

# TOWN COUNCIL MEETING

Monday, March 09, 2026 at 6:00 PM

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

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## AGENDA

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This is a hybrid meeting. The public is invited to attend this meeting in person or remotely, by telephone or computer access. This meeting is being posted pursuant to the state statute authorizing temporary remote participation as described here:<https://www.randolphma.gov/DocumentCenter/View/1864/remotemeetings23>

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Please note that this Town Council Meeting will be video and audio recorded and will be broadcast, including over local cable and the internet. Any person, upon entering a council meeting or hearing for any purpose, including the purpose of participating, viewing, listening or testifying, grants permission to the Town Council to record and televise or otherwise publish their presence and testimony. Public comments shall only be provided in person and shall not be provided remotely

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

### **B. Moment of Silent Prayer**

### **C. Approval of Minutes**

1. Approval of Meeting Minutes from March 2, 2026
2. Approval of Meeting Minutes from Joint Town Council and Randolph School Committee from March 2, 2026

### **D. Announcements from the President**

1. Subcommittee and Other Appointments
2. Update on Public Comments Procedure
3. Public Hearings Update

### **E. Presentations**

### **F. Public Hearings**

[1.](#) 6:15 PM Council Order 2026-001: National Grid Pole Petition at Turner Ln

[2.](#) 6:15 PM Special Permit for 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**

[1.](#) Resolution 2026-002: Resolution for Open Process (Refer to: Resolutions and Proclamations Committee)

**K. Old/Unfinished Business**

[1.](#) Council Order 2026-010: Request From Scott Burgess for Letter of Approval

**L. New Business**

[1.](#) Council Order 2026-016: Transfer of Free Cash to Fund Town's July Patriotic and Historical Celebration

[2.](#) Council Order 2026-017: Amendment To Town Council Rules Section 27 Pertaining to Public Comments/Discussion and Public Hearings (Refer to: Zoning and Ordinance Committee)

[3.](#) Council Order 2026-018: Amendment To Town Council Rules Section 13 Pertaining to Order of Business and Agenda (Refer to: Zoning and Ordinance Committee)

**M. Town Manager's Report**

**N. Correspondence**

**O. Committee Reports**

**P. Open Council Comments**

**Q. Adjournment**

Notification of Upcoming Meeting Dates

March 23

April 13 and 27

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

June 8 and 22

July 13 and 27

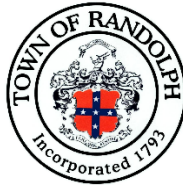
August 10 and 24- August 10 Regular Meeting and Joint with the School Committee

September 14 and 28

October 5 and 19

November 2 and 23

December 7- Regular Meeting and Joint with the School Committee



**Special Randolph Town Council & Randolph School Committee**

**DRAFT Meeting Minutes**

**Meeting Date: Monday, March 2, 2025, at 6:08 p.m.**

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

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

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

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

**Moment of Silent Prayer:** Moment of Silent Prayer held for 6 soldiers who were killed in the line of duty and Sheila Swanwick who was an involved member of our community.

**Approval of Meeting Minutes**

1. Reapproval of Meeting Minutes of June 6, 2022
  - a. A public records request revealed an error in a motion under the section where two contracts were voted and approved.
2. Meeting Minutes of February 2, 2026
3. Meeting Minutes of February 9, 2026
4. Meeting Minutes of February 23, 2026

**Motion:** Motion to reapprove the meeting minutes June 6, 2022 made by Councilor Alexopoulos, seconded by Vice President Brewer.

Roll Call Vote: 8-0-1 (Abstention: O’Connell)

**Motion passes.**

**Motion:** Motion to take collective action and approve the meeting minutes of February 2, February 9 and February 23, 2026 made by Councilor Alexopoulos, seconded by Councilor Clerger.

Roll Call Vote: 9-0-0

**Motion passes.**

**Motion:** Collective action: Motion to approve the meeting minutes February 2, February 9 and February 23, 2026 made by Councilor Alexopolous , seconded by Councilor Clerger.

Roll Call Vote: 9-0-0

**Motion passes.**

**Announcements from the President: None**

*Town Council Meeting Recessed at 6:14 pm to enter into the Joint meeting with the School Committee.*

*Councilor Thompson arrived in person at 6:47 pm.*

**(Presentation:** School Department Presentation and Budget Review of FY26 and FY27 took place during a joint meeting with the School Committee. Those minutes are being maintained separately.)

*Town Council Meeting recess concluded and Town Council Meeting reconvened at 7:36 pm*

**Public Hearings: None**

**Public Comments:**

- 1. Felicia Valentine-Perry, 18 Buris Way: had questions on the public hearing that was postponed due to weather on February 23rd. She was wondering if any additional notice was going to be given to the abutters with the new public hearing date. She also stated that she was concerned with the street width and increased traffic in the area. President Egan asked Town Attorney Griffin to provide her with more information.
- 2. Sandy Cohen, 16 Bittersweet Lane: asked for more information on the upcoming public hearing on March 9th. Questioned the status of the Community Programs Director and the status of the electric program the prior Assistant Town Manager was working on.
- 3. Guerlince Semerzier, 60 Mill St: gave thanks to the Town Manager and DPW for their work during the storms. He asked if the DPW could be mindful when slowing some streets and residents' driveways.

**Proclamations: None**

**Appointments: None**

**Motions, Orders, Resolutions: None**

**Old/Unfinished Business:**

- 1. Council Order 2026-003: Proposed Amendment To Town Council Rules Pertaining to Committees and Suspension of the Rules

**Motion:** Motion to approve Council Order 2026-003A as amended made by Councilor Alexopoulos and seconded by Vice President Brewer.

Roll Call Vote: 5-2-1 ((Yays: Alexopoulos, Brewer, Clerger, Egan, Thompson; Nays: Gordon, O’Connell, Abstention: Burgess; Absent at Vote: Huff-Larmond)

**Motion passes.**

- 2. Discussion/Decision on the Night Before the Fourth Parade
  - a. President Egan began to give a brief update on this topic.
  - b. Councilor O’Connell asked for clarification if the motion included the resolution that was in the packets. Councilor Burgess stated that it was not included in his motion and that the resolution has no teeth.

- c. Councilor O’Connell mentioned the possibility of creating a PRA to plan this event. Councilor Burgess does not believe this is necessary since there is no permit involved.
- d. President Egan explained that the resolution is to provide guidelines to the staff involved in planning the event as well as how they should proceed.
- e. Councilor Huff-Larmond is in favor of the festival given the public safety concerns.
- f. Councilor Burgess is concerned that the resolution will create a false hope for residents.
- g. Councilor O’Connell would like to have changes made to the language of the resolution.
- h. Councilor Clerger has concerns about the resolution creating a president on how the festival will be and look.

**Motion:** Motion to adopt option C (Festival with no fireworks) for year 2026 and allow the Town Manager and staff to coordinate the event made by Councilor Burgess, seconded by Councilor Gordon.

**Motion:** Motion to amend the main motion to include and adopt the resolution 2026-001 as presented made by Councilor Gordon, seconded by Councilor Egan.

Roll Call Vote: 6-2-1 (Yays: Alexopoulos, Burgess, Brewer, Clerger, Egan, Gordon, Huff-Larmond, Thompson; Nays: Burgess and O’Connell; Abstentions: Clerger)

**Motion passes.**

**Motion:** Motion to adopt option C (Festival with no fireworks) for year 2026 and allow the Town Manager and staff to coordinate the event made by Councilor Burgess, seconded by Councilor Gordon.

Roll Call Vote: 6-2-1 (Yays: Alexopoulos, Burgess, Brewer, Clerger, Egan, Gordon, Huff-Larmond, Thompson; Nays: Burgess and O’Connell; Abstentions: Clerger)

**Motion passes.**

**New Business:**

- 1. Council Order 2026-015: Acceptance of Gift of Historical Materials
  - a. Councilor Burgess requested to hold on this agenda item due to the list of materials not being complete. There was no objection by the council to hold on this order.

**Town Manager’s Report**

- 1. Appointment of Joseph Pitti to Community Programs Director.
  - a. President Egan would like to hold any appointments since this was a special meeting due to weather.
  - b. Town Manager Howard stated that his report is fluid and that he would like to see this appointment be voted on by the council tonight.
  - c. Councilor O’Connell stated that the Towns Manager Report does not have a set topic just like Council Comments and Committee Reports.

**Motion:** Councilor Gordon made a motion to overrule the ruling of the Chair and to hear the appointment request. This motion was seconded by Councilor O’Connell.

Roll Call Vote: 7-2-0 (Yays: Alexopoulos, Brewer, Burgess, Clerger, Gordon, O’Connell, Thompson; Nays: Egan and Huff-Larmond)

**Motion passes.**

- d. Town Manager Howard gave a brief overview of the applicant highlighting his lengthy relevant experience in the role.
- e. Councilor Clerger asked if we were going to be able to meet him?

