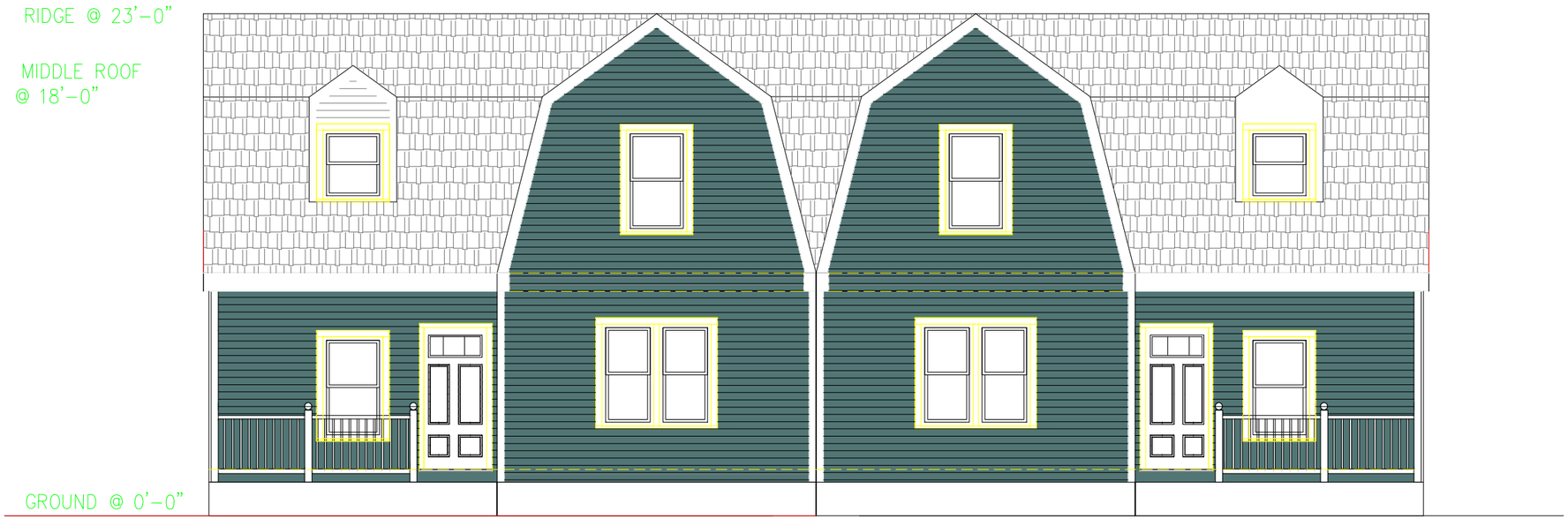
PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed 2nd Floor Plan
(Type BB Duplex Mansard)

DRAWN BY: SL
CHECKED BY:
DATE: 06-20-2025
CAD FILE NAME:

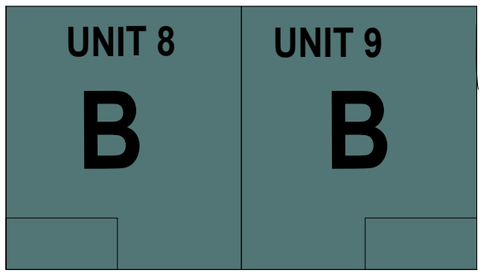
SCALE: 1/4"= 1'-0"
DRAWING NO. A-2

FOR ZBA



Proposed Front Elevation (Type Type BB Duplex Mansard) N.T.S.

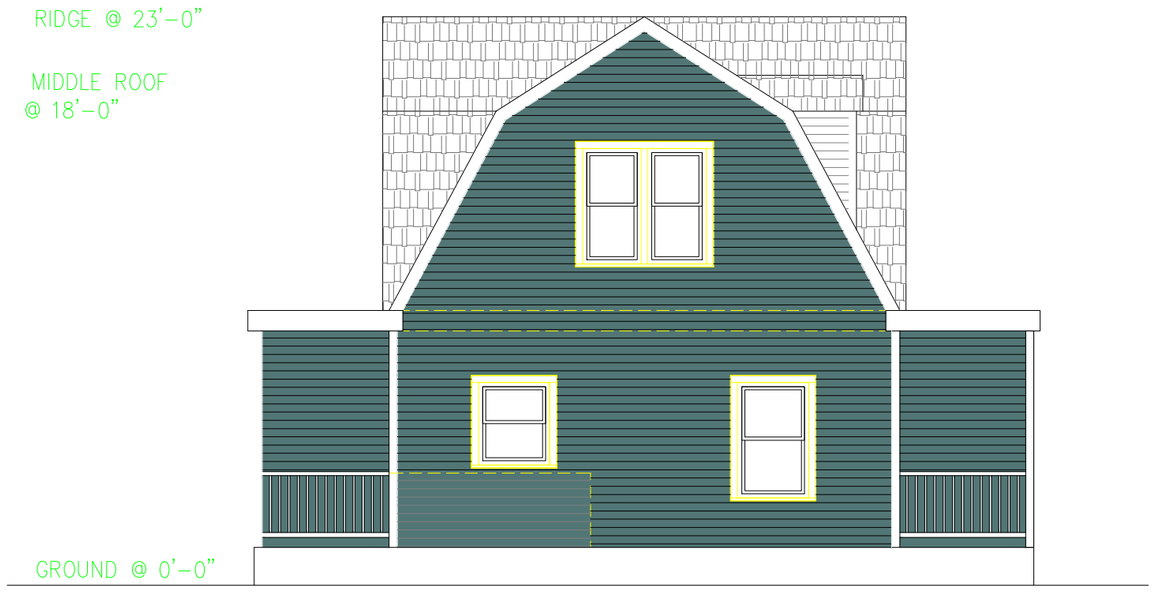
Yarmouth Blue
HC-150



Proposed Siding



Proposed Shingles



Proposed Left Side Elevation (Type BB Duplex Mansard) N.T.S.

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
EXTERIOR ELEVATIONS
(TYPE BB DUPLEX MANSARD)

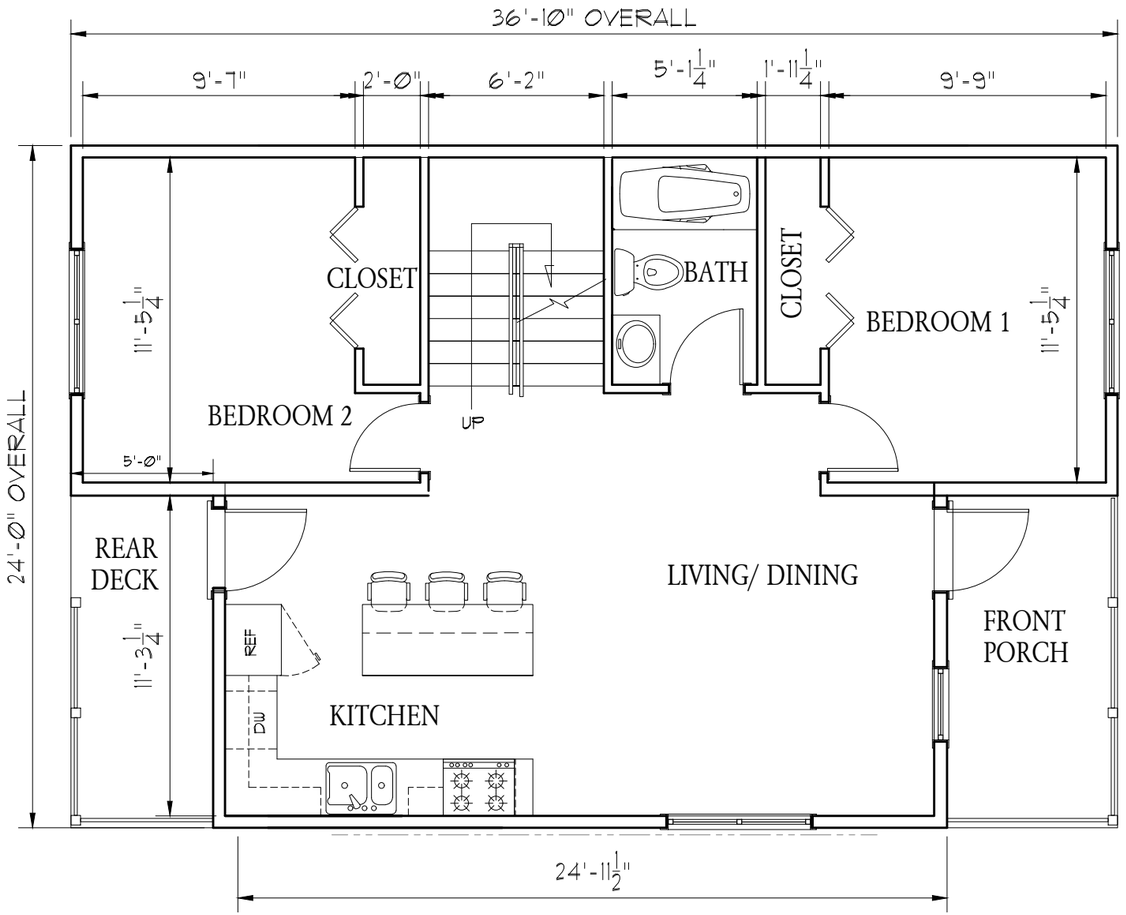
DATE	REVISION	BY

PROFESSIONAL STAMP:

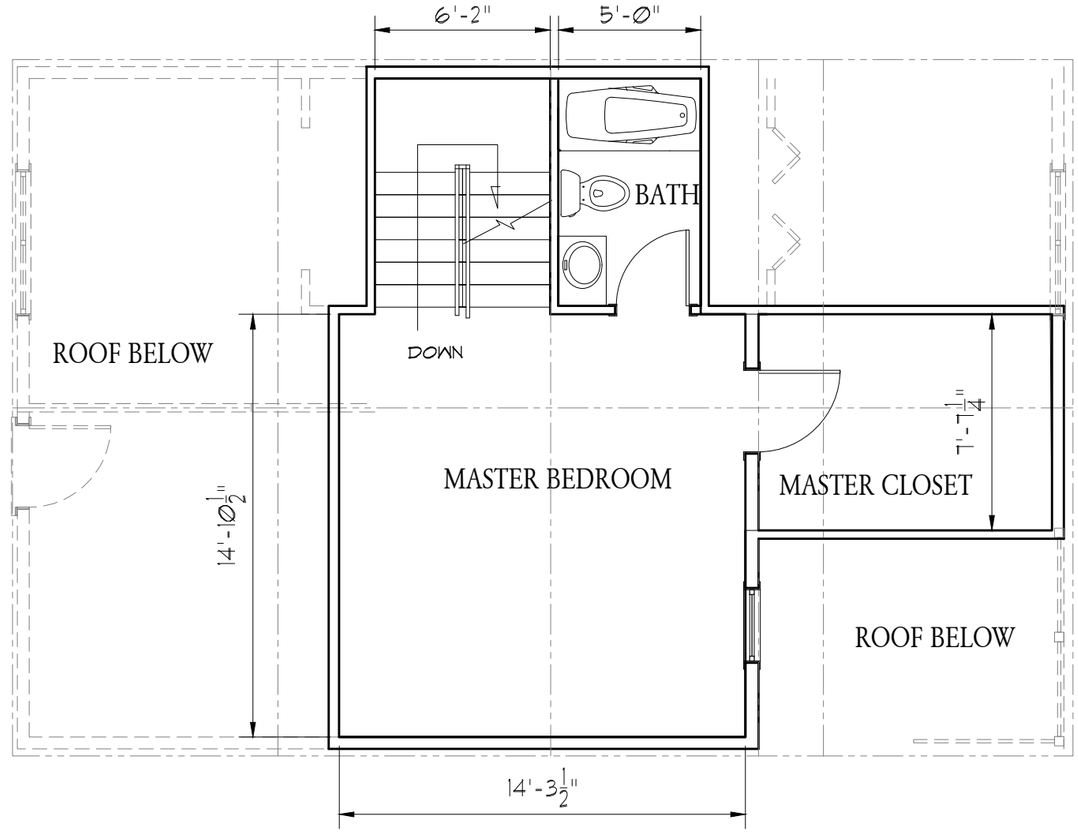
PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed Exterior Elevations
(Type BB Duplex Mansard)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
CHECKED BY:	DRAWING NO. A-3
DATE: 06-20-2025	FOR ZBA
CAD FILE NAME:	



Proposed 1st Floor Plan
(Type D Simplex Mansard/Gable) 3/16"= 1'-0"



Proposed 2nd Floor Plan
(Type D Simplex Mansard/Gable) 3/16"= 1'-0"

SIMPLEX	UNIT 10
1ST FLOOR	705 SF
2ND FLOOR	390
TOTAL AREA	1093 SF

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
1ST AND 2ND FLOOR PLAN
(TYPE D SIMPLEX MANSARD/ GABLE)

DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

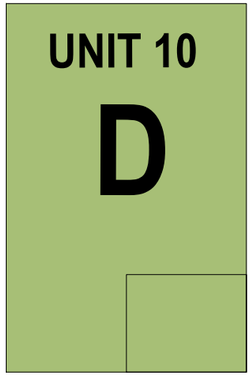
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Proposed 1st and 2nd Floor Plan
(Type D Simplex Mansard/Gable)

DRAWN BY: SL
CHECKED BY:
DATE: 06-20-2025
CAD FILE NAME:
SCALE: 3/16"= 1'-0"
DRAWING NO. A-1
FOR ZBA



Proposed Front Elevation (Type Type D Simplex Mansard/Gable) N.T.S.

Kittery Point Green
HC-119



Proposed Siding



Proposed Shingles

Proposed Left Side Elevation (Type D Simplex Mansard/Gable) N.T.S.

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
EXTERIOR ELEVATIONS
(TYPE SIMPLEX D MANSARD/GABLE)

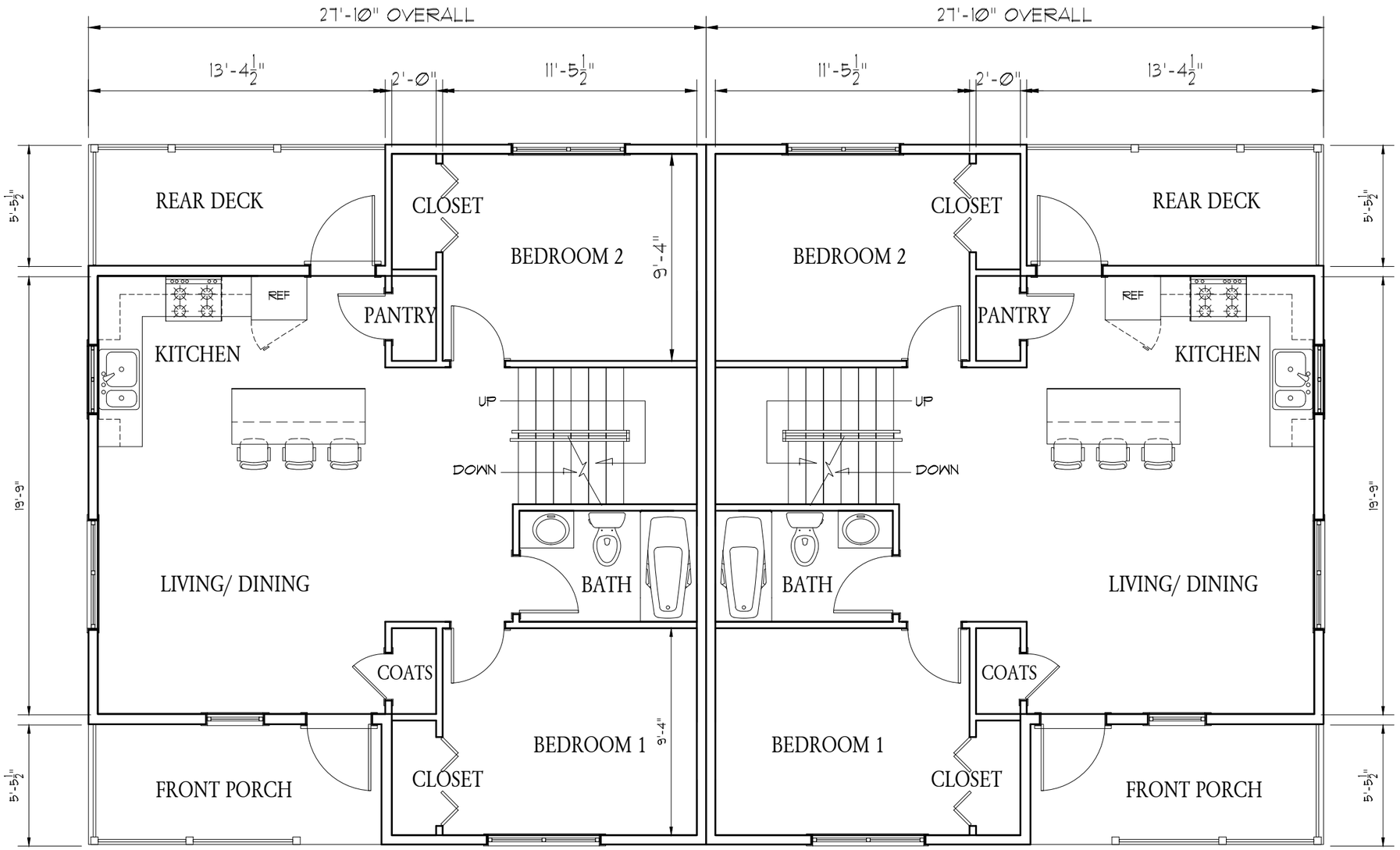
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed Exterior Elevations
(Type D Simplex Mansard/Gable)

DRAWN BY: SL
CHECKED BY:
DATE: 06-20-2025
CAD FILE NAME:
SCALE: 1/4"= 1'-0"
DRAWING NO. A-2
FOR ZBA



Proposed 1st Floor Plan (Type CC Duplex Gable) 3/16"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
1ST FLOOR PLAN
(TYPE CC DUPLEX MANSARD)

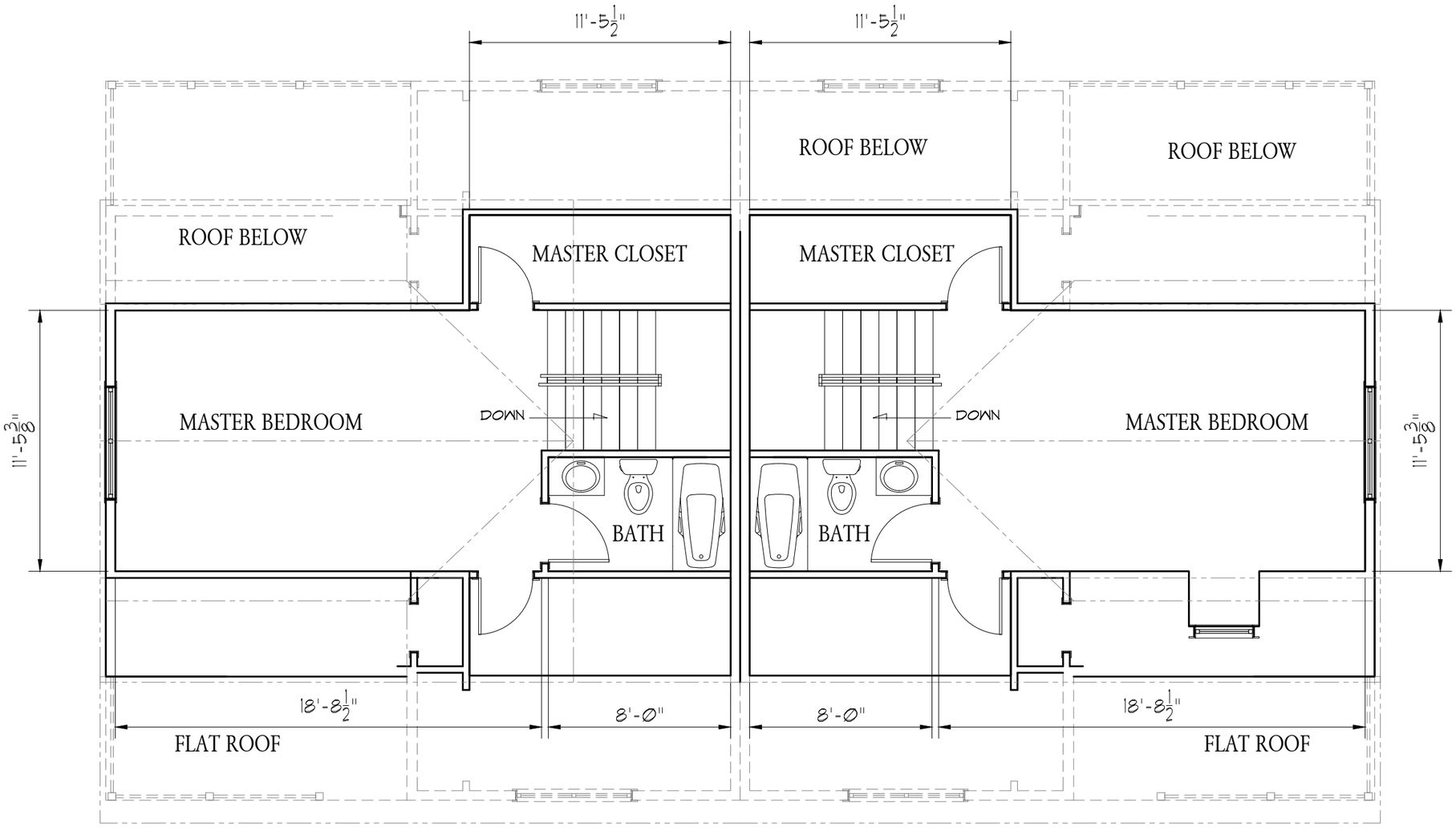
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed 1st Floor Plan
(Type CC Duplex Gable)

DRAWN BY: SL	SCALE: 3/16"= 1'-0"
CHECKED BY:	DRAWING NO. A-1
DATE: 06-20-2025	FOR ZBA
CAD FILE NAME:	



Proposed 2nd Floor Plan (Type CC Duplex Gable) 3/16"= 1'-0"

DUPLEX GABLE	UNIT 11	UNIT 12
1ST FLOOR	684 SF	684 SF
2ND FLOOR	416 SF	416 SF
TOTAL AREA	1100 SF	1100 SF

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
2ND FLOOR PLAN
(TYPE CC DUPLEX MANSARD)

DATE	REVISION	BY

PROFESSIONAL STAMP:

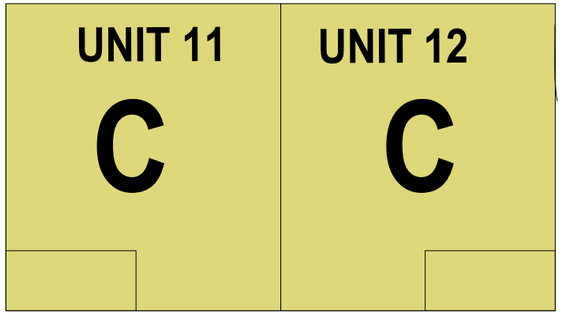
PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed 2nd Floor Plan
(Type CC Duplex Gable)

DRAWN BY: SL
CHECKED BY:
DATE: 06-20-2025
CAD FILE NAME:
SCALE: 1/4"= 1'-0"
DRAWING NO. A-2
FOR ZBA



Proposed Front Elevation (Type Type CC Duplex Gable) N.T.S.



Proposed Siding



Proposed Shingles



Proposed Left Side Elevation (Type CC Duplex Gable) N.T.S.

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED EXTERIOR ELEVATIONS (TYPE CC DUPLEX MANSARD)

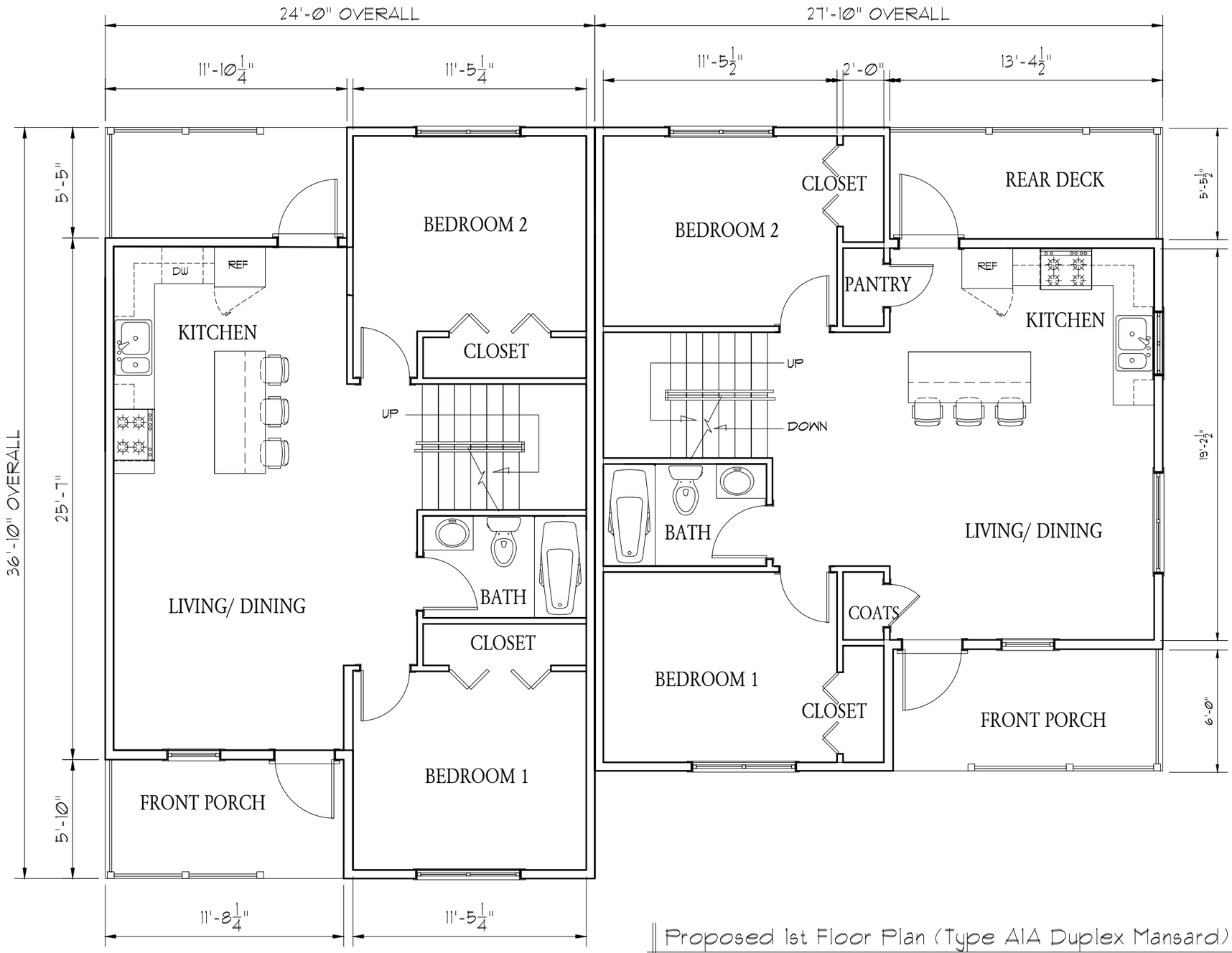
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA

DRAWING TITLE:
Proposed Exterior Elevations (Type CC Duplex Gable)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
CHECKED BY:	DRAWING NO. A-3
DATE: 06-20-2025	FOR ZBA
CAD FILE NAME:	



Proposed 1st Floor Plan (Type A1A Duplex Mansard) 3/16"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
1ST FLOOR PLAN
(TYPE A1A DUPLEX MANSARD)

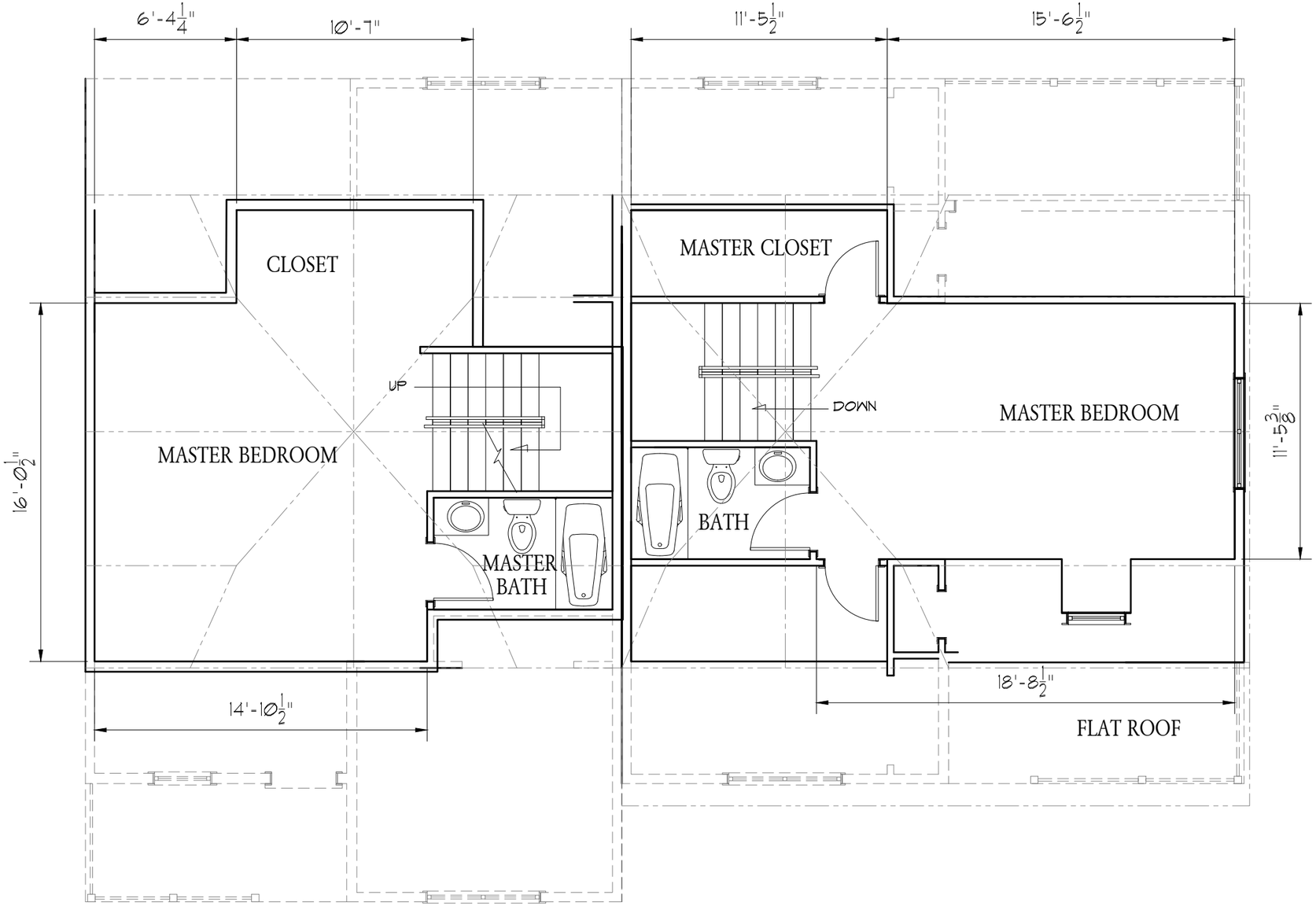
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed 1st Floor Plan
(Type A1A Duplex Mansard)

DRAWN BY: SL	SCALE: 3/16"= 1'-0"
CHECKED BY:	DRAWING NO. A-1
DATE: 06-20-2025	FOR ZBA
CAD FILE NAME:	



Proposed 2nd Floor Plan (Type A1A Duplex Mansard)

3/16"= 1'-0"

A1A DUPLEX	UNIT 13	UNIT 14
1ST FLOOR	701 SF	677 SF
2ND FLOOR	384 SF	416 SF
TOTAL AREA	1085 SF	1093 SF

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
2ND FLOOR PLAN
(TYPE A1A DUPLEX MANSARD)

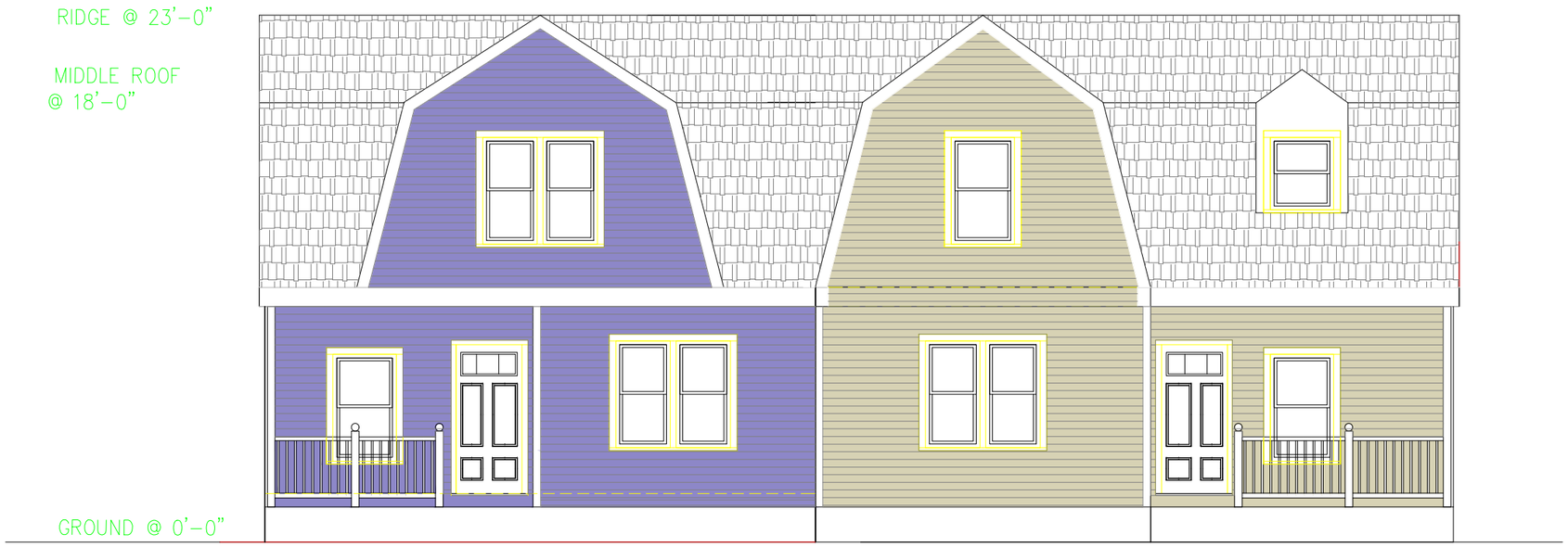
DATE	REVISION	BY

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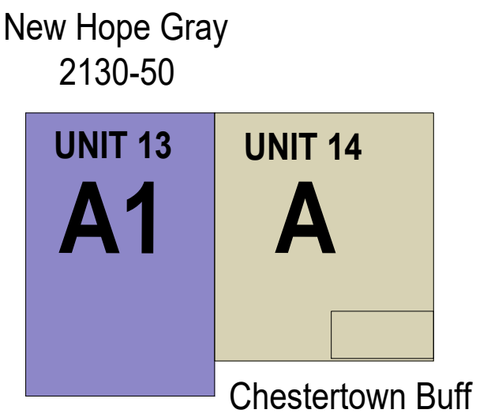
PROJECT ADDRESS:
COMMUNITY DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed 2nd Floor Plan
(Type A1A Duplex Mansard)

DRAWN BY: SL
CHECKED BY:
DATE: 06-20-2025
CAD FILE NAME:
SCALE: 1/4"= 1'-0"
DRAWING NO. A-2
FOR ZBA



Proposed Front Elevation (Type Type A1A Duplex Mansard) N.T.S.



New Hope Gray
2130-50

Chestertown Buff
HC-9

Proposed Siding



Proposed Shingles

Proposed Left Side Elevation ((Type Type A1A Duplex Mansard) N.T.S.

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED EXTERIOR ELEVATIONS (TYPE CC DUPLEX MANSARD)

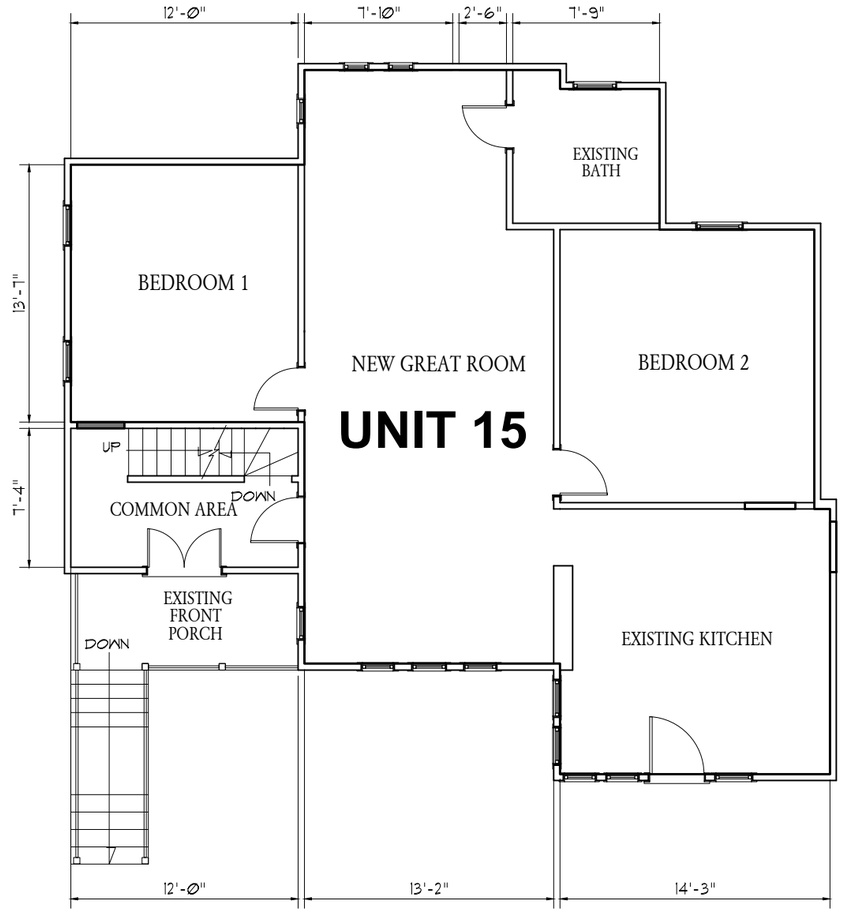
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA

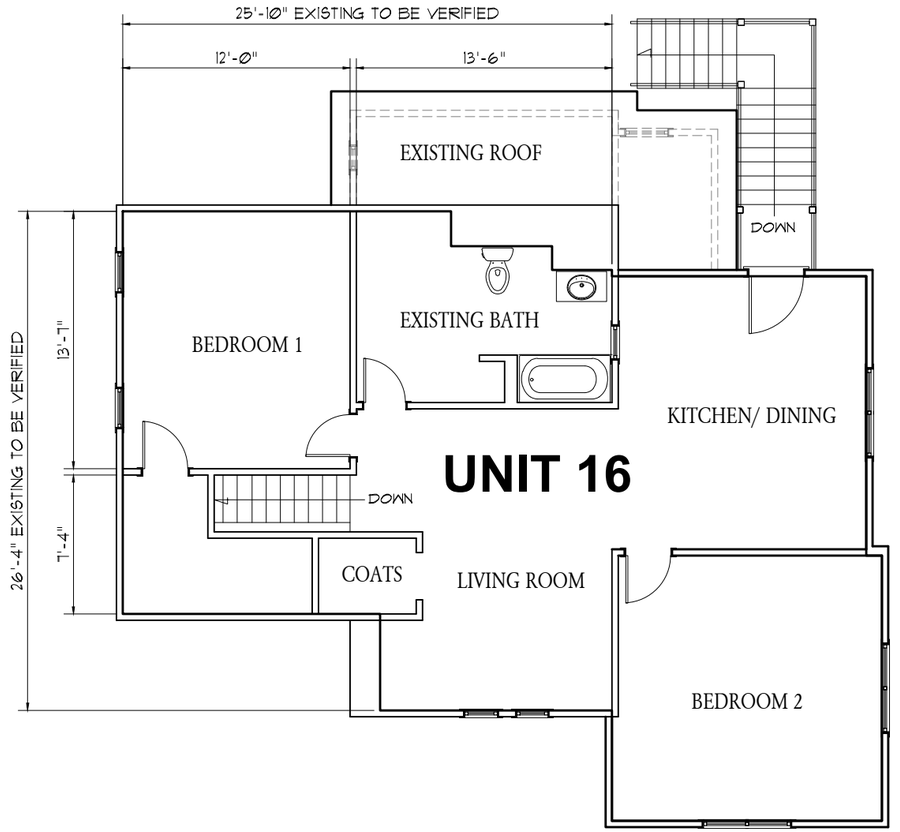
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Proposed Exterior Elevations (Type CC Duplex Gable)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
CHECKED BY:	DRAWING NO. A-3
DATE: 06-20-2025	FOR ZBA
CAD FILE NAME:	



Proposed 1st Floor Plan (92 Union Street) 1/8"= 1'-0"

EXISTING 92 UNION STREET	UNIT 15	UNIT 16
1ST FLOOR	1026 SF	- SF
2ND FLOOR	- SF	989 SF
TOTAL AREA	1026 SF	989 SF



Proposed 2nd Floor Plan (92 Union Street) 1/8"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED FLOOR PLANS (92 UNION STREET)

DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA

DRAWING TITLE:
Proposed Floor Plans (92 Union Street)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
CHECKED BY:	DRAWING NO. A-1
DATE: 06-20-2025	FOR ZBA
CAD FILE NAME:	

PLANNING DEPARTMENT REPORT

File	N/A	**Reported By**	Planning Board
Project Site	86-92 Union Street	**Application Type**	Special Permit Planned Residential Development

Project Summary

The applicant proposes construction on combined parcels totaling 66,127 square feet under the Planned Residential Development (PRD) zoning. The parcels each currently contain a residential structure and an outbuilding. The structures on each are considered historic in the terms of the Town's ordinance and the applicant has previously appeared before the Historic Commission and met the obligations.

