



# **TOWN COUNCIL – ORDINANCE SUBCOMMITTEE**

**Wednesday, August 31, 2022 at 5:00 PM**  
**In-Person Meeting in the**  
**Chapin Hall- Town Hall - 41 South Main Street**  
**Randolph, MA 02368**

**AND**

**Attendance is Available By Remote Access VIA Zoom**

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## **AGENDA**

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In accordance with Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 COVID 19 emergency, the Town Council and its Subcommittees may meet remotely AND in person.

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

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

### **C. New Business**

- 1.** 2022-038- Council Order- Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – Concerning Density Requirements in the Union Crossing Transit District Pursuant to M.G.L. ch. 40A, sec. 5

### **D. Adjournment**

**Request for the Town Council to Initiate**  
**An Amendment to the Randolph Zoning Ordinance –**  
**Chapter 200 of the General Code of the Town of Randolph –**  
**Concerning Density Requirements in the Union Crossing Transit District**  
**Pursuant to M.G.L. ch. 40A, sec. 5**

That the Town Council of the Town of Randolph hereby initiates an amendment to the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, pursuant to M.G.L. ch. 40A, Section 5, concerning density requirements in the Union Crossing Transit District and hereby amends the Zoning Ordinance as follows:

**1. Zoning § 200-14.3(F), which currently reads as follows, is hereby deleted:**

F. Development intensity.

- (1) The maximum residential density of a UCTD project shall be fifteen (15) dwelling units per acre.

**2. A new zoning § 200-14.3(F) is hereby inserted, as follows:**

F. Development intensity.

- (1) The maximum residential density of a UCTD project shall be fifteen (15) dwelling units per acre.
- (2) Permitted basic density shall be calculated as follows:
  - a. Total area of the lot(s) less any land within a body of water or situated within a wetland or within fifty (50) feet of a bordering vegetated wetland (BVW).



Town of Randolph

# PETITION FOR ZONING AMENDMENT

~Clerk's Use~

Date referred to Planning \_\_\_/\_\_\_/\_\_\_

Order # \_\_\_\_\_

**RESPECTFULLY SUBMITTED TO TOWN COUNCIL BY (check one)**

☐ TOWN COUNCIL ☐ BOARD OF APPEALS ☒ PLANNING BOARD

☐ SUBJECT LAND OWNER(s)\*

PETITIONER'S NAME Randolph Planning Board

AGENT/REPRESENTATIVE/CONTACT (if any) Michelle Tyler

ADDRESS 41 South Main Street, Randolph, MA02368

PHONE 781-961-0936 EMAIL mt Tyler@randolph-ma.gov

REASON FOR PROPOSED AMENDMENT (attach additional justification as warranted) \_\_\_\_\_

This amendment would further define Development Intensity in a UCTD development by considering the existence of wetlands on any parcel and eliminating it from buildable parcel size. Without this amendment, if wetlands covered half of a lot, the effective density on the buildable portion could be significantly higher and defeat the intent of a "village style" development.

PETITIONER'S SIGNATURE

\*all parties must sign

DATE

7-13-2022

**ZONING TEXT AMENDMENT (if applicable)**

ARTICLE(s)/SECTION(s) 200-14.3.F

☒ REQUIRED: attach proposed ordinance TEXT using exact wording. Use strikethrough to show text to be deleted and bold to indicate text to be added

**ZONING MAP AMENDMENT (if applicable)**

PROPERTY LOCATION/STREET ADDRESS \_\_\_\_\_

CURRENT ZONING \_\_\_\_\_ TOTAL ACREAGE TO BE REZONED \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

ASSESSOR'S MAP(s) & PARCEL(s) \_\_\_\_\_

CURRENT USE(s) \_\_\_\_\_

ANTICIPATED USE (if known) \_\_\_\_\_

DESCRIPTION OF EXISTING LAND USES OF SURROUNDING AREA \_\_\_\_\_

☐ REQUIRED: attach MAPS clearly showing existing & proposed zoning districts, including parcel lot lines (8.5 x 11" preferred size)

## **Proposed amendment to 200-14.3 Union Crossing Transit District (UCTD)**

### **F. Development intensity.**

- (1) The maximum residential density of a UCTD project shall be fifteen (15) dwelling units per acre.**
- (2) Permitted basic density shall be calculated as follows:**
  - a. Total area of the lot(s) less any land within a body of water or situated within a wetland or within fifty (50) feet of a bordering vegetated wetland (BVW).**