- f. Councilor Alexopoulos commended the Town Manager and his search committee for their efforts in finding this candidate.
- g. Councilor Huff-Larmond does not believe the search was equitable. Councilor Huff-Larmond is concerned over the candidate not having as much experience in dealing with a community like Randolph.
- h. Town Manager Howard responded with opposition to Councilor Huff-Larmond's statements.
- i. Councilor Clerger says if the search committee was given all 47 applicants then we need to trust the choice.

**Motion:** Motion to appoint Joseph Pitti as the Community Programs Director as recommended by the Town Manager by Councilor Burgess. This motion was seconded by Councilor Clerger.

Roll Call Vote: 6-1-2 (Alexopolous, Brewer, Burgess, Clerger, Egan, O’Connell; Nays: Huff-Larmond; Abstentions: Gordon and Thompson )

**Motion passes.**

**Correspondence:**

- 1. Flyer for Community Block Advisory Group
  - a. This will be held via ZOOM. Flyers can be found on the Town Hall bulletin board

**Subcommittee Reports:**

- 1. Councilor O’Connell gave a brief report as the School Committee Representative. March 5th at 5:30 PM there is a walk through at Randolph Community Middle School.

**Council Comments:**

- 1. Councilor Thompson: Hope everyone made it through the storm ok. Randolph roads looked great following the storm. He would like to have a discussion on cleaning off hydrants after snowstorms.
- 2. Councilor Alexopoulos: gave thanks to all involved in the Food is Love event over this past weekend. Multiple councilors attended and the event was wonderful. Councilor Alexopoulos gave thanks to the DPW for their hard work during the snowstorm. Reminded residents to get their cars off the roads during a parking ban.
- 3. Councilor Brewer: Congratulations to the Food Pantry for their event. Good Luck to Chief Cassford on his retirement.
- 4. Councilor Burgess: Asked if there are any more votes needed for a topic that was discussed in Executive. Town Attorney Griffin stated no further action is needed at this time. Councilor Burgess stated that the pole petition will be in front of us at the next meeting and gave some concerns over the location.
- 5. Councilor O’Connell: Thanked the DPW for their hard work and saying Randolph did an amazing job. Sheila was an amazing woman and she will be missed. RICC is hosting kids basketball through End Zone Sports, football and soccer programs will be coming up as well. Was unable to go to the football banquet but heard that it was a successful night.
- 6. Councilor Gordon: would like to have his amendments to the council rules and a resolution on the agenda for the next meeting. Councilor Gordon stated that Councilor Huff-Larmond had differences in this meeting but was respectful and that respect should be encouraged. March 7th at 10 a.m. in Town Hall is the democratic caucus. The Randolph Foundation for Education is meeting Wednesday at 6:30 p.m., here in Town Hall. Randolph Women's Committee is meeting March 8th at the Generations Banquet Hall at 7 p.m.

- 7. Councilor Clerger: Gave thanks to Chief Cassford. Hats off the DPW for clearing the roads. The fundraiser was successful enough to buy the uniforms for the marching band. Sunday April 19th there will be another fundraiser for the marching band. Please pray for our soldiers and their families.
- 8. Councilor Huff-Larmond: gave thanks to the DPW as well. Sickle Cell event on April 28th. Thank you to Chief Cassford. March 8th there will be a Women's Committee meeting at Generations Banquet Hall.
- 9. President Egan: Gave credit to the DPW, both chiefs, Town Manager for their preparation and public safety efforts. Thanked Chief Cassford for his service. Thanked the Council and School Committee for the respectful joint meeting this evening.

**Adjournment:**

**Motion:** Motion to adjourn made by Councilor Clerger, and seconded by Councilor O'Connell.

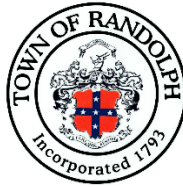
Roll Call Vote: 9-0-0

**Meeting adjourned.**

*The Randolph Town Council Meeting adjourned at 8:53PM.*

Notice of Upcoming Meeting Dates:

- March 9
- April 13 and 27
- May 4, 11, and 18- May 11 is Joint with the School Committee
- June 8 and 22
- July 13 and 27
- August 10 and 24- August 10 is Regular and Joint Meeting 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



## Joint Meeting of Randolph Town Council & Randolph School Committee

### Meeting Minutes

**Meeting Date: Monday, March 2, 2025, at 6:14 p.m.**

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

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

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

**School Committee Members Present:** Kirby Christian, Lisa Millwood, Natalie Oliveras. Ida Gordon arrived after roll call at 6:16 pm.

#### **Presentation:**

1. School Department Presentation and Budget Review of FY26 and FY27: This presentation was led by School Finance Director Michael Mason and Superintendent Thea Stovell.
  - a. This presentation started with discussion on the Barr Foundation and SEL Kennels Grant.
  - b. School Finance Director Mason spoke on the budget drivers which are out of district tuition, special education cost, maintenance, active negotiations, and transportation.
  - c. Enrollment numbers overall have increased, especially in the preschool.
  - d. Multilanguage Learners have increased from 2024 to 2025.
  - e. The current budget for Special Education is showing signs of stress.
  - f. Transportation is also showing signs of stress. The School Finance Director shared the McKinney Vento data (homeless students within the district) as part of the presentation which has increased about 16%. The town may have to bus these students to and from school depending on their placements.
  - g. School Finance Director Mason stated that he believes this will be a balanced budget. However, he stated that the school administration will have recommendations for the FY27 budget.
  - h. President Egan thanked the Superintendent, School Finance Director and School Committee for being present and opened up the joint meeting for the School Committee to comment.
  - i. Superintendent Stovell spoke on how the staff is working together to ensure students are not being unnecessarily labeled. Councilor Huff-Larmond asked if the homeless students number has increased significantly over the past year. Superintendent Stovel stated that there has been an increase.
  - j. Councilor Huff-Larmond asked about students who are in the district who should not be. Superintendent Stovel stated that this is still happening but there is a new system in place that is helping to combat this issue.



- k. Councilor Huff-Larmond then asked about the collective bargaining in terms of unknown costs. School Finance Director Mason states this is due to being in active negotiations with these unions.
- l. Councilor Clerger asked if there are many students moving in after the October 1st enrollment numbers as well as if we have lost students due to the current situation with immigration. Superintendent Stovell stated that they have lost some students due to immigration. Superintendent Stovell then went on to say that yes students come and go after the October 1st enrollment.
- m. Superintendent Stovell stated that the MCAS scores were not as good as they should have been due to students and parents no longer taking the test seriously since it is no longer required for graduation. Superintendent Stovell stated that the district needs this test to be completed to the students best abilities.
- n. Councilor O'Connell asked about the hours of the preschool. Superintendent Stovell stated that some are part time and some are full time depending on if the student has an IEP.
- o. Councilor O'Connell asked if we are able to claim for both Multilingual Learners and Special Education, School Finance Director Mason stated that is correct.
- p. Councilor Alexopoulos asked about the increases for negotiations for paraprofessionals which showed a 4.5 % increase. Councilor Alexopoulos mentions on the towns side they are no higher than 3% and mostly 2% percent increases. Councilor Alexopoulos is asking the School Committee to keep this in mind and be as fiscally responsible when negotiating the contracts. Chair Millwood stated that the paraprofessionals have not had an increase in quite some time and we needed to retain our good paraprofessionals.
- q. Councilor Thompson asked about the transportation fleet and the amount of vehicles that are driving those high maintenance costs. School Finance Director Mason stated that some vehicles are as old as 14 years old. Mason also states that he is seeing high towing costs for these vehicles as well due to maintenance issues. Councilor Thompson asked if these vehicles have been completely depreciated, to which the answer was yes. School Finance Director Mason believes that the cost of transportation would be much higher if we did not have our own fleet.
- r. Councilor Thompson then asked if the maintenance for the fleet is reported under the maintenance line or the transportation line, the answer was transportation.
- s. Vice President Brewer suggested that we create a maintenance schedule for all these vehicles to stay up to date on maintenance and prevent down time on the vehicles.
- t. President Egan asked what the cycle is for the contracts. Then asked about the kids who enter the system in Pre-K who need language services, if there is a literacy program in Pre-K. Superintendent Stovell stated that there is a literacy program and the younger students learn very well.
- u. President Egan asked about the increases in subcategories yet the enrollment numbers do not show the same spike. Asking about the estimated 250 spike in multilingual learners from 2025.
- v. President Egan would like to see a better understanding of comparing the previous years including circuit breaker funding.
- w. Chair Millwood will send an email to the councilors and invite them to the schools budget hearing.
- x. Councilor Burgess asked if the fleet vehicles are allowed to be used for personal errands. However, Superintendent Stovell says if they are in between pickups then they can sit and have a coffee so you could see the van sitting in a parking lot. Also stating these buses are moving all day for pick up and drop offs.