The proposed development consists of 16 residential units clustered around open space with surface parking. Access to the parcel would be from an existing curb cut on Union Street. Egress would be through a new curb cut on Burris Way.

Zoning Districts

	Current Zoning	Existing Land Use
Subject	Residential High Density	Residential
North	Residential High Density	Residential
South	Residential High Density	Residential
East	Residential High Density	Residential
West	Residential High Density	Residential

Documents Reviewed

- Data narrative for the Planned Residential Development dated December 22, 2025
- Project narrative for the PRD dated October 23, 2025
- Conceptual architectural renderings by Atelier Lalanne Incorporated dated June 20, 2025
- Civil plans by CSN Engineering dated July 30, 2025; last revision date December 22, 2025
- Correspondence from Randolph Fire Department dated February 6, 2026

Analysis

1. **Summary of Land Use Designation**
   Planned Residential Development (PRD) allows an alternative pattern of residential land development to encourage innovation and variety in housing design and site development and to promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition and individual needs.

2. **Compliance with Regulations**
   The proposed use of the parcel is **not wholly** compliant with Zoning Ordinances. Please see Comments & Recommendations for details.

3. **Consistency with Plans**
   The proposed development in consistent with multiple sections of the Comprehensive Master Plan updated in 2017 that reference a requirement for diversity in housing options. Specifically, the Housing section of the Master Plan states "*Randolph does not have a large diversity of housing types. As mentioned in the Land Use Element, the predominant land use patterns in Randolph are residential uses composed of low-density single-family homes that are reflective of suburban residential character. Only 2.1% of all residential land (0.9% of Randolph's total land area) is dedicated to multi-family development with four or more units,*" and further lists goals to:

   - *Expand the mix of housing choices throughout town for a range of incomes, ages, and family types.*

4. **Compatibility with Surrounding Neighborhood**
   This parcel is located near Crawford Square and the Town's civic center approximately 1 mile from the Holbrook/Randolph commuter rail station. The parcel is surrounded on all sides by residential properties. The proposed use and structures are ***in character*** with the neighborhood which is composed of mostly single-family homes with a maximum height of 2 ½ stories.

Comments (*based on the civil and architectural plan sets as referenced*)

1. **Life & Safety**

   a. The proposed width of the drive aisle at 12 feet is insufficient to meet access needs by Randolph Fire Department. **RECOMMEND:** revising plans for a minimum 16-foot drive aisle.

   b. The proposal does not include turning radii calculations for emergency services vehicles. **RECOMMEND:** use the provided template, calculate turning radii sufficient to accommodate Randolph Fire emergency apparatus and submit on a separate drawing.

   c. Per Randolph Fire, the one-directional entrance at Union Street may be inadequate for emergency apparatus AND does not appear to be adequate to accommodate southbound traffic. **RECOMMEND:** revise location and width of entrances/exits, calculate turning radii (see above).

   d. Per Randolph Fire, the proposed exit on Burris Way may be insufficient for emergency apparatus turning movements. **RECOMMEND:** revise width of exit, calculate turning radii to meet RFD requirements (see above).

   e. Per Randolph Fire, there is no hydrant proposed in the development. There is a concern regarding the distance to the nearest hydrant at the Burris Way exit/entrance. **RECOMMEND:** revise plans to include a hydrant in a location sufficient to serve the structures and to the satisfaction of Randolph Fire.

   f. Per Randolph Fire, there is a question about the distance of units 5D and 6D to the fire apparatus access road. **RECOMMEND:** revise plans to include dimensions and measurements.

   g. The proposed drive/access has, at points, a 12% grade. The Town's maximum accepted grade for roads is 10%. **RECOMMEND**: revision to grading to meet a 10% or lower threshold.

   h. The project plan sets have inconsistencies in the drawings for the number and location of entrances (Union Street & Burris). **RECOMMEND:** revise plans for consistency; determine number of entrances/exits to the parcel.

2. **General Site Layout**

   a. The civil plan set makes no reference to curbing styles or material. **RECOMMEND:** asphalt Cape Cod berm on the drive aisle. Granite curbing is required at the curb cuts to Union Street and Burris Way.

   b. The calculations for "exclusive use" used by the applicant as required in the ordinance incorrectly include parking areas. **RECOMMEND**: remove parking as "exclusive use", recalculate and revise plans as applicable to meet the minimum requirements.

   c. The proposed location of the transformer is not ideal to a residential neighborhood.

RECOMMEND: relocate further back from the property line, include bollards for protection and landscaping or other screening.

d. Drawings appear to indicate a retaining wall to be constructed. **RECOMMEND:** call out location, height and details for any retaining wall.

e. The utilities plan does not indicate waterline connection to all units. **RECOMMEND:** update civil plan set to specify locations of all utility lines.

f. There does not appear to be walkways to each unit from the common walkway. **RECOMMEND**: revise plan pages to indicate location and width of all pedestrian access ways.

g. There is no indication of signage for the site. **RECOMMEND:** Identify locations of all proposed signage including traffic circulation (e.g. One Way, Do Not Enter, etc.).

h. **RECOMMEND:** confirm location of mail collection units. Confirm with Randolph Postmaster and update plans prior to final approval by the SPGA.

i. **RECOMMEND:** eliminate the proposed sidewalk from the development to Burris Way.

j. **RECOMMEND:** relocate the dumpster to the south side of the parcel; provide details on the pad and ensure that the enclosure exceeds the highest portion of the dumpster unit.

k. **RECOMMEND:** call out any existing or proposed easements.

3. **Parking/Traffic Circulation**
   a. The plans indicate a one-way traffic circulation which would appear to be problematic for resident access to some units. **RECOMMEND:** maintain a one-way circulation but revise the entrance/exit to two-ways and modify to have appropriate drive aisle widths.

   b. The plan set does not specify the total count and size of parking spaces. There are inconsistences between plan pages. **RECOMMEND:** specify parking space size, provide the count of required spaces vs. provided spaces. Ensure consistency across plan pages.

4. **Lighting**
   a. Plans are missing the height of the drive aisle lights. **RECOMMEND:** specify the height on the details page.
   b. Lighting seems to be insufficient along some of the walkways. **RECOMMEND:** provide an additions 3 walk lights.
   c. Provide a detail plan or specifications sheet specifying the appearance of all lighting fixtures.

5. **Landscaping**
   a. The plan set did not call out the method of “landscaping” in the common area. **RECOMMEND**: call out type and species of all plant material to be installed.

   b. **RECOMMEND**: Specify method of irrigation for all landscaped areas.

c. **RECOMMEND**: clarify the landscaping plan for the perimeter of the property.

6. **Site Design**
   a. **RECOMMEND**: Install a 3-foot-high picket fence along the property boundary at Union Street.

   b. Units A and C appear to be too close in color to provide a variety as required in the zoning ordinance. **RECOMMEND**: choose another color scheme for one of the units.

   c. Unit #1 exceeds the maximum size requirement in zoning (1100 sq ft). **RECOMMEND:** modify to meet the zoning ordinance.

   d. Plan pages indicate some unit porches are less than 6 feet or not called out as required in the zoning ordinance. **RECOMMEND**: revise architectural drawings to ensure each new building has porches for each unit that are a minimum of 6 feet and depicted on plans.

   e. Architectural drawings do not specify the color of the two existing units. **RECOMMEND:** specify the color of each.

   f. There are discrepancies between the Narrative and the plan set submitted regarding the number of bedrooms in each unit. **RECOMMEND:** review and revise for accurate representation.

   g. **RECOMMEND**: call out style and color(s) that will be permitted for fencing at the exclusive use areas.

   h. **RECOMMEND:** call out the color of site perimeter fencing.

7. **General Notes**
   a. Plan pages state “for ZBA”. **RECOMMEND:** removal reference to ZBA.

   b. Architectural plan pages and elevations are not consistent. In many cases units are reversed left side vs. front and the location of porches is incorrect. **RECOMMEND**: revising plans for consistency.

   c. Plan page (sheet #5) calls out “Windsor Street”: **RECOMMEND:** correcting plans.

Planning Board Recommendation

The Planning Board met with the applicant and property owner on February 10, 2026 and each of the points referenced in this report discussed at length. Based on the significant number of issues with the plans and, specifically those impacting life and safety, the Planning Board voted 5-0-0 **NOT TO RECOMMEND** approval of this project based upon the plans submitted. The Board notes, however, that the applicant indicated a willingness to revise the plan pages based upon the recommendations. The Planning Board suggests that if the applicant submits revisions to the plans, that said revisions be forwarded to the Board for an additional review and report to the Town Council.

RAC Investment Group LLC
7 Pleasant Street
Holbrook, MA
857-286-5857 ricardoj04@yahoo.com

February 18, 2026

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

Attn: Emily Lorgeree, Clerk

RE: Continuance Request
Petition For Special Permit Application Public Meeting
February 23, 2026
86 & 92 Union Street, Randolph, MA
Planned Residential Development

Town Council:

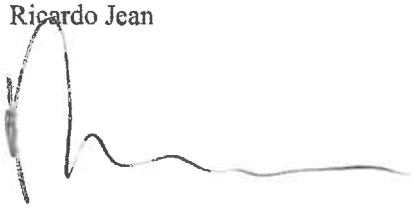
We met with the Planning Board on February 10, 2026. The Fire Department provided us with written items on life, health, and safety concerns. These items provided us with suggestions for a better Planned Residential Development. We would like to incorporate their ideas into the design.

We respectfully request a continuation of the Public Meeting to give us time to incorporate items into the design and to return to the Planning Board to review the changes and provide you with an updated report.

Thank you.

Yours,
RAC Investment Group LLC

Ricardo Jean



RAC Investment Group LLC
7 Pleasant Street
Holbrook, MA
857-286-5857 ricardoj04@yahoo.com

March 5, 20026

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

Attn: Emily Lorgeree, Clerk

RE: Continuance Request
Petition For Special Permit Application Public Meeting
March 9, 2026
86 & 92 Union Street, Randolph, MA
Planned Residential Development

Town Council:

We met with the Planning Board on February 10, 2026. The Fire Department provided us with written items on life, health, and safety concerns. These items provided us with suggestions for a better Planned Residential Development. We would like to incorporate their ideas into the design.

We respectfully request a continuation of the Public Meeting to give us time to incorporate items into the design and to return to the Planning Board to review the changes and provide you with an updated report.

We request a continuation until April 6, 2026. or April 13, 2026 A/

Thank you.

Yours,
RAC Investment Group LLC

Ricardo Jean

Business Consultant: – Planning - Permitting – Design – Construction
45+ Years Experience
Retired: Planner - Permitting - Designer – Engineer – Attorney - Broker

USA TODAY CO.

LocaliQ

PO Box 631210 Cincinnati, OH 45263-1210

AFFIDAVIT OF PUBLICATION

Attn: Natalie Oliveras
Randolph Town Council
41 S Main ST
Randolph MA 02368-4839

STATE OF MASSACHUSETTS, COUNTY OF NORFOLK

The Patriot Ledger, a newspaper printed and published in the city of Quincy, and of general circulation in the County of Norfolk, State of Massachusetts, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

02/07/2026, 02/14/2026

and that the fees charged are legal.

Sworn to and subscribed before on 02/14/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$131.58	
Tax Amount:	$0.00	
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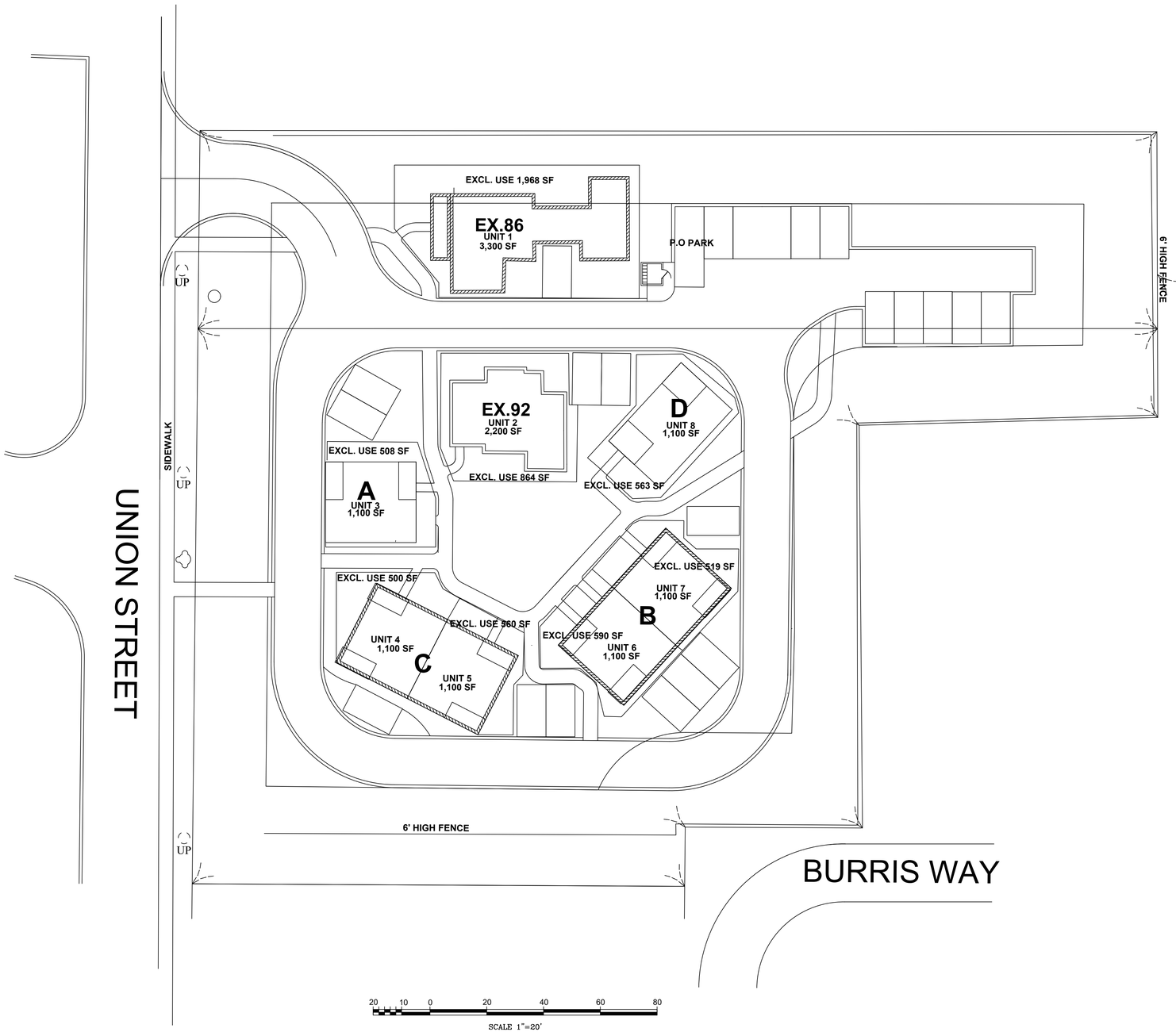
MARIAH VERHAGEN
Notary Public
State of Wisconsin

86/92 Union St

LEGAL NOTICE
Public Hearing Notice
Town of Randolph, MA

Please take notice that the Randolph Town Council will hold a public hearing on Monday, February 23, 2026, at 6:15 p.m. which may be attended by Zoom, by phone, or in-person at Randolph Town Hall, Chapin Hall, second floor, 41 South Main Street, Randolph, MA, 02368. This public hearing concerns the request of the applicant, RAC Investment Group LLC, for a Special Permit to construct a Planned Residential Development located at 86 & 92 Union Street, Randolph, MA 02368, Assessor Map 53, Block H, Parcel 008 and Assessor Map 53, Block H, Parcel 009. Project plans and additional information are available through the Randolph Town Clerk's Office during regular business hours at the offices of the Town Clerk, 41 South Main Street, Randolph, MA. The Zoom link and telephone information to connect to the public hearing may be found on the Randolph website calendar, on the day of the meeting.

AD# 12064118
PL 02/07 & 02/14/2026



IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

JOHN SPINK
DESIGNS
59 CLAY STREET, MIDDLEBORO, MA 02346
PHONE 774-766-0544
jspink1@gmail.com
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86-92 UNION STYREET
RANDOLPH, MA

DATE: 3/30/2026
86-92 UNION STREET
PLANNED
RESIDENTIAL
DEVELOPMENT

DWG. NO. 1

APRIL 4, 2026

CSN ENGINEERING
P.O. Box 201
Brewster, MA 02631
Phone: (508) 896-1783

RAC Investment Group LLC
7 Pleasant Street
Holbrook, MA
857-286-5857 ricardoj04@yahoo.com

April 9, 20026

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

Attn: Emily Lorgeree, Clerk

RE: Continuance Request
Petition For Special Permit Application Public Meeting
March 9, 2026
86 & 92 Union Street, Randolph, MA
Planned Residential Development

Town Council:

After the last Council Meeting with the Neighbors' and Council's comments, we have made significant changes to our concept and design. The number of units has been reduced to eight, the roadway has been reconfigured, the entrance onto Burris Way has been eliminated, and the units have been redesigned. These changes create a better Planned Residential Development. We would like to have time to revise the drawings and documentation.

We respectfully request a continuation of the Public Meeting to give us time to incorporate items into the design and to return to the Planning Board to review the changes and provide The Council with an updated report.

We request a continuation until May 4, 2026.

Thank you.

Yours,
RAC Investment Group LLC

Ricardo Jean



STOP SIGN



CROSS WALK



ONE WAY



RESERVED



SPEED SIGN

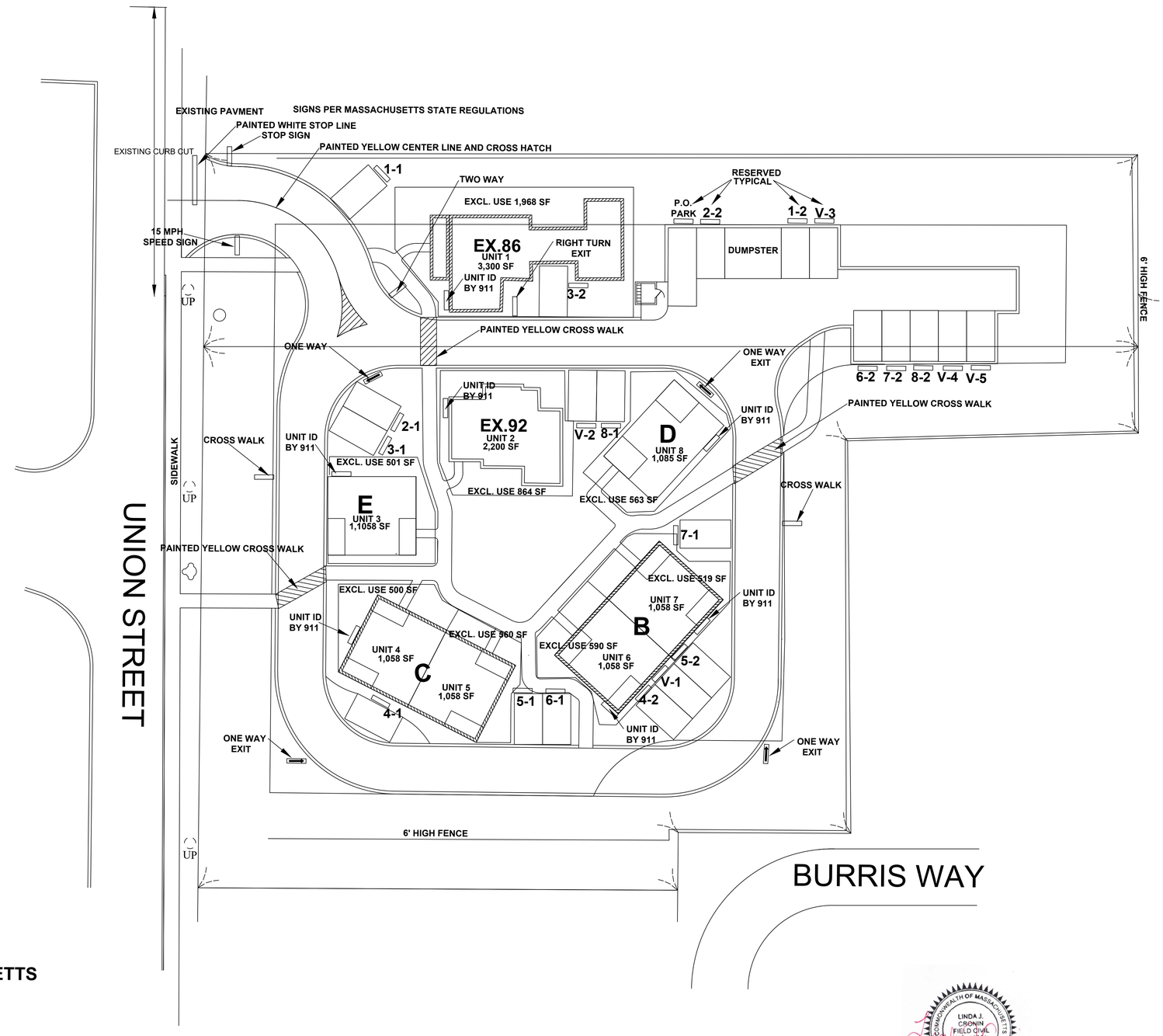


TWO WAY



UNIT ID

SIGNS PER MASSACHUSETTS
STATE REGULATIONS



JOHN SPINK
DESIGNS
59 CLAY STREET, MIDDLEBORO, MA 02346
PHONE 774-766-0544
jspink1@gmail.com

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

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86-92 UNION STYREET
RANDOLPH, MA

DATE: 3/11/2026
86-92 UNION STREET
PLANNED
RESIDENTIAL
DEVELOPMENT

DWG. NO. 16

SIGNAGE



REVISION 9 5/3/26
REVISION 9 5/3/26

CSN
ENGINEERING
P.O. Box 201
Brewster, MA 02631
Phone: (508) 896-1783



GENERAL NOTES:

ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:

PROPOSED RENDERING (92 AND 86 UNION STREET)

DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED
RESIDENTIAL DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed Rendering
(92 and 86 Union Street)

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DATE: 05-05-2026	22
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PLANNED RESIDENTIAL DEVELOPMENT AT 86-92 UNION STREET, RANDOLPH

FLOOR PLANS AND EXTERIOR ELEVATIONS

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

ATELIER LALANNE INCORPORATED
SERGE LALANNE DESIGNER
Tel: (508) 818-7215
kiraline2005@yahoo.com
115 MAIN STREET, N. EASTON, MASSACHUSETTS, 02346-1052

DRAWING TITLE: PLANNED RESIDENTIAL DEVELOPMENT

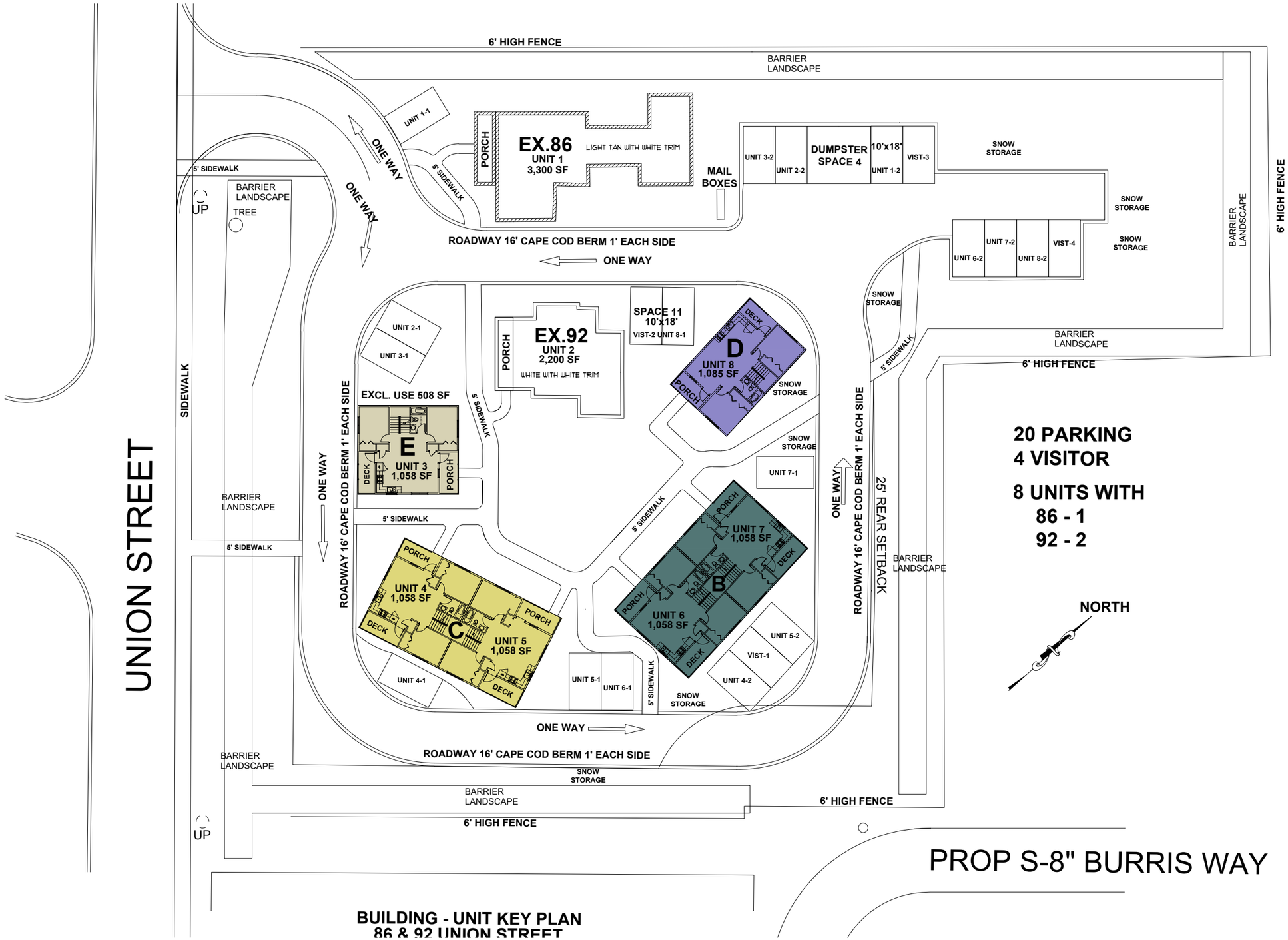
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS: PLANNED RESIDENTIAL DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA

DRAWING TITLE: FOR PERMITTING

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DATE: 05-05-2026	
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BUILDING - UNIT KEY PLAN
86 & 92 UNION STREET

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED KEY PLAN
(92 AND 86 UNION STREET)

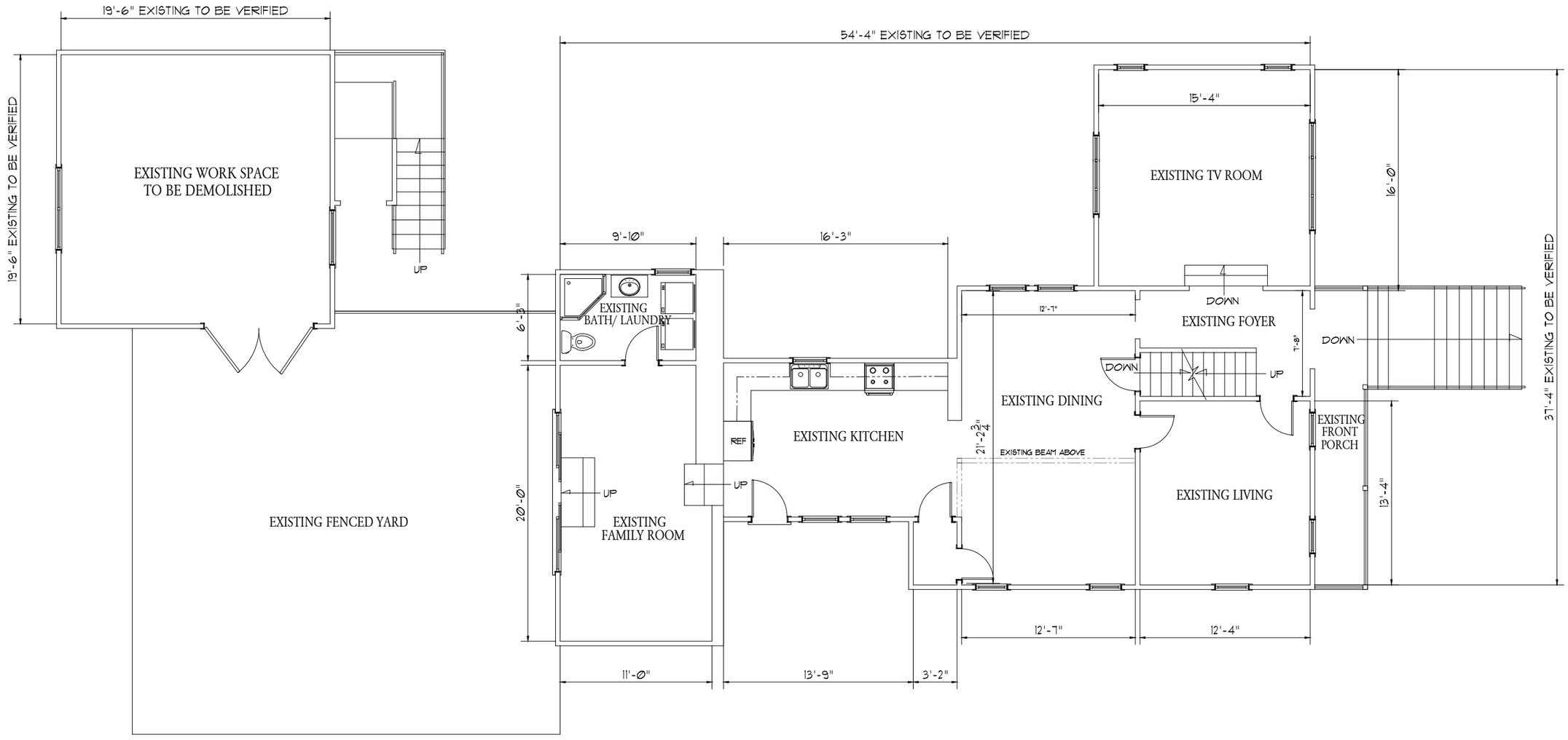
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED
RESIDENTIAL DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed Key Plan
(92 and 86 Union Street)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
CHECKED BY:	DRAWING NO. PLT-1
DATE: 05-05-2026	1
CAD FILE NAME:	



Existing 1st Floor Plan (86 Union Street UNIT 1)

1/8"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
EXISTING
1ST FLOOR PLAN
(86 UNION STREET UNIT 1)

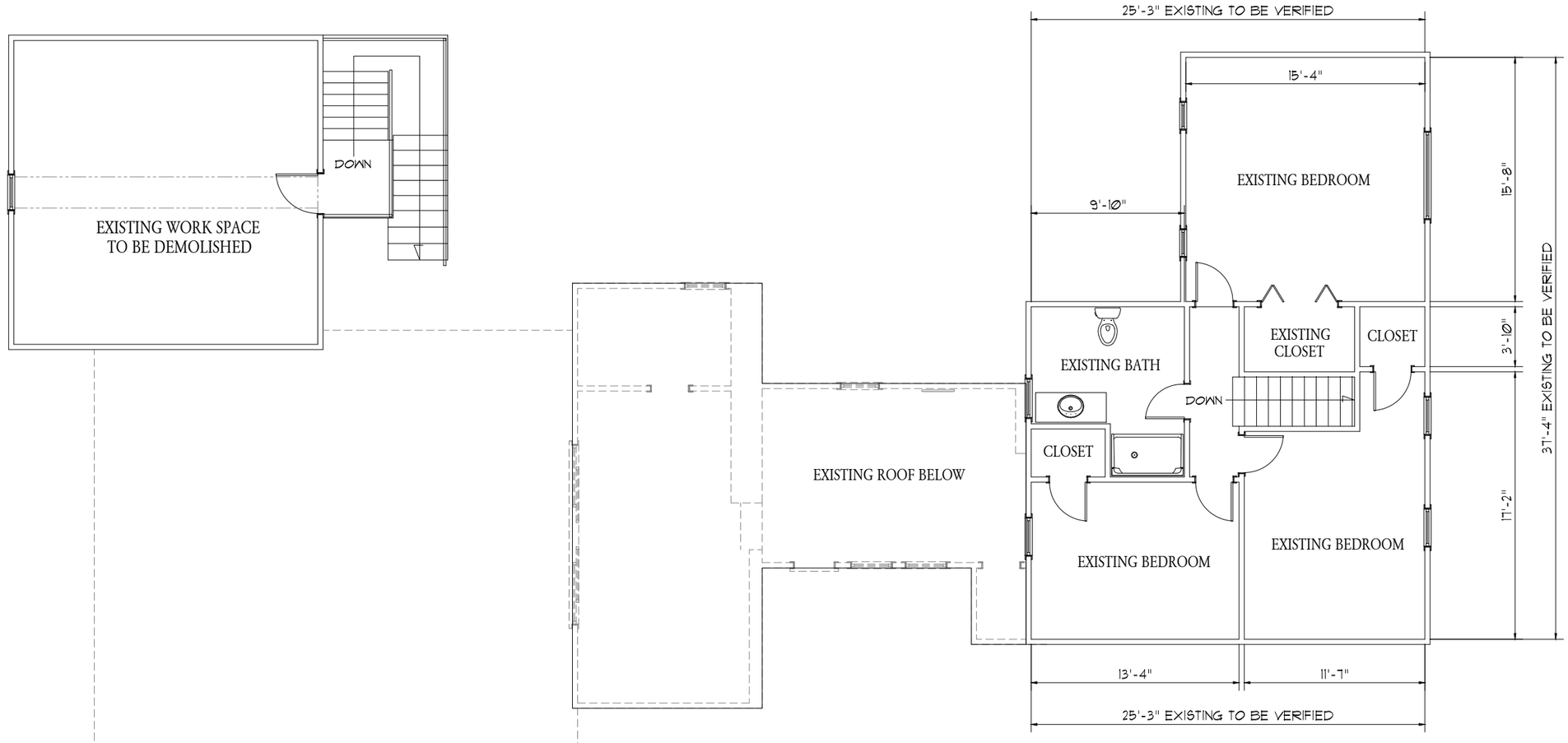
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED
RESIDENTIAL DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Existing 1st Floor Plan
(86 Union Street Unit 1)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
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DATE: 05-05-2026	
CAD FILE NAME:	2



Existing 1st Floor Plan (86 Union Street UNIT)I

1/8"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
EXISTING
2ND FLOOR PLAN
(86 UNION STREET)

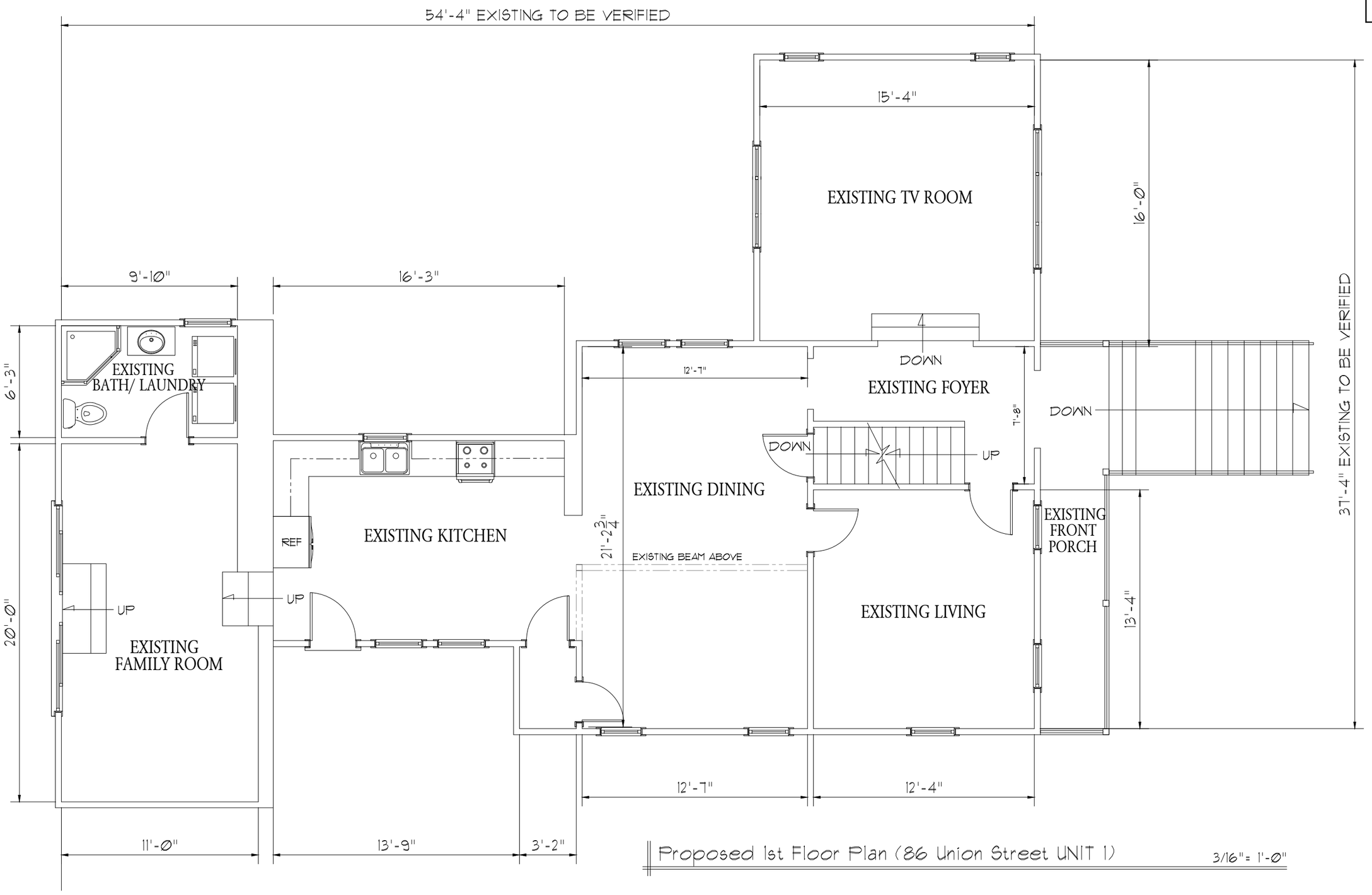
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED
RESIDENTIAL DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE: Existing
2nd Floor Plan
(86 Union Street)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
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DATE: 05-05-2026	3
CAD FILE NAME:	



Proposed 1st Floor Plan (86 Union Street UNIT 1) 3/16"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
1ST FLOOR PLAN
(86 UNION STREET UNIT 1)

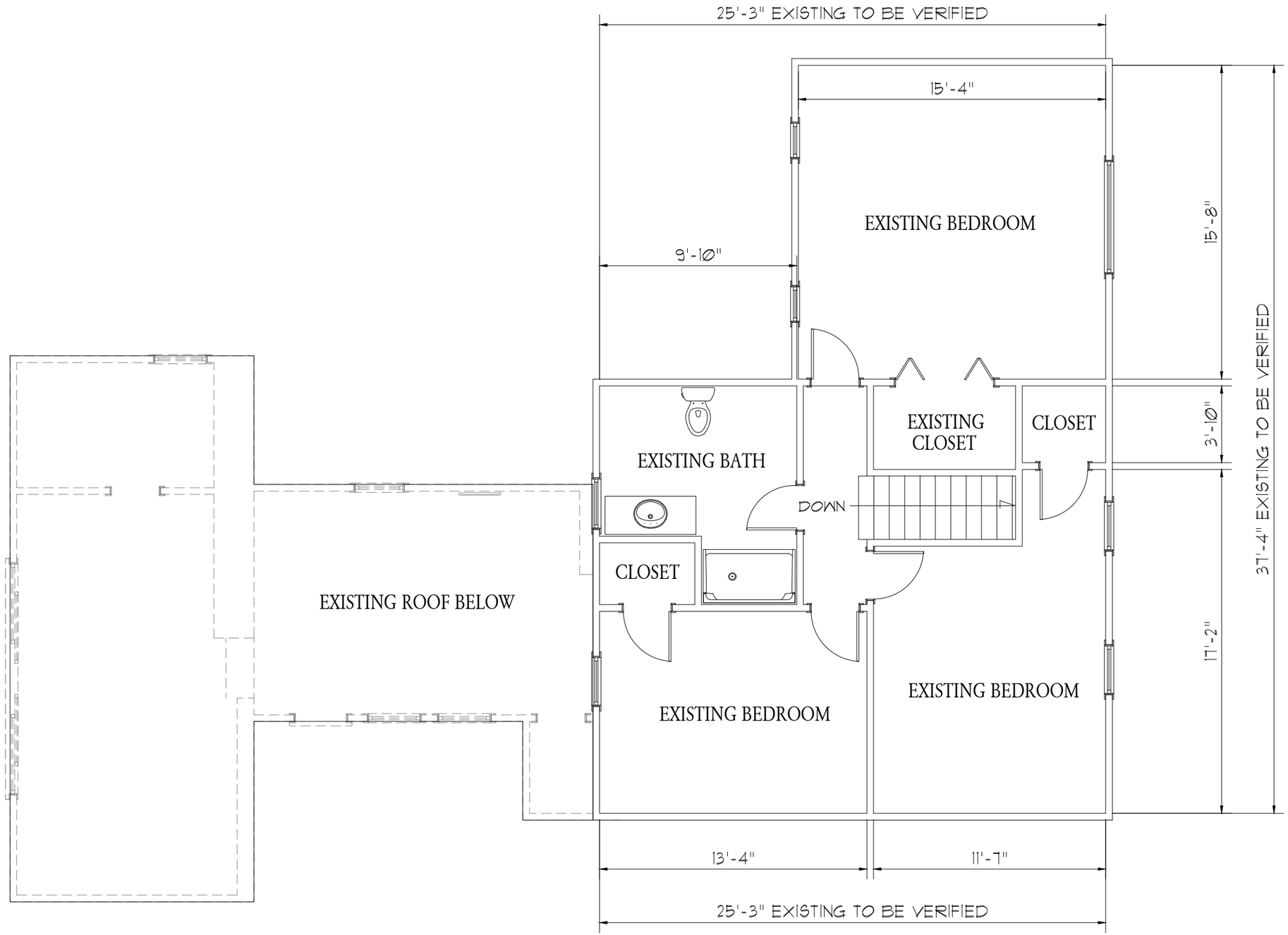
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED
RESIDENTIAL DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed 1st Floor Plan
(86 Union Street Unit 1)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
CHECKED BY:	DRAWING NO. A-1
DATE: 05-05-2026	4
CAD FILE NAME:	