- y. Councilor Burgess asked about building maintenance and groundskeeping which create the first impression. Councilor Burgess suggests that the complete needs of the school be submitted even if they do not believe they would get funded this year, it helps with the total picture.
- z. Councilor O’Connell asked about the GPS that is used in the fleet vehicles and if it will send maintenance reminders. School Finance Director Mason says the GPS software does not do maintenance notifications but he believes that the transportation department keeps records of that.
- aa. Councilor Huff-Larmond asked if we are looking for resources from the state. Chair Millwood stated that the superintendent has her hand in all pilot programs available. Superintendent Stovell stated that the literacy program is being piloted with the state is the program Randolph currently uses. Superintendent Stovell expresses the need to learn phonics and develop strong reading skills.

**Adjournment:**

**Motion:** Motion to adjourn the joint meeting by President Egan and seconded by Councilor Clerger.  
Roll Call Vote: 12-1-0 (Yays: Alexopoulos, Brewer, Burgess, Clerger, J. Gordon, Huff-Larmond, O’Connell Thmpson; Millwood, Christian, I.Gordon, Oliveras; Nays: Egan)  
**The joint meeting adjourned.**

*Randolph Town Council and Randolph School Committee joint meeting adjourned at 7:34 PM*

Tentative Upcoming Joint Meeting Dates

- May 11
- August 10
- December 7

**Council Order: 2026-001**

**Introduced by:  
Town Manager Brian Howard  
February 9, 2026**

**Grant of Location to  
Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc.  
for new Joint or Identical Utility Pole Locations Within the Town of Randolph**

Consistent with the requirements of M.G.L. ch. 166, Section 22 and any other applicable law, The Randolph Town Council hereby grants joint or identical locations within the Town of Randolph as follows and hereby authorizes Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:  
Turner Lane - National Grid to install 1 JO pole on Turner Lane beginning at a point approximately 100 feet Southwest of the centerline of the intersection of North Main Street.  
National Grid to install pole to hold 3 phase bank to service businesses on Turner Lane.

Questions contact - Muhammad Jamous [muhammad.jamous@nationalgrid.com](mailto:muhammad.jamous@nationalgrid.com)

**PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS**

To the Board of Selectmen  
Of Randolph, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Turner Lane - National Grid to install 1 JO pole on Turner Lane beginning at a point approximately 100 feet Southwest of the centerline of the intersection of North Main Street. National Grid to install pole to hold 3 phase bank to service businesses on Turner Lane. Randolph, MA.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Turner Lane - Randolph, Massachusetts.

**No.# 31011488**

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a  
NATIONAL GRID *Robert Leonida*

BY \_\_\_\_\_  
Engineering Department

VERIZON NEW ENGLAND, INC.

BY *Karen Levesque*  
Manager / Right of Way

December 4, 2025

Questions contact – Central Design, Muhammad Jamous [muhammad.jamous@nationalgrid.com](mailto:muhammad.jamous@nationalgrid.com)

**ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS**

To the Board of Selectmen of Randolph, Massachusetts

Notice having been given and public hearing held, as provided by law, IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 29th day of July, 2024.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Turner Lane - Randolph, Massachusetts.

**No.# 31011488**

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Turner Lane - National Grid to install 1 JO pole on Turner Lane beginning at a point approximately 100 feet Southwest of the centerline of the intersection of North Main Street. National Grid to install pole to hold 3 phase bank to service businesses on Turner Lane. Randolph, MA.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the  
Of the City/Town of \_\_\_\_\_, Massachusetts held on the \_\_\_\_\_ day of \_\_\_\_\_ 20 .

\_\_\_\_\_  
Massachusetts City/Town Clerk.  
20 .

Received and entered in the records of location orders of the City/Town of  
Book \_\_\_\_\_ Page \_\_\_\_\_

Attest:  
City/Town Clerk

I hereby certify that on \_\_\_\_\_ 20 , at \_\_\_\_\_ o'clock, M  
At \_\_\_\_\_ a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,  
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,  
and that we mailed at least seven days before said hearing a written notice of the time and place of  
said hearing to each of the owners of real estate (as determined by the last preceding assessment  
for taxation) along the ways or parts of ways upon which the Company is permitted to erect  
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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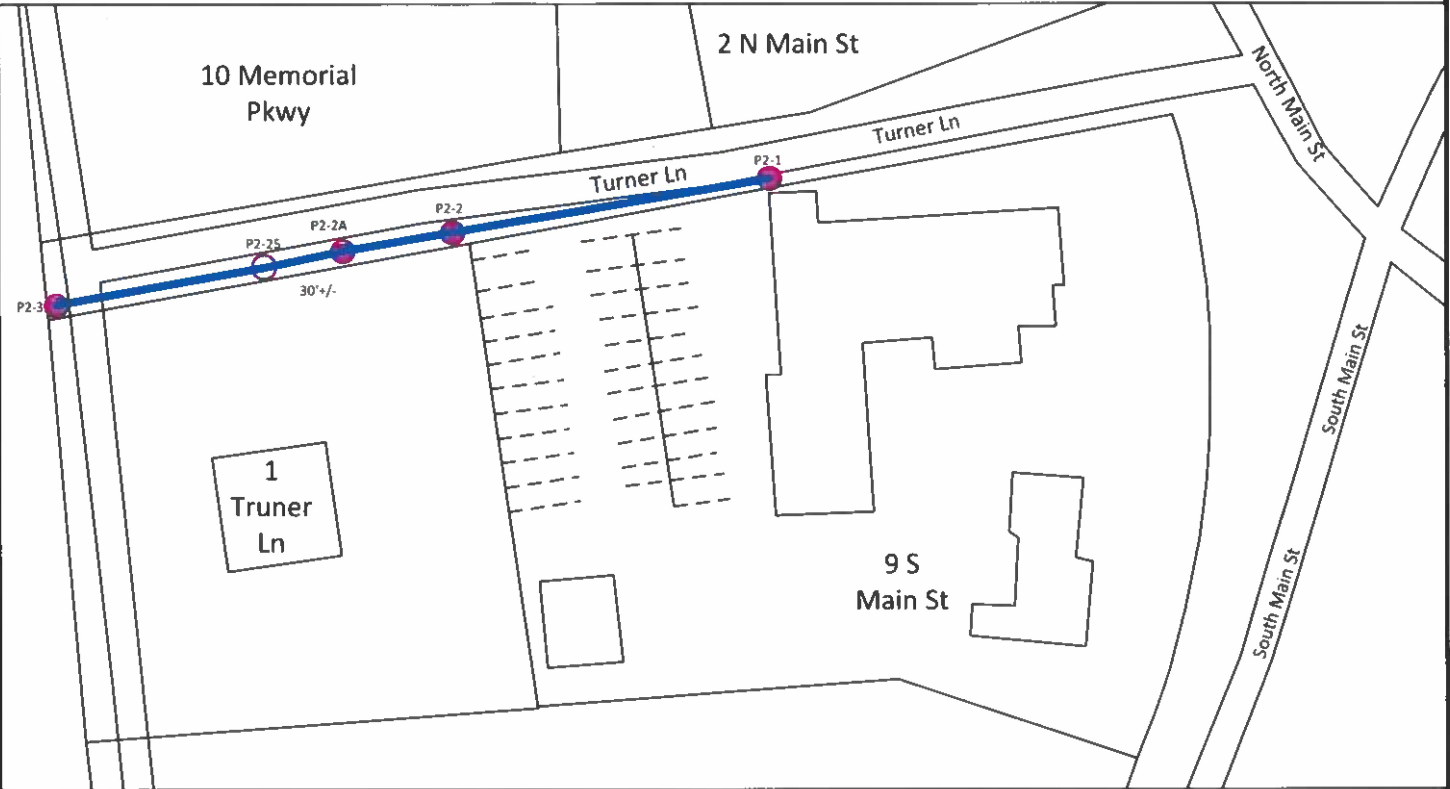
Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of  
hearing with notice adopted by the \_\_\_\_\_ of the City of  
Massachusetts, on the \_\_\_\_\_ day of 20 \_\_\_\_\_ and recorded with the records of location  
orders of the said City, Book \_\_\_\_\_, and Page \_\_\_\_\_. This certified copy is made under  
the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:  
City/Town Clerk




Exhibit "A" - Not to Scale  
The exact location of said facilities to be established by and upon the installation and erection of the facilities thereof.



National Grid petitions to install one new pole (P2-25) in order to provide electrical service to new EV at 1 S Main St.

Distances are approximate

Legend

-  Proposed New JO Pole
-  Existing JO Pole
-  Primary Wire

<b>Pole Petition</b>	Date: 10/27/25
	Designer: JAMOUM WR: 31011488

Sheet 1 of 1  
1 Turner Ln, Randolph, MA  
New EV Charger  
Church/Daycare



# Classifieds

To Advertise, visit our website: [Classifieds.patriotledger.com](http://Classifieds.patriotledger.com)  
 ■ Public Notices/Legals email: [Legals@patriotledger.com](mailto:Legals@patriotledger.com)  
 ■ Business & Services email: [PatriotLedgerBusServ@gannett.com](mailto:PatriotLedgerBusServ@gannett.com)  
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**PAUL E. SAPERSTEIN CO., INC.**  
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[www.pesco.com](http://www.pesco.com) • MA Lic 295, N.H 2508, R.I 9246, VT 057-0002204

Mortgagee's Sale of Real Estate at Public Auctions  
**WEYMOUTH • VACANT COMM'L BLDGS**  
**TWO PROPERTIES • TWO PROPERTIES**  
 167 Moore Rd., & 45 Finnell Dr., Weymouth, MA • Fri., Feb. 13, 2026 at 11AM

Properties being auctioned in Entirety. Auction to take place at 167 Moore Rd. 167 Moore Rd. 7.05+/- acres of land improved by a vacant 3-story 120,185+/- sq. ft. industrial facility. 45 Finnell Dr. 3.63+/- acres of land improved by a vacant 50,271+/- sq. ft. industrial facility. Terms of sale: A deposit of \$200,000.00 by bank or certified check will be required at the time & place of sale & additional deposit of 10% of purchase price is due within (5) five business days of sale & balance within (30) five days. All other terms announced at sale. Neither Auctioneer nor Attorney makes any representations as to the accuracy of the information contained herein. Poinsett, Boston, MA, Attorney for Mortgagee.

**SALE TO BE HELD ON THE PREMISES**  
 Deposit by cash, certified or bank check required at time and place of sale and balance 30 days (unless otherwise specified). All other terms announced at sale. Neither Auctioneer, Mortgagee nor Attorney make any representations as to the accuracy of the information contained herein.

**Public Notices**

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, on Council Order 2026-001, which reads essentially as follows: Consistent with the requirements of M.G.L. ch. 166, Section 22 and any other applicable law, The Randolph Town Council hereby grants joint or identical locations within the Town of Randolph as follows and hereby authorizes Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way: Turner Lane - National Grid to install 1 JO pole on Turner Lane beginning at a point approximately 100 feet Southwest of the centerline of the intersection of North Main Street - National Grid to install pole to hold 3 phase bank to service businesses on Turner Lane.

Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website's calendar on the day of the meeting.

AD# 11979902  
 PL 01/17/2026

Council Order 2026-002  
**LEGAL NOTICE**  
**Public Hearing Notice**  
**Town of Randolph, MA**  
**Council Order 2026-002**

Please take notice that the Randolph Town Council will hold a public hearing on Monday, January 26, 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, on Council Order 2026-002, which reads essentially as follows: Consistent with the requirements of M.G.L. ch. 166, Section 22 and any other applicable law, The Randolph Town Council hereby grants joint or identical locations within the Town of Randolph as follows and hereby authorizes Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way in Randolph: Mazzeo Drive - National Grid to install 1 JO pole on Mazzeo Drive beginning at a point approximately 70 feet Northeast of the centerline of the intersection of Circuit Drive and Ohmans Lane. National Grid to install 1 new pole, 11-2, approximately 40 feet right of pole 11 on 45 Mazzeo Drive, Randolph, MA 02368 for EV charging in the parking lot.

Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website's calendar on the day of the meeting.

AD# 11979882  
 PL 01/17/2026

FORD ESCAPE  
**LEGAL NOTICE**  
**To be auctioned off on**  
**02/14/2026**  
**V.I.N.**  
**1FMCU9H93DUC10353**  
**Pursuant to MGL**  
**C.255, S.39A.**  
**Express Towing**  
**(781) 843-6909**

AD# 12000422  
 PL 01/17, 01/24,  
 01/31/2026

GMC ACADIA  
**LEGAL NOTICE**  
**To be auctioned off on**  
**01/18/2026**  
**V.I.N.**  
**1GKK4SKD5DJ225377**  
**Pursuant to MGL**  
**C.255, S.39A.**  
**Express Towing**  
**(781) 843-6909**

AD# 11958541  
 PL 01/03, 01/10,  
 01/17/2026

JEEP WRANGLER  
**LEGAL NOTICE**  
**To be auctioned off on**  
**02/14/2026**  
**V.I.N.**  
**1J4FA4959P718718**  
**Pursuant to MGL**  
**C.255, S.39A.**  
**Express Towing**  
**(781) 843-6909**

AD# 12000452  
 PL 01/17, 01/24,  
 01/31/2026

**STUFF**

**Wanted to Buy**

**CASH FOR TOOLS**  
 Hand/Pwr, Carpenters,  
 Machinists, Mechanics,  
 Plumbers, Rollaways.  
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**PUBLIC NOTICES**

**Govt Bids & Proposals**

BIDS/DEBORAH SAMPSON PARK  
**LEGAL NOTICE**  
 Town of Sharon Deborah Sampson Park Multipurpose Field

Construction of a natural grass field and softball field with skinned infield at Deborah Sampson Park in Sharon, MA. In addition to the new field space, work will include construction of a small parking lot and driveway, new walkways, a lacrosse wall, chain link fence, landscape and drainage improvements. Documents will be available electronically on Wednesday, January 14, 2026, after 2:00 p.m. Please contact via email [olivia@activitas.com](mailto:olivia@activitas.com) to request documents. Bids are due in the Sharon Town Administrator's Office by 12:00 p.m. on Friday, January 30, 2026. A pre-bid site meeting will be held on Wednesday, January 21, 2026, at 11:00 a.m. (weather permitting) at the project site.

#12004343  
 PL 1/17/26

**Public Notices**

2015 BMW 528  
**LEGAL NOTICE**  
**Auto Auction**

Notice is hereby given by Rick's Automotive Towing, 1228 Park Street Stoughton, MA Pursuant to the provisions of G.L.C. 255, Section 39A that on January 26, 2026 at 9am at Rick's Automotive Towing, 1228 Park Street Stoughton, MA, a public auction will be held for the following motor vehicle to satisfy the garage keeper's lien thereon for storage, towing charges, care and expenses of notices ad sale of said vehicle: 2015 BMW 528 VIN #WBA5A7C51FD628277 Mass plate #4THR86. Last known owner Mohamed Mahmoud Zeidan. This notice has been given under the provisions of G.L.C 255 section 39A.

AD# 11955834  
 PL 01/03, 01/10,  
 01/17/2026

2025 Town Report  
**LEGAL NOTICE**  
**TOWN OF SHARON, MASSACHUSETTS**

The Select Board is seeking a Sharon-based civic or not-for-profit organization that would like to raise money by delivering a copy of the 2025 Annual Town Report to each residence within the Town. If your organization qualifies and is interested in participating in such a fundraising project, it should submit a written price proposal for which it would be willing to provide this service, not to exceed \$1,200.00, to the Select Board before February 2, 2026. Delivery will take place mid-April 2026.

SELECT BOARD  
 Sharon, Massachusetts

AD# 11986748  
 PL 01/17/2026

CHEVY CAMARO  
**LEGAL NOTICE**  
**To be auctioned off on**  
**02/14/2026**  
**V.I.N.**  
**2G1FP32P1T2129944**  
**Pursuant to MGL**  
**C.255, S.39A.**  
**Express Towing**  
**(781) 843-6909**

AD# 12000437  
 PL 01/17, 01/24,  
 01/31/2026

CHEVY MALIBU  
**LEGAL NOTICE**  
**To be auctioned off on**  
**02/03/2026**  
**V.I.N.**  
**1G1ZE5E7XAF322695**  
**Pursuant to MGL**  
**C.255, S.39A.**  
**Express Towing**  
**(781) 843-6909**

AD# 12005747  
 PL 01/17, 01/24,  
 01/31/2026

Council Order 2026-001  
**LEGAL NOTICE**  
**Public Hearing Notice**  
**Town of Randolph, MA**  
**Council Order 2026-001**

Please take notice that the Randolph Town Council will hold a public hearing on Monday, January 26, 2026,

**FIND a JOB**

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**BUY a HOME**

**FIND a TREASURE**

**SELL your COLLECTION**

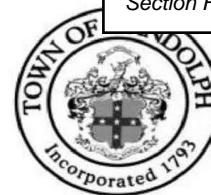
**FIND a HANDYMAN**

**BUY a BOAT**

**FIND a PET**

**Check out the classified ads everyday.**





## RANDOLPH TOWN COUNCIL

## APPLICATION FOR A SPECIAL PERMIT

Project Type	<input type="checkbox"/> 24 Hour Operation	<input type="checkbox"/> Adult Entertainment	
	<input type="checkbox"/> Drive Through Window	<input type="checkbox"/> Crematorium	
	<input type="checkbox"/> Wireless Communication Facility	<input type="checkbox"/> Gravel Removal	
	<input type="checkbox"/> Marijuana Facility	<input type="checkbox"/> Union Crossing Project	
	<input type="checkbox"/> Other <u>Planned Residential Development</u>		
Type of Request	<input checked="" type="checkbox"/> Initial Application	<input type="checkbox"/> Renewal	<input type="checkbox"/> Modification/Amendment
Assessor Parcel ID <i>map-block-parcel</i>	52 H 8 & 9	Norfolk County Registry of Deeds	<small>Book/Page or Cert #</small> 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	<input type="checkbox"/> Wetland <input type="checkbox"/> Flood Plain <input type="checkbox"/> Wetland Resource <input checked="" type="checkbox"/> Upland Residential Lot		
Project Description	16 Unit Planned Residential Development utilizing		
	two existing historic residential houses.		
Other permits or approvals required	<input type="checkbox"/> Conservation <input type="checkbox"/> Licensing Board <input type="checkbox"/> MassDOT <input checked="" type="checkbox"/> Stormwater <input type="checkbox"/> ZBA		

Applicant	RAC Investment Group LLC		
Contact person	Ricardo Jean		
Applicant Status	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Licensee <input type="checkbox"/> Buyer <input type="checkbox"/> 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

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

<b>Property Owner</b>	RAC Investment Group LLC		
<b>Address</b>	7 Pleasant Street, Holbrook, MA		
<b>Phone</b>	857-286-5859	<b>Email</b>	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

10/21/25  
\_\_\_\_\_  
Date

**DOCUMENT LIST**  
**for the**  
**Planned Residential Development**  
**Application**  
**at**  
**86 & 92 Union Street**  
**Randolph, MA**  
December 29, 2025

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

Copies

To DPW	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 Burriss Way. The two lots contain 66,127+/- square feet.