Proposed 2nd Floor Plan (86 Union Street UNIT 1) 3/16"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
2ND FLOOR PLAN
(86 UNION STREET UNIT 1)

DATE	REVISION	BY

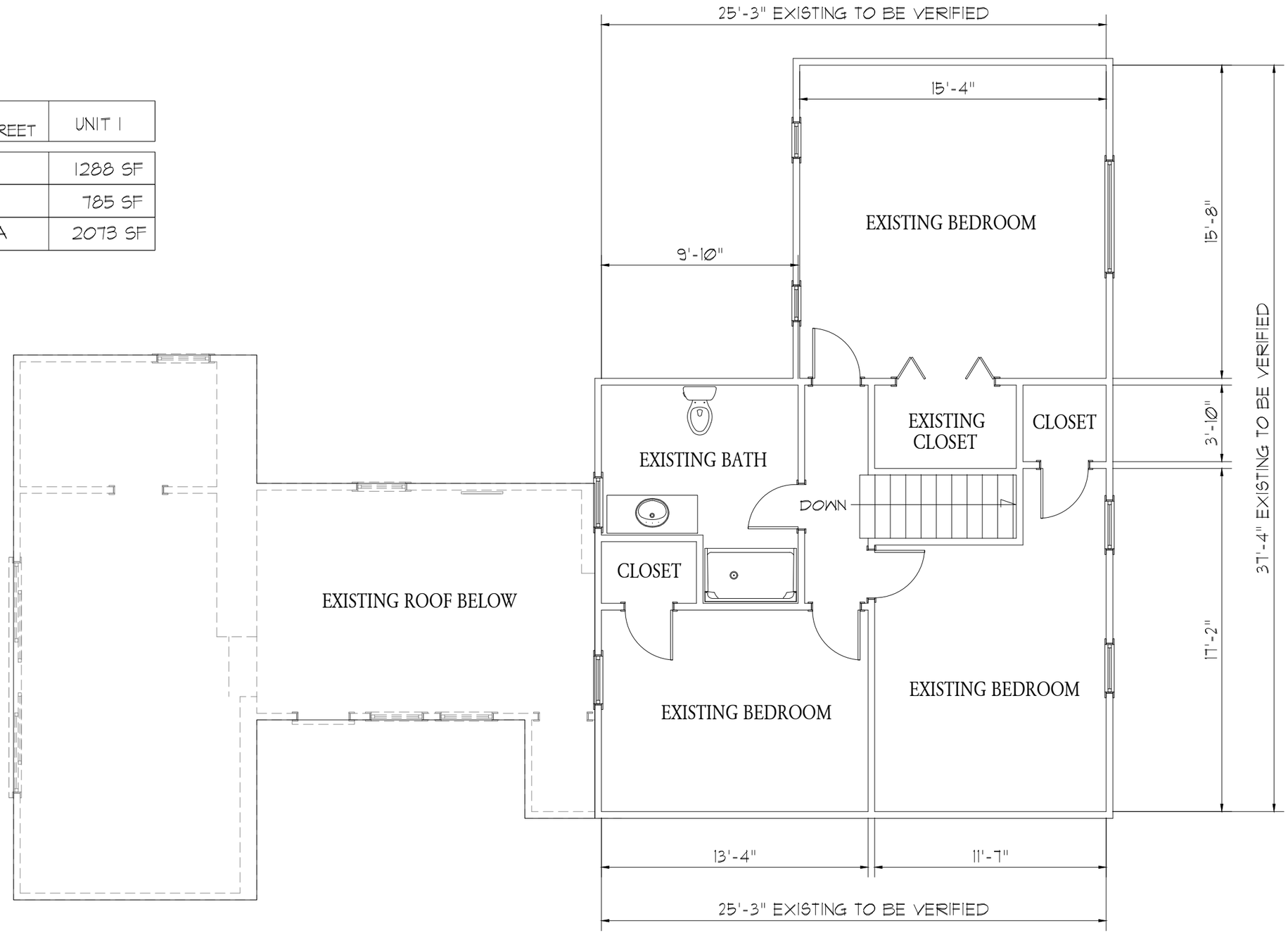
PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED
RESIDENTIAL DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed 2nd Floor Plan
(86 Union Street Unit 1)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
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DATE: 05-05-2026	5
CAD FILE NAME:	

EXISTING 86 UNION STREET	UNIT 1
1ST FLOOR	1288 SF
2ND FLOOR	785 SF
TOTAL AREA	2073 SF



Proposed 2nd Floor Plan (86 Union Street UNIT 1) 3/16"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
2ND FLOOR PLAN
(86 UNION STREET UNIT 1)

DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED
RESIDENTIAL DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed 2nd Floor Plan
(86 Union Street Unit 1)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
CHECKED BY:	DRAWING NO. A-2
DATE: 05-05-2026	5
CAD FILE NAME:	



Proposed Front Elevation (86 Union Street UNIT 1)

3/16"= 1'-0"



Proposed Right Side Elevation (86 Union Street UNIT 1)

3/16"= 1'-0"

LIGHT TAN WITH WHITE TRIM

Existing Siding

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED EXTERIOR ELEVATIONS (86 UNION STREET UNIT 1)

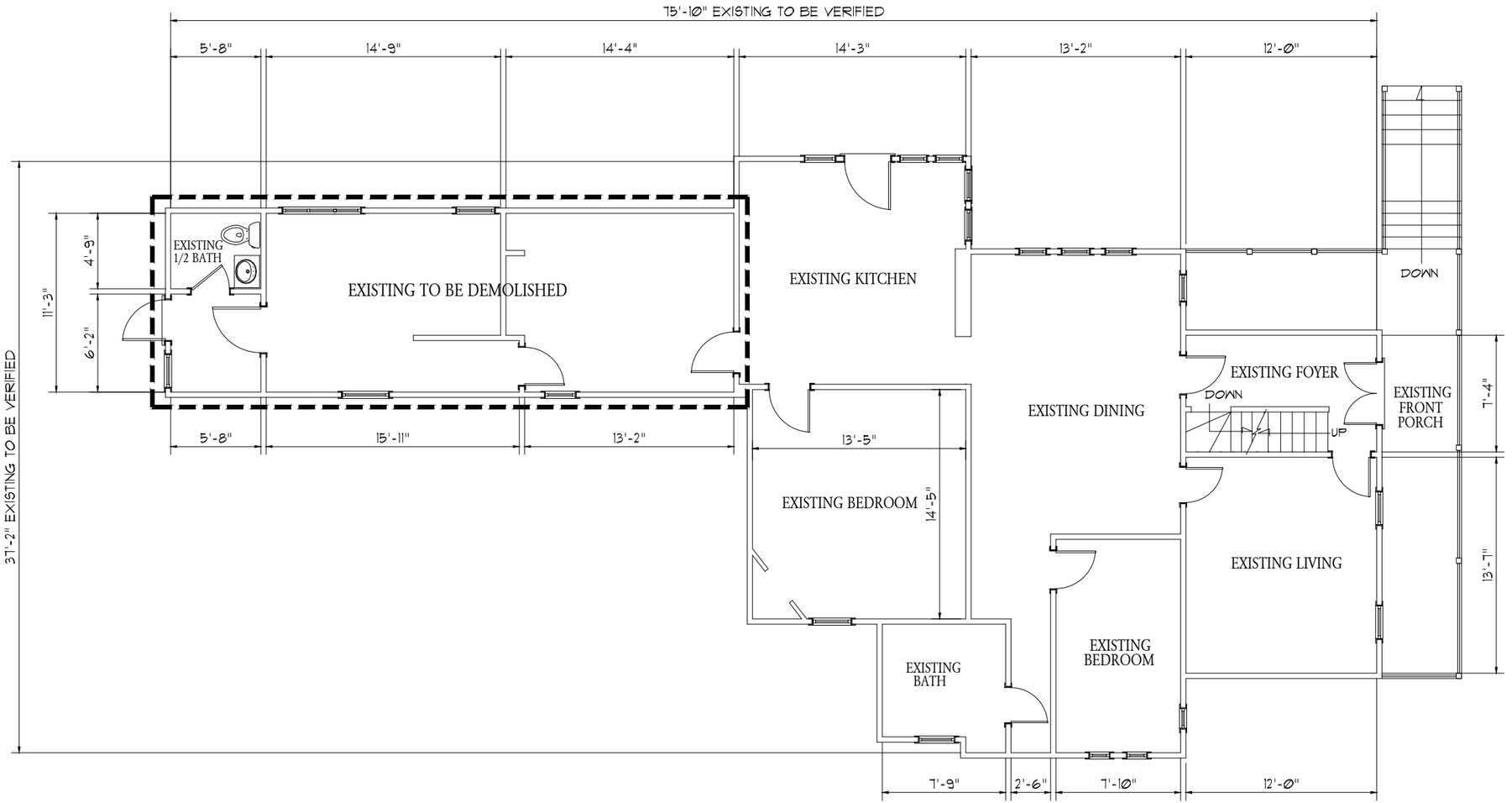
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED RESIDENTIAL DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA

DRAWING TITLE:
Proposed 2nd Floor Plan (86 Union Street Unit 1)

DRAWN BY: SL	SCALE: N.T.S.
CHECKED BY:	DRAWING NO. A-3
DATE: 05-05-2026	
CAD FILE NAME:	6



Existing 1st Floor Plan (92 Union Street UNIT 2)

1/8"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
EXISTING
1ST FLOOR PLAN
(92 UNION STREET UNIT 2)

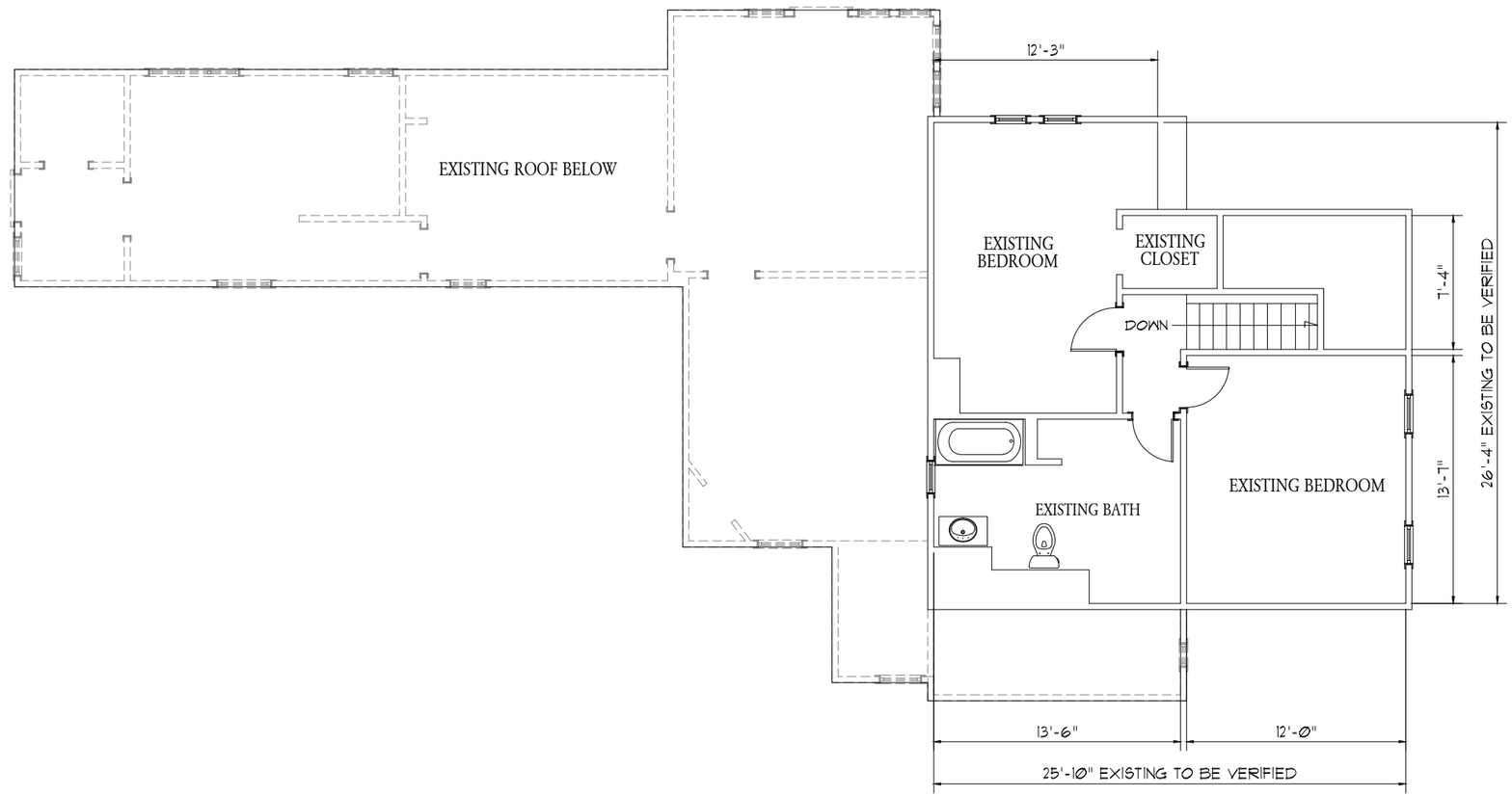
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED
RESIDENTIAL DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Existing 1st Floor Plan
(92 Union Street UNIT 2)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
CHECKED BY:	DRAWING NO. EX-1
DATE: 05-05-2026	7
CAD FILE NAME:	



Existing 2nd Floor Plan (92 Union Street UNIT 2)

1/8"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
EXISTING
2ND FLOOR PLAN
(92 UNION STREET UNIT 2)

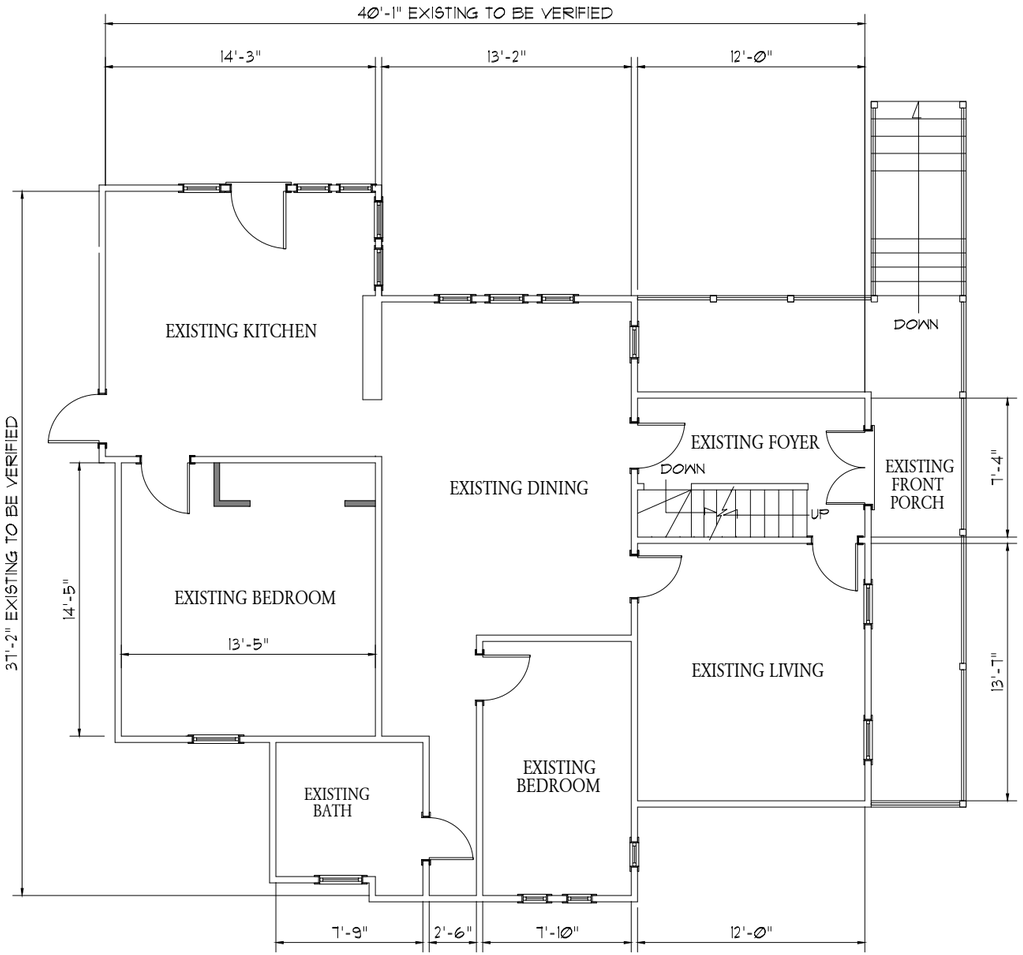
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PROFESSIONAL STAMP:

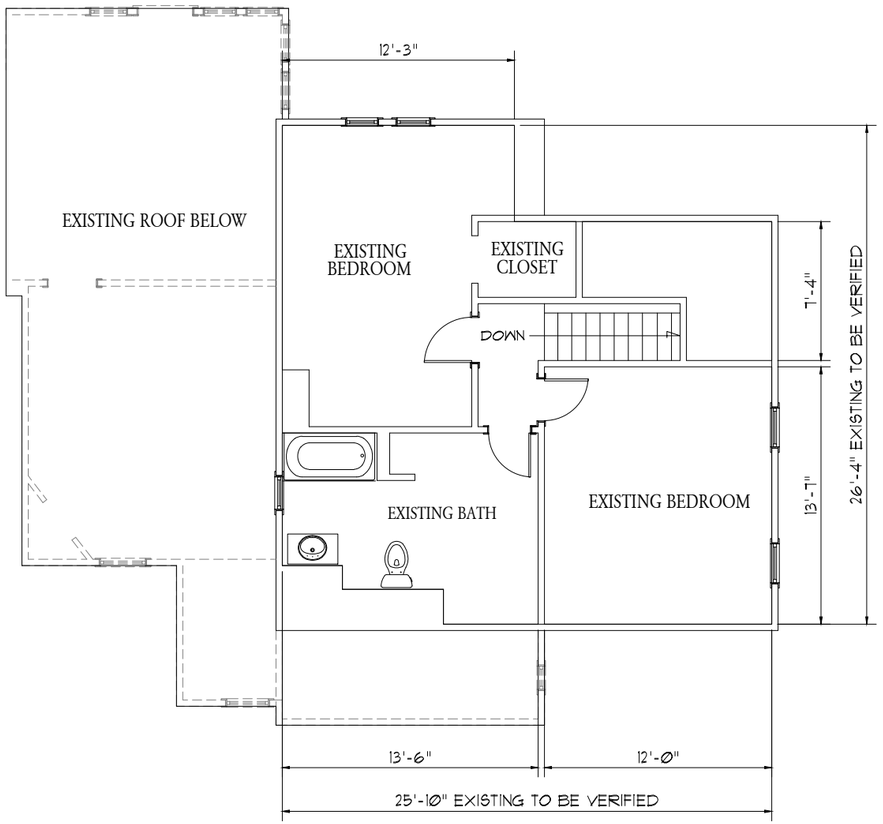
PROJECT ADDRESS:
PLANNED
RESIDENTIAL DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Existing 2nd Floor Plan
(92 Union Street UNIT 2)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
CHECKED BY:	DRAWING NO. EX-2
DATE: 05-05-2026	8
CAD FILE NAME:	



Proposed 1st Floor Plan (92 Union Street UNIT 2) 1/8"= 1'-0"



Proposed 2nd Floor Plan (92 Union Street UNIT 2) 1/8"= 1'-0"

EXISTING 92 UNION STREET	UNIT 2
1ST FLOOR	1122 SF
2ND FLOOR	592 SF
TOTAL AREA	1714 SF

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
1ST AND 2ND FLOOR PLAN
(92 UNION STREET UNIT 2)

DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED
RESIDENTIAL DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE: Proposed
1st and 2nd Floor Plan
(92 Union Street UNIT 2)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
CHECKED BY:	DRAWING NO. EX-1
DATE: 05-05-2026	9
CAD FILE NAME:	



Proposed Front Elevation (86 Union Street UNIT 2) 3/16"= 1'-0"

WHITE WITH WHITE TRIM

Existing Siding



Proposed Right Side Elevation (86 Union Street UNIT 2) 3/16"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED EXTERIOR ELEVATIONS (92 UNION STREET UNIT 2)

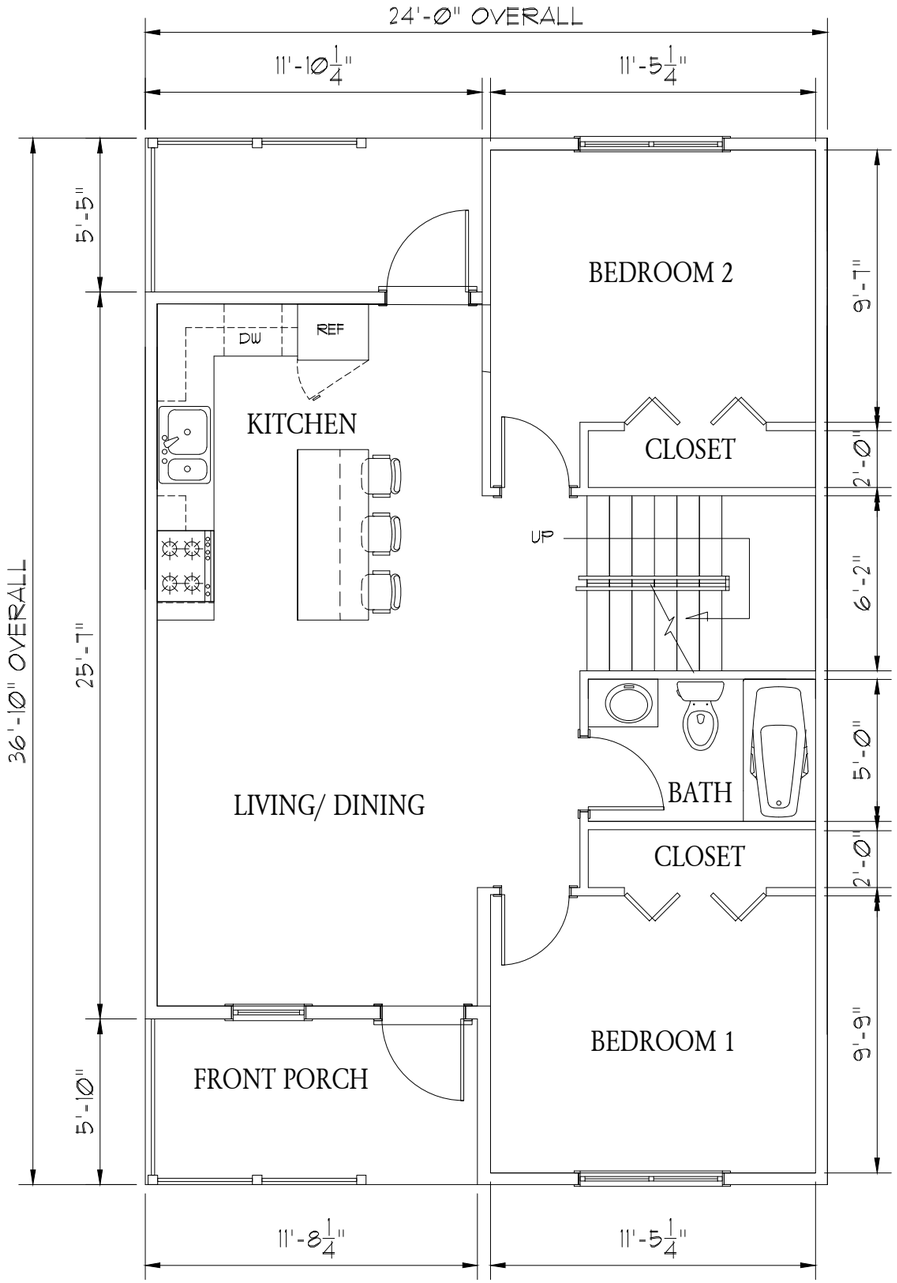
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PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED RESIDENTIAL DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA

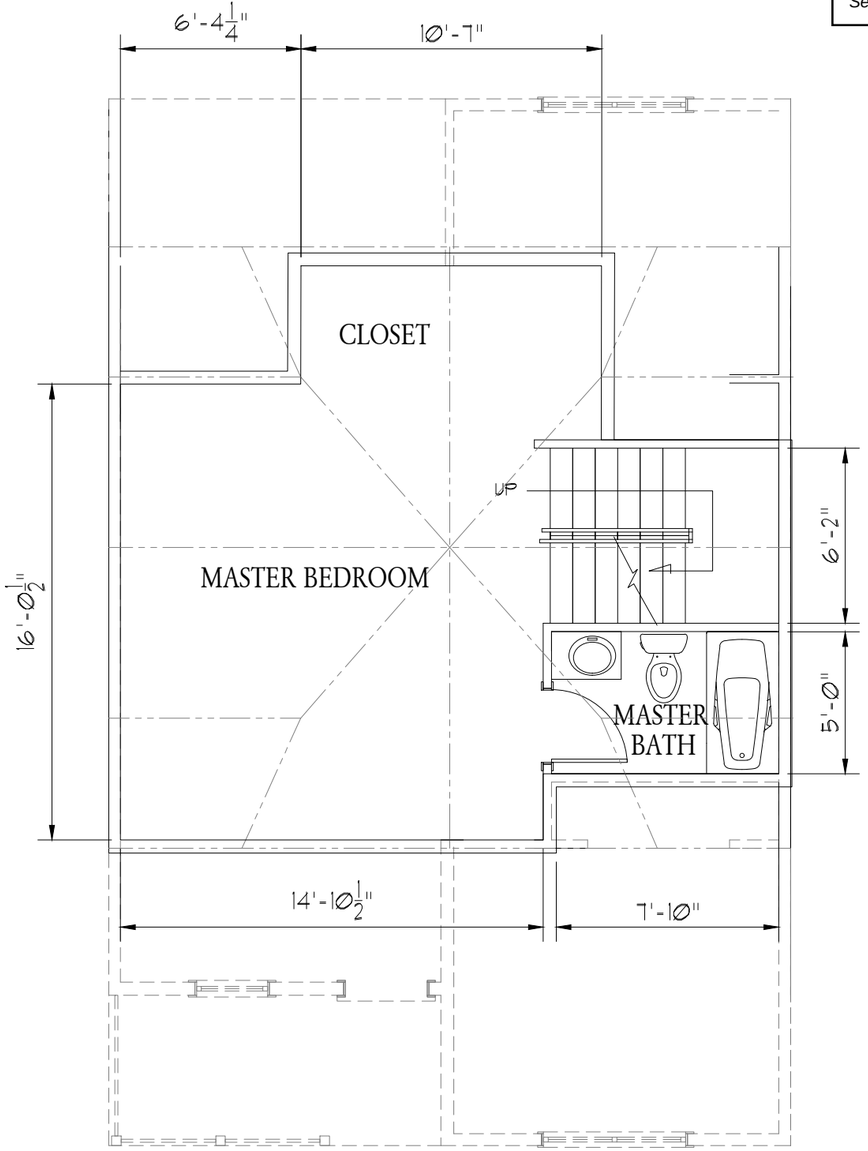
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Proposed 2nd Floor Plan (92 Union Street Unit 2)

DRAWN BY: SL	SCALE: N.T.S.
CHECKED BY:	DRAWING NO. A-3
DATE: 05-05-2026	10
CAD FILE NAME:	



Proposed 1st Floor Plan
(Type D Simplex Mansard) 3/16"= 1'-0"

SIMPLEX MANSARD	UNIT 3
1ST FLOOR	701 SF
2ND FLOOR	384 SF
TOTAL AREA	1085 SF



Proposed 2nd Floor Plan
(Type D Simplex Mansard) 3/16"= 1'-0"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
1ST AND 2ND FLOOR PLAN
(TYPE D SIMPLEX MANSARD)

DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED
RESIDENTIAL DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

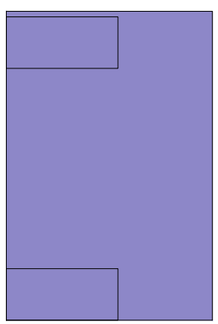
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Proposed 1st and 2nd Floor Plan
(Type D Simplex Mansard)

DRAWN BY: SL
CHECKED BY:
DATE: 05-05-2026
CAD FILE NAME:
SCALE: 3/16"= 1'-0"
DRAWING NO. A-1
11

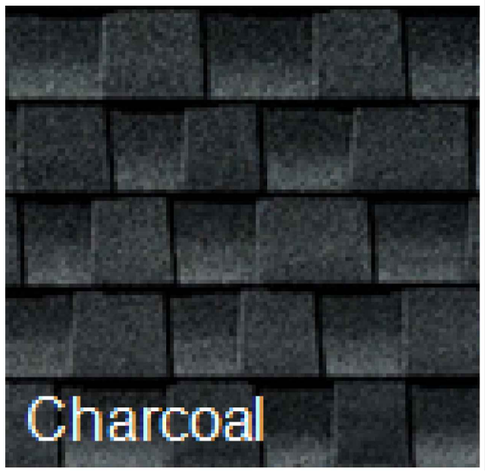


Proposed Front Elevation (Type Type E Simplex Mansard) N.T.S.

New Hope Gray
2130-50



Proposed Siding



Proposed Shingles



Proposed Left Side Elevation (Type E Simplex Mansard) N.T.S.

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED EXTERIOR ELEVATIONS (TYPE E SIMPLEX MANSARD)

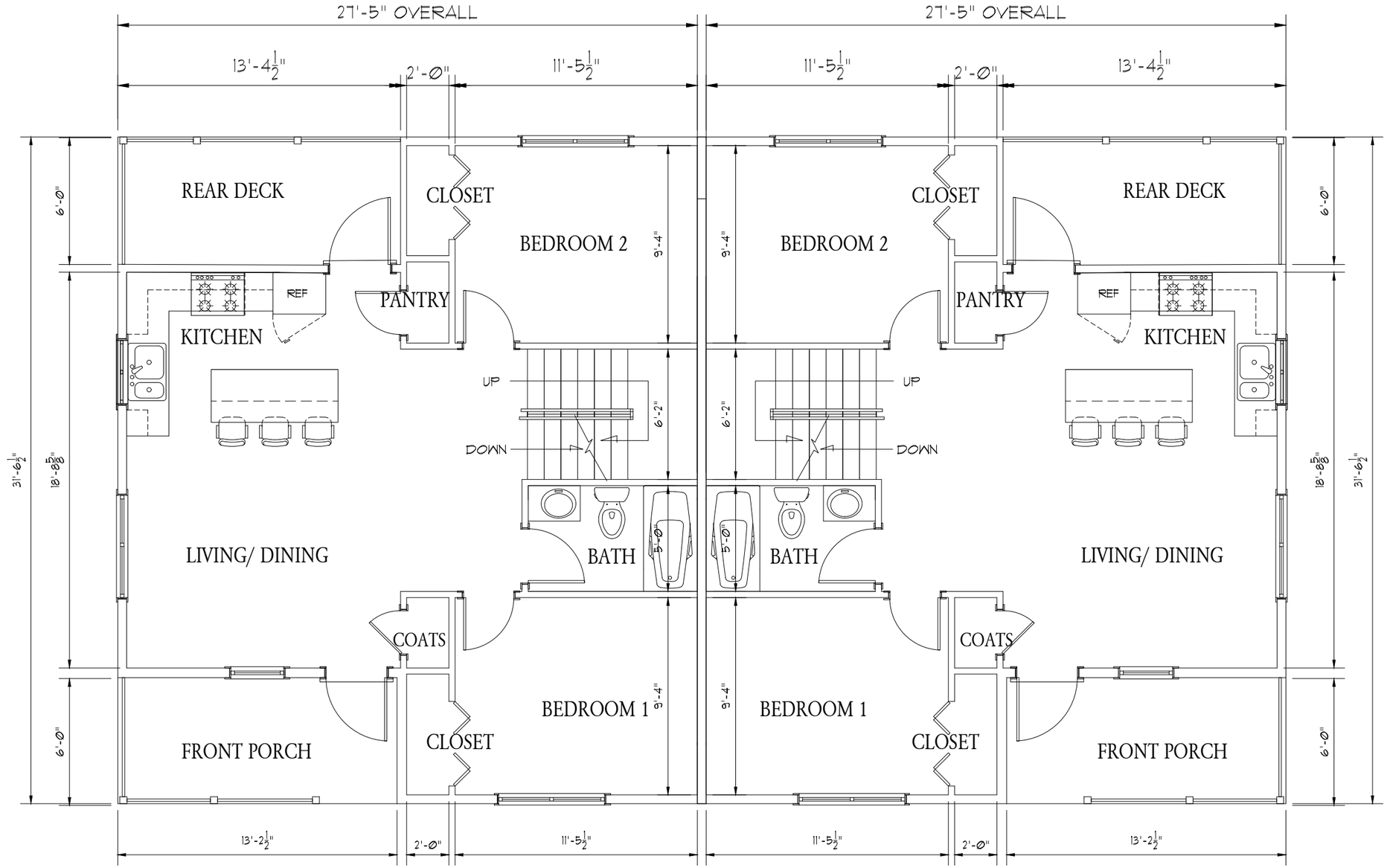
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED RESIDENTIAL DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA

DRAWING TITLE:
Proposed Exterior Elevations (Type E Simplex Mansard)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
CHECKED BY:	DRAWING NO. A-2
DATE: 05-05-2026	12
CAD FILE NAME:	



Proposed 1st Floor Plan (Type C Duplex Gable)

3/16"= 1'-Ø"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
1ST FLOOR PLAN
(TYPE C DUPLEX GABLE)

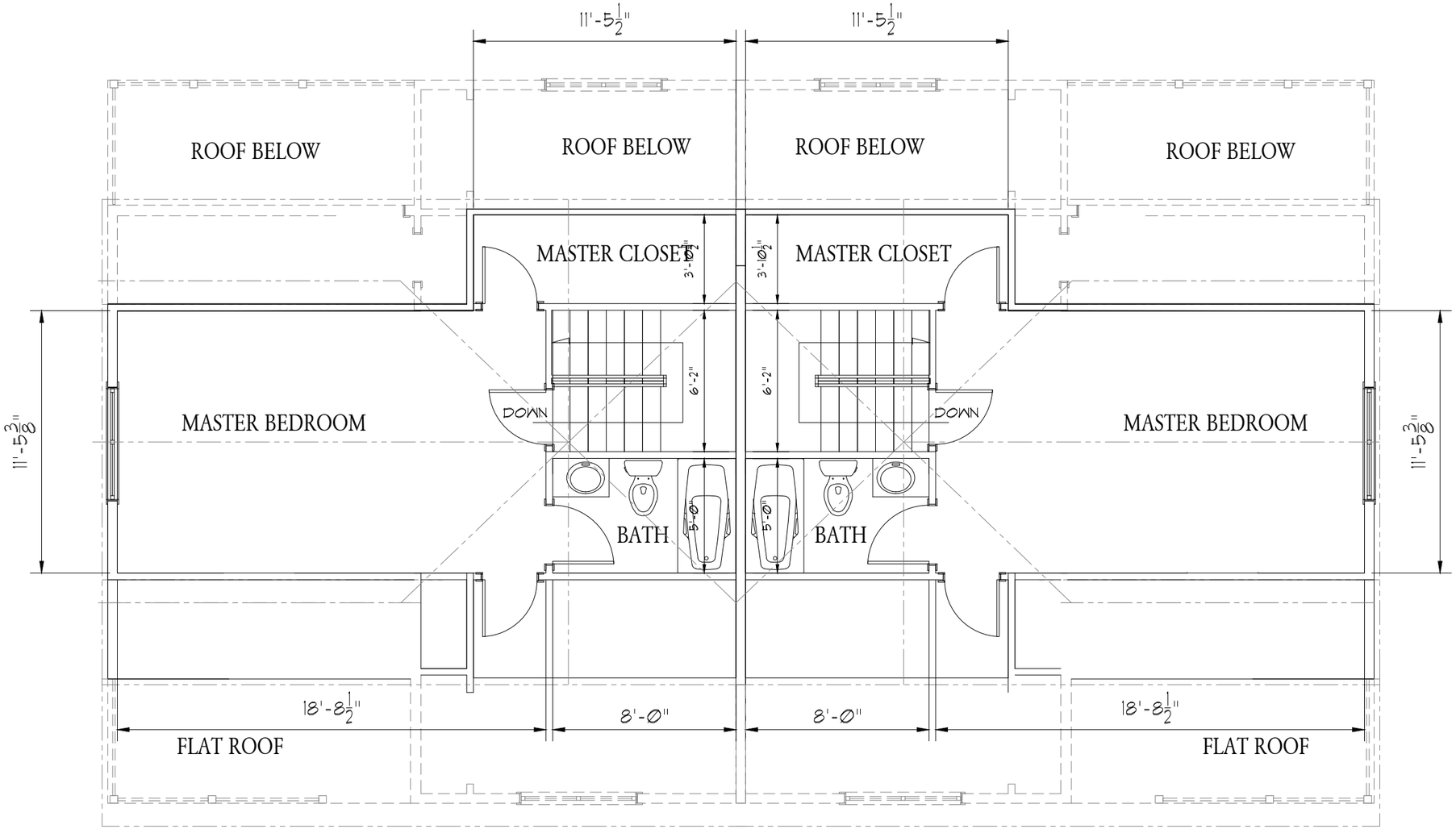
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED
RESIDENTIAL DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed 1st Floor Plan
(Type C Duplex Gable)

DRAWN BY: SL	SCALE: 3/16"= 1'-0"
CHECKED BY:	DRAWING NO. A-1
DATE: 05-05-2026	13
CAD FILE NAME:	



Proposed 2nd Floor Plan (Type C Duplex Gable) 3/16"= 1'-0"

DUPLEX GABLE	UNIT 4	UNIT 5
1ST FLOOR	718 SF	718 SF
2ND FLOOR	340 SF	340 SF
TOTAL AREA	1058 SF	1058 SF

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
2ND FLOOR PLAN
(TYPE C DUPLEX GABLE)

DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:

DRAWING TITLE: Proposed 2nd Floor Plan (Type C Duplex Gable)

DRAWN BY: SL
CHECKED BY:
DATE: 05-05-2026
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14

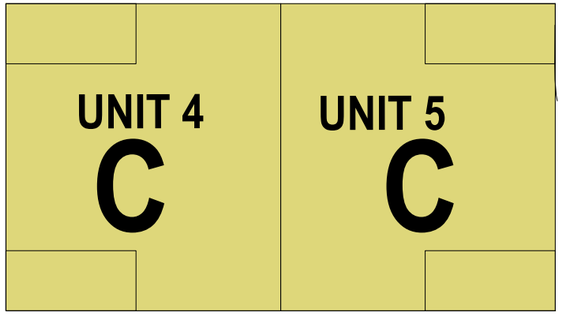


Proposed Front Elevation (Type Type CC Duplex Gable) N.T.S.



Proposed Left Side Elevation (Type C Duplex Gable) N.T.S.