Union Street has recently been paved. Thus, this design provides water and sewer from Burriss Way. The water and sewer in Burriss Way 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 Burriss 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 Burriss 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 populations.*

- (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 too 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:

Section F, Item 2.

*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.*

(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 nonconformity*

- (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.

Section F, Item 2.

- (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:

Section F, Item2.

- (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 Burriss 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 Burriss Way.

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

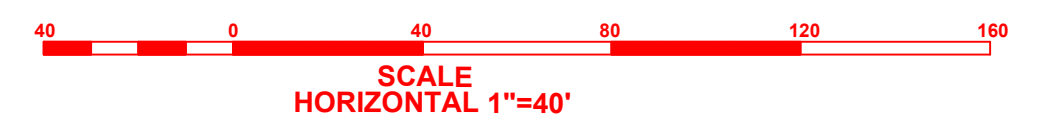
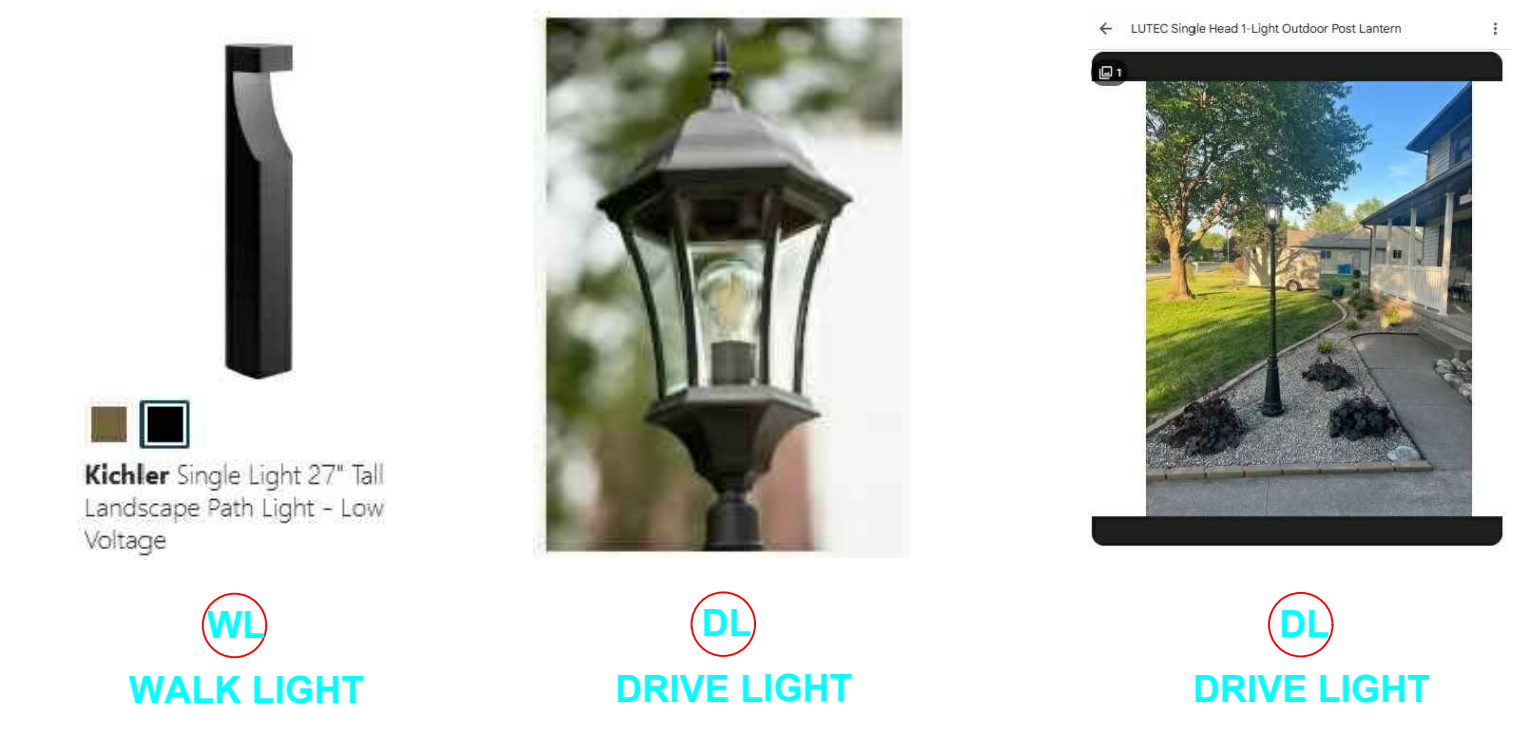
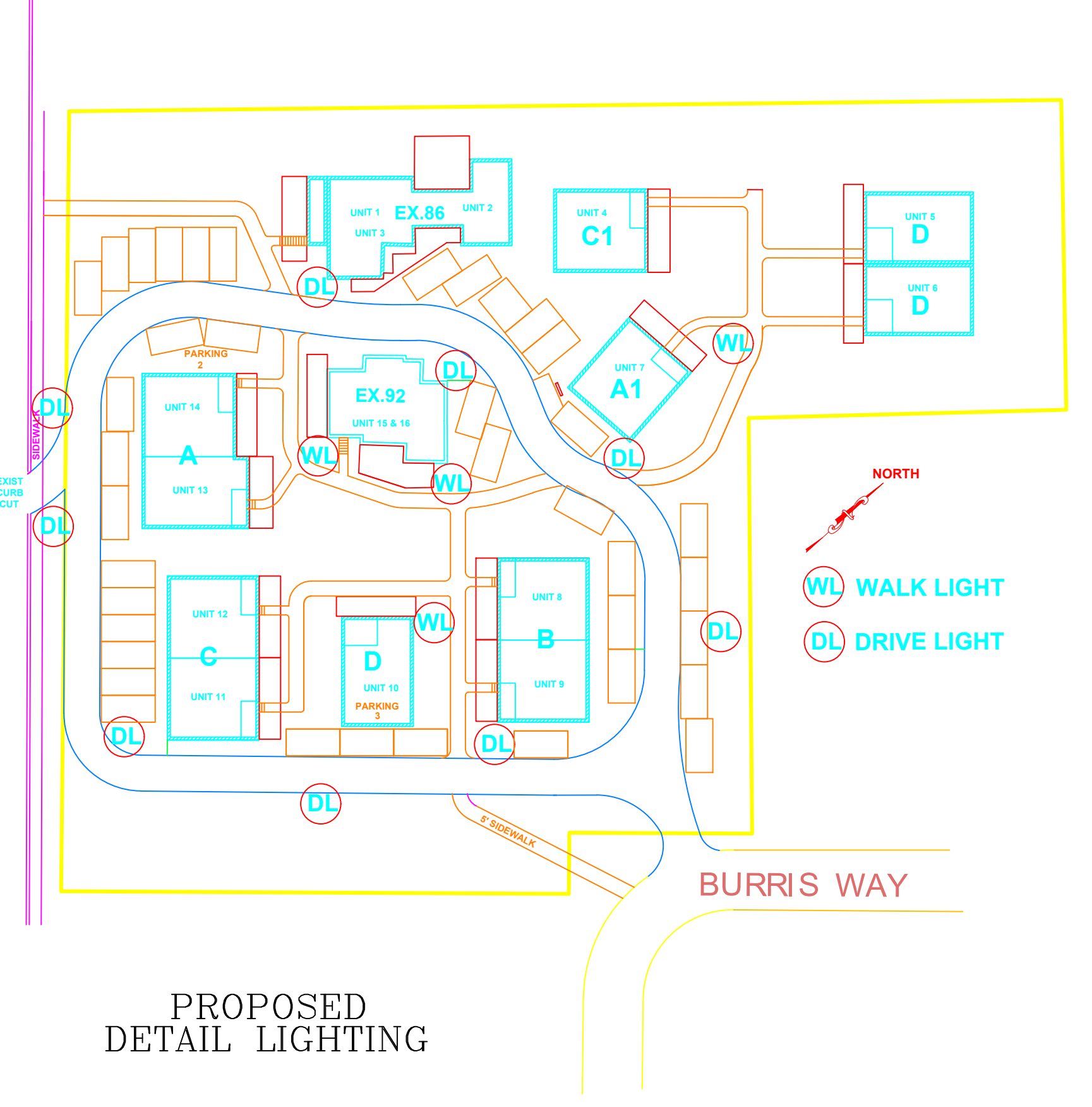
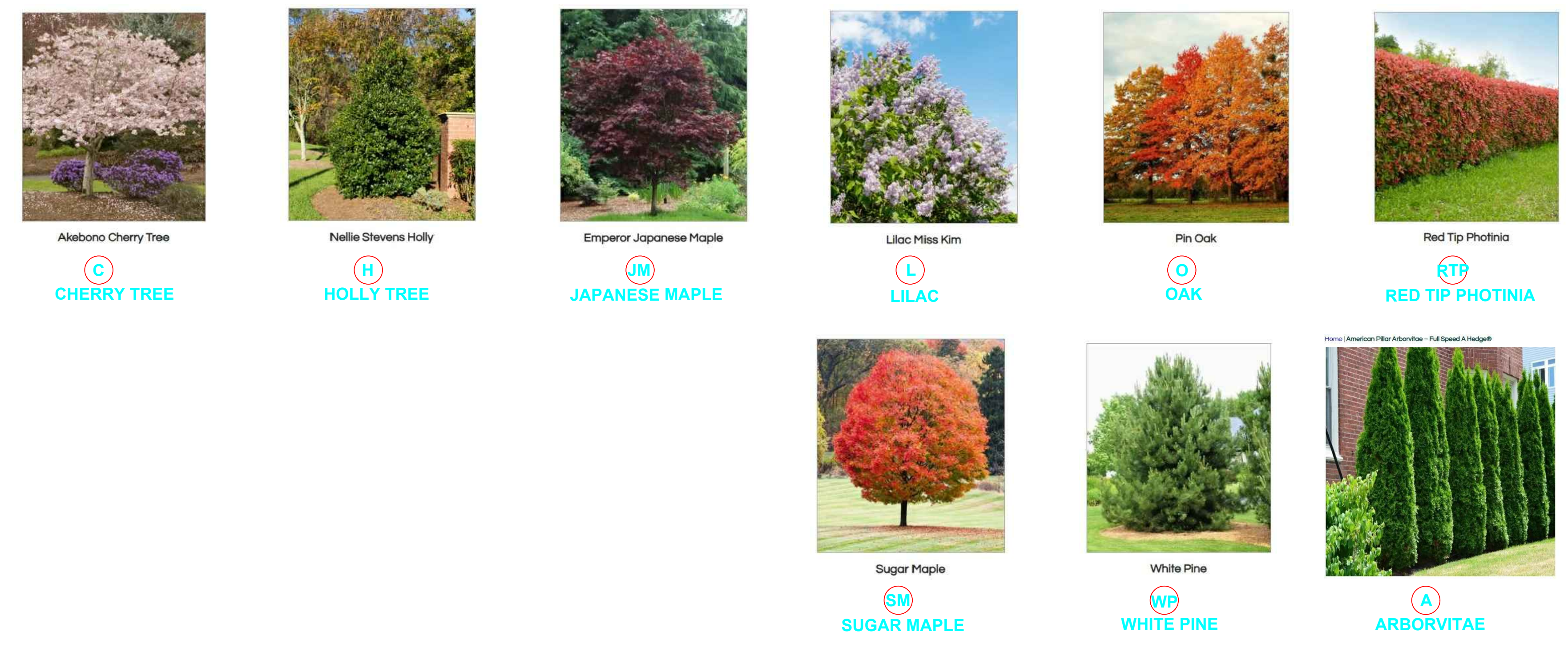
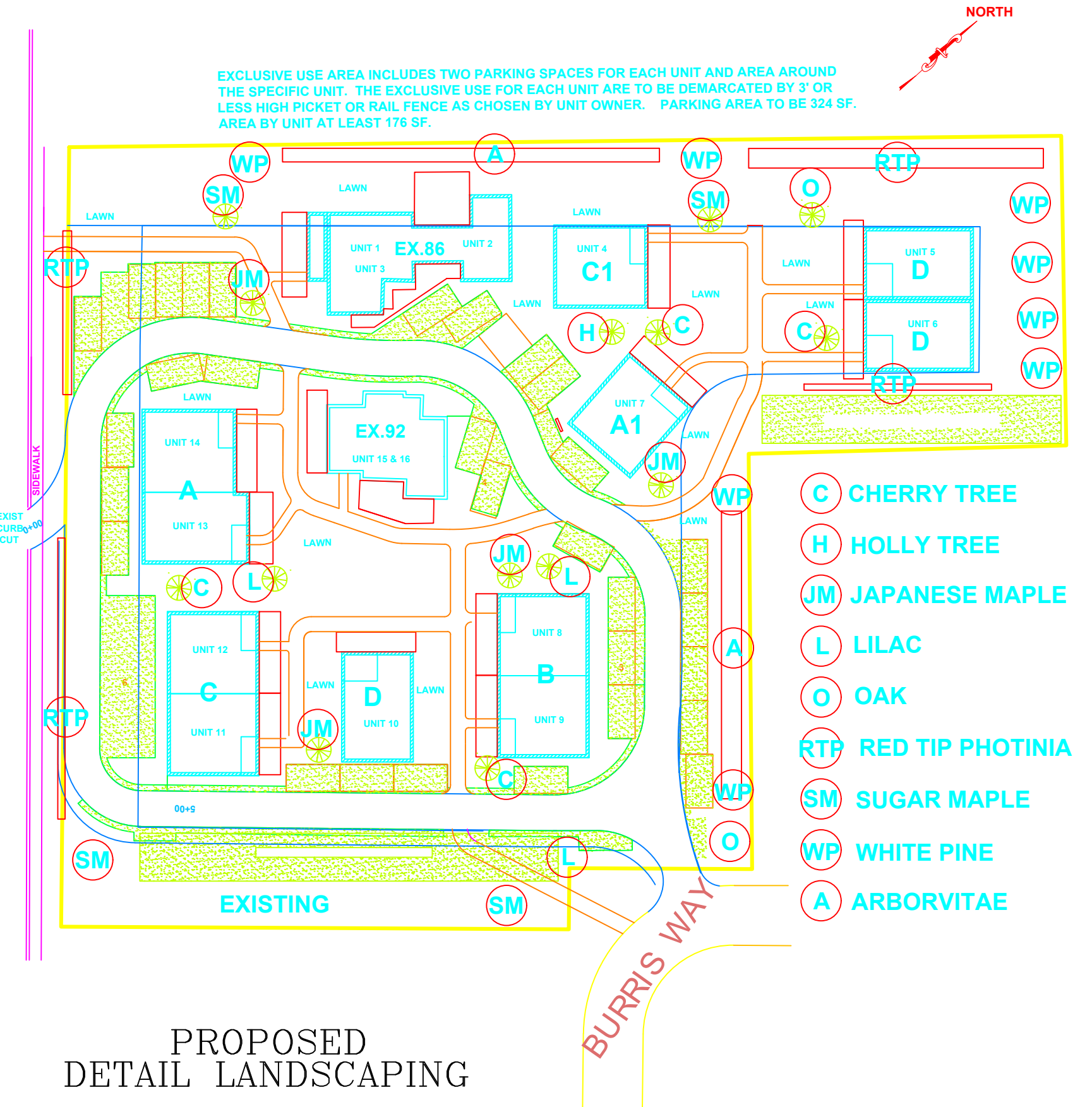
Unit 1	86 Union 1	1,125 sf	2 Bedrooms
Unit 2	86 Union 2	759 sf	2 Bedrooms
Unit 3	86 Union 3	629 sf	2 Bedrooms
Unit 4	C1	1,049sf	3 Bedrooms
Unit 5	D	1,093sf	3 Bedrooms
Unit 6	D	1,093sf	3 Bedrooms
Unit 7	A1	1,100 sf	3 Bedrooms

Data Narrative  
Planned Residential Development  
86 & 92 Union Street

December 22, 2025  
Page 2 of

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.



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 WILL 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  
 2025 JOHN SPINK

**LANDSCAPING  
AND  
LIGHTING**

**PROPOSED  
PLANNED RESIDENTIAL  
DEVELOPMENT  
86-92 UNION STREET  
RANDOLPH**

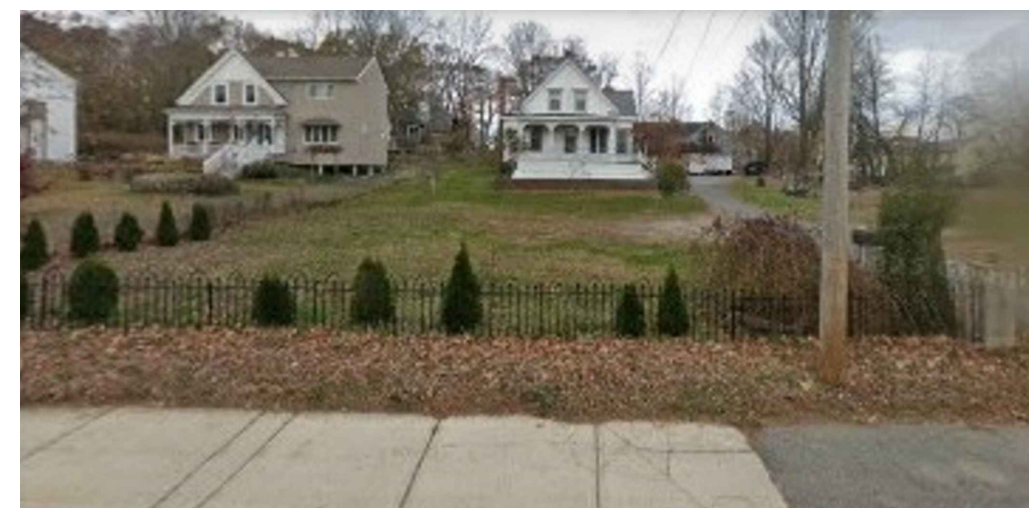
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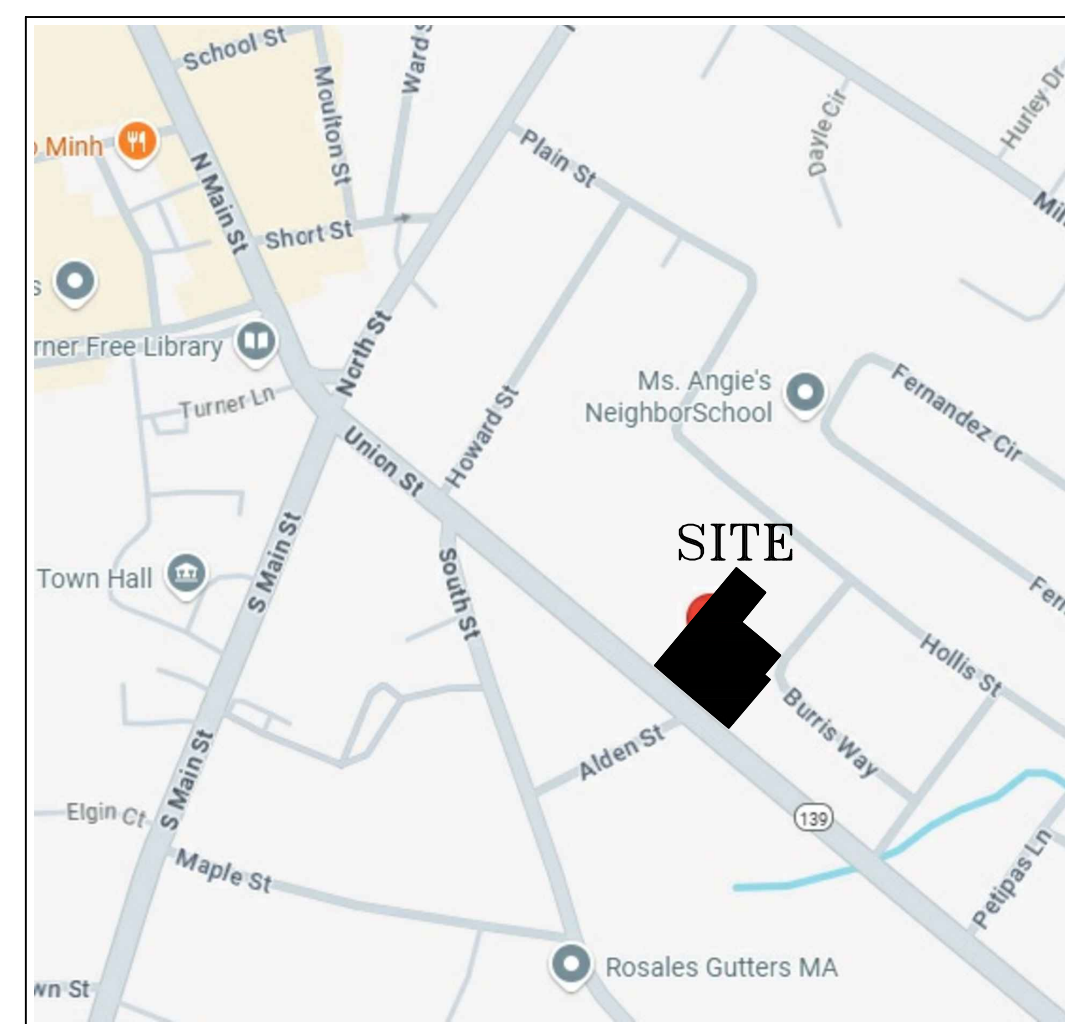
**CSN ENGINEERING**  
 P.O. Box 201  
 Brewster, MA 02631  
 Phone: (508) 896-1783

**DWG. NO.  
LANDSCAPE  
AND  
LIGHTING**

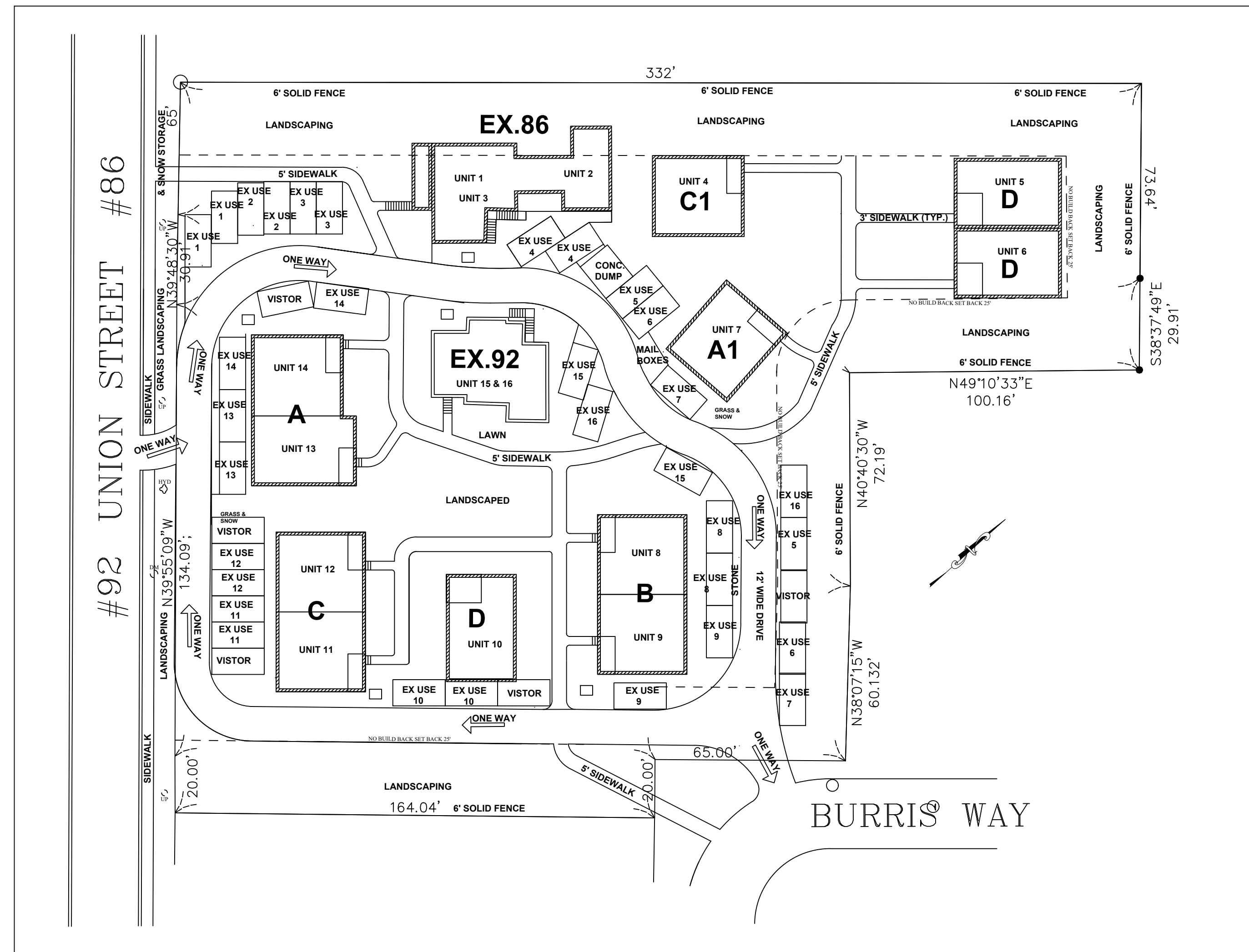
# PLANNED RESIDENTIAL DEVELOPMENT 86-92 UNION STREET RANDOLPH, MASSACHUSETTS



EXISTING SITE  
N.T.S.



LOCUS  
SCALE - 1"=500'



SITE  
N.T.S.