Hawthorne Yellow
HC-4



Proposed Siding



Proposed Shingles

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED EXTERIOR ELEVATIONS (TYPE C DUPLEX GABLE)

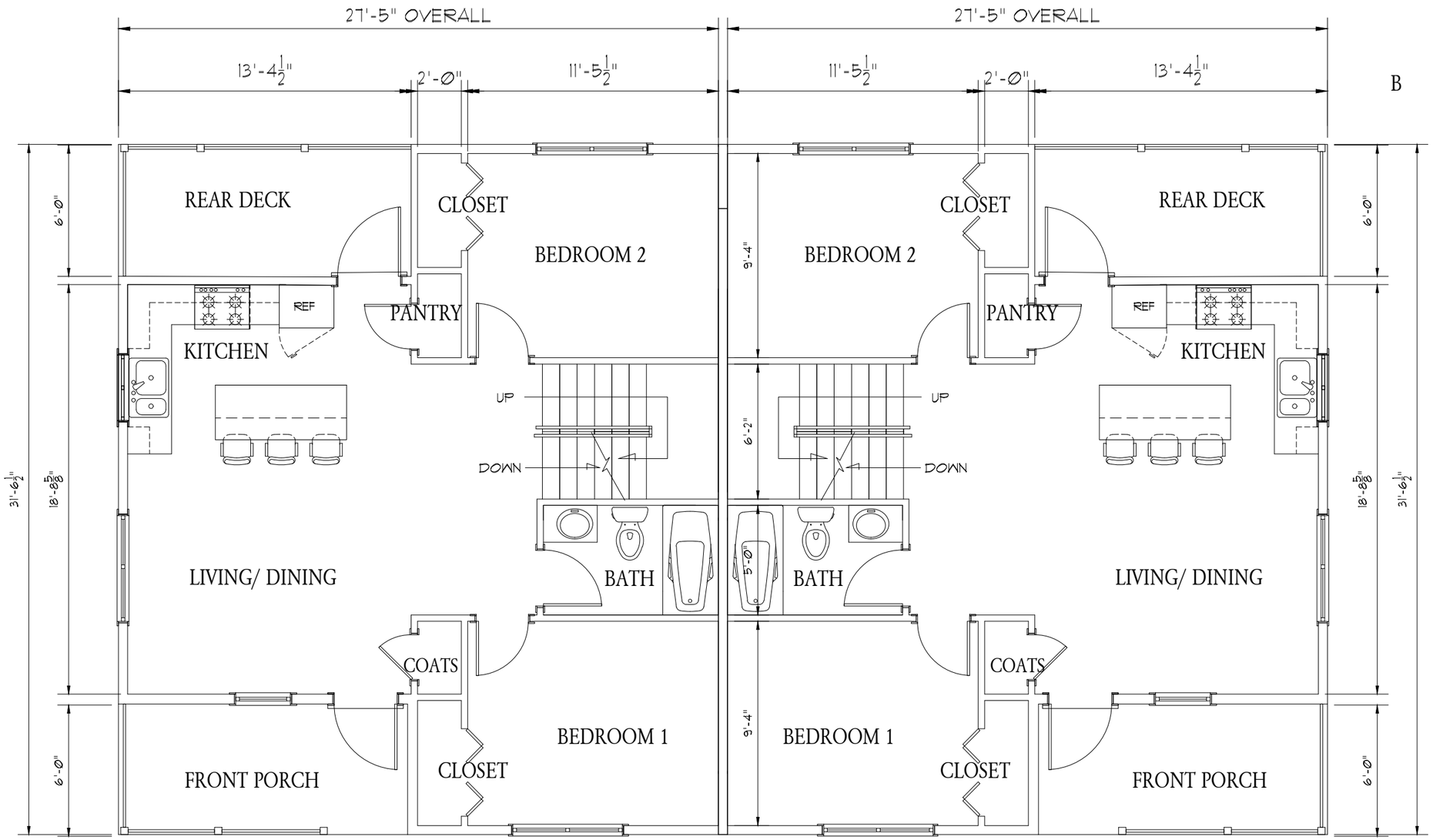
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PROJECT ADDRESS:
PLANNED RESIDENTIAL DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA

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Proposed Exterior Elevations (Type C Duplex Gable)

DRAWN BY: SL	SCALE: 1/4"= 1'-0"
CHECKED BY:	DRAWING NO. A-3
DATE: 05-05-2026	15
CAD FILE NAME:	



Proposed 1st Floor Plan (TYPE B DUPLEX MANSARD) 3/16"= 1'-Ø"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
1ST FLOOR PLAN
(TYPE B DUPLEX MANSARD)

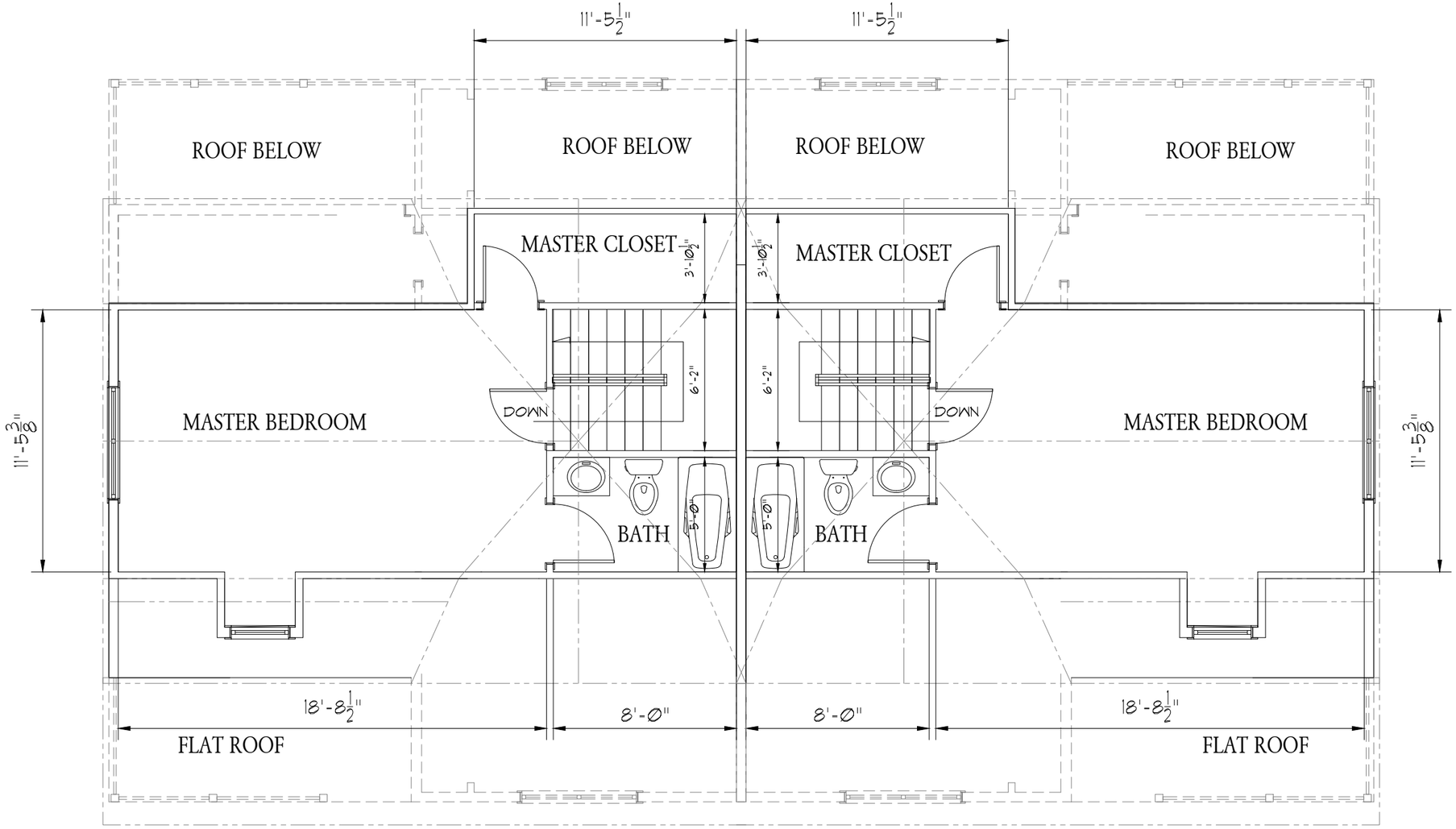
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED
RESIDENTIAL DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed 1st Floor Plan
(TYPE B DUPLEX MANSARD)

DRAWN BY: SL	SCALE: 3/16"= 1'-0"
CHECKED BY:	DRAWING NO. A-1
DATE: 05-05-2026	16
CAD FILE NAME:	



Proposed 2nd Floor Plan (TYPE B DUPLEX MANSARD) 3/16"= 1'-0"

DUPLEX MANSARD	UNIT 6	UNIT 7
1ST FLOOR	718 SF	718 SF
2ND FLOOR	340 SF	340 SF
TOTAL AREA	1058 SF	1058 SF

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
2ND FLOOR PLAN
(TYPE B DUPLEX MANSARD)

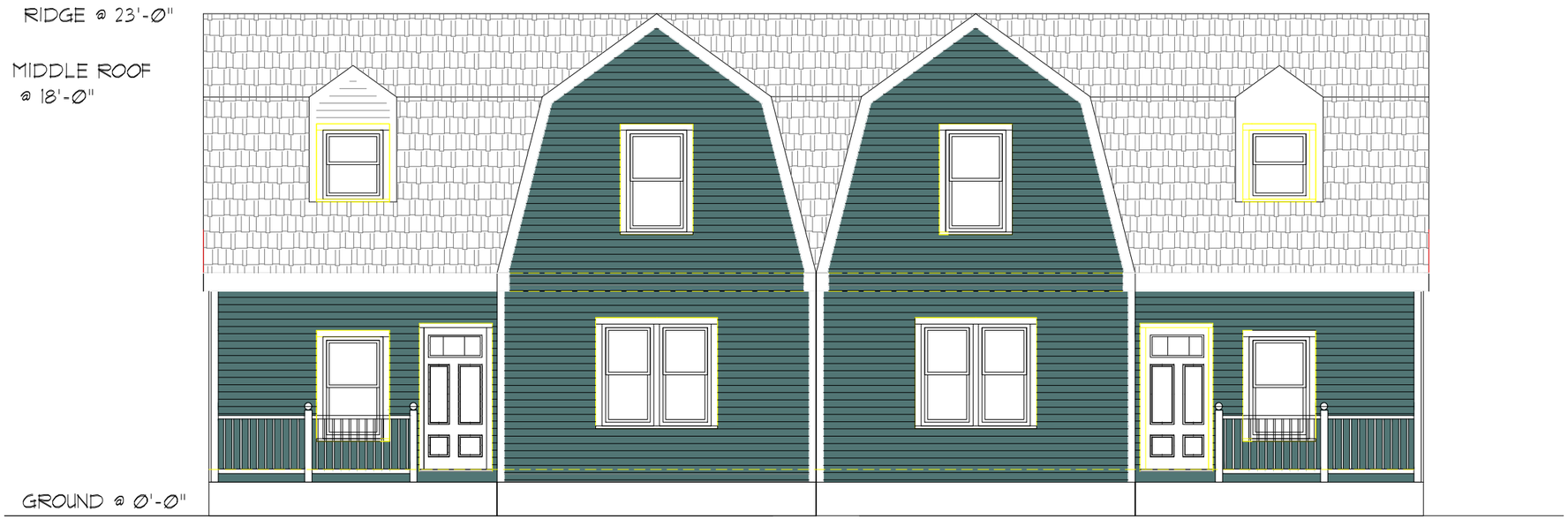
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PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED
RESIDENTIAL DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed 2nd Floor Plan
(TYPE B DUPLEX MANSARD)

DRAWN BY: SL	SCALE: 3/16"= 1'-0"
CHECKED BY:	DRAWING NO. A-2
DATE: 05-05-2026	17
CAD FILE NAME:	



Proposed Front Elevation (Type TYPE B DUPLEX MANSARD) N.T.S.

Yarmouth Blue
HC-150



Proposed Siding



Proposed Shingles

Proposed Right Side Elevation (TYPE B DUPLEX MANSARD) N.T.S.

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
EXTERIOR ELEVATIONS
(TYPE B DUPLEX MANSARD)

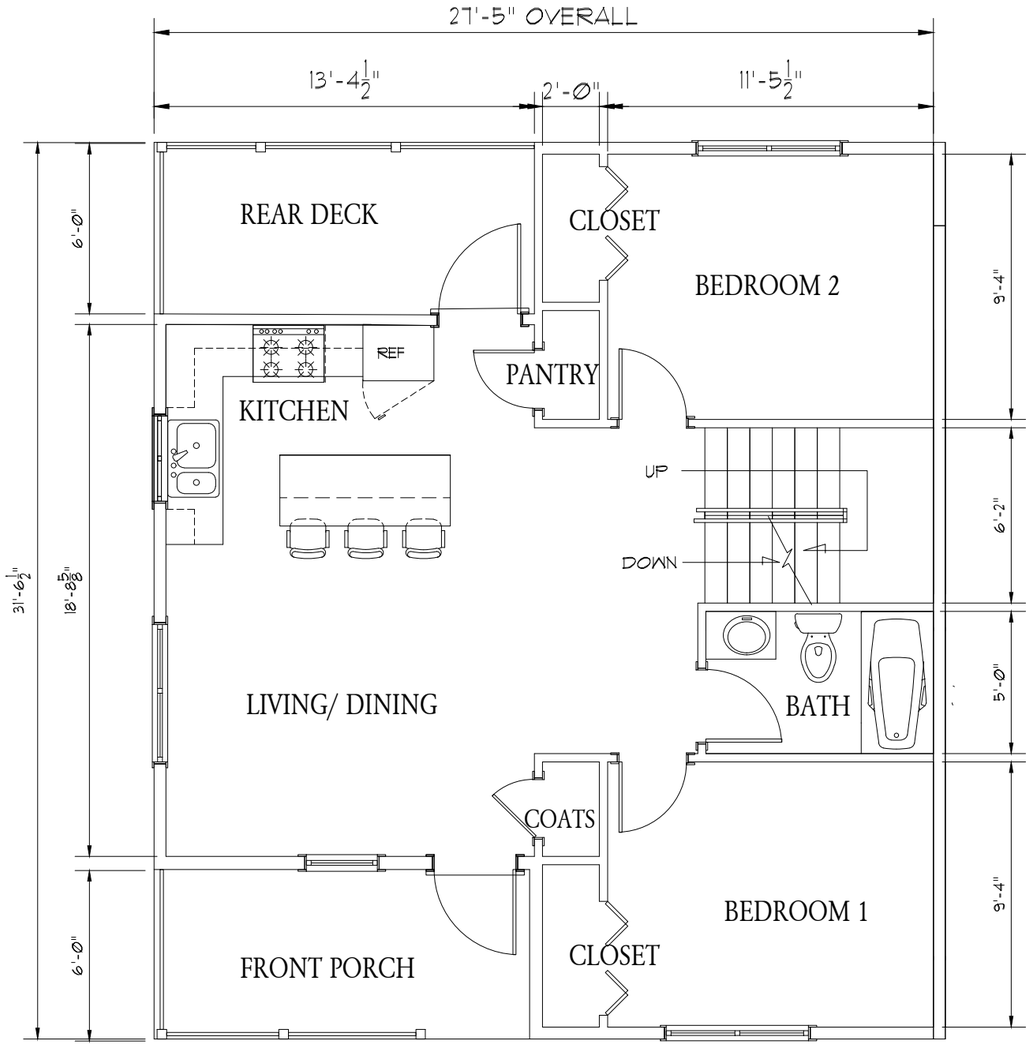
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PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED
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AT 86-92 UNION STREET
RANDOLPH, MA

DRAWING TITLE:
Proposed Exterior Elevations
(TYPE B DUPLEX MANSARD)

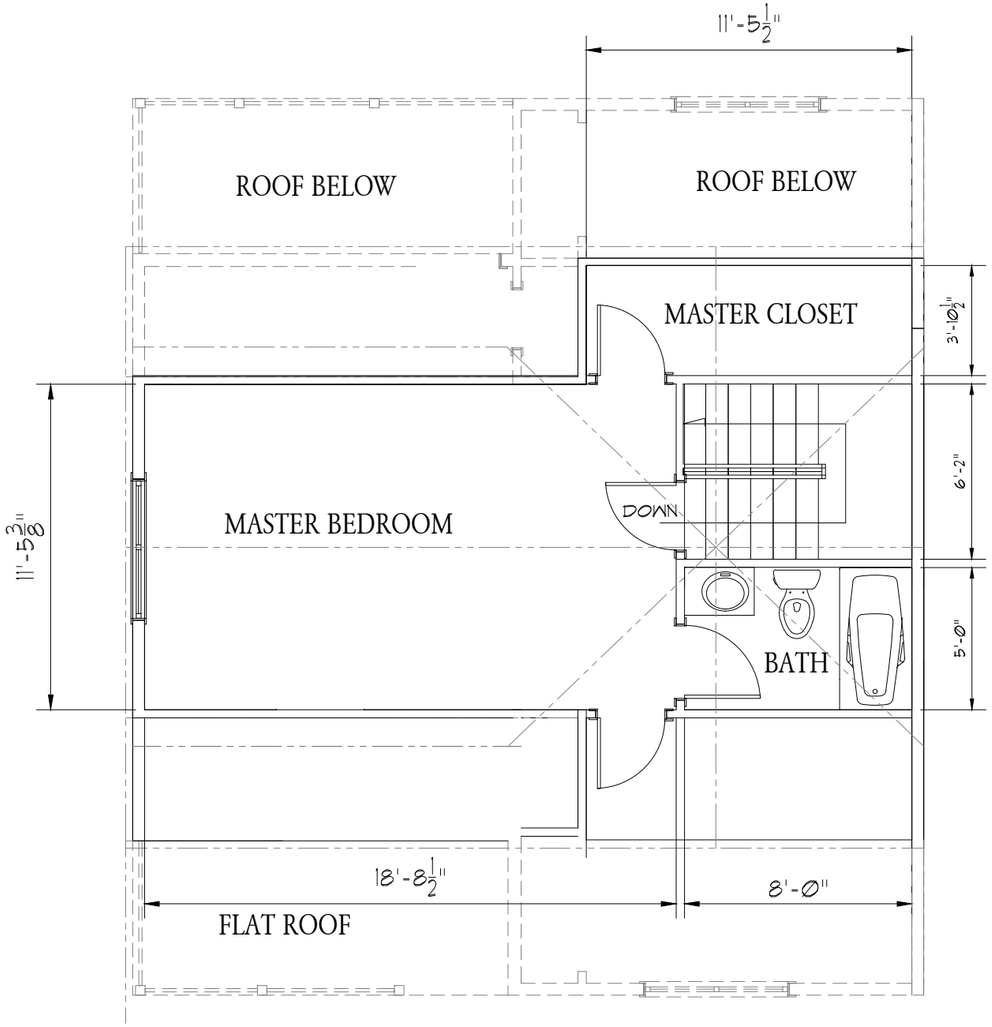
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CHECKED BY:	DRAWING NO. A-3
DATE: 05-05-2026	18
CAD FILE NAME:	



Proposed 1st Floor Plan
(Type E Simplex Gable)

3/16"= 1'-Ø"

SIMPLEX GABLE	UNIT 3
1ST FLOOR	718 SF
2ND FLOOR	340 SF
TOTAL AREA	1058 SF



Proposed 2nd Floor Plan
(Type E Simplex Gable)

3/16"= 1'-Ø"

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
1ST AND 2ND FLOOR PLAN
(TYPE E SIMPLEX GABLE)

DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED
RESIDENTIAL DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

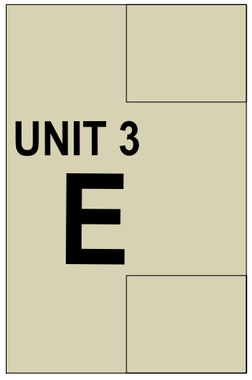
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Proposed 1st and 2nd Floor Plan
(Type E Simplex Gable)

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DATE: 05-05-2026	19
CAD FILE NAME:	



Proposed Front Elevation (Type Type E Simplex Gable) N.T.S.

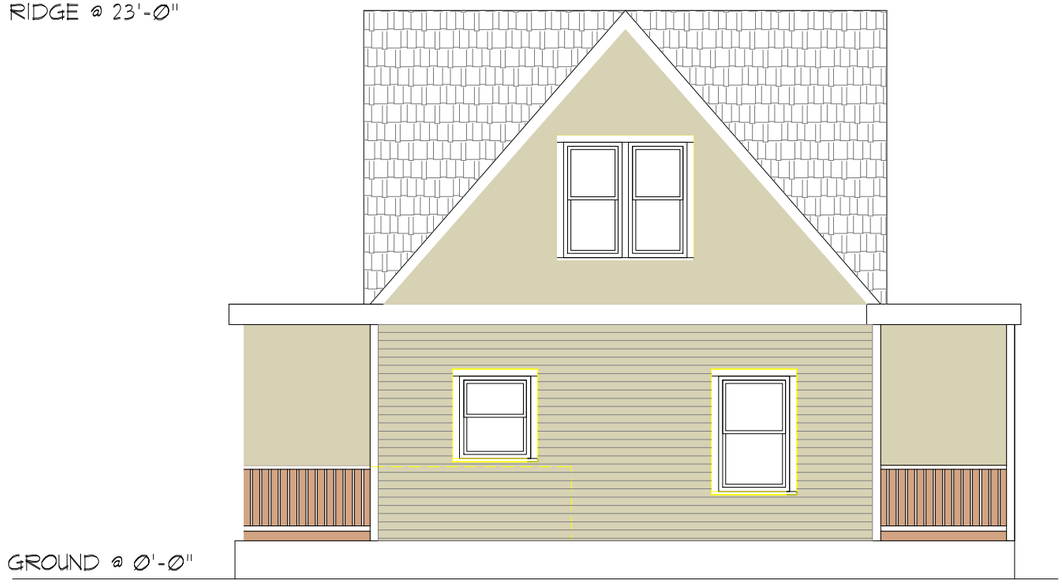
Chestertown Buff
HC-9



Proposed Siding



Proposed Shingles



Proposed Left Side Elevation (Type E Simplex Gable) N.T.S.

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED
EXTERIOR ELEVATIONS
(TYPE E SIMPLEX GABLE)

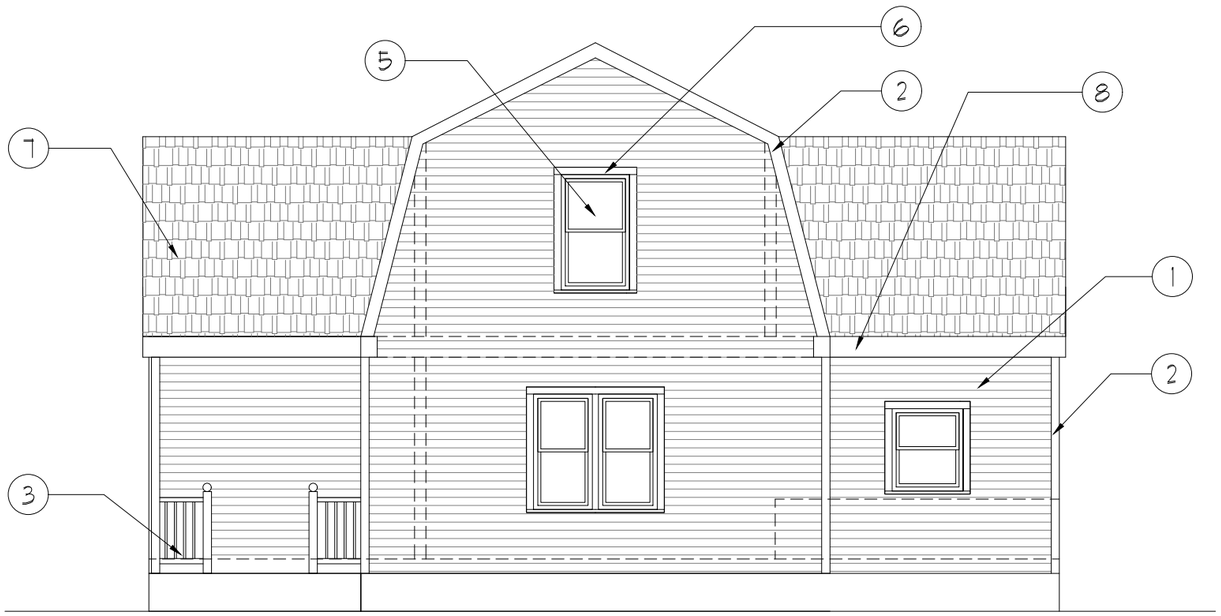
DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED
RESIDENTIAL DEVELOPMENT
AT 86-92 UNION STREET
RANDOLPH, MA

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Proposed Exterior Elevations
(Type E Simplex Gable)

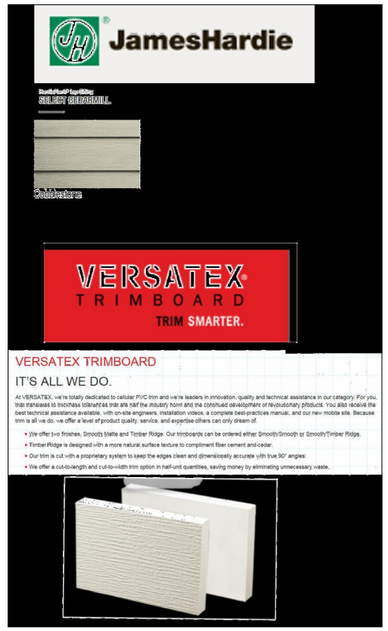
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CHECKED BY:	DRAWING NO. A-2
DATE: 05-05-2026	
CAD FILE NAME:	20



KEY TO EXTERIOR ELEVATIONS

1	JAMES HARDIE EXTERIOR SIDING	SIDING
2	VERSATEX SMOOTH MATTE - WHITE JAMES HARDIE SMOOTH MATTE - WHITE	TRIM BOARD
3	POLYMER STONE BALUSTRADE COLUMNS AND VINYL RAILINGS - WHITE	RAILING SYSTEM
4	TREX PEBBLE GREY	DECK PLANKS
5	HARVEY TRIBUTE SERIES WHITE	WINDOWS
6	1X4 ADVANCED TRIMWRIGHT WHITE	WINDOW TRIM
7	GABLE OR MANSARD ROOF SHINGLE	ROOF
8	GUTTER CROWN AND FREEZE BOARD TO BE FACTORY FINISHED ALUMINIUM	GUTTER

8

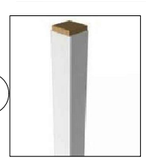




3



5



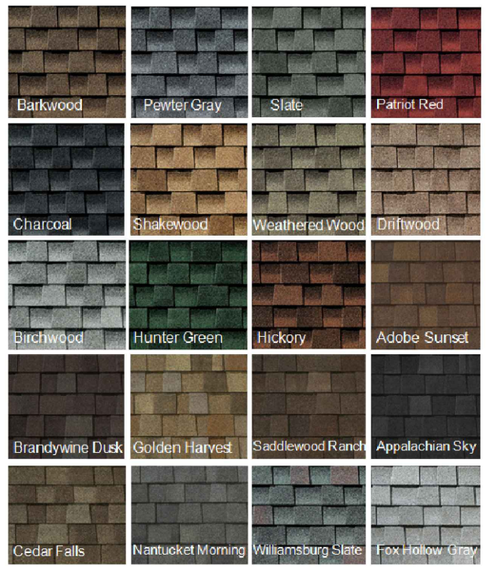




6

4

Timberline Lifetime Shingles



7



1

GENERAL NOTES:
ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.

DRAWING TITLE:
PROPOSED EXTERIOR FINISHED

DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
PLANNED RESIDENTIAL DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA

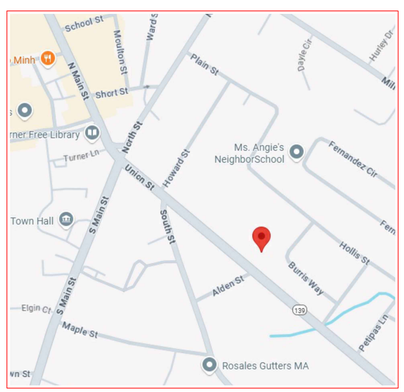
DRAWING TITLE:
Proposed Exterior Finished

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DATE: 05-05-2026	21
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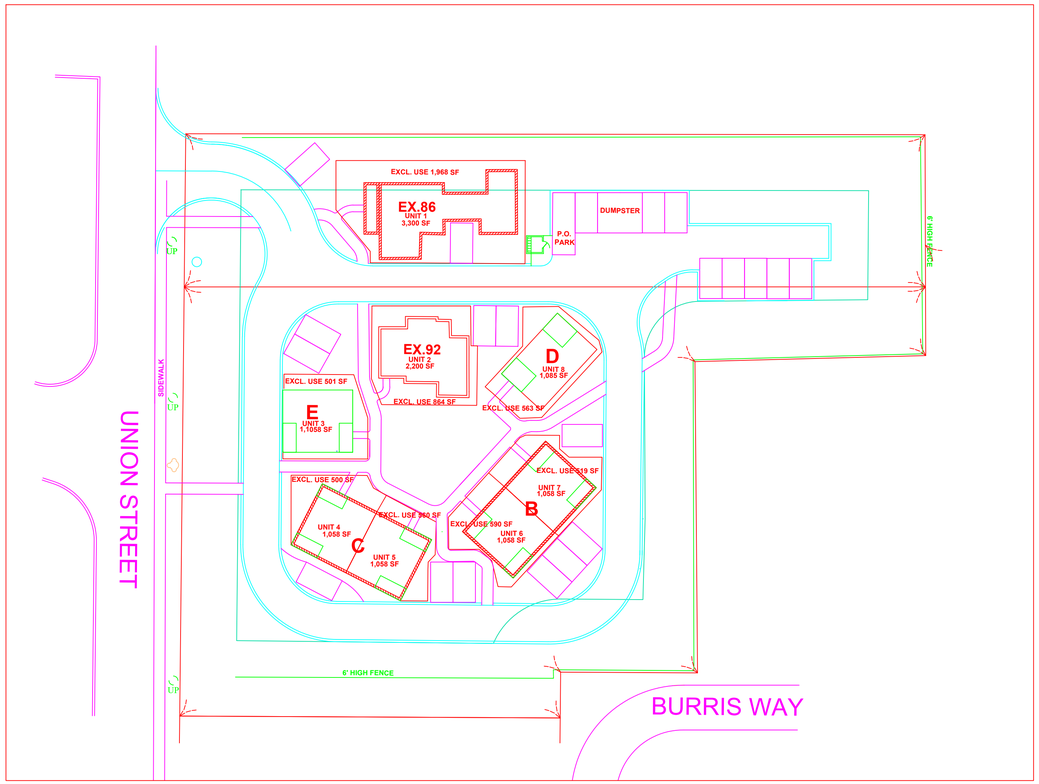
PLANNED RESIDENTIAL DEVELOPMENT
86-92 UNION STREET
RANDOLPH, MASSACHUSETTS



EXISTING SITE
N.T.S.



LOCUS
SCALE - 1"=500'



SITE
N.T.S.

PERMIT SET

ZONING

ZONED - RH

DEED REFERENCE

92 UNION STREET - BK: 33114 PG: 218
86 UNION STREET - BK:41971 PG: 54

DRAWING LIST

SHEET 1 - COVER SHEET
SHEET 2 - EXISTING CONDITIONS
SHEET 3 - DEMOLITION
SHEET 4 - SITE LAYOUT
SHEET 5 - EXCLUSIVE USE & PARKING
SHEET 6 - ROADS AND SIDEWALKS
SHEET 7 - EXISTING GRADING
SHEET 8 - PROPOSED GRADING
SHEET 9 - UTILITIES
SHEET 10 - ROAD AND PROFILE
SHEET 11 - TEST PITS - INFILTRATION
SHEET 12 - LANDSCAPING & LIGHTING
SHEET 13 - INFILTRATION DRAINAGE
SHEET 14 - EROSION CONTROL
SHEET 15 - DETAILS



REV 9 5/3/26
REV 4 12/3/25
REV 3 11/6/25
REV 2 10/24/25
REV 1 10/23/25

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

PROJECT DEVELOPMENT

59 CLAY STREET, MIDDLEBORO, MA 02346
PHONE 774-766-0544
EMAIL jspink1@gmail.com

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REMODEL
UNITS 80 THRU 87
DUNE CREST HOTEL
535 ROUTE 6
TRURO, MA

COVER PAGE

DWG. NO. 1

EXISTING CURB CUT
PAVED
EXIST GAS ¾"
EXIST CURB CUT
EXIST WATER 1"
EXIST SEWER 4"
EX.86
EX.92
SIDEWALK
PAVED
EXIST CURB CUT
EXIST W-12" CLCI T-HYDRANT
UNION STREET
BURRIS WAY
D-12"
S-8"
EXIST G-2"
EXIST W-6" CLCI
NORTH
DM
UP
E
DATA COMPLIED FROM PUBLIC RECORDS.
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EXISTING CONDITIONS

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86-92 UNION STYREET
RANDOLPH, MA

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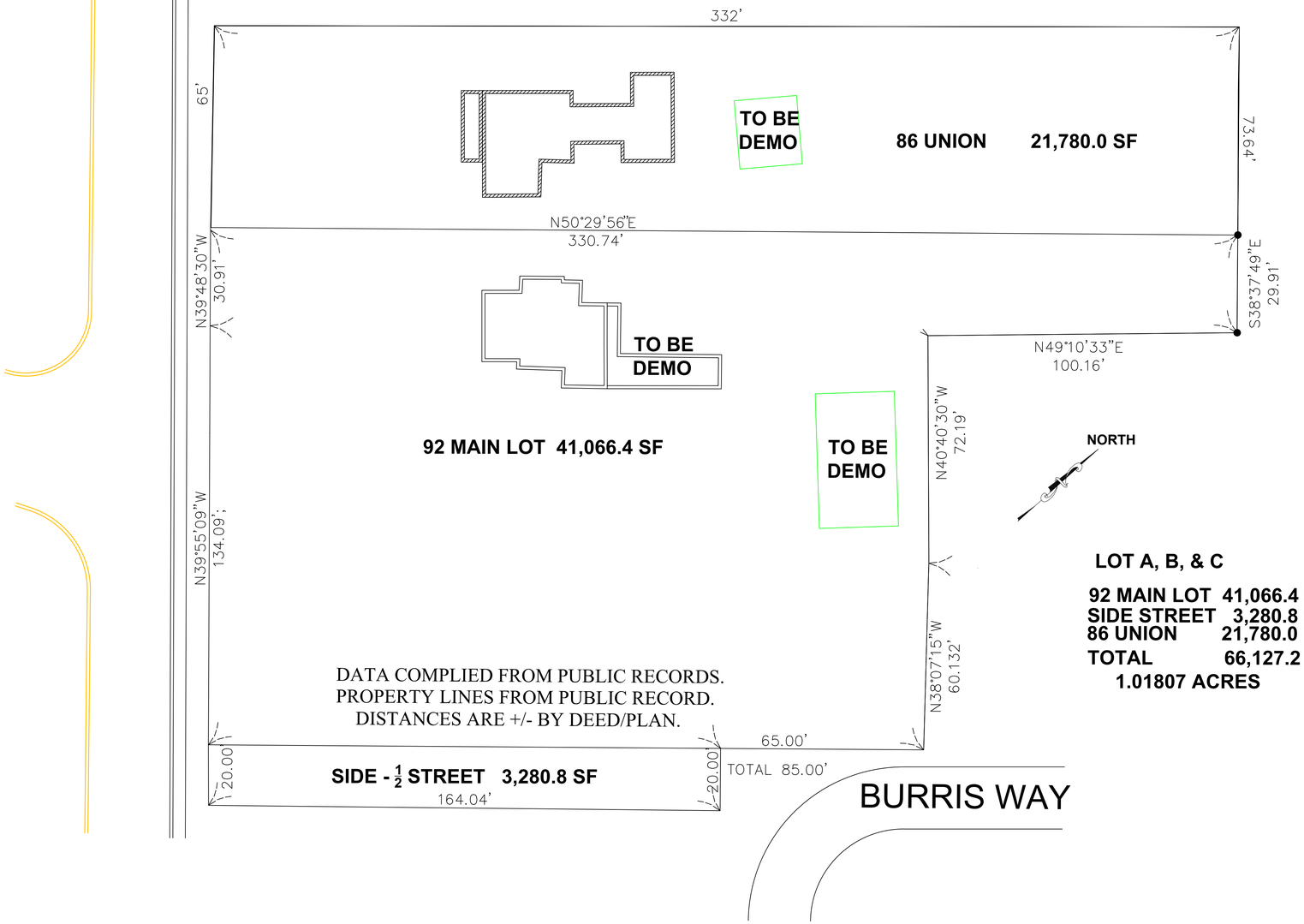
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COMMONWEALTH OF MASSACHUSETTS
LINDA J. CRONIN
FIELD CIVIL
NO. 46544
REGISTERED
PROFESSIONAL ENGINEER

EXISTING CONDITIONS

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LOT A, B, & C

92 MAIN LOT 41,066.4 SF
SIDE STREET 3,280.8 SF
86 UNION 21,780.0 SF
TOTAL 66,127.2 SF
1.01807 ACRES

COMBINED LOTS 86 & 92
DEMOLITION BUILDINGS AND ADDITIONS

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DEMOLITION

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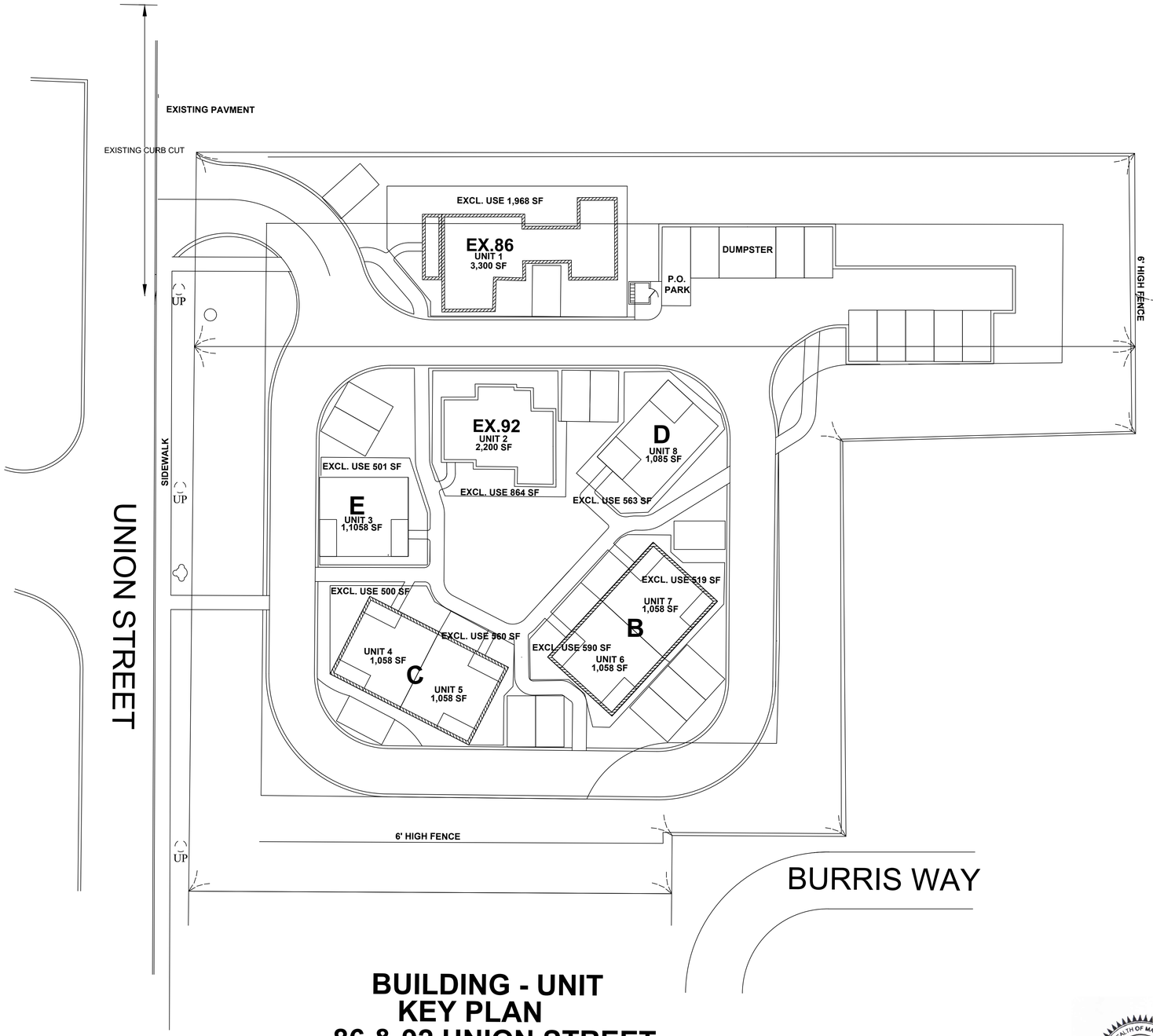
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BUILDING - UNIT KEY PLAN
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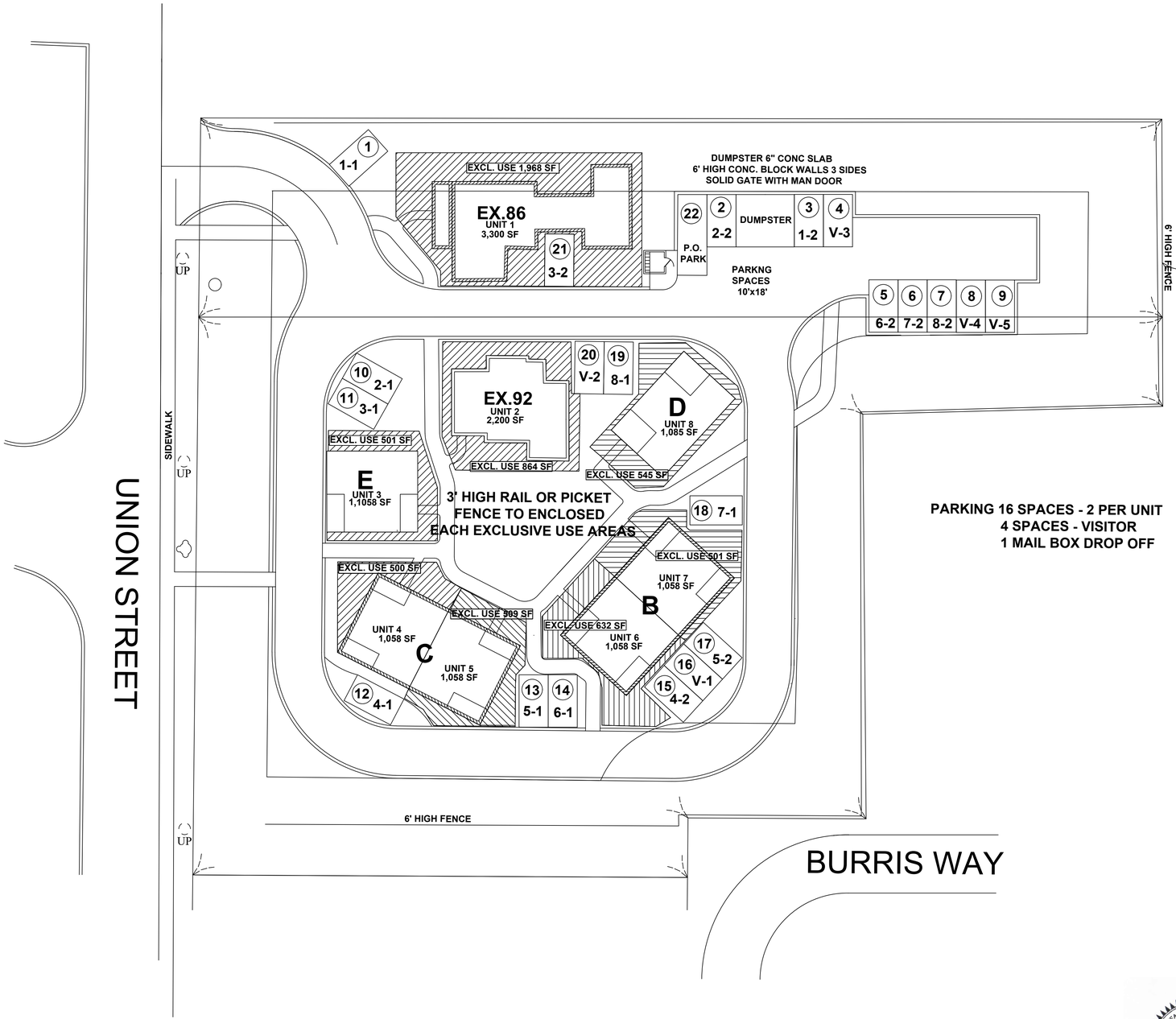
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SITE LAYOUT

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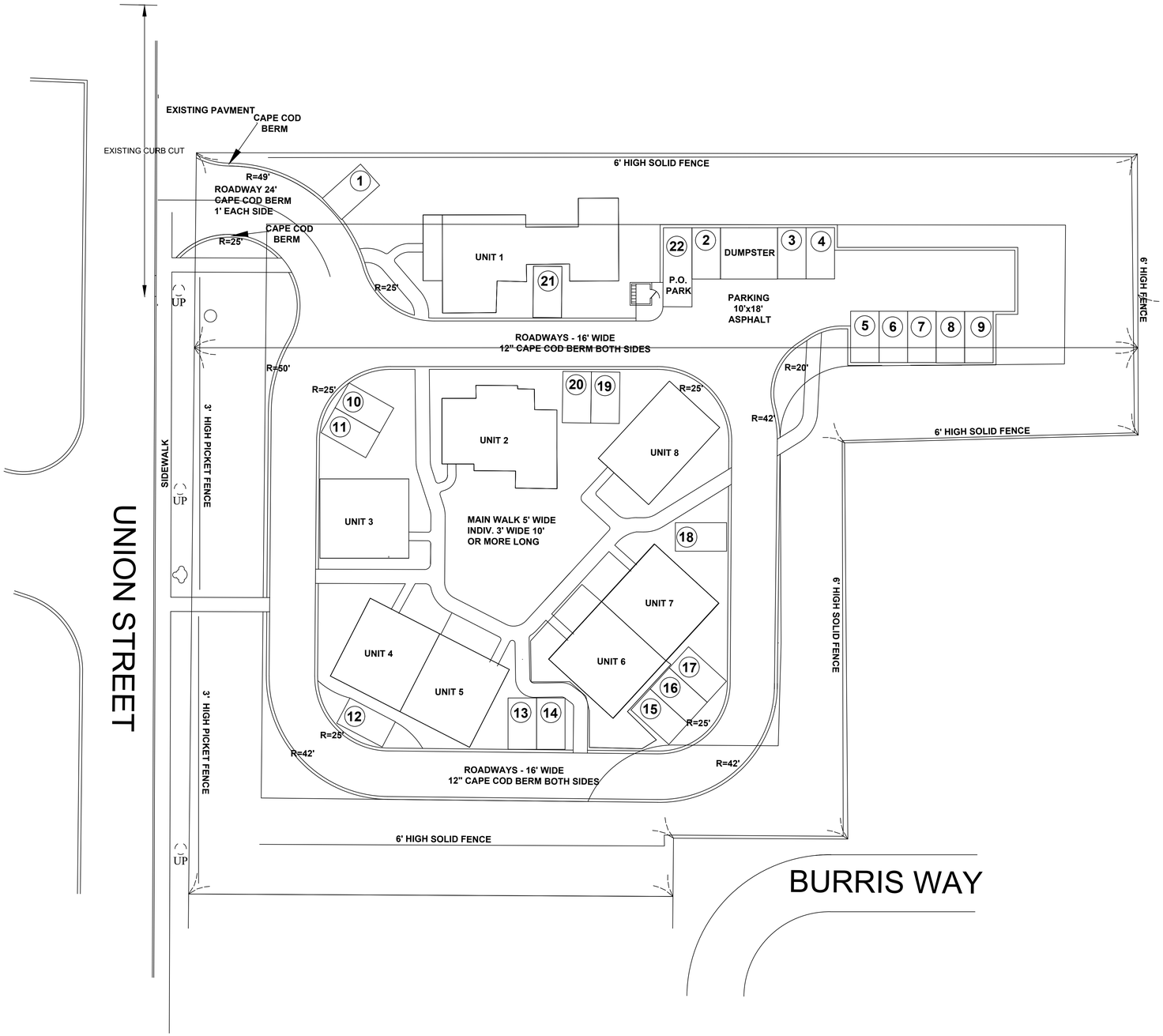
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NO. 46544
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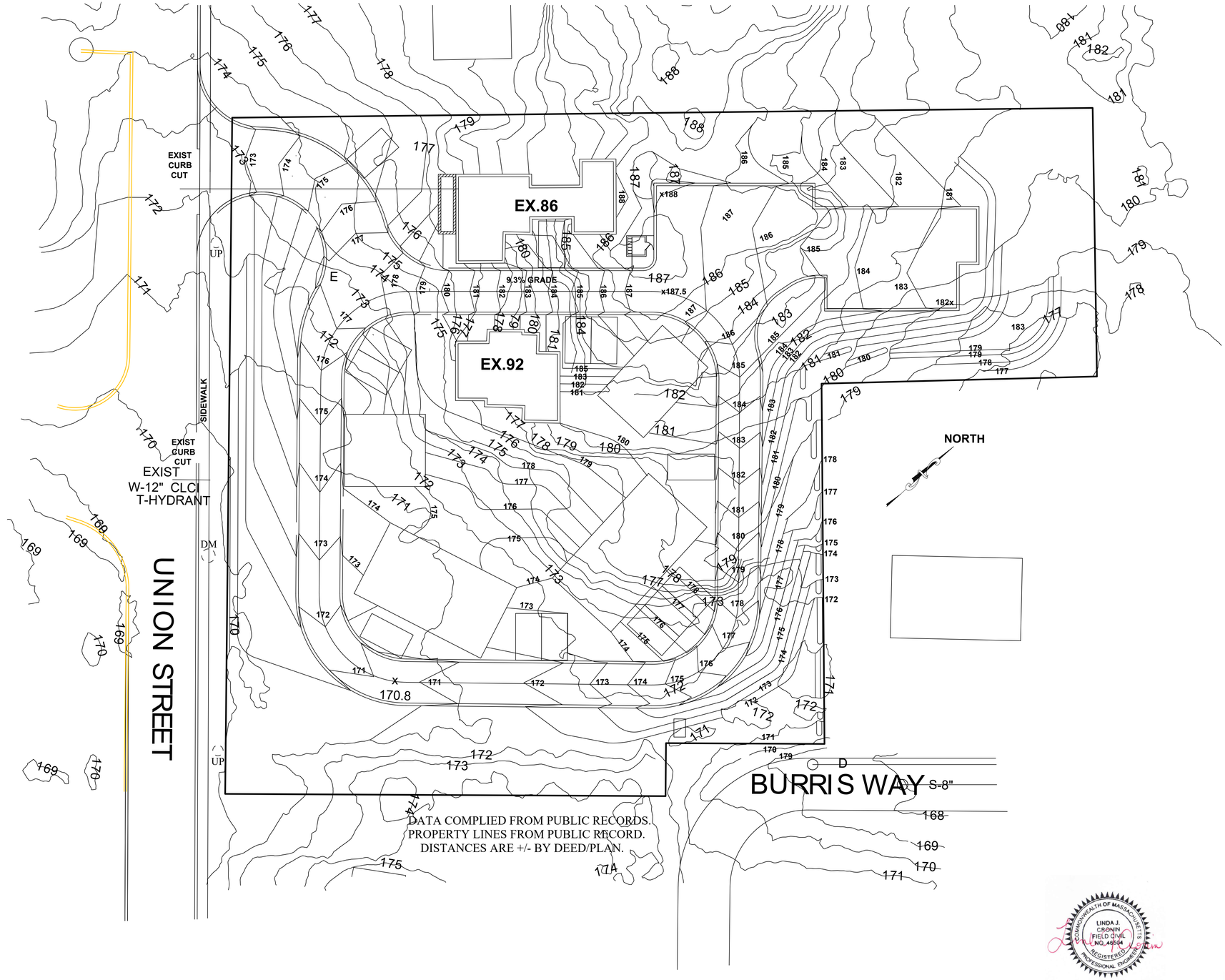
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DWG. NO. 6

PROPOSED ROADS AND SIDEWALKS

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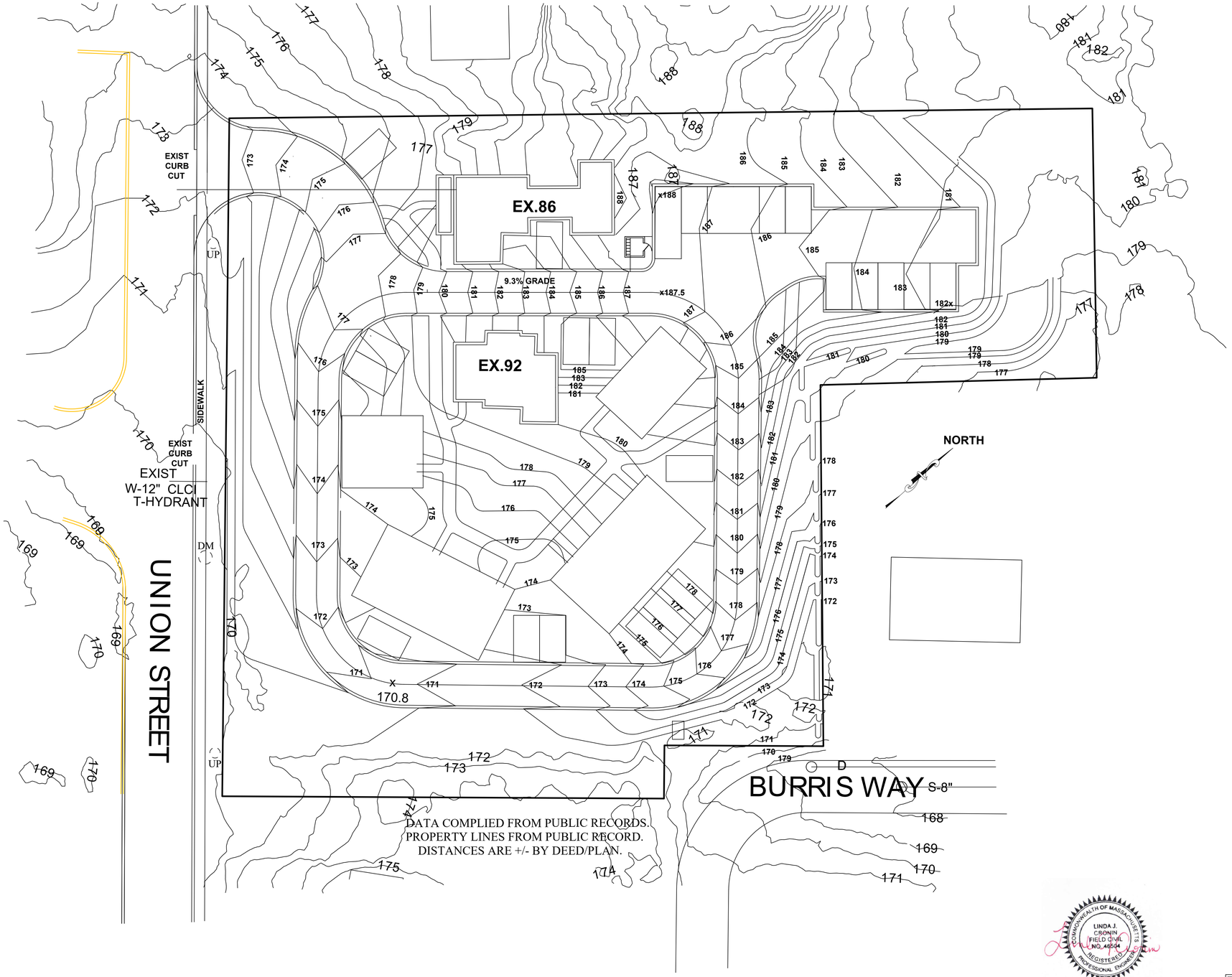
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FIELD CIVIL
NO. 46504
COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER

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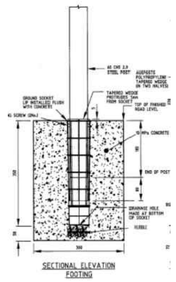
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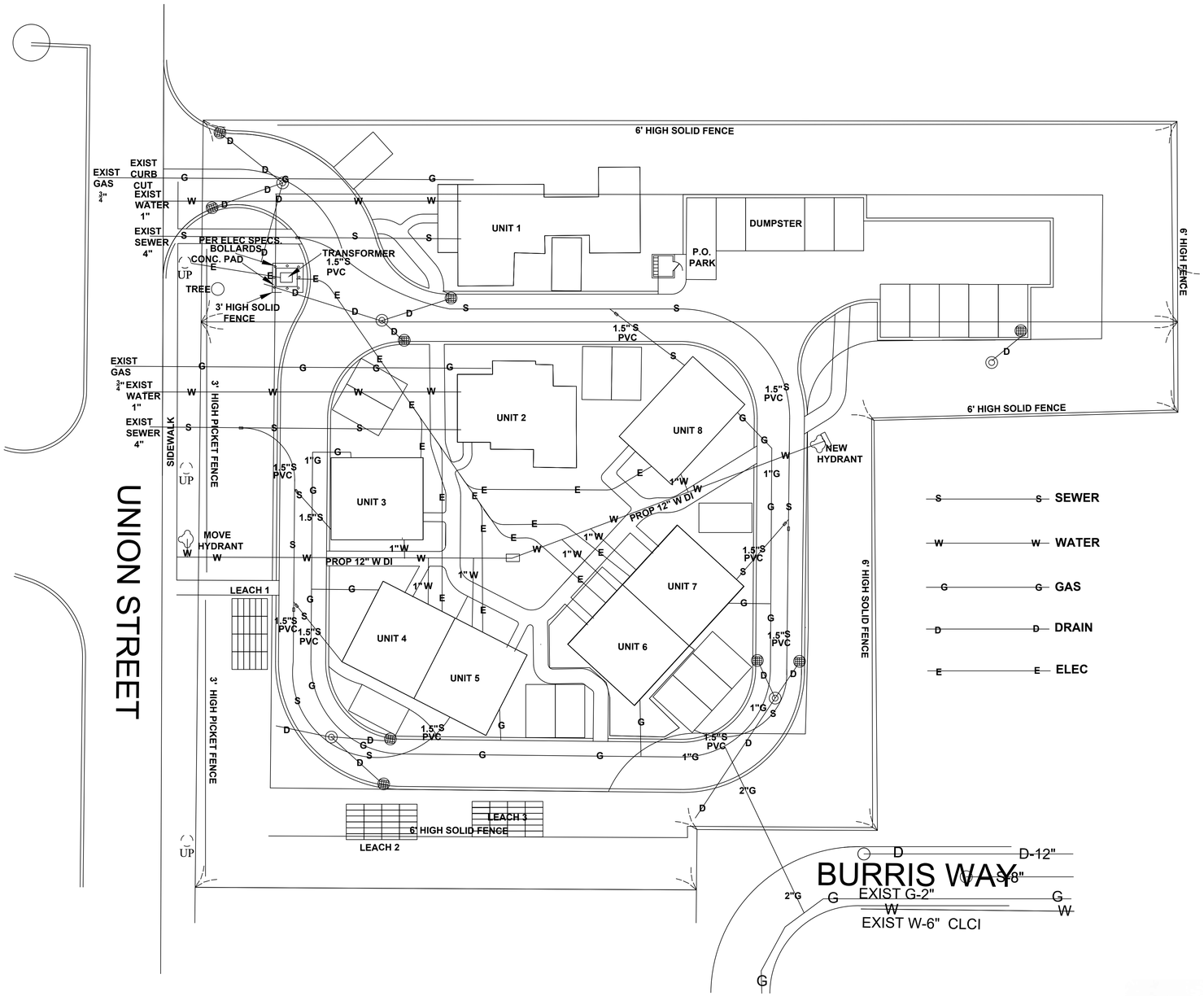
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FIELD CIVIL
NO. 46514
REGISTERED PROFESSIONAL ENGINEER

PROPOSED GRADING

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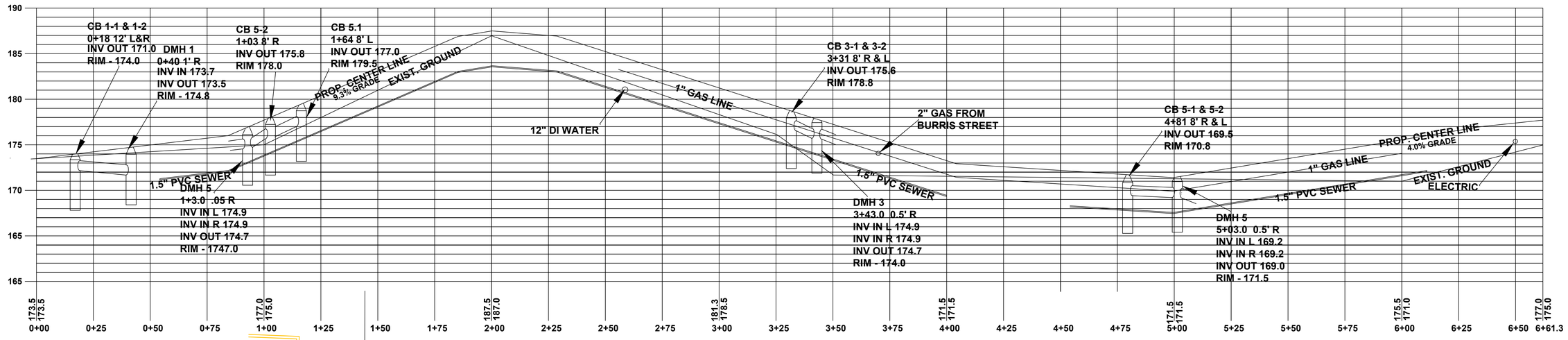
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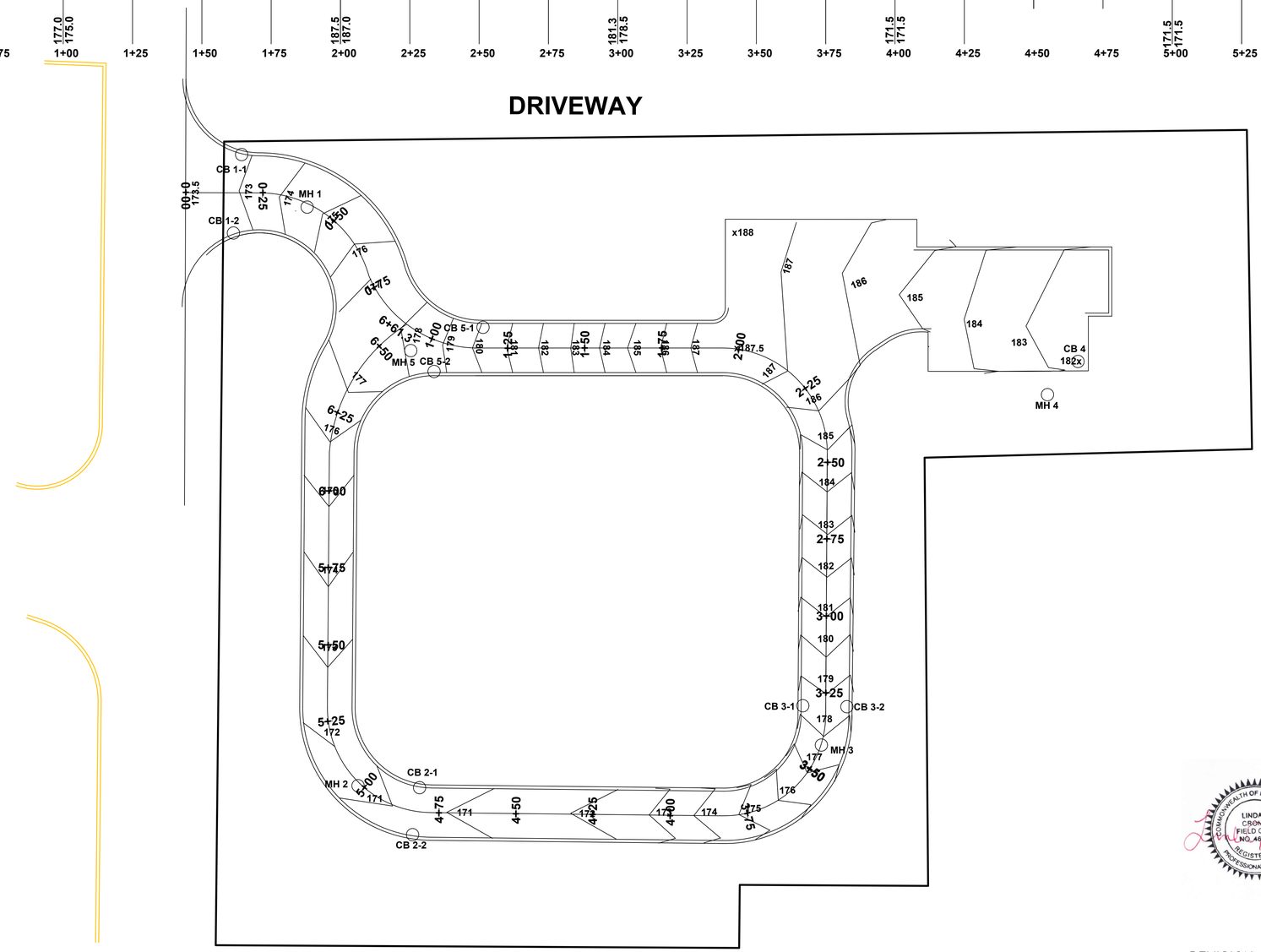
PROPOSED UTILITIES

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DRIVEWAY



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PROPOSED PROFILE

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PERC. TEST LOCATION & PROPOSED INFILTRATION SYSTES

TEST PITS INFILTRATION

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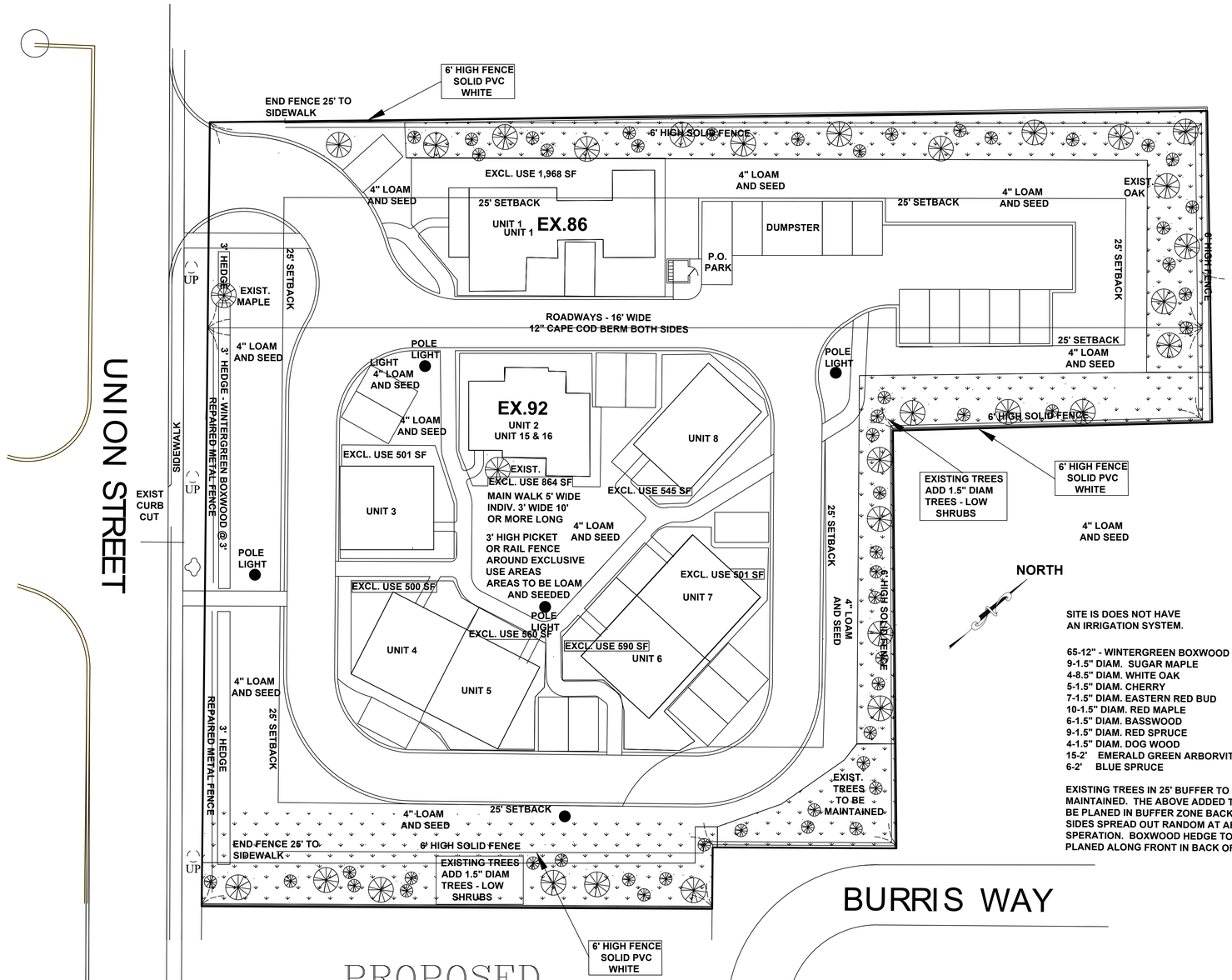
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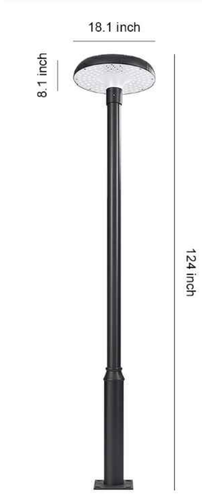
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SITE IS DOES NOT HAVE AN IRRIGATION SYSTEM.

65-12" - WINTERGREEN BOXWOOD @ 3'
9-1.5" DIAM. SUGAR MAPLE
4-8.5" DIAM. WHITE OAK
5-1.5" DIAM. CHERRY
7-1.5" DIAM. EASTERN RED BUD
10-1.5" DIAM. RED MAPLE
6-1.5" DIAM. BASSWOOD
9-1.5" DIAM. RED SPRUCE
4-1.5" DIAM. DOG WOOD
15-2' EMERALD GREEN ARBORVITAE
6-2' BLUE SPRUCE

EXISTING TREES IN 25' BUFFER TO BE MAINTAINED. THE ABOVE ADDED TREES TO BE PLANED IN BUFFER ZONE BACK AND SIDES SPREAD OUT RANDOM AT ABOUT 15' SPERATION. BOXWOOD HEDGE TO BE PLANED ALONG FRONT IN BACK OF FENCE.



POLE LIGHT
DAZUMA
HA142398-03B
OR EQUAL

PROPOSED LANDSCAPING LIGHTING AND FENCING

LANDSCALE LIGHTINING FENCES

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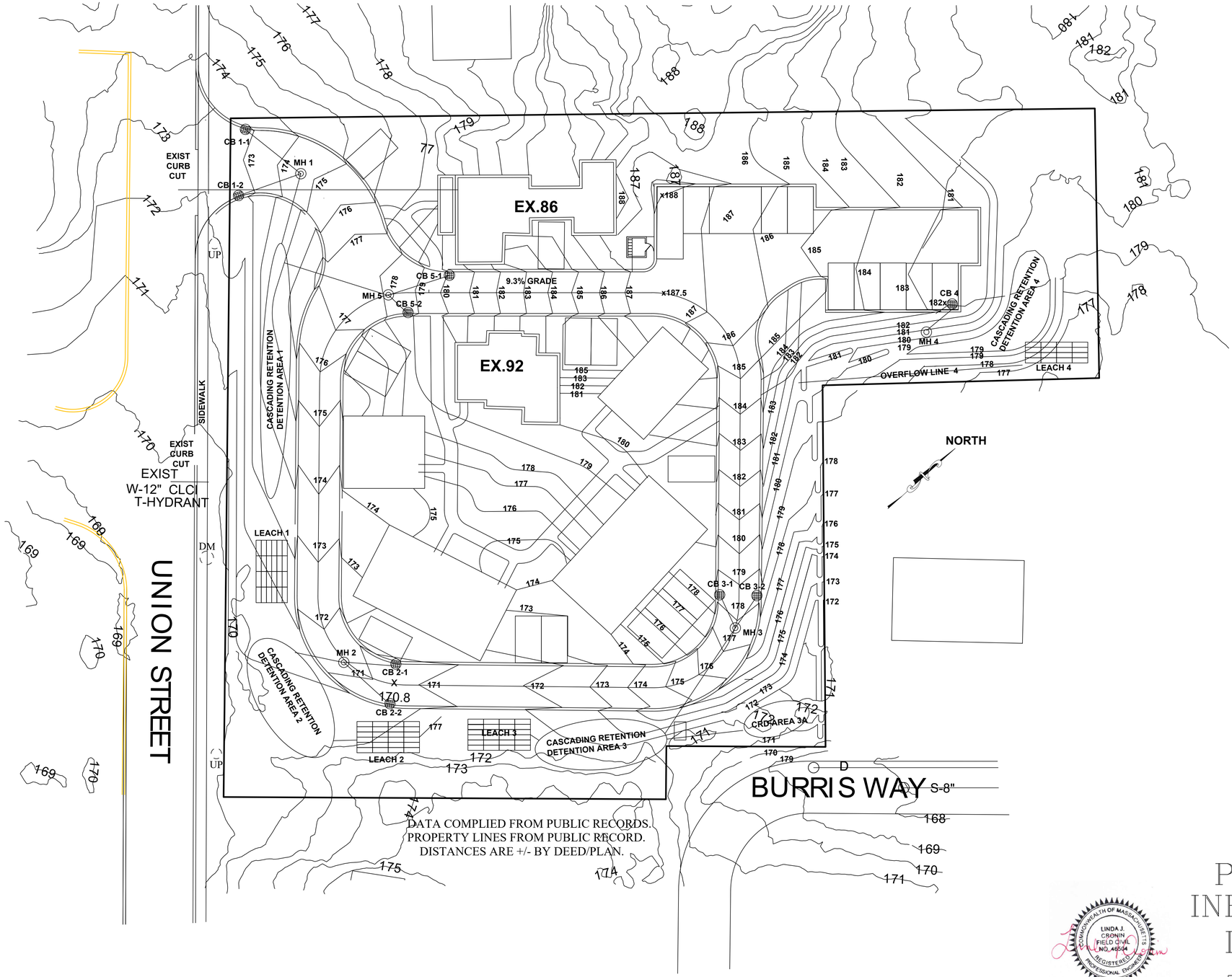
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COMMONWEALTH OF MASSACHUSETTS
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FIELD CIVIL
NO. 46514
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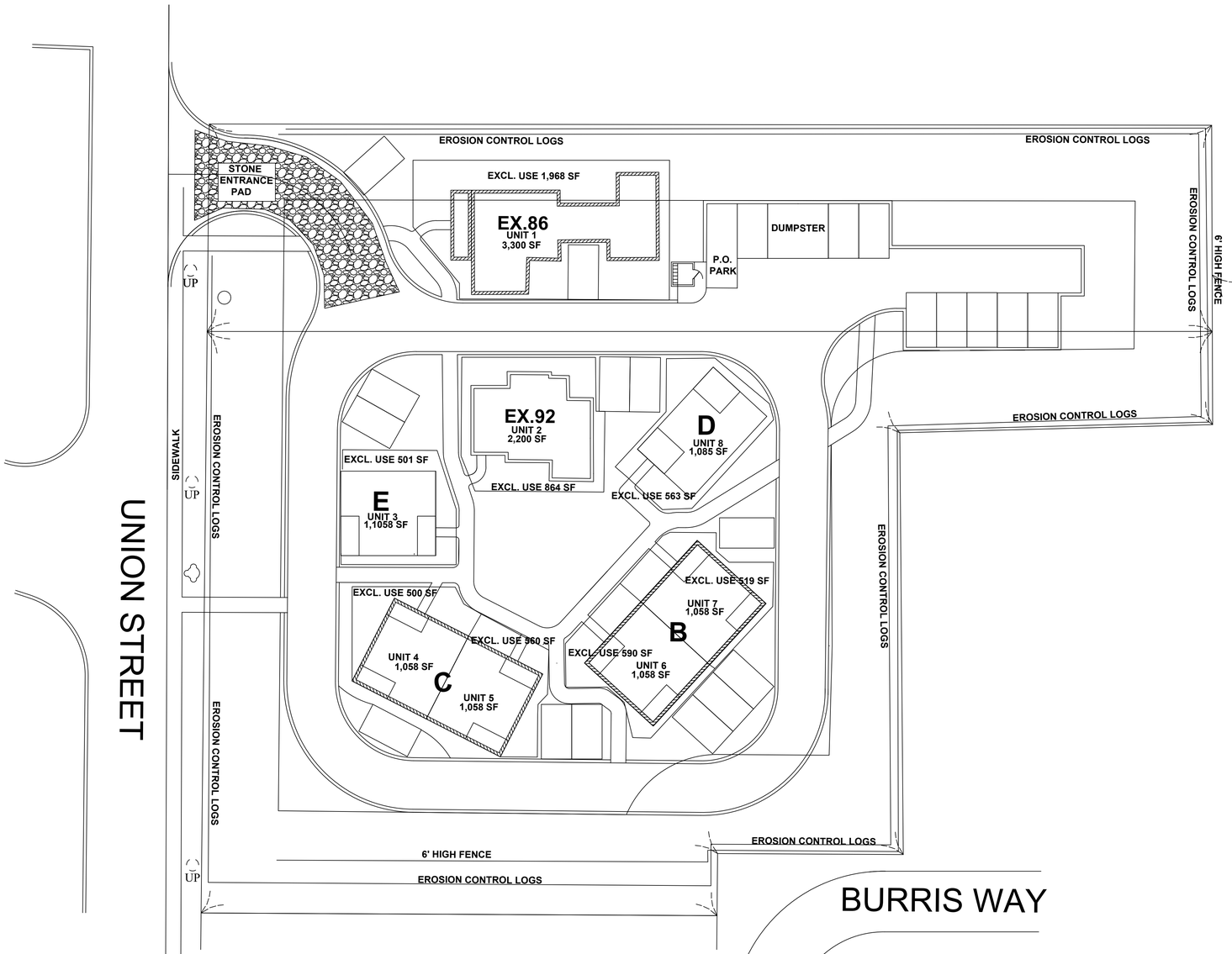
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PROPOSED INFILITRATION DRAINAGE

COMMONWEALTH OF MASSACHUSETTS
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BUILDING - UNIT KEY PLAN
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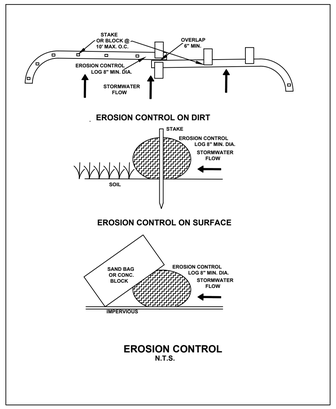
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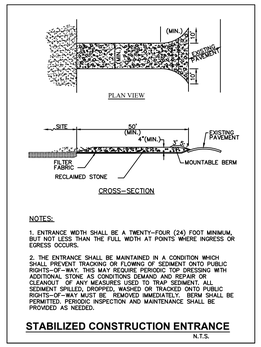
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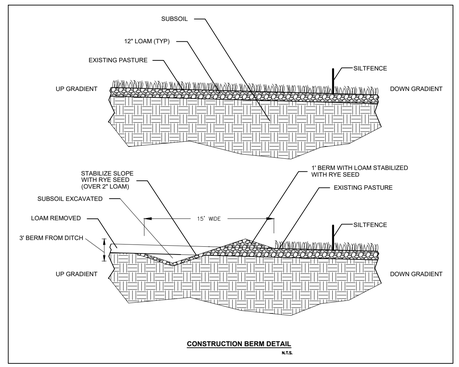
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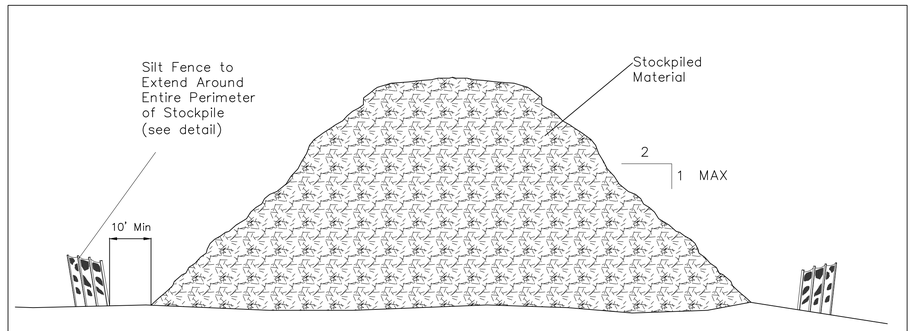
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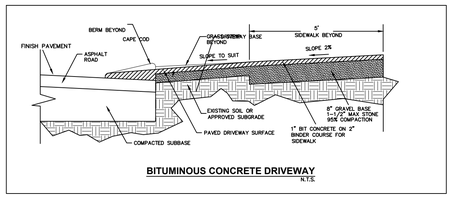
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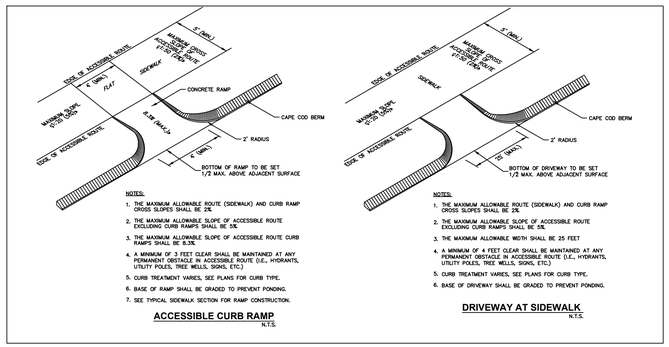


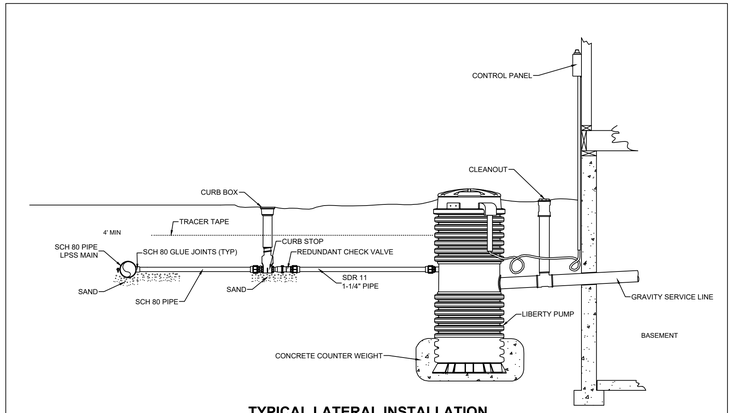


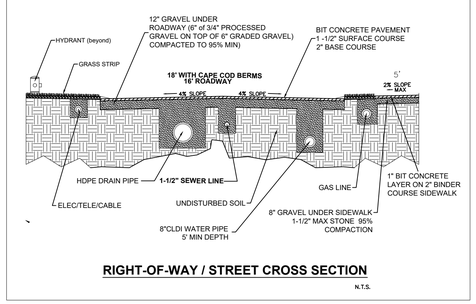


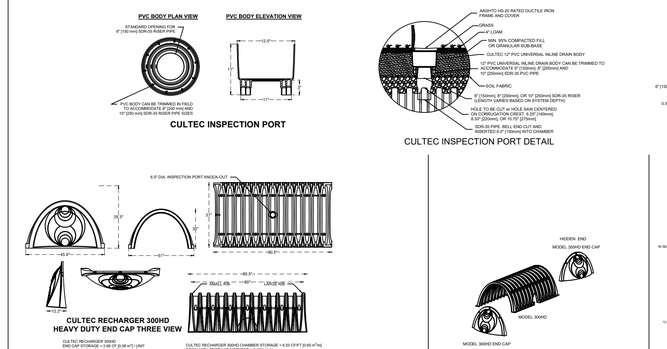






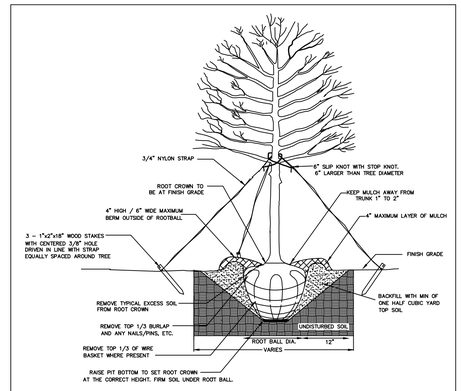


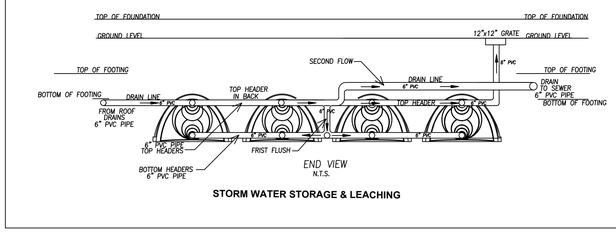


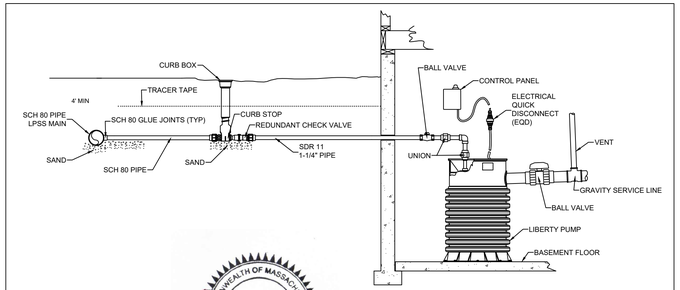


CULTEC DETAILS – N.T.S.

STORM WATER STORAGE & LEACHING







PROPOSED DETAIL – 1

REVISION 9 5/3/26

JOHN SPINK DESIGNS
59 CLAY STREET, MIDDLEBORO, MA 02346
PHONE 774-766-0544
jspink1@gmail.com
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IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

86-92 UNION STYREET
RANDOLPH, MA

DATE: 3/11/2026
86-92 UNION STREET
PLANNED RESIDENTIAL DEVELOPMENT

DWG. NO. 15

CSN ENGINEERING
P.O. Box 201
Brewster, MA 02631
Phone: (508) 896-1783

RAC Investment Group LLC
7 Pleasant Street
Holbrook, MA
857-286-5857 ricardoj04@yahoo.com

May 18, 2026

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

Attn: Emily Lorgeree, Clerk

RE: Continuance Request
Petition For Special Permit Application Public Meeting
May 18, 2026
86 & 92 Union Street, Randolph, MA
Planned Residential Development

Town Council:

We have significantly modified the PRD plan and submitted it to the Council. It has been forwarded to Planning for review. Planning will have a meeting on 5/26/26

We respectfully request a continuation of the Public Meeting to allow the Planning Board and us time to review and, if needed, modify the revised plan, and to provide the Council with an updated report.

We request a continuation until June 8, 2026.

Thank you.

Yours,
RAC Investment Group LLC

Ricardo Jean

Council Order: 2026-018 **Introduced by: Councilor Gordon**
March 9, 2026

Amendment To Town Council Rules Section 13
Pertaining to Order of Business and Agenda

To see if the Randolph Town Council will amend Section 13 of the "Town Council of Town of Randolph Rules Manual" ("Rules Manual") pertaining to Order of Business and Agenda, as follows:

1. **Delete the portion of Section 13 that reads as follows:**

   Copies of the agenda and any attachments shall be delivered to the Town Council members no later than Thursday preceding the regular Council meeting.

   Replace that portion with the following:

   Electronic copies of the agenda and any attachments shall be delivered to members of the Town Council prior to each Council meeting and shall be posted to the Town website. Attachments to the agenda shall include any presentations planned for the Town Council meeting, and all attachments to the agenda shall be posted on the Town website in a text-searchable format.

Zoning and Ordinance Subcommittee recommends to move to amend the Town Council Rules by striking paragraph 6 in Section 13 and replacing it with the following:

Copies of the agenda and any attachments including but not limited to presentations that are expected to be used during the meeting.
Shall be delivered (to office mailboxes) and email to the members of the Town Council no later than Thursday preceding the regular Council meeting.

The above shall also be transmitted electronically to the Town Council and shall be posted on the Town Website in a text searchable format.

If presentation documents are not complete prior to - then a place holder shall be inserted so that it is known the topic will be forthcoming.

Zoning and Ordinance Subcommittee recommends to move to amend the Town Council Rules by striking paragraph 6 in Section 13 and replacing it with the following:

Copies of the agenda and any attachments including but not limited to presentations that are expected to be used during the meeting shall be delivered (to office mailboxes) and emailed to the members of the Town Council ~~members~~ no later than Thursday preceding the regular Council meeting.

The above shall also be transmitted electronically to the Town Council and shall be posted on the Town Website in a text searchable format.

If presentation documents are not complete prior to - then a place holder shall be inserted so that it is known the topic will be forthcoming.

Council Order: 2026-037 **Introduced By: Town Manager Brian Howard**
May 18, 2026

FY 2027 Municipal Operating Budget

To see if the Town will vote to appropriate the following sums for the operation of municipal and school departmental and incidental expenses of the Town of Randolph for Fiscal Year 2027 (July 1, 2026 to June 30, 2027) with a total sum of $145,089,371.87; $137,980,837.50 to be raised from taxation, $2,000,000 to be transferred from the Ambulance Reserve Account, $1,631,794.78 to be transferred from the Water/Sewer Enterprise Fund and $3,476,739.59 to be transferred from the Undesignated Fund Balance/General Fund Free Cash.

Department	FY2027 - Subtotal Personnel Services (Salary)	FY2027 - Subtotal Expenses	TOTAL
Town Council	$144,782.00	$37,200.00	$181,982.00
Town Manager	$640,015.70	$27,050.00	$667,065.70
Operations	$0.00	$1,161,010.00	$1,161,010.00
Ambulance Billing	$0.00	$100,000.00	$100,000.00
Car Use	$0.00	$9,000.00	$9,000.00
Accounting	$360,604.00	$90,024.00	$450,628.00
Assessors	$259,118.00	$102,006.00	$361,124.00
Treasurer/Collector	$397,858.00	$74,075.00	$471,933.00
Law	$223,350.00	$157,600.00	$380,950.00
Police/Fire Injured on Duty (IOD)	$0.00	$160,000.00	$160,000.00
System Administration	$112,052.00	$309,303.00	$421,355.00
Town Clerk	$340,419.00	$48,200.00	$388,619.00
License Board	$6,500.00	$1,500.00	$8,000.00
Conservation/ZBA	$69,032.00	$825.00	$69,857.00
Planning	$259,425.00	$56,500.00	$315,925.00
Police	$10,126,555.00	$549,900.00	$10,676,455.00
Civilian Dispatch	$296,741.00	$1,250.00	$297,991.00
Fire	$8,709,887.00	$369,000.00	$9,078,887.00
Building Inspector	$425,801.00	$11,650.00	$437,451.00
Sealer Weights & Measures	$15,837.00	$3,000.00	$18,837.00
Animal Control	$77,069.00	$59,600.00	$136,669.00
Animal Inspector	$9,000.00	$0.00	$9,000.00
Randolph Public Schools	$0.00	$59,394,808.08	$59,394,808.08
Blue Hills, Norfolk County & Bristol Agricultural Schools	$0.00	$4,673,848.61	$4,673,848.61
DPW Highway	$1,644,657.00	$342,400.00	$1,987,057.00

Department	FY2027 - Subtotal Personnel Services (Salary)	FY2027 - Subtotal Expenses	TOTAL
Snow & Ice	$100,000.00	$150,000.00	$250,000.00
Street Lights	$0.00	$323,000.00	$323,000.00
Refuse Collection	$0.00	$4,400,000.00	$4,400,000.00
Health	$441,721.00	$32,800.00	$474,521.00
Elder Affairs	$196,770.00	$8,550.00	$205,320.00
Veterans' Benefits	$87,621.00	$255,000.00	$342,621.00
Disabilities Commission	$0.00	$1,000.00	$1,000.00
Turner Free Library	$1,032,199.00	$259,173.00	$1,291,372.00
Community Programs	$992,083.00	$275,615.00	$1,267,698.00
Stetson Hall	$0.00	$88,400.00	$88,400.00
Historic Commission	$0.00	$450.00	$450.00
Debt	$0.00	$6,793,320.00	$6,793,320.00
Contractual Obligations	$0.00	$245,000.00	$245,000.00
Utilities	$0.00	$813,596.00	$813,596.00
Vehicle Fuel	$0.00	$280,710.00	$280,710.00
FICA/Retirement	$0.00	$10,316,041.48	$10,316,041.48
Other Benefits	$0.00	$682,500.00	$682,500.00
Health Insurance	$0.00	$16,346,521.00	$16,346,521.00
Other Amounts To Be Raised - Overlay & Tax Title	$0.00	$300,000.00	$300,000.00
State & County Charges	$0.00	$8,808,849.00	$8,808,849.00
GRAND TOTAL	**$26,969,096.70**	**$118,120,275.17**	**$145,089,371.87**

APPROPRIATIONS SUMMARY

OTHER AMOUNTS TO BE RAISED

	FY2027	FY2026	FY2025	FY2024
Assessor's Annual Overlay Reserve	$250,000.00	$350,000.00	$350,000.00	$312,000.00
Tax Title	$50,000.00	$50,000.00	$50,000.00	$30,000.00
Total Other Amounts	**$300,000.00**	**$400,000.00**	**$400,000.00**	**$342,000.00**

STATE & COUNTY CHARGES

	FY2027	FY2026	FY2025	FY2024
*State & County Assessments - **(SENATE'S BUDGET)***	$8,808,849.00	$7,938,711.00	$8,715,805.00	$8,232,596.00
Total Assessments	**$8,808,849.00**	**$7,938,711.00**	**$8,715,805.00**	**$8,232,596.00**

GENERAL GOVERNMENT

	FY2027	FY2026	FY2025	FY2024
Town Council	$181,982.00	$100,826.00	$94,576.00	$93,025.00
Town Manager	$667,065.70	$644,140.00	$556,401.00	$530,636.00
Operations	$1,161,010.00	$1,040,242.00	$989,535.00	$846,500.00
Ambulance Billing	$100,000.00	$95,000.00	$90,000.00	$90,000.00
Car Use	$9,000.00	$9,000.00	$8,500.00	$7,750.00
Police/Fire Injured on Duty	$160,000.00	$155,000.00	$155,000.00	$147,000.00
Law Office	$380,950.00	$352,600.00	$342,600.00	$327,600.00
System Administration	$421,355.00	$395,065.00	$337,866.00	$312,836.00
Town Clerk	$388,619.00	$385,520.00	$398,392.00	$378,378.00
License Board	$8,000.00	$8,000.00	$8,000.00	$8,000.00
Conservation	$69,857.00	$65,584.00	$63,143.00	$57,678.00
Planning	$315,925.00	$283,571.00	$216,138.00	$213,654.00
Total General Government	**$3,863,763.70**	**$3,534,548.00**	**$3,260,151.00**	**$3,013,057.00**

FINANCE DEPARTMENT

	FY2027	FY2026	FY2025	FY2024
Accounting	$450,628.00	$430,183.00	$402,083.00	$379,861.00
Assessors	$361,124.00	$336,071.00	$325,497.00	$326,711.00
Treasurer/Collector	$471,933.00	$467,109.00	$552,805.00	$513,246.00
Total Finance Department	**$1,283,685.00**	**$1,233,363.00**	**$1,280,385.00**	**$1,219,818.00**

INSPECTIONAL SERVICES

	FY2027	FY2026	FY2025	FY2024
Inspectional Services	$437,451.00	$436,889.00	$329,854.00	$310,765.00
Sealer of Weights & Measures	$18,837.00	$18,837.00	$18,837.00	$18,450.00
Total Inspectional Services	**$456,288.00**	**$455,726.00**	**$348,691.00**	**$329,215.00**

HEALTH AND HUMAN SERVICES

	FY2027	FY2026	FY2025	FY2024
Health Office	$474,521.00	$454,761.00	$371,829.00	$361,436.00
Elder Services	$205,320.00	$136,356.00	$133,980.00	$140,967.00
Veterans' Benefits	$342,621.00	$347,988.00	$350,966.00	$348,905.00
Disabilities Commission	$1,000.00	$1,000.00	$1,000.00	$400

Turner Free Library	$1,291,372.00	$1,178,187.00	$1,156,440.00	$1,139,193.00
Community Programs	$1,267,698.00	$1,067,215.00	$1,050,826.00	$
Stetson Hall	$88,400.00	$75,000.00	$65,000.00	
Historic Commission	$450.00	$450.00	$450.00	$450.00
Total Health and Human Services	**$3,671,382.00**	**$3,260,957.00**	**$3,130,491.00**	**$3,077,095.00**
PUBLIC SAFETY				
	FY2027	**FY2026**	**FY2025**	**FY2024**
Police	$10,676,455.00	$10,226,825.00	$9,753,358.00	$8,883,326.00
Civilian Dispatch	$297,991.00	$294,407.00	$285,713.00	$273,967.00
Animal Control	$136,669.00	$117,564.00	$105,564.00	$94,979.00
Animal Inspector	$9,000.00	$9,000.00	$9,000.00	$16,500.00
Fire	$9,078,887.00	$8,718,226.00	$8,353,437.00	$7,833,875.00
Total Public Safety	**$20,199,002.00**	**$19,366,022.00**	**$18,507,072.00**	**$17,102,647.00**
EDUCATION				
	FY2027	**FY2026**	**FY2025**	**FY2024**
Randolph Public Schools	$59,394,808.08	$57,386,288.00	$50,794,029.00	$49,138,646.00
Blue Hills Regional School	$4,578,701.61	$4,654,444.00	$4,753,182.00	$4,195,787.00
Bristol County Agricultural School	$29,135.00	$29,135.00		
Norfolk County Agricultural School	$66,012.00	$45,009.00	$45,070.00	$27,850.00
Total Education	**$64,068,656.69**	**$62,114,876.00**	**$55,592,281.00**	**$53,362,283.00**
PUBLIC WORKS DEPARTMENT				
	FY2027	**FY2026**	**FY2025**	**FY2024**
Highway	$1,987,057.00	$1,936,618.00	$1,809,682.00	$1,753,851.00
Snow & Ice	$250,000.00	$250,000.00	$250,000.00	$250,000.00
Street Lighting	$323,000.00	$323,000.00	$322,205.00	$312,105.00
Refuse Collection	$4,400,000.00	$4,300,000.00	$3,650,000.00	$3,397,000.00
Total Public Works Department	**$6,960,057.00**	**$6,809,618.00**	**$6,031,887.00**	**$5,712,956.00**
DEBT				
	FY2027	**FY2026**	**FY2025**	**FY2024**
Long Term Principal & Pay Downs	$3,441,973.00	$2,722,678.00	$2,740,388.00	$2,308,000.00
Long Term Interest	$3,051,616.00	$1,059,365.00	$1,182,494.00	$965,050.00
Short Term Interest	$54,731.00	$685,851.00	$114,500.00	$350,000.00
Lease Payments	$200,000.00	$225,000.00	$358,169.00	$377,000.00
Debt Service Fees	$45,000.00	$45,000.00	$45,000.00	$21,388.00
Total Debt	**$6,793,320.00**	**$4,737,894.00**	**$4,440,551.00**	**$4,021,438.00**
OTHER				
	FY2027	**FY2026**	**FY2025**	**FY2024**
FICA & Retirement	$10,316,041.48	$9,757,528.00	$9,169,347.00	$8,738,993.00
Other Employee Benefits	$682,500.00	$682,500.00	$652,500.00	$647,500.00
Health Insurance	$16,346,521.00	$15,082,010.00	$13,567,390.00	$12,920,699.00
Utilities	$813,596.00	$813,596.00	$910,886.00	$910,886.00
Vehicle Fuel	$280,710.00	$238,800.00	$218,800.00	$187,070.00
Contractual Obligations	$245,000.00	$245,000.00	$245,000.00	$245,000.00
Total Other	**$28,684,368.48**	**$26,819,434.00**	**$24,763,923.00**	**$23,650,148.00**
TOTAL APPROPRIATIONS	**$145,089,371.87**	**$136,671,149.00**	**$126,471,237.00**	**$120,063,253.00**

TOWN OF RANDOLPH

FY2027 GENERAL FUND BUDGET PRESENTATION

MAY 18, 2026

1

FY2027 BUDGET SUBMISSION

ONE TOWN • ONE BUDGET • SHARED RESPONSIBILITY

Town of Randolph
2026 Town Council Members

2

Ryan Egan, President
Richard Brewer, Vice President
Christos Alexopoulos
James Burgess
Natasha Clerger
Jesse Gordon
Katrina Huff-Larmond
Kevin O'Connell
Brandon Thompson

TOWN OF RANDOLPH

FY2027 GENERAL FUND BUDGET

3

BRIAN P. HOWARD
TOWN MANAGER

KEVIN J. DUMAS
ASSISTANT TOWN MANAGER

FY2026 Revenue & Local Receipts Performance

Revenue & Reserve Update :

- Strong tax receipt results throughout FY2026.
- Local Receipts are keeping pace with FY2026 projections.
- Ambulance receipts are continuing to keep pace as expected.
- The Town will meet its overall revenue projections for FY2026.
- Based on FY2026 performance, conservative estimates have been used to develop the FY2027 General Fund Budget.
- The Town's Stabilization Fund currently has a balance of over **$8 Million.**
- The Town's Free Cash remains at **$14.4 Million.**

Revenue Sources
FY2027 & 3-Year Historical Lookback

5

TAX LEVY				
	FY2027	FY2026	FY2025	FY2024
Tax Levy Limit	$82,982,340.50	$79,202,482.00	$76,188,171.00	$73,585,400.00
STATE AID				
	Senate Proposed	Senate Proposed	Governor's Proposed	Governor's Proposed
Total State Aid	$40,176,441.00	$37,885,609.00	$33,621,580.00	$31,518,211.00
LOCAL RECEIPTS				
	FY2027	FY2026	FY2025	FY2024
Total Local Receipts	$14,822,056.00	$13,646,334.00	$11,767,637.00	$11,201,237.00
OTHER FINANCING SOURCES				
	FY2027	FY2026	FY2025	FY2024
Indirect Costs - Enterprise Fund	$1,631,794.78	$1,567,551.00	$1,316,524.00	$1,496,573.00
Ambulance Receipts Reserved Account	$2,000,000.00	$2,000,000.00	$1,850,000.00	$1,650,000.00
ARPA Revenue Loss	$0.00	$2,369,173.00	$1,990,461.00	$469,972.00
Undesignated Fund Balance / Free Cash	$3,476,739.59	$0.00	$0.00	$0.00
Total OFS	$7,108,534.37	$5,936,724.00	$5,156,985.00	$3,616,545.00
TOTAL ESTIMATED REVENUES	$145,089,371.87	$136,671,149.00	$126,734,373.00	$119,921,393.00

Local Receipts
FY2027 & 3-Year Historical Lookback

6

LOCAL RECEIPTS				
	FY2027	FY2026	FY2025	FY2024
Motor Vehicle	$4,850,000.00	$4,000,000.00	$3,890,000.00	$3,890,000.00
Meals and Rooms Tax	$1,075,000.00	$1,175,000.00	$1,075,000.00	$975,000.00
Penalties & Interest on Taxes and Excises	$525,000.00	$500,000.00	$500,000.00	$450,000.00
PILOT Payments	$179,006.00	$176,984.00	$175,012.00	$173,087.00
Trash Service	$4,400,000.00	$4,100,000.00	$3,000,000.00	$3,000,000.00
Rentals	$0.00	$0.00	$0.00	$0.00
Fees	$450,000.00	$440,000.00	$433,075.00	$343,000.00
Departmental Receipts	$805,350.00	$804,350.00	$717,350.00	$676,950.00
Licenses and Permits	$1,222,200.00	$1,132,000.00	$932,200.00	$973,200.00
Fines and Forfeits	$97,500.00	$100,000.00	$102,000.00	$77,000.00
Investment Income	$600,000.00	$600,000.00	$250,000.00	$50,000.00
Medicaid Reimbursement	$500,000.00	$500,000.00	$500,000.00	$400,000.00
Miscellaneous - Recurring	$118,000.00	$118,000.00	$193,000.00	$193,000.00
Miscellaneous - Non Recurring		$0.00	$0.00	$0.00
Total Local Receipts	**$14,822,056.00**	**$13,646,334.00**	**$11,767,637.00**	**$11,201,237.00**

FY2027 Revenue Breakdown & Sources

7

Revenue Overview:

- Property Tax Levy: **$82.98 Million**
- State Aid: **$40.18 Million**
- Local Receipts: **$14.8 Million**
- Other Financing Sources: **$6.43 Million**
  - Indirect Costs – Enterprise Fund: $1.6 Million
  - Ambulance Receipt Reserve Account: $2 Million
  - Free Cash: $3.47 Million



CHERRY SHEET - REVENUE INFORMATION

8

FY2027 Preliminary Cherry Sheet Estimates
Randolph

Estimated Receipts | Estimated Assessments & Charges

PROGRAM	FY2026 Cherry Sheet Estimate	FY2027 Governor's Local Aid Proposal	FY2027 House Budget	FY2027 Senate Ways & Means	FY2027 Conference Committee
Education Receipts:					
Chapter 70	30,617,365	32,003,795	32,003,795	32,003,795	
School Transportation	0	0	0	0	
Charter Tuition Reimbursement	307,692	1,124,950	889,650	889,650	
Smart Growth School Reimbursement	0	0	0	0	
Offset Receipts:					
School Choice Receiving Tuition	0	0	0	0	
Sub-Total, All Education Items:	**30,925,057**	**33,128,745**	**32,893,445**	**32,893,445**	
General Government:					
Unrestricted Gen Gov't Aid	6,470,679	6,632,066	6,519,584	6,747,126	
Regional Public Libraries	0	0	0	0	
Veterans Benefits	130,850	166,824	166,824	166,824	
Exemp: VBS and Elderly	91,700	112,117	112,117	105,878	
State Owned Land	158,883	160,936	160,720	160,720	
Offset Receipts:					
Public Libraries	100,524	102,448	102,448	102,448	
Sub-Total, All General Government:	**6,952,636**	**7,174,391**	**7,061,693**	**7,282,996**	
Total Estimated Receipts:	**37,877,693**	**40,303,136**	**39,955,138**	**40,176,441**	

Cherry Sheet - Assessments & Charges Information

9

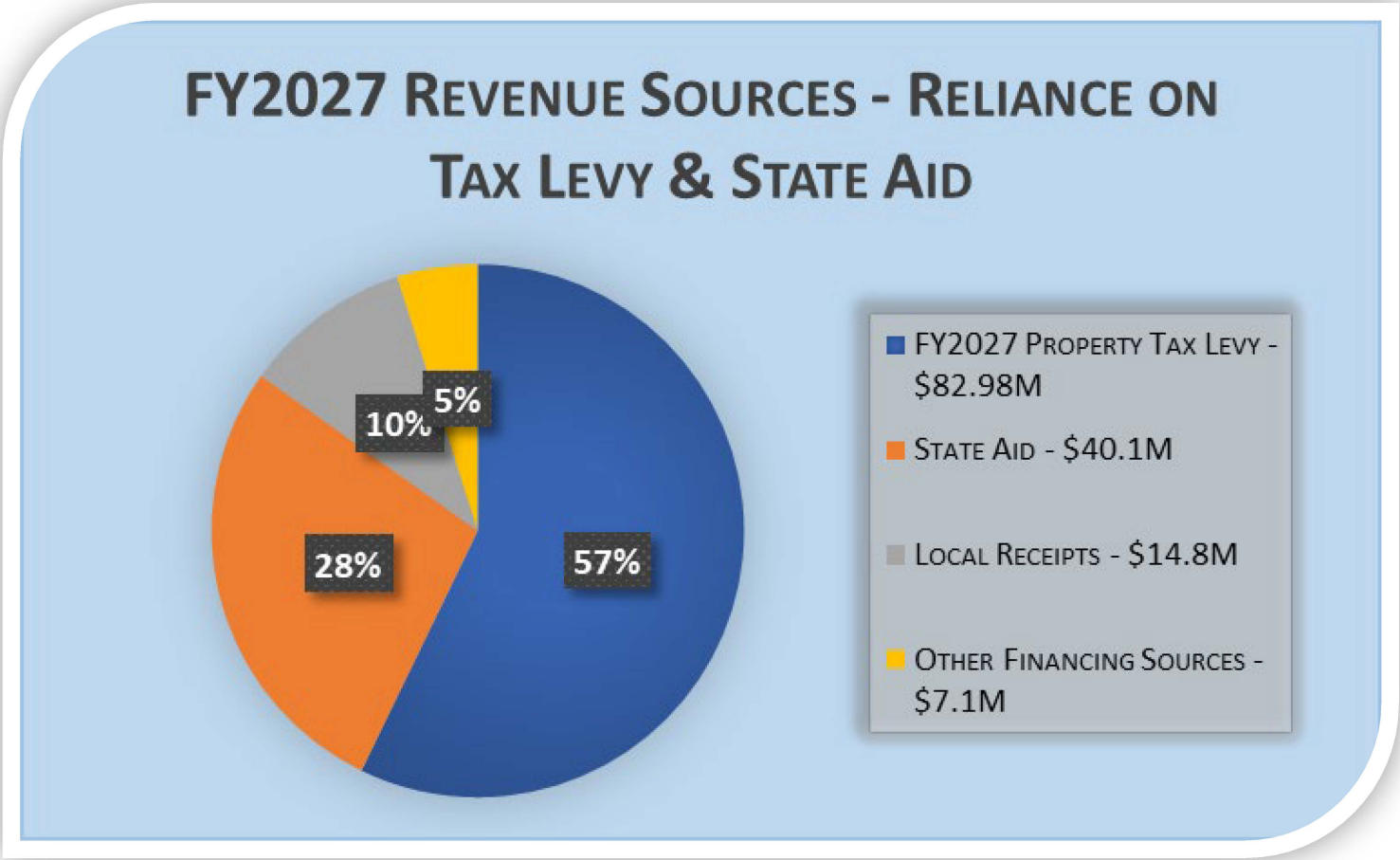
FY2027 Preliminary Cherry Sheet Estimates

Randolph

Estimated Receipts | Estimated Assessments & Charges

PROGRAM	FY2026 Cherry Sheet Estimate	FY2027 Governor's Local Aid Proposal	FY2027 House Budget	FY2027 Senate Ways & Means	FY2027 Conference Committee
County Assessments:					
County Tax	205,031	205,031	210,174	210,174	
Suffolk County Retirement	0	0	0	0	
Sub-Total, County Assessments:	**205,031**	**205,031**	**210,174**	**210,174**	
State Assessments and Charges:					
Retired Teachers Health Insurance	0	0	0	0	
Mosquito Control Projects	80,731	84,263	84,263	84,263	
Air Pollution Districts	11,073	10,533	10,533	10,533	
Metropolitan Area Planning Council	20,916	21,315	21,315	21,315	
Old Colony Planning Council	0	0	0	0	
RMV Non-Renewal Surcharge	71,340	80,280	80,280	80,280	
Sub-Total, State Assessments:	**184,060**	**196,391**	**196,391**	**196,391**	
Transportation Authorities:					
MBTA	882,188	895,800	895,800	895,800	
Regional Transit	0	0	0	0	
Sub-Total, Transp Authorities:	**882,188**	**895,800**	**895,800**	**895,800**	
Annual Charges Against Receipts:					
Multi-Year Repayment Program	0	0	0	0	
Special Education	27,458	24,709	24,426	24,426	
Sub-Total, Annual Charges:	**27,458**	**24,709**	**24,426**	**24,426**	
Tuition Assessments:					
School Choice Sending Tuition	813,382	790,255	721,152	721,152	
Charter School Sending Tuition	5,763,097	6,995,525	6,760,906	6,760,906	
Sub-Total, Tuition Assessments:	**6,576,479**	**7,785,780**	**7,482,058**	**7,482,058**	
Total All Estimated Charges:	**7,875,216**	**9,107,711**	**8,808,849**	**8,808,849**	

FY2027 Revenue Budget = $145M



FY2027 Budget Process

Budget Overview:

- FY2027 Total Budget: **$145 Million** up 6.16% over FY2026
- Fixed costs continue to increase:
  - Health Insurance $1,574,620
  - FICA / Retirement $588,181
  - Debt / Interest $2,055,426
  - School / Charter Assessments $905,579



- Continues to maintain strong financial reserves (Town Stabilization, Water / Sewer Retained Earnings, Free Cash, OPEB)
- Approximately $4 Million dollars have been reduced from original budget requests.

FY2027 Appropriations

Major Appropriations:

- Education: **$64.07 Million**
- Public Safety: **$20.20 Million**
- Employee Benefits: **$28.68 Million**
- Public Works: **$6.96 Million**
- Debt Service: **$6.79 Million**



INFORMATION RELATING TO SCHOOLS

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The Cherry Sheet

"School Choice/Charter School Effect"

Budget Buster

RANDOLPH	
Revenue:	$40,176,441
Charter/Choice Cost:	$7,482,058
	$32,694,383
Other Towns Assessments:	
Avon	$670,231
Braintree	$1,284,739
Canton	$418,804
Dedham	$883,380
Hanover	$670,715
Holbrook	$1,106,959
Mansfield	$1,522,223
Milton	$604,646
Quincy	$2,115,032
Randolph	**$7,482,058**
Stoughton	$2,660,028

INFORMATION RELATING TO SCHOOLS

Massachusetts Department of Elementary and Secondary Education 2024 Per Pupil Expenditure updated January 2026 DOE			
District Name	Total Expenditures	Total Pupil FTEs	Total Expenditures per Pupi
Randolph	**$79,169,176.95**	**3,295.2**	**$24,025.87**
Canton	$78,911,626.06	3,352.4	$23,538.86
Sharon	$80,118,141.94	3,648.6	$21,958.86
Hingham	$81,645,281.89	3,738.8	$21,837.40
Quincy	$220,394,539.50	10,093.8	$21,834.54
Dedham	$76,095,598.41	2,805.0	$27,128.50
Scituate	$60,093,697.66	2,794.0	$21,508.37
Norwell	$46,543,353.03	2,200.2	$21,154.10
Duxbury	$58,606,888.76	2,786.2	$21,034.41
Weymouth	$125,777,564.00	5,997.1	$20,973.09
Avon	$16,139,567.00	771.4	$20,921.17
Milton	$91,948,508.57	4,404.1	$20,877.78
Braintree	$113,517,385.50	5,449.9	$20,829.08
Brockton	$356,258,772.30	17,184.7	$20,731.11
Marshfield	$76,490,761.52	3,769.2	$20,293.64
Stoughton	$81,095,029.03	4,015.8	$20,194.10
Holbrook	$26,880,636.72	1,422.8	$18,892.49
Rockland	$51,583,097.81	2,300.6	$22,421.14
Abington	$42,261,274.01	2,287.7	$18,473.06
East Bridgewater	$38,591,739.57	2,106.9	$18,317.20
Easton	$63,770,117.79	3,482.5	$18,311.40
Hanover	$48,662,406.75	2,692.2	$18,075.28
West Bridgewater	$24,786,339.25	1,431.8	$17,311.60
Bridgewater-Raynham	$98,552,168.51	5,871.9	$16,783.64

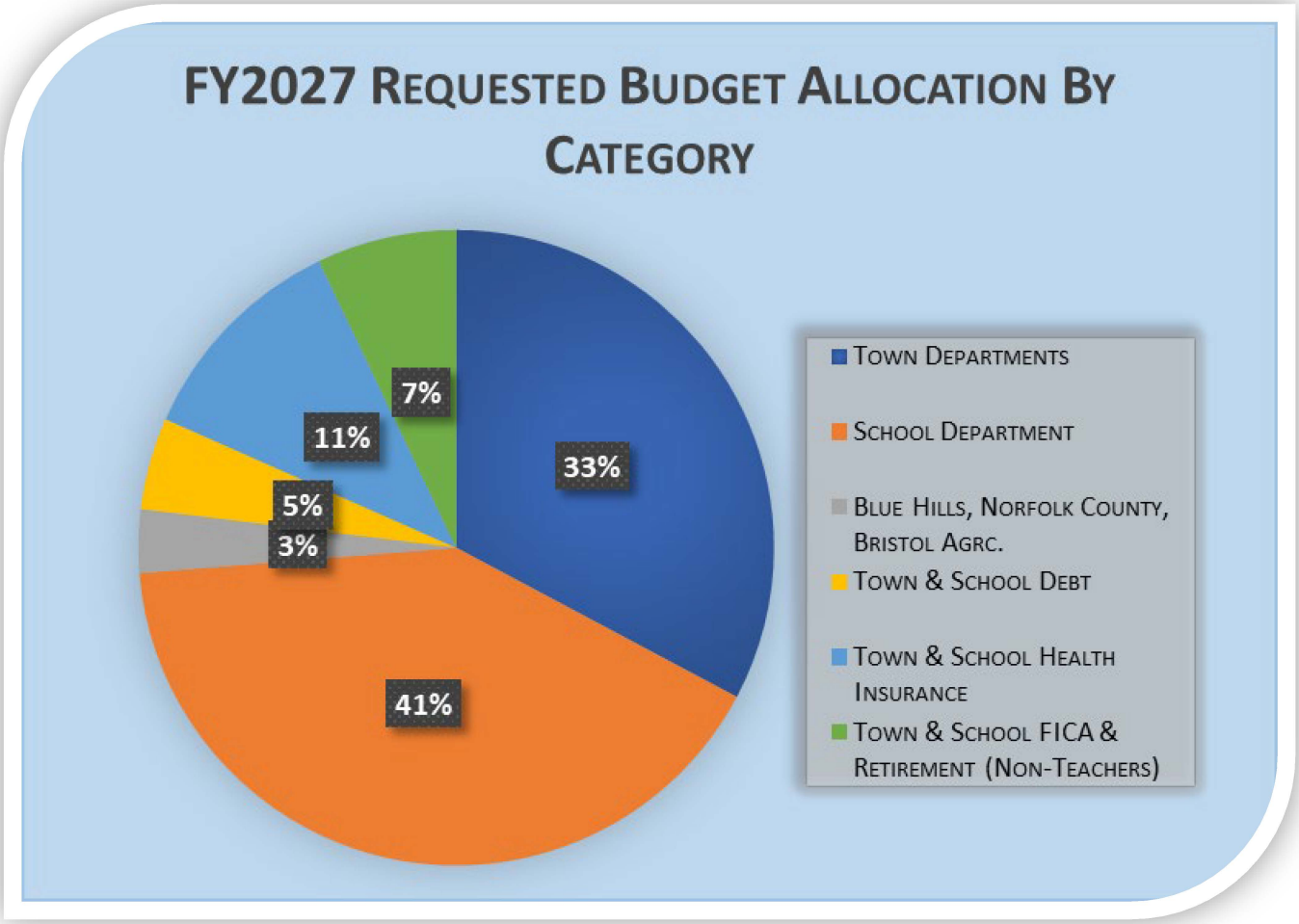
INFORMATION RELATING TO SCHOOLS

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FY 27 School Budgets *Local School Budget Increases*	
Holbrook	**6.00%**
Canton	**5.30%**
Milton	**3.76%**
Randolph	**3.50%**
Braintree	**3.50%**
Weymouth	**3.40%**
Avon	**3.00%**
Norwood	**2.90%**
Stoughton	**2.90%**
Hanover	**2.75%**
Franklin	**2.50%**
Easton	**-2.80%**

Note: Net School Spending (-$489,839)

FY2027 Expenditure Budget - $145M



General Fund Budget Presentation

Budget Pressures in FY 2027 and Beyond

Illustrating the Fiscal Constraints We Face:

STATE AID IS UNPREDICTABLE!

Projected New Proposition 2 ½ Revenue:

Proposition 2½:	$1,904,704
New Growth:	$625,000
Total New Revenue:	**$2,519,704**

Fixed Cost Increases:

Health Insurance:	+ $1,514,620
Retirement/FICA:	+ $588,181
Combined Fixed Cost Increase:	**$2,102,801**

Funds Remaining for All Other Municipal And School Budgets: $416,903

General Fund Budget Presentation

Future Fiscal Challenges:



- Escalating health insurance costs
- Inflationary operational pressures
- Infrastructure and technology replacement needs
- Structural imbalance under Proposition 2½ & State Aid Uncertainty
- Future Norfolk County retirement costs

TOWN OF RANDOLPH

FY2027 GENERAL FUND BUDGET PRESENTATION

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THANK YOU

PROBATE CITATIONS

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Middlesex Division
Docket No. MI26P2399EA
INFORMAL PROBATE PUBLICATION NOTICE

Estate of: Edwina M. Eastman
Also Known As: Edwina M. Oksa
Date of Death: January 16, 2026
To all persons interested in the above captioned estate, by Petition of
Petitioner Dawna L. Eastman-Gallo of Golden CO
a Will has been admitted to informal probate.
Dawna L. Eastman-Gallo of Golden CO
has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.
The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

5/16/26

#NY0177424

PROBATE CITATIONS

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Middlesex Probate and Family Court
10-U Commerce Way
Woburn, MA 01801
(781)865-4000
Docket No. MI17P5439PM
CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT

Estate of: John Thibideau
A Petition for Order of Complete Settlement has been filed by
Jewish Family & Children's Service, Inc. of Waltham MA
requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account, 3rd & Final Account and other such relief as may be requested in the Petition.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this court before: 10:00 a.m. on the return day of 06/05/2026 .
This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.
WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.
Date: May 08, 2026
Tara E. DeCristofaro, Register of Probate

5/16/26

#NY0177434

LEGAL NOTICES

TOWN OF RANDOLPH
TOWN COUNCIL
LEGAL NOTICE
BUDGET HEARING

The Randolph Town Council will conduct a public hearing on Tuesday, May 26, 2026, at 6:15 P.M., which may be attended in person at Randolph Town Hall, Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or by telephone, to see if the Town will vote to appropriate the following sums for the operation of municipal and school departmental and incidental expenses of the Town for Fiscal Year 2027 (July 1, 2026 through June 30, 2027) with a total sum of $145,283,131.87; $138,851,337.09 to be raised from taxation, $2,000,000.00 to be transferred from Ambulance Reserve Account, $1,631,794.78 to be transferred from the Water/Sewer Enterprise Fund and $2,800,000.00to be transferred from Undesignated Fund Balance/General Fund Free Cash.

Additional information on this Public Hearing is available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. The Zoom link and the telephone number to connect to the meeting and to the public hearing may be found on the Randolph website Calendar on the day of the meeting, www.randolph-ma.gov.

Comments can be submitted in writing prior to the public hearing by delivering them in person, by mail, or by email to the Town Council Clerk at Town Hall, Email: ELorgeree@Randolph-MA.gov.

5/16/26

#NY0177565

LEGAL NOTICES

MORTGAGEE'S SALE OF REAL ESTATE
21 Pupkis Road, Tewksbury, MA

By virtue and in execution of the power of sale contained in a certain Mortgage given by Kristopher Gaff to Eagle Bank, said Mortgage dated March 6, 2025, and recorded with the Middlesex North District Registry of Deeds, in Book 39114, Page 1, of which Mortgage the undersigned is the present holder, for breach of conditions of said Mortgage and for the purpose of foreclosing the same, the same will be sold at Public Auction at 12:00 p.m. on the 1st day of June 2026 on the mortgaged premises, hereinafter described, all and singular the premises described in said Mortgage to wit:

Locus: 21 Pupkis Road, Tewksbury, MA 01876

The legal description of the Mortgaged Premises is hereinafter the following:

The land with the buildings thereon in Tewksbury, Middlesex County, Massachusetts, situated on the Northeasterly side of Pupkis Road and being shown as Lots 77 and 78 and the greater portion of Lots 76 and 75 on a plan of land entitled "Shawsheen River Park, Tewksbury-Billerica, Mass., J.W. Arey, C.E.", dated May, 1909 and recorded in Middlesex North District Registry of Deeds, Plan Book 26, Plan 41 and thus bounded:

SOUTHWESTERLY by Pupkis Road, 95 feet; NORTHWESTERLY by Lot 79 on said plan, 87 .50 feet; NORTHEASTERLY by Lots 105 and 106 on said plan, 50 feet;
SOUTHEASTERLY by the remainder of Lot 76 on said plan, 7.5 feet; NORTHEASTERLY again by the remainder of Lot 76 and by the remainder of Lot 75 on said plan, 45 feet; and
SOUTHEASTERLY by the remainder of Lot 7 5 on said plan, 80 feet.

Said land is also shown as a portion of Lot 9 on a plan of land entitled Plan of Land in Tewksbury, Mass., prepared for George T. DeViller & William J. Rice", Scale l"=40', June 10, 1985, William G. Troy & Associates, recorded with said Registry of Deeds, Plan Book 150, Plan 81.

For title reference, see Deed from Ryan Minesinger and Brenda Minesinger to Kristopher Gaff, dated August 9, 2018, and recorded with Middlesex North District Registry of Deeds in Book 32406, Page 273.

In the event of any typographical error set forth in the legal descriptions contained above, the legal description of the premises, the descriptions set forth and contained in the Mortgage shall take precedence.

TERMS OF SALE: TWENTY THOUSAND ($20,000.00) DOLLARS will be required to be paid in cash, certified check or cashier's check of any bank or trust company doing business in the Commonwealth of Massachusetts, by the purchaser, at the time and place of sale as a deposit. A Memorandum of Sale ("Memorandum") shall be executed upon acceptance of the bid and all terms thereunder shall be binding upon the bidder, including the condition that should the high bidder for whatever reason fail to perform under the aforesaid Memorandum, in such event, the bidder shall forfeit the deposit in full which shall become the property of the Mortgagee. The Mortgagee reserves the right without further publication, advertisement or notification to offer the property to the second highest bidder under the same conditions set forth herein. The Mortgagee further reserves the right without further publication, advertisement, or notification, to purchase the within described property at the amount bid by the second highest bidder. The terms of the Memorandum of Sale shall be announced prior to the bid. The balance of the bid price is to be paid in cash, certified check or cashier's check drawn upon any bank or trust company doing business in the Commonwealth of Massachusetts within thirty (30) days after the date of sale to be deposited in escrow with Riccardo L. Rullo, Esquire attorney for Eagle Bank. Deed (which shall be in the form of the usual Mortgagee's Deed under the Statutory Power of Sale) to be delivered within three (3) days thereafter at which time it shall be the sole and exclusive responsibility of the successful bidder to cause the same to be recorded with the Middlesex North District Registry of Deeds in accordance with law.

Other terms, if any, to be announced at the sale.
EAGLE BANK
By its attorney, RICCARDO L. RULLO
LAW OFFICES OF RICCARDO L. RULLO, PLLP
35 BEDFORD ST, SUITE 4, LEXINGTON, MA 02420
617-366-6744

Dated: 5/7/2026

5/9, 5/16, 5/23

#NY0176844

PROBATE CITATIONS

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Middlesex Probate and Family Court
10-U Commerce Way
Woburn, MA 01801
(781)865-4000
Docket No. MI26P2527EA
CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Bruce William Parsons
Also known as: Bruce W. Parsons
Date of Death: 04/10/2026
To all interested persons:
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by
Michele Burke of Wilmington MA
requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.
The Petitioner requests that:
Michele Burke of Wilmington MA
be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 06/10/2026.
This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.
WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.
Date: May 13, 2026
Tara E. Decristofaro, Register of Probate

5/16/26

#NY0177423

PROBATE CITATIONS

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Middlesex Probate and Family Court
10-U Commerce Way
Woburn, MA 01801
(781)865-4000
Docket No. MI26P2544EA
CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Olga Italia Reed
Also known as: Olga I Reed, Olga Reed
Date of Death: 04/28/2026
To all interested persons:
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by
Lisa M Perry of Medford MA
requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that:
Lisa M Perry of Medford MA
be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 06/11/2026.
This Is NOT a hearing date, but a deadline by which you must file a written appearance and objection If you object to thls proceeding. If you fall to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

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WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.
Date: May 14, 2026
Tara E. DeCnstofaro Register of Probate

5/16/26

#NY0177509

PROBATE CITATIONS

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Middlesex Probate and Family Court
10-U Commerce Way
Woburn, MA 01801
(781)865-4000
Docket No. MI26P2486EA
CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Mary L. Grande
Also known as: Mary Grande
Date of Death: 04/02/2026
To all interested persons:
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by
Louis O. Grande of Lexington MA
requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.
The Petitioner requests that:
Louis O. Grande of Lexington MA
be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 06/11/2026 .
This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

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WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.
Date: May 14, 2026
Tara E. DeCristofaro, Register of Probate

5/16/26

#NY0177528

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Council Order: 2026-038 **Introduced By: Town Manager Brian Howard**

May 18, 2026

FY26 Budget Transfers

To see if the Randolph Town Council will vote to approve the following transfers:

General Fund:

TRANSFER FROM			TRANSFER TO		
Department	Salary	Expense	Department	Salary	Expense
Treasurer/Collector	$ 2,700		Information System	$ 2,700	
Treasurer/Collector	$ 6,100		Planning	$ 6,100	
Treasurer/Collector	$ 12,000		Accounting	$ 12,000	
Treasurer/Collector	$ 2,000		Animal Control	$ 2,000	
Treasurer/Collector	$ 6,200		Stetson Hall		$ 6,200
Fire	$ 13,000		Ambulance		$ 13,000
Fire	$ 25,000		Law		$ 25,000
Fire	$ 40,000		Fire		$ 40,000
Fire	$ 40,000		Fuel		$ 40,000
Fire	$ 13,800		Stetson Hall		$ 13,800
Board of Health	$ 18,575		Law	$ 18,575	
Board of Health	$ 10,001		Other Education		$ 10,001
Town Clerk	$ 30,000		Operational Expenses		$ 30,000
Town Clerk	$ 2,900		Town Manager		$ 2,900
Library	$ 35,000		Library		$ 35,000
Tax Title		$ 25,000	Library		$ 25,000
Total Transfer		$ 282,276	Total Transfer		$ 282,276

Explanation: These transfers will help departments close out their operational needs through the end of the fiscal year.

Council Order: 2026-039 **Introduced By: Town Manager Brian Howard**
May 18, 2026

Authorization for Payment of Prior Year Unpaid Bills

To see if the Randolph Town Council will vote to authorize the payment of four prior year unpaid bills from the sources indicated below. Two of the bills are School Department bills from New England Medical Billing Group in the amounts of $10,400.77 and $9,929.69. Two of the bills, from Apex, are in the amounts of $3,931.60 and $2,426.84. These are bills for the Town of Randolph's portion of costs supporting the construction of the water treatment plant by the Tri-Board. None of these bills were paid during the prior fiscal years when they were due. A chart showing the proposed sources of funds is below:

GENERAL FUND- TOWN			
Source		**Use**	
Description	**Amount**	**Description**	**Amount**
FY26 School Operating Budget	$10,400.77	New England Medical Billing Group	$10,400.77
FY26 School Operating Budget	$9,929.69	New England Medical Billing Group	$9,929.69
TOTAL	**$20,330.46**	**TOTAL**	**$20,330.46**

WATER/SEWER ENTERPRISE FUND			
Source		**Use**	
Description	**Amount**	**Description**	**Amount**
FY26 Water/Sewer Enterprise Budget	$3,931.60	Apex	$3,931.60
FY26 Water/Sewer Enterprise Budget	$2,426.84	Apex	$2,426.84
TOTAL	**$6,358.44**	**TOTAL**	**$6,358.44**

APEX

March 3, 2025

Lorraine See
Tri-Town Contract Administrator
One JFK Memorial Dr.
Braintree, MA 02184

RE: Braintree Fire Department – February 10, 2025 to February 20, 2025

Dear Lorraine:

As Owner's Project Manager for the Tri-Town Regional Water Treatment Plant (WTP) Project, we have reviewed the Town of Braintree Fire Department invoice for February 28, 2025. The invoice covers costs associated with fire details requested by the Braintree Fire Department for February 10, 2025 to February 20, 2025. The Braintree Fire Department indicated they require fire details any time there is confined space entry work occurring at the Tri-Town WTP Project. For this invoice, a fire detail, consisting of one to two fire personnel were on site the following dates:

Table 1 -Summary of Work

Date	Number of Fire Personnel on Site	Time on Site (hours)	Confined Space Entry Work*
02/10/2025	2	8	Non-Permit
02/11/2025	2	8	Non-Permit
02/12/2025	2	8	Non-Permit
02/13/2025	2	8	Non-Permit
02/14/2025	1	8	Non-Permit
02/19/2025	1	8	Non-Permit
02/20/2025	2	4	Non-Permit

* Confined space work is classified at permit required and non-permit required confined space work under OSHA regulations. Permit required confined spaces are spaces where hazards to workers are controlled but still present.

6344000 2
574000

Non-Permit = Non-permit required confined space work.

The following table provides a summary of payment due by the Town's of Braintree, Randolph, and Holbrook:

Table 2 - Payment Summary

Invoice No.	Total Amount	Braintree Portion (50%)	Randolph Portion (34%)	Holbrook Portion (16%)
0225-018	$7,137.77	$3,568.89	$2,426.84	$1,142.04

We recommend processing and payment of this invoice.

Sincerely,



Apex Companies, LLC
Helen Gordon, PE, MCPPO
Principal
O: 617.657.0954
E: Helen.Gordon@apexcos.com

Braintree Fire Department
1 Union Place – Braintree MA 02184
Acting Chief Frederick Viola
Emergency (781-843-3600)
Business (781-843-3601)
(781-843-2395 x4001)
Fax (781-356-4362)

Date: 02/28/25

Invoice # 0225 - 018

Bill To: Tri Town
300 King Hill Rd
Braintree, MA 02184

DATE	FIREFIGHTER	LOCATION	RATE	HRS	LABOR	ADM FEE	TOTAL
02/10/25	M. Daiute	300 King Hill Rd	$81.28	8	$650.24	$65.02	$715.26
02/10/25	B. Sylvester	300 King Hill Rd	$70.68	8	$565.44	$56.54	$621.98
02/11/25	J. Regan	300 King Hill Rd	$70.68	8	$565.44	$56.54	$621.98
02/11/25	T. Sullivan	300 King Hill Rd	$70.68	8	$565.44	$56.54	$621.98
02/12/25	J. Regan	300 King Hill Rd	$70.68	8	$565.44	$56.54	$621.98
02/12/25	A. Venuti	300 King Hill Rd	$90.71	8	$725.68	$72.57	$798.25
02/13/25	C. Brady	300 King Hill Rd	$72.68	8	$581.44	$58.14	$639.58
02/13/25	J. Zanca	300 King Hill Rd	$70.68	8	$565.44	$56.54	$621.98
02/14/25	T. Sullivan	300 King Hill Rd	$70.68	8	$565.44	$56.54	$621.98
02/19/25	T. Sullivan	300 King Hill Rd	$70.68	8	$565.44	$56.54	$621.98
02/20/25	B. Sylvester	300 King Hill Rd	$70.68	4	$282.72	$28.27	$310.99
02/20/25	J. Zanca	300 King Hill Rd	$72.68	4	$290.72	$29.07	$319.79
			AMOUNT DUE				**$7,137.77**

Payment terms net 30 days; payments made after 30 days might be subject to a 1.5% late fee

Please include invoice # and remit payment to:

Braintree Fire Department
1 Union Place
Braintree, MA 02184

APEX

February 28, 2025

Lorraine See
Tri-Town Contract Administrator
One JFK Memorial Dr.
Braintree, MA 02184

RE: Braintree Fire Department – January 27, 2025 to February 7, 2025

Dear Lorraine:

As Owner's Project Manager for the Tri-Town Regional Water Treatment Plant (WTP) Project, we have reviewed the Town of Braintree Fire Department invoice for February 21, 2025. The invoice covers costs associated with fire details requested by the Braintree Fire Department for January 27, 2025 to February 7, 2025. The Braintree Fire Department indicated they require fire details any time there is confined space entry work occurring at the Tri-Town WTP Project. For this invoice, a fire detail, consisting of one to two fire personnel were on site the following dates:

Table 1 -Summary of Work

Date	Number of Fire Personnel on Site	Time on Site (hours)	Confined Space Entry Work*
01/27/2025	2	8	Non-Permit
01/28/2025	2	8	Non-Permit
01/29/2025	2	8	Non-Permit
01/30/2025	2	8	Non-Permit
01/31/2025	2	8	Non-Permit
02/03/2025	2	8	Non-Permit
02/04/2025	2	8	Non-Permit
02/05/2025	2	8	Non-Permit
02/06/2025	1	8	Non-Permit
02/07/2025	1	8	Non-Permit

* Confined space work is classified at permit required and non-permit required confined space work under OSHA regulations. Permit required confined spaces are spaces where hazards to workers are controlled but still present.

Non-Permit = Non-permit required confined space work.

The following table provides a summary of payment due by the Town's of Braintree, Randolph, and Holbrook:

6344002.
576000

Table 2 - Payment Summary

Invoice No.	Total Amount	Braintree Portion (50%)	Randolph Portion (34%)	Holbrook Portion (16%)
0225-013	$11,563.55	$5,781.78	$3,931.60	$1,850.17

We recommend processing and payment of this invoice.

Sincerely,

Apex Companies, LLC
Helen Gordon, PE, MCPPO
Principal
O: 617.657.0954
E: Helen.Gordon@apexcos.com

Braintree Fire Department
1 Union Place – Braintree MA 02184
Acting Chief Frederick Viola
Emergency (781-843-3600)
Business (781-843-3601)
(781-843-2395 x4001)
Fax (781-356-4362)

Date: 02/21/25

Invoice # 0225 - 013

Bill To: Tri Town
300 King Hill Rd
Braintree, MA 02184

DATE	FIREFIGHTER	LOCATION	RATE	HRS	LABOR	ADM FEE	TOTAL
01/27/25	J. O'Toole	300 King Hill Rd	$70.68	8	$565.44	$56.54	$621.98
01/27/25	B. Sylvester	300 King Hill Rd	$72.68	8	$581.44	$58.14	$639.58
01/28/25	C. Brady	300 King Hill Rd	$70.68	8	$565.44	$56.54	$621.98
01/28/25	M. Daiute	300 King Hill Rd	$81.28	8	$650.24	$65.02	$715.26
01/29/25	M. Milward Jr.	300 King Hill Rd	$70.68	8	$565.44	$56.54	$621.98
01/29/25	J. Zanca	300 King Hill Rd	$72.68	8	$581.44	$58.14	$639.58
01/30/25	J. Kelly	300 King Hill Rd	$70.68	8	$565.44	$56.54	$621.98
01/30/25	j. Zanca	300 King Hill Rd	$72.68	8	$581.44	$58.14	$639.58
01/31/25	J. Regan	300 King Hill Rd	$72.68	8	$581.44	$58.14	$639.58
01/31/25	B. Sylvester	300 King Hill Rd	$70.68	8	$565.44	$56.54	$621.98
02/03/25	D. Cushing	300 King Hill Rd	$70.68	8	$565.44	$56.54	$621.98
02/03/25	M. Daiute	300 King Hill Rd	$81.28	8	$650.24	$65.02	$715.26
02/04/25	J. Regan	300 King Hill Rd	$70.68	8	$565.44	$56.54	$621.98
02/04/25	B. Sylvester	300 King Hill Rd	$70.68	8	$565.44	$56.54	$621.98
02/05/25	G. Benelli	300 King Hill Rd	$72.68	8	$581.44	$58.14	$639.58
02/05/25	J. Regan	300 King Hill Rd	$70.68	8	$565.44	$56.54	$621.98
02/06/25	J. Zanca	300 King Hill Rd	$70.68	8	$565.44	$56.54	$621.98
02/07/25	M. Daiute	300 King Hill Rd	$81.28	8	$650.24	$65.02	$715.26
			AMOUNT DUE				**$11,563.55**

Payment terms net 30 days; payments made after 30 days might be subject to a 1.5% late fee

Please include invoice # and remit payment to:

Braintree Fire Department
1 Union Place
Braintree, MA 02184

New England Medical Billing Group Ltd.

19 Norfolk Ave
South Easton, MA 02375 US
Accounts@nembgroup.com
www.nembgroup.com

INVOICE

BILL TO
Town of Randolph-Public Schools
41 South Main Street
Randolph, MA 02368

INVOICE	SRANDO2506
DATE	09/30/2025
TERMS	Due on receipt
DUE DATE	10/31/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Billing - Admin	Actual AAC Q3 2025 1/1/25 - 3/31/25	203,049.48	0.05	10,152.47
	Billing - Direct Service	Actual DSC Q4 2025 4/1/25 - 6/30/25	4,965.99	0.05	248.30

This invoice will only be sent via email. If you have any questions, please contact Nancy Reilly at nreilly@nembgroup.com.

BALANCE DUE **$10,400.77**

New England Medical Billing Group Ltd.

19 Norfolk Ave
South Easton, MA 02375 US
Accounts@nembgroup.com
www.nembgroup.com

INVOICE

BILL TO
Town of Randolph-Public Schools
41 South Main Street
Randolph, MA 02368

INVOICE	SRAND2509
DATE	12/31/2025
TERMS	Due on receipt
DUE DATE	01/31/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Billing - Admin	Actual AAC Q4 2025 4/1/25 - 6/30/25	195,197.82	0.05	9,759.89
	Billing - Direct Service	Actual DSC Q1 2026 7/1/25 - 9/30/25	3,395.99	0.05	169.80

This invoice will only be sent via email. If you have any questions, please contact Nancy Reilly at nreilly@nembgroup.com

BALANCE DUE **$9,929.69**

Council Order: 2026-041 **Introduced by: Town Manager Brian Howard**
May 18, 2026

Authorization and Approval
For New Successor Collective Bargaining Agreement Between
The Town of Randolph, Massachusetts and
The SEIU Local 888
Randolph Town Hall and Library Workers ("Union")

The Town Council hereby approves the new successor Collective Bargaining Agreement Between the Town of Randolph, Massachusetts and SEIU Local 888 Randolph Clerical and Library Workers ("CBA"), for the period of July 1, 2025 through June 30, 2028, and hereby authorizes the Town Manager to take any actions necessary to execute that CBA, in substantially the form attached hereto, and any related documents, upon ratification of the new successor CBA by the Union.

The Collective Bargaining Agreement

Between

Town of Randolph, Massachusetts

And

SEIU Local 888
Randolph Clerical and Library Workers

July 1, 2025 – June 30, 2028
(38 pages)

July 1, 2025 – June 30, 2028

On January ___, 2026, the above referenced parties reached a tentative agreement subject to ratification by Local 888/SEIU and funding by the Town of Randolph Town Council. Local 888/SEIU is hereinafter referred to as the "Union". The Town of Randolph is hereinafter referred to as the "Town".

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ARTICLE I

A) RECOGNITION

The Town of Randolph, Massachusetts ("Town of Randolph" or "Town") recognizes Local 888/SEIU ("Union") as the exclusive agent for all employees covered by the Massachusetts Labor Relations Commission certification as of the execution date of this agreement or as it may be amended from time to time by the Massachusetts Labor Relations Commission and/or this agreement.

B) RESPECT AND DIGNITY

All employees working for the Town of Randolph will be expected to conduct themselves in a professional manner with mutual respect and dignity toward one another in their place of employment while performing their duties.

ARTICLE II

BARGAINING/GRIEVANCE COMMITTEE

The Local 888/SEIU shall have a Bargaining/Grievance Committee composed of seven (7) members, all of whom shall be members of Local 888/SEIU.

The Local 888/SEIU shall, in September of each year, notify the Town Manager and relevant Department Heads of the membership of the Local 888/SEIU Bargaining/Grievance Committee and the officers of said committee.

The Local 888/SEIU shall notify the Town Manager and relevant Department Heads of any change in the membership of officers of the Local 888/SEIU Bargaining/Grievance Committee within ten (10) days of any such change.

Any and all notifications required by paragraphs two and three above shall be in writing and signed by an official of the Local 888/SEIU Bargaining/Grievance Committee.

ARTICLE III

GRIEVANCE PROCEDURE

No grievance shall be submitted more than twenty-one (21) calendar days after the circumstance giving rise to the grievance should have been known by the grievant.

Any grievance that may arise relative to this agreement shall be settled in the following manner:

STEP ONE

The Local 888/SEIU Bargaining/Grievance Committee and the aggrieved employee shall discuss the signed, written grievance with the Department Head within fifteen (15) business days of the date a signed, written request for a meeting has been presented to the Department Head by the Local 888/SEIU Bargaining/Grievance Committee. The Department Head shall attempt to settle the grievance, and the Department Head shall respond in writing to the Local 888/SEIU Bargaining/Grievance Committee within fifteen (15) business days after the requested meeting has been held.

If the grievance has not been resolved, Step Two shall go into effect.

STEP TWO

The signed, written grievance shall be presented to the Town Manager by the Local 888/SEIU Bargaining/Grievance Committee within ten (10) business days after the signed, written response of the Department Head has been received by the Local 888/SEIU Bargaining/Grievance Committee. The Town Manager shall respond in writing to the Local 888/SEIU Bargaining/Grievance Committee within twenty-one (21) business days after receipt of the signed, written grievance from the Local 888/SEIU Bargaining/Grievance Committee.

If the grievance has not been resolved, Step Three shall go into effect within thirty (30) business days after the completion of the Step Two processes.

STEP THREE

The signed, written grievance shall be submitted by either party to this agreement to the American Arbitration Association (“AAA”). All costs incurred arising out of grievances and arbitration, excluding attorney's fees, shall be shared equally by the Town of Randolph and Local 888/SEIU.

ARTICLE IV

SENIORITY

The original date of full-time or part-time employment as a Town employee shall be used to establish seniority. All training given to improve job performance, or office (or department) efficiency, shall be offered in order of seniority within the department. The schedule of training shall be at the discretion of the Department Head.

ARTICLE V

A) WORK HOURS, WORKDAY AND WORK WEEK

The standard workday for regular full-time employees covered under this bargaining agreement shall consist of seven paid work hours per day (for 35-hour-per-week positions) or eight paid work hours per day (for 40-hour-per-week positions).

The standard work week for 35-hour-per-week employees shall be Monday through Friday, 8:30 A.M. to 4:30 P.M., with an unpaid one-hour lunch period each day. The standard work week for 40-hour-per-week employees shall be set by the Department Head, based on the needs of the Department, with an unpaid one-hour lunch period each day. The standard lunch period time shall be taken at the discretion of the Department Head. Lunches shall not be eaten at desks with a subsequent lunch hour taken.

The standard work hours, workdays, work week and the lunch period for the Library Department/Community Programs Group, and the Recreation Department programs and facilities, shall be scheduled by the Department Head.

Sunday Library Hours-The Library may be open on Sundays for winter hours beginning Labor Day through Memorial Day for any variation of hours between 9 am and 2 pm. Shifts will be staffed on a volunteer sign-up basis, by seniority preference. Sunday shifts shall be paid at time and half an employee's regular hourly rate. Management has the right to hire substitute library workers in the event that Sundays cannot be covered by permanent library staff. Any position filled after July 1, 2016, will be expected to work Sunday shifts as part of their regular schedule and will not receive a Sunday differential.

Schedules shall not be changed without a ten (10) calendar day notice and only after discussion with the SEIU and after agreement with the individual concerned. Such schedules shall not be changed to avoid payment of overtime. All SEIU Town Hall members shall provide substitute basic coverage in different departments within their respective buildings. If a need arises in another

department, at the discretion of their department head they may be required to provide coverage. In the event there is a staffing shortage, non-union on-call workers may be called in on an as needed basis to provide appropriate customer service to the public.

The Town agrees to employ at a minimum, a nineteen (19) hour floater position at grade 4/part time. If said position is filled by a current SEIU employee their benefits shall remain intact.

Each full-time employee shall be granted one (1) fifteen-minute rest period per three and one half (3.5) hour shift. The rest period time shall be scheduled at the discretion of the Department Head.

All part-time employee work hours, workdays, unpaid lunch periods, and rest periods shall be scheduled by each Department Head and shall comply with all applicable sections of the Fair Labor Standards Act.

New Positions As of March of 2025:

The following new positions are added to the bargaining unit as of March of 2025, as described below.

1) Senior Library Technician Position

The Town and the Union agree that the position of Senior Library Technician shall remain a Union position governed by the CBA; however, the parties agree and acknowledge that this position shall not be filled unless deemed necessary by the Town. The Town and the Union recognize that a majority of the duties associated with this position can now be automated, and the decision not to fill this position aligns with operational efficiencies.

2) Access Services Specialist Position

The Town and the Union agree that a new position shall be created with the title of Access Services Specialist. This new position shall be a Union position governed by the CBA. This position shall be a full-time position, with a regular weekly schedule of 35-hours per week. This position shall be classified as a Grade 5.

The purpose of the new position of Access Services Specialist is to address the increased need for public-facing services within the library, enhancing accessibility and community engagement.

3) Junior Circulation Chief Position

The Town and the Union agree that a new position shall be created with the title of Junior Circulation Chief. This new position shall be a Union position governed by the CBA. This position shall be a part-time position,

with a regular weekly schedule of 24-hours per week. This position shall be classified as a Grade 5.

The parties acknowledge that the inclusion of this position is a correction of an error in the drafting of a prior CBA. This position was bargained and agreed to in 2022 but was inadvertently omitted from the written contract.

Reclassification as of July 1, 2025:

1) Financial Clerk Position in the Police Department

The parties agree that, as of July 1, 2025, the existing Financial Clerk position in the Police Department will be reclassified into a non-union position.

WORK TIMES:

A — Clerical Group:	**Hours**
1. Head Clerks (Grade 7)/ Administrative Assistants (Grade 8)	
(a) Full-Time	35 Hours
(b) Part-Time	19 Hours
2. Principal Clerks (Grade 6)	
(a) Full-Time	35 Hours
(b) Part-Time	19 Hours
3. Senior Clerks (Grade 4)	
(a) Full-Time	35 Hours
(b) Part-Time	19 Hours
4. Junior Clerks (Grade 3)	
(a) Full-Time	35 Hours
(b) Part-Time	19 Hours
5. Unclassified Clerks/Extra Clerk Hire	
(a) Full-Time	35 Hours
(b) Part-Time	19 Hours
B — Unclassified:	
1. Assistant Assessor	35 Hours
C — Recreational Group:	
1. Maintenance Workers	40 Hours
D — Library/Community Programs Group:	
1. Technical Services Head (Grade 6)	35 Hours
2. Circulation Chief (Grade 6)	35 Hours
3. Junior Circulation Chief – Part Time (Grade 5)	24 Hours

4. Custodian — Full Time (Grade 6)	40 Hours
5. Custodian — Full Time (Grade 3)	40 Hours
6. Access Services Specialist (Grade 5)	35 Hours
7. Senior Library Technician	35 Hours
a) Senior Library Assistant (Grade 4)	24 Hours
b) Library Assistant (Grade 3)	16-19 Hours
8. Pages (State Minimum Wage)	12 Hours

Effective July 1, 2004 — all full-time employees covered by this CBA, with the exception of the Library/Community Programs Group, whose regular schedule includes evenings or Saturdays shall be paid with an additional five percent (5%) differential for all hours worked after 5:00 P.M. in the evening or on Saturdays. Employees in the Library/Community Programs Group shall be paid with an additional five percent (5%) differential for all hours worked on Saturdays.

B) <u>OVERTIME</u>

Employees covered under this collective bargaining agreement shall be paid overtime at a rate of one and one-half times the employee's regular rate of pay for all hours worked beyond thirty-five (35) hours per week, if the employee has a regular weekly schedule that consists of 35 hours per week or less, as reflected in this section. If the employee is a full-time employee with a regular weekly schedule of more than 35 hours per week (as reflected in this section), the employee shall be paid overtime at a rate of one and one-half times the employee's regular rate of pay for all hours worked beyond their regular weekly schedule each week.

All work performed on a holiday shall be compensated at the rate of time and one-half.

Overtime work for employees covered by this collective bargaining agreement shall be rotated on an equitable basis as far as is practical, and at the discretion of the Department Head.

The overtime log shall be kept by and administered by the Department Head and shall be open to the Local 888 SEIU Bargaining/Grievance Committee for perusal. If an employee cannot or will not accept overtime for any reason, the employee shall be passed over and go to the bottom of the overtime list. The overtime list shall be made up by seniority in each department, but shall exclude employees whose regular schedule is less than 20 hours per week. Overtime for employees with a regular schedule of less than 20 hours per week shall be scheduled solely at the discretion of the Department Head.

For Library employees only- if there are open shifts available, one (1) email and one (1) text message to the group of eligible employees with monthly overtime opportunities will be sent each month giving SEIU employees two (2) business

days to respond with availability. SEIU employees may opt-in or opt-out of this opportunity. However, the opt-out must be in writing and provided to the Department Head. Shifts will be assigned on a straight (not rolling) seniority basis.

In the event that more overtime opportunities arise throughout the month, the Town will send a text message to all SEIU employees in that department, who have opted-in for overtime notices, offering the overtime shift. The most senior person to respond within 60 minutes of the text message will receive the shift. After 60 minutes, the first person to respond will receive the shift.

C) COMPENSATORY TIME

Pecuniary compensation (at time and one-half) or time off (hour and one-half for hour) may be used to pay for overtime. The choice shall be made by the employee. However, the Department Head must approve of the time(s) and date(s) if applicable.

Compensatory time must be used within sixty (60) days of accrual at the discretion of the Department Head.

D) BUILDING CLOSURES

In the event that any building where any bargaining unit employee normally reports to work, both full-time and part-time, is closed due to inclement weather or other reasons for closure, excluding building renovations, due to no fault of their own shall be compensated for said time. Staff placement during significant building renovation projects shall be addressed on a case-by-case basis.

E) EVENING OFFICE HOURS/FLEX TIME

The Town Manager may designate town departments that shall be open on Monday nights until 7:00 p.m. Employees in the selected departments will be required to work late on no more than two Mondays in any one month. Time accumulated will accrue on an hour for hour basis and must be taken within 60 days of accrual. Alternatively, should the Town Manager decide to close Town Hall early on Fridays and, concurrently, open Town Hall for a later, evening shift during the week, the standard work week hours would be adjusted accordingly, and Town Hall employees would not be eligible for shift differentials.

F) TEST OF MODIFIED TOWN HALL WORK HOURS

The parties agree that the Town will undertake a one-time, non-precedent setting test of modified Town Hall work hours between July 1 and September 30, 2026. Management and SEIU will meet at least two times during the test period – one meeting to be held prior to the commencement of the test period to discuss the

temporary modified work schedule, which shall remain in the sole discretion of the Town Manager, and one meeting to be held prior to the end of the test period. An evaluation of the impacts to customer service will occur during and at the end of the test period. The Town Manager will have sole discretion to discontinue or continue the modified hours at the end of the test period.

ARTICLE VI:

INSURANCE

A) The Employee Organization shall accept the insurance program selected by the Municipal Employer.

The Town of Randolph shall pay at the percentage rate as bargained for by the Town Manager and Local 888/SEIU toward the premium costs of any health and life insurance programs in effect. The Town pf Randolph shall continue to pay the current contribution toward the premium cost of Town designated health and life insurance plans as agreed upon with Local 888/SEIU. The current premium contributions are as follows:

Local 888/SEIU and the Town of Randolph agree to provide health insurance benefits consistent with the Memorandum of Agreement signed between the Town of Randolph and the Public Employee Committee on December 12, 2019 or any successor agreement executed between the parties. This agreement shall govern the insurance benefits provided to members of Local 888/SEIU unless applicable State law changes. The current health insurance premium contributions are as follows:

- HMO PLANS – 85% paid by Town - 15% paid by employee.
- PPO PLANS – 83% paid by Town - 17% paid by employee.
- INDEMNITY PLANS – 60% paid by Town - 40% paid by employee.

Employee premium deductions for Health Insurance shall be made on a weekly basis.

Employee premium deductions for Life Insurance shall be made on a monthly basis.

B) Insurance Offset-An SEIU employee that is currently eligible and enrolled in the Town's health insurance plan, shall be eligible for a $1,000 insurance offset payment every year that the employee declines the Town's health insurance. An SEIU employee that is currently eligible and has never enrolled in the Town's health insurance plan, shall be eligible for a $500 insurance offset payment each year that the employee continues to decline the Town's health insurance plan. This payment shall be made in June of every fiscal year without Town health insurance.

ARTICLE VII:

A) SALARY SCHEDULE

It is agreed that an employee shall not receive more than fifty-two (52) weeks' salary in a fiscal year, including vacation leave allowance. All fiscal years are subject to appropriation by Town Council for each year.

The parties agree to the following Salary Schedule for FY26-FY28:

2.5% increase (retroactive to July 1, 2025) for FY2026
2.5% increase for FY2027
2.5% increase for FY2028

The salary charts are below.

SEIU FY 2026

STEP 1	Hourly	STEP 2	Hourly	STEP 3	Hourly	STEP 4	Hourly	STEP 5	Hourly
902.75	25.7927	935.15	26.7187	969.01	27.6860	1,003.12	28.6606	1,043.25	29.8071
47,123		48,815		50,582		52,363		54,457	
959.49	27.4141	994.19	28.4056	1,030.25	29.4357	1,067.86	30.5103	1,110.58	31.7307
50,086		51,897		53,779		55,742		57,972	
1,020.23	29.1495	1,057.37	30.2107	1,096.08	31.3165	1,136.10	32.4601	1,181.55	33.7585
53,256		55,195		57,215		59,305		61,677	
1,085.19	31.0055	1,124.93	32.1408	1,166.32	33.3235	1,209.29	34.5511	1,257.66	35.9331
56,647		58,721		60,882		63,125		65,650	
1,154.70	32.9915	1,197.31	34.2089	1,241.49	35.4712	1,287.55	36.7871	1,339.05	38.2586
60,276		62,500		64,806		67,210		69,898	
1,229.18	35.1195	1,274.74	36.4213	1,322.04	37.7726	1,371.25	39.1784	1,426.10	40.7456
64,163		66,542		69,011		71,579		74,442	
1,308.84	37.3954	1,357.56	38.7874	1,408.16	40.2331	1,460.82	41.7377	1,519.25	43.4072
68,321		70,865		73,506		76,255		79,305	
1,394.09	39.8311	1,446.08	41.3167	1,500.34	42.8668	1,556.69	44.4768	1,618.95	46.2558
72,771		75,486		78,318		81,259	66.7151	84,509	69.3837
1,485.24	42.4355	1,540.96	44.0273	1,598.91	45.6831	1,659.20	47.4058	1,725.57	49.3021
77,530		80,438		83,463		86,610		90,075	
1,582.79	45.2226	1,642.44	46.9269	1,704.42	48.6977	1,768.92	50.5407	1,839.68	52.5623
82,622		85,735		88,971		92,338		96,031	
1,687.13	48.2037	1,750.94	50.0269	1,817.34	51.9239	1,840.33	52.5810	1,961.80	56.0513
88,068		91,399		94,865		96,065		102,406	
1,798.82	51.3949	1,867.05	53.3443	1,938.11	55.3746	2,011.95	57.4843	2,092.43	59.7837
93,899		97,460		101,169		105,024		109,225	
1,918.27	54.8077	1,991.34	56.8955	2,067.39	59.0683	2,146.32	61.3234	2,232.17	63.7763
100,134		103,948		107,918		112,038		116,519	

FY26 = FY25 + 2.5%	SEIU FY 2026 INCLUDES ELCP 4%									
SEIU UNION SCALE BASED ON 52.2										
GRADE	STEP 1	Hourly	STEP 2	Hourly	STEP 3	Hourly	STEP 4	Hourly	STEP 5	Hourly
1 WEEKLY	938.86	26.8244	972.56	27.7874	1,007.77	28.7935	1,043.25	29.8071	1,084.98	30.9993
ANNUAL	49,008		50,768		52,606		54,457		56,636	
2 WEEKLY	997.87	28.5107	1,033.96	29.5418	1,071.46	30.6131	1,110.58	31.7307	1,155.00	33.0000
ANNUAL	52,089		53,973		55,930		57,972		60,291	
3 WEEKLY	1,061.04	30.3154	1,099.67	31.4191	1,139.92	32.5692	1,181.55	33.7585	1,228.81	35.1089
ANNUAL	55,386		57,403		59,504		61,677		64,144	
4 WEEKLY	1,128.60	32.2457	1,169.93	33.4264	1,212.97	34.6564	1,257.66	35.9331	1,307.97	37.3704
ANNUAL	58,913		61,070		63,317		65,650		68,276	
5 WEEKLY	1,200.89	34.3112	1,245.20	35.5772	1,291.15	36.8900	1,339.05	38.2586	1,392.61	39.7889
ANNUAL	62,687		65,000		67,398		69,898		72,694	
6 WEEKLY	1,278.35	36.5243	1,325.73	37.8781	1,374.92	39.2835	1,426.10	40.7456	1,483.14	42.3754
ANNUAL	66,730		69,203		71,771		74,442		77,420	
7 WEEKLY	1,361.19	38.8912	1,411.86	40.3389	1,464.49	41.8424	1,519.25	43.4072	1,580.02	45.1435
ANNUAL	71,054		73,699		76,446		79,305		82,477	
8 WEEKLY	1,449.85	41.4244	1,503.93	42.9694	1,560.35	44.5814	1,618.95	46.2558	1,683.71	48.1061
ANNUAL	75,682		78,505		81,450		84,509		87,890	
9 WEEKLY	1,544.65	44.1329	1,602.60	45.7884	1,662.86	47.5104	1,725.57	49.3021	1,794.59	51.2741
ANNUAL	80,631		83,655		86,801		90,075		93,678	
10 WEEKLY	1,646.10	47.0316	1,708.14	48.8040	1,772.60	50.6456	1,839.68	52.5623	1,913.27	54.6648
ANNUAL	85,927		89,165		92,530		96,031		99,873	
11 WEEKLY	1,754.62	50.1319	1,820.98	52.0280	1,890.03	54.0009	1,913.95	54.6842	2,040.27	58.2934
ANNUAL	91,591		95,055		98,660		99,908		106,502	
12 WEEKLY	1,870.78	53.4507	1,941.73	55.4781	2,015.64	57.5896	2,092.43	59.7837	2,176.13	62.1750
ANNUAL	97,654		101,358		105,216		109,225		113,594	
13 WEEKLY	1,995.00	57.0000	2,071.00	59.1713	2,150.09	61.4310	2,232.17	63.7763	2,321.46	66.3274
ANNUAL	104,139		108,106		112,234		116,519		121,180	

FY27 = FY26 + 2.5%

SEIU FY 2027

SEIU UNION SCALE BASED ON 52.2

GRADE	STEP 1	Hourly	STEP 2	Hourly	STEP 3	Hourly	STEP 4	Hourly	STEP 5	Hourly
1 WEEKLY	925.31	26.4376	958.53	27.3867	993.24	28.3782	1,028.20	29.3771	1,069.33	30.5522
ANNUAL	48,301		50,035		51,847		53,672		55,819	
2 WEEKLY	983.48	28.0995	1,019.05	29.1157	1,056.00	30.1716	1,094.56	31.2731	1,138.34	32.5240
ANNUAL	51,338		53,194		55,123		57,136		59,421	
3 WEEKLY	1,045.74	29.8782	1,083.81	30.9660	1,123.48	32.0994	1,164.51	33.2716	1,211.09	34.6025
ANNUAL	54,587		56,575		58,646		60,787		63,219	
4 WEEKLY	1,112.32	31.7806	1,153.05	32.9443	1,195.48	34.1566	1,239.52	35.4148	1,289.10	36.8314
ANNUAL	58,063		60,189		62,404		64,703		67,291	
5 WEEKLY	1,183.57	33.8163	1,227.24	35.0641	1,272.53	36.3580	1,319.74	37.7068	1,372.53	39.2150
ANNUAL	61,782		64,062		66,426		68,890		71,646	
6 WEEKLY	1,259.91	35.9975	1,306.61	37.3318	1,355.09	38.7170	1,405.53	40.1579	1,461.75	41.7642
ANNUAL	65,767		68,205		70,736		73,368		76,303	
7 WEEKLY	1,341.56	38.3303	1,391.50	39.7571	1,443.36	41.2389	1,497.34	42.7812	1,557.23	44.4924
ANNUAL	70,029		72,636		75,344		78,161		81,288	
8 WEEKLY	1,428.94	40.8269	1,482.24	42.3496	1,537.85	43.9384	1,595.60	45.5887	1,659.43	47.4122
ANNUAL	74,591		77,373		80,276		83,291	68.3830	86,622	71.1183
9 WEEKLY	1,522.37	43.4964	1,579.48	45.1280	1,638.88	46.8252	1,700.68	48.5910	1,768.71	50.5346
ANNUAL	79,468		82,449		85,550		88,776		92,327	
10 WEEKLY	1,622.36	46.3532	1,683.50	48.1001	1,747.03	49.9151	1,813.15	51.8042	1,885.67	53.8763
ANNUAL	84,687		87,879		91,195		94,646		98,432	
11 WEEKLY	1,729.31	49.4088	1,794.71	51.2776	1,862.77	53.2220	1,886.34	53.8955	2,010.84	57.4526
ANNUAL	90,270		93,684		97,237		98,467		104,966	
12 WEEKLY	1,843.79	52.6798	1,913.73	54.6779	1,986.56	56.7590	2,062.25	58.9214	2,144.74	61.2783
ANNUAL	96,246		99,897		103,699		107,649		111,955	
13 WEEKLY	1,966.23	56.1779	2,041.13	58.3179	2,119.07	60.5450	2,199.98	62.8565	2,287.98	65.3707
ANNUAL	102,637		106,547		110,616		114,839		119,432	

FY27 = FY26 + 2.5%	SEIU FY 2027 INCLUDES ELCP 4%									
SEIU UNION SCALE BASED ON 52.2										
GRADE	STEP 1	Hourly	STEP 2	Hourly	STEP 3	Hourly	STEP 4	Hourly	STEP 5	Hourly
1 WEEKLY	962.33	27.4951	996.87	28.4821	1,032.97	29.5133	1,069.33	30.5522	1,112.10	31.7743
ANNUAL	50,233		52,037		53,921		55,819		58,052	
2 WEEKLY	1,022.82	29.2234	1,059.81	30.2803	1,098.24	31.3784	1,138.34	32.5240	1,183.87	33.8250
ANNUAL	53,391		55,322		57,328		59,421		61,798	
3 WEEKLY	1,087.57	31.0733	1,127.16	32.2046	1,168.42	33.3834	1,211.09	34.6025	1,259.53	35.9866
ANNUAL	56,771		58,838		60,991		63,219		65,748	
4 WEEKLY	1,156.81	33.0518	1,199.17	34.2621	1,243.30	35.5228	1,289.10	36.8314	1,340.66	38.3047
ANNUAL	60,386		62,597		64,900		67,291		69,983	
5 WEEKLY	1,230.91	35.1690	1,276.33	36.4667	1,323.43	37.8123	1,372.53	39.2150	1,427.43	40.7836
ANNUAL	64,254		66,625		69,083		71,646		74,512	
6 WEEKLY	1,310.31	37.4374	1,358.88	38.8251	1,409.30	40.2656	1,461.75	41.7642	1,520.22	43.4348
ANNUAL	68,398		70,933		73,565		76,303		79,355	
7 WEEKLY	1,395.22	39.8635	1,447.16	41.3473	1,501.10	42.8885	1,557.23	44.4924	1,619.52	46.2721
ANNUAL	72,831		75,542		78,357		81,288		84,539	
8 WEEKLY	1,486.10	42.4600	1,541.53	44.0436	1,599.36	45.6960	1,659.43	47.4122	1,725.81	49.3087
ANNUAL	77,574		80,468		83,487		86,622		90,087	
9 WEEKLY	1,583.27	45.2362	1,642.66	46.9332	1,704.44	48.6982	1,768.71	50.5346	1,839.46	52.5560
ANNUAL	82,647		85,747		88,972		92,327		96,020	
10 WEEKLY	1,687.26	48.2073	1,750.84	50.0241	1,816.91	51.9117	1,885.67	53.8763	1,961.10	56.0314
ANNUAL	88,075		91,394		94,843		98,432		102,369	
11 WEEKLY	1,798.48	51.3852	1,866.50	53.3287	1,937.28	55.3509	1,961.80	56.0513	2,091.27	59.7507
ANNUAL	93,881		97,431		101,126		102,406		109,164	
12 WEEKLY	1,917.55	54.7870	1,990.28	56.8650	2,066.03	59.0293	2,144.74	61.2783	2,230.53	63.7294
ANNUAL	100,096		103,892		107,847		111,955		116,434	
13 WEEKLY	2,044.88	58.4250	2,122.77	60.6506	2,203.84	62.9668	2,287.98	65.3707	2,379.49	67.9856
ANNUAL	106,743		110,809		115,040		119,432		124,210	

FY28 = FY27 + 2.5%	SEIU FY 2028									
SEIU UNION SCALE BASED ON 52.4										
GRADE	STEP 1	Hourly	STEP 2	Hourly	STEP 3	Hourly	STEP 4	Hourly	STEP 5	Hourly
1 WEEKLY	944.83	26.9951	978.75	27.9642	1,014.18	28.9766	1,049.88	29.9966	1,091.88	31.1965
ANNUAL	49,509		51,286		53,143		55,014		57,214	
2 WEEKLY	1,004.22	28.6920	1,040.54	29.7297	1,078.27	30.8078	1,117.64	31.9325	1,162.34	33.2099
ANNUAL	52,621		54,524		56,502		58,564		60,907	
3 WEEKLY	1,067.79	30.5083	1,106.66	31.6190	1,147.17	32.7763	1,189.06	33.9733	1,236.63	35.3322
ANNUAL	55,952		57,989		60,112		62,307		64,799	
4 WEEKLY	1,135.78	32.4508	1,177.37	33.6391	1,220.69	34.8768	1,265.66	36.1617	1,316.28	37.6081
ANNUAL	59,515		61,694		63,964		66,321		68,973	
5 WEEKLY	1,208.53	34.5294	1,253.12	35.8035	1,299.36	37.1247	1,347.57	38.5019	1,401.47	40.0420
ANNUAL	63,327		65,664		68,087		70,613		73,437	
6 WEEKLY	1,286.48	36.7566	1,334.17	38.1190	1,383.67	39.5334	1,435.17	41.0047	1,492.57	42.6449
ANNUAL	67,412		69,910		72,504		75,203		78,211	
7 WEEKLY	1,369.85	39.1386	1,420.84	40.5954	1,473.80	42.1086	1,528.92	43.6833	1,590.07	45.4307
ANNUAL	71,780		74,452		77,227		80,115		83,320	
8 WEEKLY	1,459.08	41.6879	1,513.49	43.2427	1,570.27	44.8650	1,629.25	46.5500	1,694.42	48.4120
ANNUAL	76,456		79,307		82,282		85,373	69.8251	88,788	72.6181
9 WEEKLY	1,554.48	44.4136	1,612.79	46.0797	1,673.44	47.8126	1,736.55	49.6156	1,806.01	51.6003
ANNUAL	81,455		84,510		87,688		90,995		94,635	
10 WEEKLY	1,656.57	47.3307	1,719.00	49.1144	1,783.87	50.9677	1,851.38	52.8966	1,925.44	55.0125
ANNUAL	86,804		90,076		93,475		97,012		100,893	
11 WEEKLY	1,765.78	50.4507	1,832.56	52.3589	1,902.05	54.3444	1,926.12	55.0320	2,053.24	58.6641
ANNUAL	92,527		96,026		99,668		100,929		107,590	
12 WEEKLY	1,882.67	53.7907	1,954.08	55.8309	2,028.46	57.9559	2,105.74	60.1639	2,189.97	62.5705
ANNUAL	98,652		102,394		106,291		110,341		114,754	
13 WEEKLY	2,007.69	57.3626	2,084.17	59.5477	2,163.76	61.8217	2,246.37	64.1820	2,336.22	66.7493
ANNUAL	105,203		109,210		113,381		117,710		122,418	

FY28 = FY27 + 2.5%	SEIU FY 2028 INCLUDES ELCP 4%									
SEIU UNION SCALE BASED ON 52.4										
GRADE	STEP 1	Hourly	STEP 2	Hourly	STEP 3	Hourly	STEP 4	Hourly	STEP 5	Hourly
1 WEEKLY	982.62	28.0749	1,017.90	29.0828	1,054.75	30.1357	1,091.88	31.1965	1,135.55	32.4444
ANNUAL	51,489		53,338		55,269		57,214		59,503	
2 WEEKLY	1,048.39	29.9540	1,086.31	31.0373	1,125.70	32.1629	1,166.80	33.3371	1,213.47	34.6706
ANNUAL	54,726		56,705		58,762		60,907		63,343	
3 WEEKLY	1,114.76	31.8502	1,155.34	33.0097	1,197.63	34.2180	1,241.36	35.4676	1,291.02	36.8863
ANNUAL	58,190		60,309		62,516		64,799		67,391	
4 WEEKLY	1,185.73	33.8781	1,229.15	35.1187	1,274.38	36.4109	1,321.33	37.7522	1,374.18	39.2623
ANNUAL	61,895		64,162		66,523		68,973		71,732	
5 WEEKLY	1,261.69	36.0482	1,308.24	37.3783	1,356.52	38.7576	1,406.84	40.1954	1,463.11	41.8032
ANNUAL	65,860		68,290		70,810		73,437		76,375	
6 WEEKLY	1,343.07	38.3734	1,392.85	39.7957	1,444.53	41.2723	1,498.29	42.8083	1,558.22	44.5206
ANNUAL	70,108		72,707		75,404		78,211		81,339	
7 WEEKLY	1,430.10	40.8601	1,483.34	42.3810	1,538.62	43.9607	1,596.16	45.6047	1,660.01	47.4289
ANNUAL	74,651		77,430		80,316		83,320		86,653	
8 WEEKLY	1,523.25	43.5215	1,580.06	45.1447	1,639.34	46.8384	1,700.91	48.5975	1,768.95	50.5414
ANNUAL	79,514		82,479		85,574		88,788		92,339	
9 WEEKLY	1,622.85	46.3671	1,683.73	48.1065	1,747.05	49.9156	1,812.93	51.7980	1,885.45	53.8699
ANNUAL	84,713		87,891		91,196		94,635		98,420	
10 WEEKLY	1,729.44	49.4125	1,794.61	51.2747	1,862.33	53.2095	1,932.81	55.2233	2,010.13	57.4322
ANNUAL	90,277		93,679		97,214		100,893		104,929	
11 WEEKLY	1,843.44	52.6698	1,913.17	54.6619	1,985.71	56.7347	2,010.84	57.4526	2,143.56	61.2445
ANNUAL	96,228		99,867		103,654		104,966		111,894	
12 WEEKLY	1,965.48	56.1567	2,040.03	58.2866	2,117.68	60.5051	2,198.36	62.8102	2,286.29	65.3226
ANNUAL	102,598		106,490		110,543		114,754		119,344	
13 WEEKLY	2,096.00	59.8856	2,175.84	62.1669	2,258.93	64.5410	2,345.17	67.0050	2,438.98	69.6852
ANNUAL	109,411		113,579		117,916		122,418		127,315	

B) ENHANCED LONGEVITY COMPENSATION PLAN

1) Effective July 1, 2004 an Enhanced Longevity Compensation Plan ("ELCP") shall be established providing, in addition to any other direct or indirect fringe benefit compensation to which an employee is entitled pursuant to the provisions of this Agreement, for an annual four percent (4%) wage adjustment on base salary.

2) Eligibility for enrollment in and conditions for participation in the ELCP shall be as follows:

   a. An eligible employee who elects to participate in the ELCP must date and execute, with notarized signature, an enrollment form and provide the form to the Town three months prior to the start date for ELCP. The ELCP benefit will only begin after the three-month period expires.

   b. The maximum enrollment and participation period in the ELCP shall be a thirty-six (36) month consecutive period, beginning on the date the ELCP enrollment form becomes effective after it is executed and provided to the Town. The employee's enrollment and participation in the ELCP shall terminate either upon termination of employment or upon the conclusion of the maximum thirty-six (36) months of enrollment and participation, whichever occurs first.

3) An employee eligible for ELCP shall forfeit all rights to ELCP benefits automatically if the employee is absent from work for five (5) consecutive days or more, other than vacation, bereavement leave, or other approved leaves. ELCP benefits shall terminate immediately at the end of the fifth (5th) consecutive day of absence from work for any such eligible employee, unless a doctor's note is provided.

ARTICLE VIII:

PAID HOLIDAYS

The following days shall be recognized as paid legal holidays:

New Year's Day	Labor Day
Martin Luther King, Jr. Day	Columbus Day
Presidents' Day	Veterans' Day
Patriots' Day	Thanksgiving Day
Memorial Day	The Day After Thanksgiving
Juneteenth	Christmas Day
Independence Day	

Whenever one of these holidays falls on a Saturday, the previous day shall be a paid legal holiday, and when one of these holidays falls on a Sunday, the following day shall be a paid legal holiday.

On the last workday before Christmas Day and on the last workday before New Year's Day, Town Departments will close at Noon.

Library employees will not be required to work the Tuesday after a Monday holiday if the Library is normally closed on Monday.

Notwithstanding the foregoing, when Christmas Day and/or New Year's Day occur on a Sunday, the Turner Free Library shall close for the day on Christmas Eve and shall close early, at 12pm, on New Year's Eve. When Christmas Day and/or New Year's Day occur on a Monday, the Turner Free Library shall close for the day on Christmas Eve and New Year's Eve and shall close early, at 12pm, on both the Friday and Saturday before Christmas Day and New Year's Day.

ARTICLE IX:

LONGEVITY INCREMENTS

A) An SEIU employee of the Town who has been in continuous full-time or part-time (payments to be prorated for part-time employees) employment for five years shall be paid, in addition to the compensation for the position as set forth in this agreement, annual increments in the amount of two hundred and fifty dollars ($250) and an additional amount of fifty dollars ($50) for each year of such employment served over five (5) years and up until ten (10) years. An SEIU employee of the Town who has been in continuous full-time or part-time (payments to be prorated for part-time employees) employment for ten years shall be paid, in addition to the compensation

for the position as set forth in this agreement, annual increments in the amount of five hundred dollars ($500.00) and an additional amount of one hundred dollars ($100.00) for each year of such employment served over ten (10) years with unlimited accumulation. An employee shall be eligible for such longevity increments the next January 1st following completion of the applicable number of years of service. Longevity shall be payable in whole, in December of each fiscal year.

B) An employee who leaves the employment of the Town and is later reemployed shall have his/her service bridged after completion of five (5) years of continuous full-time employment.

C) If the service of the employee is interrupted by layoff, military service, or any other reason not resulting from the employee's own action, total service will be considered as continuous service.

ARTICLE X:

LEAVE

A) BEREAVEMENT

In the event of a death in the immediate family of an employee, the employee will be granted leave with pay in the amount of five (5) working days, and such leave shall not be charged to sick leave or vacation leave. However, bereavement leave pay shall not be granted to an employee who is absent from duty on injury and/or sick leave during said bereavement leave. Immediate family is defined as wife, husband, child, brother, sister, parent, parent-in-law, daughter-in-law, son-in-law, brother-in-law, sister-in-law, grandparents, grandchildren, including any other relative who resides in the same household as the employee.

B) JURY

Upon submission of adequate proof to his/her department head, a full-time employee who serves as juror shall receive from the Town the difference between his/her salary and the compensation he/she received for such jury service, exclusive of any travel or other allowance. Said full-time employee shall also receive equal vacation leave with pay as is given to other employees in the same category, thereby suffering no loss of pay or vacation leave because of service referred to in this section.

C) MILITARY

Upon submission of adequate proof to his/her department head, a full-time employee shall be paid the difference between the compensation received for his/her service as a member of the Armed Forces of the Commonwealth of Massachusetts (National Guard) or for his/her service as a member of a reserve component of the Armed Forces of the United States and the regular compensation he/she shall be entitled to receive from the Town for the same period of time. Said full-time employee shall also receive equal vacation leave with pay as is given to other employees in the same category, thereby suffering no loss of pay or vacation leave because of service referred to in this section. All benefits and payments referred to in this section shall be limited to a period of and an amount not to exceed payment for seventeen days in any twelve (12) month period.

D) OTHER

Absences for personal reasons may be charged to vacation leave upon application of the employee and approval by his/her department head. Such absences, however, may not be charged to vacation leave beyond that which the employee has earned at the time of such application.

Except as otherwise provided, all leaves of absence shall be without compensation and shall be subject to the approval of the department head; and in the instance of any such leave exceeding two (2) weeks, subject to the approval of the Town Manager.

E) SICK

1) An employee in continuous employment shall be allowed fifteen (15) days of sick leave with pay each fiscal year, or one and one-quarter (1 1/4) days per month thereof if in any year his/her employment is less than a full year. One (1) earned sick leave day will be granted for each consecutive six months in which a member of the bargaining unit does not take a sick day, and an additional earned sick leave day will be granted for each continuous six (6) months thereafter in which an employee does not take a sick day. Sick time is not vacation time. Sick time is to be used only for the following purposes:

   a. Because you are sick or injured or otherwise unable to perform your job functions for a health-related reason;
   b. To attend a medical or dental appointment; or

c. To engage in a wellness program or other periodic health care program or appointment.

In addition, up to 5 of the employees' earned sick days per year may be used for care of a family member.

2) An employee in continuous employment shall be permitted to carry over accrued but unused sick time at the end of each fiscal year, up to a maximum of two hundred forty-five (245) sick days.

3) Sick Leave Bank

Both parties agree that the prior Sick Leave Bank shall be struck from the contract and that no specific sick leave bank shall be provided. Members of Local 888 are strongly encouraged to prudently use their sick time and store up their earned sick time for unforeseen illness or injury. In addition, the Town provides optional disability insurance policies to provide financial protection to all Town employees who take the plan. This section makes it explicitly understood that no matter the sensitivity of any future situation, a sick leave bank will not be established.

4) Request for Additional Sick Days

If the amount of accrued but unused sick leave described under sub-section (E)(2) of this Article has been or is about to be exhausted, an employee may make application for additional sick time allowance in addition to that provided under sub-section (E)(1). Such application shall be made to the Town Manager who is authorized to make such additional allowances as he/she may determine to be equitable after reviewing all the circumstances including the employee's attendance and performance prior to conditions supporting his/her request for additional allowances. Any additional sick leave allowances granted by the Town Manager shall be charged back to future sick leave credits earned by the employee at the rate of one day for each day earned.

5) Sick leave must be authorized by the department head and must be reported on forms provided for same to the Town Manager.

6) A physician's certificate of illness shall be submitted by the employee after three (3) days of absence to his/her department head before leave is granted under the provisions of this section. This certificate shall be forwarded by the department head to the Town Manager.

7) The Town Manager may require a medical examination of any employee who reports his/her inability to report for duty because of illness. This examination shall be at the expense of the Town by a physician appointed by the Town Manager.

8) Injury, illness or disability self-imposed or resulting from the use of alcohol or drugs shall not be considered a proper claim for leave under this Section. If, however, an employee is hospitalized in an accredited institution for drug or alcohol addiction he/she may be entitled to the provisions of sub-section (E)(2) but not sub-section (E)(4), subject to the approval of the department head and the Town Manager. Recognizing the disease concept of addiction, the Town Manager will implement steps to assist troubled employees.

9) Loss of work time directly attributed to injury incurred while performing assigned duties shall not be charged to the employee's sick leave. However, any employee who receives Worker's Compensation benefits and who has accrued any unused sick leave to his/her credit under this section shall, if he/she requests to be paid such of his/her accrued and unused sick leave allowance, be permitted to use accrued sick days to be paid while they are out of work, as follows. Upon submission of adequate proof to Human Resources, said employee shall receive from the Town the difference between his/her salary and the compensation he/she has received or is receiving as Workers Compensation benefits. The appropriate number of sick days shall be deducted from the employee's accrued and available sick day balance, to account for any amounts paid to employee under this paragraph. Once the accrued and available sick day balance is exhausted, no additional sick time payments shall be made under this paragraph. The Norfolk County Retirement Board does not count time out on Worker's Compensation as pensionable time. As long as that remains their policy, no employee who is out on Worker's Compensation will be eligible to contribute to the Norfolk County Retirement Board, even if the employee is paid with sick or other time, while they are out on Worker's Compensation leave.

10) Nothing in this section shall be construed to conflict with Section 100 of Chapter 41 of the Massachusetts General Laws.

11) Whenever an employee receives other compensatory money to fully cover his/her loss of salary during absence from work caused by injury received in the course of his/her employment,

his/her department head shall notify the Town Manager who shall examine the matter and shall direct appropriate deduction in payments. This section pertains to policies in which the Town of Randolph participates.

12) Whenever an employee is unable to perform the full scope of his/her normal job responsibilities and is receiving sick leave benefits under M.G.L. c. 152, he/she, subject to the limitations specified by his/her physician and confirmed by a physician appointed by the Town, shall perform light duty that may be available within the employee's department or within any other department of the Town.

F) SICK LEAVE BUY BACK

1) Upon normal retirement, retirement due to job-related injury, death of an employee, or when an employee's services are terminated through no fault or delinquency of their own, the Municipal Employer shall pay to the employee or the estate, as the case may be, fifty percent (50%) reimbursement of accumulated sick leave days based on current salary.

2) Deferred Compensation

The Town shall buy back, at the specific request of the SEIU employee, up to ten (10) sick days per fiscal year. The Town agrees to place one hundred percent (100%) of the present value of each sick day bought back through this provision into a deferred compensation account designated for the employee, effective for fiscal year 2023. That request shall be made by the employee prior to May 1st of each fiscal year and paid to the deferred compensation account by the Town on or before the first pay period in June.

In order to be eligible for this program, the employee must have at least eighty (80) sick days for full-time workers or 280 hours for part-time workers on the books on the May 1st determination period. Employees with less sick time on the books on May 1st shall not be eligible during that fiscal year.

TIME OFF FOR LOCAL 888/SEIU BUSINESS

If on duty, the Local 888/SEIU Bargaining/Grievance Committee shall be granted reasonable time off with pay to conduct Local 888/SEIU business. A minimum of three (3) days' notice must be provided to the Department Head before such absence. At no time shall Local 888/SEIU members use municipal equipment and/or supplies outside of working hours. Randolph Town employees shall be allowed a total

of three (3) days of paid leave for the purpose of attending union related functions. These three (3) days may be granted to stewards or other union members as designated by the Union and shall not exceed a total of three (3) days per year for the entire bargaining unit.

G) VACATION

1) A full-time or part-time employee shall be granted two weeks' vacation with pay during each fiscal year of this agreement, provided he/she has completed thirty weeks of service prior to June 1st of that fiscal year. Vacation time shall be prorated for part-time employees.

2) Each employee who has completed five (5) continuous years of service shall, in the fiscal year during which this length of service has been completed, be granted three (3) weeks of vacation with pay in each fiscal year. Each such employee who has completed ten (10) continuous years of service shall, in the fiscal year during which this length of service has been completed, be granted four (4) weeks of vacation pay in each fiscal year. Each such employee who has completed twenty (20) continuous years of service shall, in the fiscal year during which this length of service has been completed, be granted five (5) weeks of vacation pay in each fiscal year. Vacation time shall be granted at such times during the year as will best serve the public interest. Carry-over of up to five (5) days of vacation time from fiscal year to fiscal year shall be allowed and the vacation time must be used in the year it is carried over to. Notice of the request to carry over vacation time shall be given to the employee's Department Head in writing by April 30. Additional vacation time may be carried over from year-to-year, only for extraordinary or unforeseen reasons, with the approval of the employee's Department Head. Effective July 1, 2010 each member of the bargaining unit shall receive one (1) additional vacation day in addition to the existing scale outlined above. Vacation time is therefore as follows:

Years of Service	**Number of Vacation Days Available to Employee During the Fiscal Year When The Years Of Service Milestone is Reached**
Less than 1 year	2 weeks (a total of 10 days) (vacation time only accrues in the first fiscal year of employment if the employee completes 30 weeks of service prior to June 1 of that year)
1 year	2 weeks plus 1 day (a total of 11 days)
2 years	2 weeks plus 2 days (a total of 12 days)
3 years	2 weeks plus 3 days (a total of 13 days)
4 years	2 weeks plus 4 days (a total of 14 days)
5 years	3 weeks plus 1 day (a total of 16 days)
10 years	4 weeks plus 1 day (a total of 21 days)
12 years	4 weeks plus 2 days (a total of 22 days)
14 years	4 weeks plus 3 days (a total of 23 days)
16 years	4 weeks plus 4 days (a total of 24 days)
18 years	4 weeks plus 5 days (a total of 25 days)
20 years	5 weeks plus 1 day (a total of 26 days)
30 years	6 weeks plus 1 additional day for every year after 30 years of service

Any SEIU employee who has worked 30 or more years for the Town of Randolph shall be eligible, annually, for 30 days of vacation time +1 additional day of vacation time for each year they have worked for the Town beyond 30 years. This amount shall be pro-rated for part-time employees.

3) Upon the death of an employee who is eligible for vacation under this agreement, payment shall be made to the estate of the deceased in an amount equal to the vacation allowance that the employee has accrued but unused as of the date of the employee's death.

4) Employees who are eligible for vacation under this agreement and whose services are terminated by dismissal through no fault of their own, by retirement, or by entrance into the armed forces shall be paid an amount equal to the vacation allowance that the employee has accrued but unused as of the date of such dismissal, retirement, or entrance into the armed forces.

5) Absences on account of sickness in excess of that authorized under this agreement, or for personal reasons as provided for under other leave, may, at the discretion of the Department Head, be charged to vacation leave.

6) An employee shall be granted an additional day of vacation if, while on vacation leave, a designated holiday occurs which falls on or is legally observed on Monday, Tuesday, Wednesday, Thursday, Friday, or Saturday.

7) Vacation allowance provided under the terms of this section must be taken between July 1st and June 30th in the fiscal year budgeted. Such vacations shall be granted by the head of the respective department of the Town at such time as in his/her opinion will cause the least interference with the performance of the regular work of the Town.

8) If an employee is on sick and/or injured leave for fifty-two weeks in a fiscal year, he/she shall not receive vacation pay for that fiscal year. Vacation leave shall be granted based on seniority per department.

H) PARENTAL LEAVE

For all regular full-time employees covered by this agreement, the following Parental Leave policy will apply. For all regular part-time employees covered by this agreement, the following Parental Leave policy will apply on a pro-rated basis.

The Town allows a combination of paid and unpaid, job-protected leave for up to a maximum of 8 weeks with continuation of group health insurance coverage, under the same terms and conditions as if the Employee had not taken leave, in connection with the birth or adoption of a child by the Employee or his/her spouse.

Parental leave is available to all eligible employees who are subject to this agreement and who have worked for the Town for a minimum of three months.

Up to 8 weeks of Parental Leave is available, to be taken by the day or by the week at any time during the first year after the birth or adoption (including through surrogacy or other methods, and including still births) of a child or children.

Pay during a Parental Leave shall be structured as follows: 100 percent for the first 2 weeks; 75 percent for weeks 3 and 4; 50 percent for weeks 5 and 6; and unpaid leave for weeks 7 and 8.

All benefits will remain in place during Parental Leave and will continue to accrue at the normal rate.

If two employees of the Town of Randolph give birth to or adopt the same child, the two employees are entitled to an aggregate of 8 weeks of leave under this policy.

An employee seeking leave must provide at least 2 weeks' notice of the anticipated date of departure and the employee's intention to return, or must provide notice as soon as practicable if the delay in providing notice is for reasons beyond the employee's control.

Any Parental Leave time taken by an Employee will also be counted as FMLA leave time and will therefore reduce the amount of FMLA leave that is available to that employee during that 12 month period.

Employees may use earned vacation, sick and/or personal time to convert any unpaid portion of their Parental Leave into paid leave.

I) PERSONAL DAYS

Employees shall be granted three (3) paid personal days off per fiscal year, to be approved by the Department Head. The personal days are to be used within the fiscal year in which they are accrued. The employee will give five (5) days' notice to the Department Head prior to taking the day(s) off. Overtime will not be allowed for any fill-in for these days or to make up work for this time off. Seniority shall prevail if more than one employee of a department requests the same day(s) off. (Only one person per department allowed at a time.)

J) LIBRARY – CONFERENCES AND WORKSHOPS

The Library Director may authorize Library employees to attend professional conferences and workshops. These conferences and workshops shall include but not be limited to the annual Massachusetts Library Association and New England Library Association meetings. Those persons so authorized will be given time off without loss of pay to attend said conferences and workshops. The Town agrees to pay necessary costs relating to attendance at approved professional conferences and workshops, i.e., registration, books, tuition, mileage, etc.

K) WELLNESS DAY

Employees shall be granted one (1) wellness day off per fiscal year to be approved by the Department Head. Approval of such day shall not be unreasonably denied. The wellness day is to be used for the purpose of members receiving an annual physical from a physician of their choice *or for any other preventative medical matter.* These days cannot be carried over from year-to-year and may be verified by a letter from the physician.

L) FAMILY AND MEDICAL LEAVE ACT

Town of Randolph SEIU employees will be eligible for the Family and Medical Leave Act (FMLA), as described in that Act and as described in the Town of Randolph Employee Handbook, as the Act and the Handbook may be amended time to time.

ARTICLE XI:

SAFETY

A) Safety regulations shall conform to O.S.H.A laws and regulations.

B) With the exception of custodial or maintenance employees, bargaining unit members will not be required to do work that is not normally a part of their duties, including but not limited to shoveling snow, spreading ice melt, unloading supplies or lifting other items in excess of twenty-five (25) pounds.

ARTICLE XII:

REDUCTION IN FORCE

The Town Manager shall call a meeting of Local 888/SEIU members to explore alternatives to a layoff prior to the issuance of layoff notices.

When the Town determines that a reduction in force is a probability, the Town shall give the Union Members a minimum of two (2) weeks' notice of the probable reduction.

Notice shall be distributed to the employees at least two (2) weeks before the effective date of the layoff.

Employees in each department affected shall be laid off in the inverse order of their initial employment.

Laid off employees shall have the right to displace any less senior employee in a job of equal grade or less that he/she is qualified to perform within the bargaining unit in the judgment of the Department Head. Part-time workers that are laid off can only bump part-time workers of similar or lesser grades, and shall be given a reasonable trial period of thirty (30) calendar days.

An opportunity shall be given to Union employees to volunteer to be laid off in lieu of other Union employees. Such volunteers shall be treated as laid off employees.

Only an employee who has notified his/her Department Head in writing of his/her interest in recall prior to his/her layoff or bumping down, and who had included a mailing address,

shall be entitled to notice of vacancies. The Union shall be notified of vacancies by the Union Steward. To be eligible for recall an employee must respond affirmatively to his/her Department Head within seventeen (17) calendar days of the postmarked date of the notice, or fourteen (14) calendar days of actual notice, whichever comes first. The above recall rights, except as extended by Civil Service law, shall run for two (2) years from the date of layoff.

Laid off Civil Service employees shall have seniority and re-employment rights as defined in Civil Services laws and rules.

ARTICLE XIII:

JOB OPENINGS, PROBATIONARY PERIOD, REVIEWS

A. JOB OPENINGS AND JOB POSTINGS

All job postings shall be posted by the Town Manager in conjunction with the Department Head at least fourteen (14) days prior to filling a vacancy, on the Town Hall bulletin board, satellite bulletin boards, and at any location where a member of the bargaining unit is located.

A complete job posting shall be posted therewith.

All employees in the bargaining unit are eligible to apply for the posted position and all employees that have applied shall be interviewed and considered before any outside applicant. Once the applicant is selected, he/she shall be given a thirty (30) day trial period after which a written recommendation by that Department Head shall be submitted to the Town Manager to approve the permanent appointment. If during or at the end of the trial period the employee wants a transfer to a different bargaining unit position, or the Department Head is not satisfied with his/her performance in the new position, he or she must be allowed to remain in that position until a suitable vacancy occurs in another bargaining unit position.

B. PROBATIONARY PERIOD AND REVIEWS

There shall be a six (6) month Probationary Period for all new employees in an SEIU bargaining unit position (the Probationary Period does not apply to any employee who has been employed in a Town of Randolph SEIU bargaining unit position and who is hired directly into another such Town SEIU position). During this Probationary Period, the employee may be terminated at-will, at the discretion of the Town, if the employee does not appear to be a good match for the position.

For new employees hired into an SEIU bargaining unit position, vacation time and personal time will not begin to accrue until the employee has completed 30 weeks of employment with the Town in that position. For new employees hired into an SEIU

bargaining unit position, sick time and other benefits (except vacation and personal time) shall begin to accrue upon hire, including during the Probationary Period, at the rates described in this agreement. During the Probationary Period, a new hire may use any sick time that they have accrued, subject to the other requirements described in this agreement. During the Probationary Period, a new hire may use any leave for which they are eligible under this agreement, subject to all requirements of this agreement, including bereavement leave.

All new SEIU employees shall meet with their Department Head on or around their three-month anniversary, before six months of employment have passed. During this meeting the Department Head shall present the employee with a review (utilizing a standardized review form) indicating positive and/or negative feedback. This shall give the employee an opportunity for improvement before the conclusion of their Probationary Period.

C. ANNUAL REVEW

All SEIU employees shall be provided with an evaluation form by June 1st of each calendar year. They shall complete the evaluation form by June 15th and submit it to their Department Head. In July of each year, each SEIU employee will then be given a written evaluation by their Department Head on a standardized form, which shall include goals for the employee for the upcoming fiscal year.

ARTICLE XIV:

MANAGEMENT RIGHTS

The Town and Union agree that the Town shall retain and reserve all its statutory rights, authority and obligations in the administration of each department and in the direction of its employees. All the functions, rights, powers and authority which the Town now has or may be granted or have conferred upon it, including all the customary and usual rights, powers, functions, and authority of an employer which it has not specifically delegated or modified by this agreement, are recognized by the Union to be retained by the Town.

The Union agrees to indemnify the Town and/or its employees covered by this agreement against any liability which the Town and/or said employees might incur in complying with this agreement.

ARTICLE XV:

EMPLOYEE PERSONNEL FILES

All items such as warning notices, termination notices, letters of complaint, letters of commendation, sick leave denials or approvals, promotion notices, demotion notices, or virtually any item to be placed in an employee's file shall be shared with the employee before placement in said file. The employee has a right to comment in any way he/she

desires on each correspondence before placement. This correspondence shall be shared by the person requesting placement.

ARTICLE XVI:

POWER OF AGREEMENT

Both parties to this agreement concur that the approval of any funding of this agreement is subject to an affirmative vote by the Town Council.

Said affirmative vote appropriating funds signifies the approval of this agreement.

Any change in a subsequent agreement, including salary change, shall not be retroactive to any date prior to the commencement date of that agreement.

This agreement supersedes any Town of Randolph Classification and Compensation Plans and Town of Randolph Employee Handbook wherever this agreement and those documents shall or may be in conflict.

The invalidity of any section or provision of this agreement, in whole or in part, shall not invalidate any other section or provision of this agreement in whole or in part.

ARTICLE XVII:

AMENDMENT OF AGREEMENT

This agreement may be reopened with the consent of both parties to this agreement.

ARTICLE XVIII:

DURATION OF AGREEMENT

This agreement shall be in full force and effect from **July 1, 2025 through June 30, 2028**.

ARTICLE XIX:

MILEAGE

When the Department Head has approved a Local 888/SEIU member to use his/her personal vehicle in service of the Town that member shall be compensated at the rate allowed by the Town Manager.

ARTICLE XX:

DUES OR AGENCY SERVICE FEE

The Town agrees to deduct Union membership dues or an agency service fee weekly from the wages of those employees covered by this agreement. Union dues, agency fees and Committee On Political Education ("COPE") contributions will not be collected from new SEIU employees until after the employee's Probationary Period has ended.

The request for and the revocation of Union membership dues or agency service fee deductions shall be made of and directed to the Town Treasurer who shall approve of the acceptable procedure and document.

The signed deduction authorization shall remain in effect until revoked in writing, signed by the employee, and delivered to the Town Treasurer. The signed deduction authorization shall be signed by the employee and delivered to the Town Treasurer within thirty (30) days of the date of hire. If the employee refuses to sign the authorization form, the Union office has the option to require by written notice the termination of the employee unless the authorization is signed before the termination occurs. All new staff within the Local 888/SEIU (positions listed under Article V) will be notified by the Appointing Authority before being hired that their position is a Union position.

All Union membership dues and agency service fee money collected from employees shall be transmitted to the Union monthly.

ARTICLE XXI:

PRIOR BENEFITS AND PRESERVATION OF RIGHTS

All benefits, practices, procedures, and rights in so-called effect, which have not been specifically covered by the terms of this agreement, are to be regarded as null and void.

ARTICLE XXII:

UNIFORM ALLOWANCE

Employees in positions requiring a uniform shall be granted an annual uniform allowance of one thousand five hundred dollars ($1,500.00).

ARTICLE XXIII:

LABOR MANAGEMENT

A Labor-Management Committee consisting of the Town Manager and/or his/her designee(s) and two (2) representatives from the bargaining unit shall meet monthly or as otherwise scheduled by mutual agreement.

The Committee shall discuss and act on matters of mutual benefit to employees. The meetings shall not be used for contract negotiations or processing of grievances.

It is agreed that the Labor-Management Committee shall meet as aforementioned and review with the Department Head and the employee any requests for reclassification and make a recommendation to the Town Manager (if he/she did not take part in the meeting) for his/her final action.

ARTICLE XXIV:

COPE

The Town will honor voluntary contribution deduction authorizations from employees in the bargaining unit for political contributions to SEIU Committee On Political Education ("COPE"). The employer will promptly deduct the authorized amount from the individual employee's paycheck and promptly remit those sums to Local 888/SEIU along with a list of employees who have had amounts deducted and the amounts deducted for each of those employees.

ARTICLE XXV:

RECLASSIFICATION

The Town and Local 888-SEIU agree to review the applications for reclassification submitted as part of this negotiation. Local 888 shall make recommendations for reclassification and the Town shall choose which positions to reclassify from the recommendations from Local 888.

ARTICLE XXVI:

PROFESSIONAL DEVELOPMENT

Members of Local 888 shall be eligible for an annual professional development stipend in recognition of their participation in ongoing professional development. The courses shall be selected by the Department Head and pertain to the skill set(s) required by the Local

888 employee to perform their specific job functions. The payment scale shall be as follows (per fiscal year):

Approved Professional Development Time	**Payment for Professional Development**
Six hours of certified and approved professional development with 5/1 deadline needed by Town	$250
Twelve hours of certified and approved professional development	$500
Twenty-four hours of certified and approved professional development	$1,000
Forty-eight hours of certified and approved professional development	$2,000

Professional development shall be done during non-work hours; and regular job training and work-hour training will not qualify for this benefit.

The selection of the professional development courses and activities shall be made by the Department Head. The Department Head shall choose the courses (i.e., Global Classroom, Fred Pryor, Massasoit, professional conference, etc.). "Certified" means that a certificate of completion from the course provider is presented to process the stipend payment. The employee is welcome to offer input and recommendations but ultimately the final decision is made by the Department Head. The employee has the right to reject the selection by the Department Head. Participation in this program is voluntary.

ARTICLE XXVII:

ADDITIONAL DUTIES

A) WORKING OUT OF GRADE-DEPARTMENT HEAD

In the event that an SEIU/Local 888 employee is assigned in writing to fill in for a Department Head during an extended absence of more than ten (10) working days (not to include scheduled vacation days or holidays), the Local 888 employee will be paid an out-of-grade stipend based on the following scale:

Number of Full Days Covering For Department Head	**Payment Earned For Covering For Department Head**
Days 0-10	Regular Pay
Days 11-30	$30/day stipend
Days 31-72	$40/day stipend
Days 73-90	$50/day stipend

No employee will be expected to fill in for a department head for more than 90 days.

B) WORKING OUT-OF-GRADE

In the event that an SEIU/Local 888 employee is assigned in writing to fill in for a position classified at a higher grade level during an extended absence of more than ten (10) working days (not to include scheduled vacation days or holidays), the Local 888 employee will be paid an out-of-grade stipend based on the following scale:

Number of Full Days Covering For Other Position	Payment Earned For Covering For Other Position
Days 0-10	Regular Pay
Days 11-30	$15/day stipend
Days 31-72	$20/day stipend
Days 73-90	$25/day stipend

C) ASSIGNMENTS

Nothing in this collective bargaining agreement shall limit the Town's ability to determine employee work assignments.

D) TRANSLATION/INTERPRETATION SERVICES

Employees covered under this collective bargaining agreement who possess a certificate to provide translation / interpretation services, if assigned in writing by the Town Manager to provide translation / interpretation services, shall receive a yearly stipend of $500, paid during the first pay period of every July. This responsibility may be removed at the discretion of the Town Manager.

In order to be eligible to provide translation / interpretation services under this collective bargaining agreement, the employee must possess a certificate from a Town-approved agency concerning such services. The Town Manager shall identify a neutral testing agency that can evaluate the employee's verbal and written language proficiency. The Town will cover the cost of the proficiency examination conducted by such agency by paying the agency directly or by reimbursing the employee for the cost of the exam. The employee may choose whether the Town pays the agency directly for their exam or whether the employee pays for the exam and is reimbursed. Employees shall be permitted to take the exam during work time without loss of pay, but shall not receive additional pay for time spent taking the exam outside of their normal work hours. If an employee fails the exam, they will be required to wait at least six months prior to asking the Town Manager to consider allowing them to take the exam again.

E) NOTARY PUBLIC SERVICES

As assigned by the Town Manager, members of the Clerical group will provide notary public services to staff and members of the public, consistent with all applicable Town notary policies. The Town will provide training, as needed, will cover the cost of the notary public application fee, and will provide notary supplies to be used for Town purposes only. Notary public services will be incorporated into employee job descriptions.

ARTICLE XXVIII:

EXECUTION OF AGREEMENT

This agreement is approved and entered into this _____ day of May 2026, by and between the Town of Randolph and Local 888/SEIU.

THE TOWN OF RANDOLPH, MASSACHUSETTS, THE MUNICIPAL EMPLOYER

BY: _____
Brian P. Howard, Randolph Town Manager

LOCAL 888/SEIU, THE EMPLOYEE ORGANIZATION

BY: _____

_____

_____

_____

_____

_____

AS THEY ARE THE BARGAINING/GRIEVANCE COMMITTEE OF LOCAL 888/SEIU

Council Order: 2026-042 **Introduced by: Town Manager Brian Howard**
May 18, 2026

Transfer From Free Cash for
Complete Street Projects in the Amount of $150,000

To see if the Randolph Town Council will vote to transfer $150,000 from the certified General Fund Free Cash for the Department of Public Works to use as supplemental construction funding for the upcoming Complete Streets Projects, which will rebuild 3 intersections in Town. This transfer will supplement and accompany the $500,000 in MassDOT grant funds that the Town has received for the upgrades of the intersections located at High Street and Chestnut Street, Centre Street and South Street, and Highland Avenue and Memorial Parkway. The work on these intersections is expected to be completed in 2026 and these funds will be put with the grant funds to fund these complete streets projects through completion.