PERMIT SET

### ZONING

ZONED - RH

### DEED REFERENCE

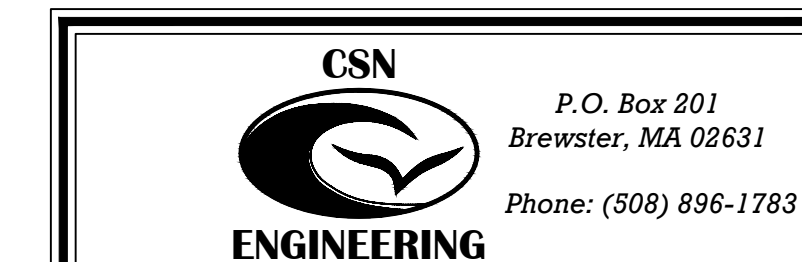
92 UNION STREET - BK: 33114 PG: 218  
86 UNION STREET - BK: 41971 PG: 54

### DRAWING LIST

- SHEET 1  
COVER SHEET
- SHEET 2  
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

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'



IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE THE CLIENT WITH INFORMATION FOR THE PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE ENGINEER'S RESPONSIBILITY IS TO VERIFY THE ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

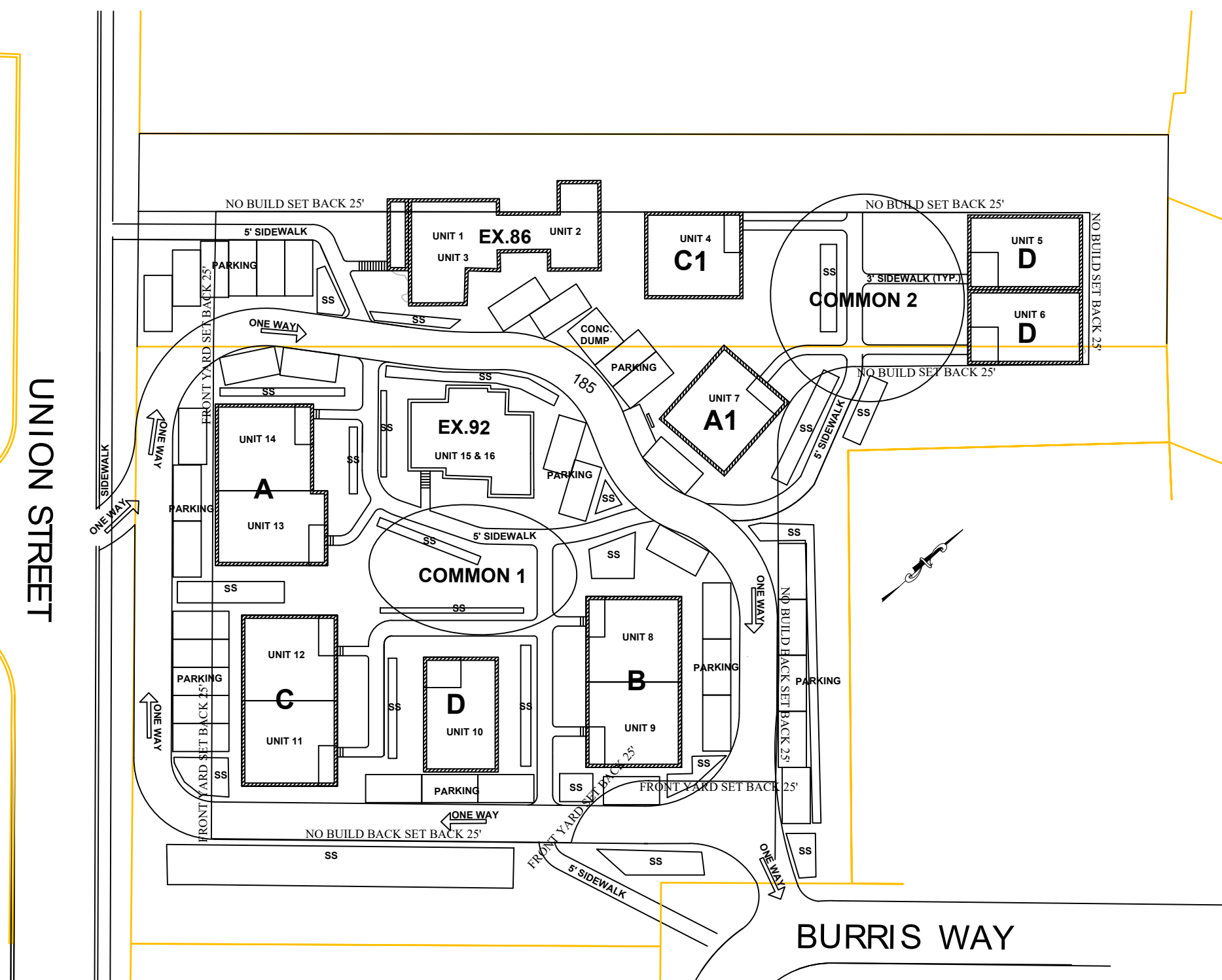
**JOHN SPINK  
DESIGNS**  
59 CLAY STREET, MIDDLEBORO, MA 02346  
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86-92 UNION STREET  
RANDOLPH, MA

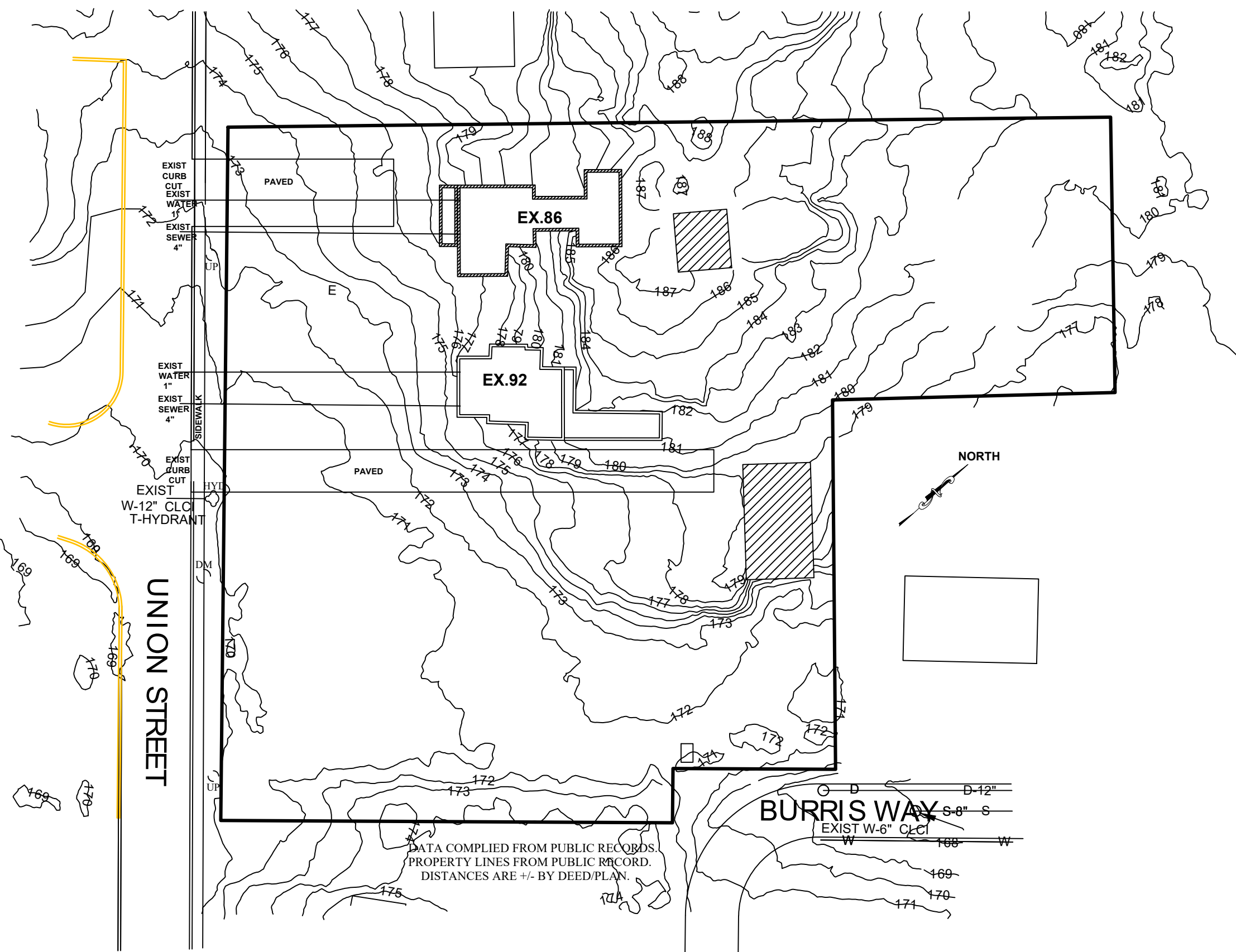
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86-92 UNION STREET  
PLANNED  
RESIDENTIAL  
DEVELOPMENT

DWG. NO. 1

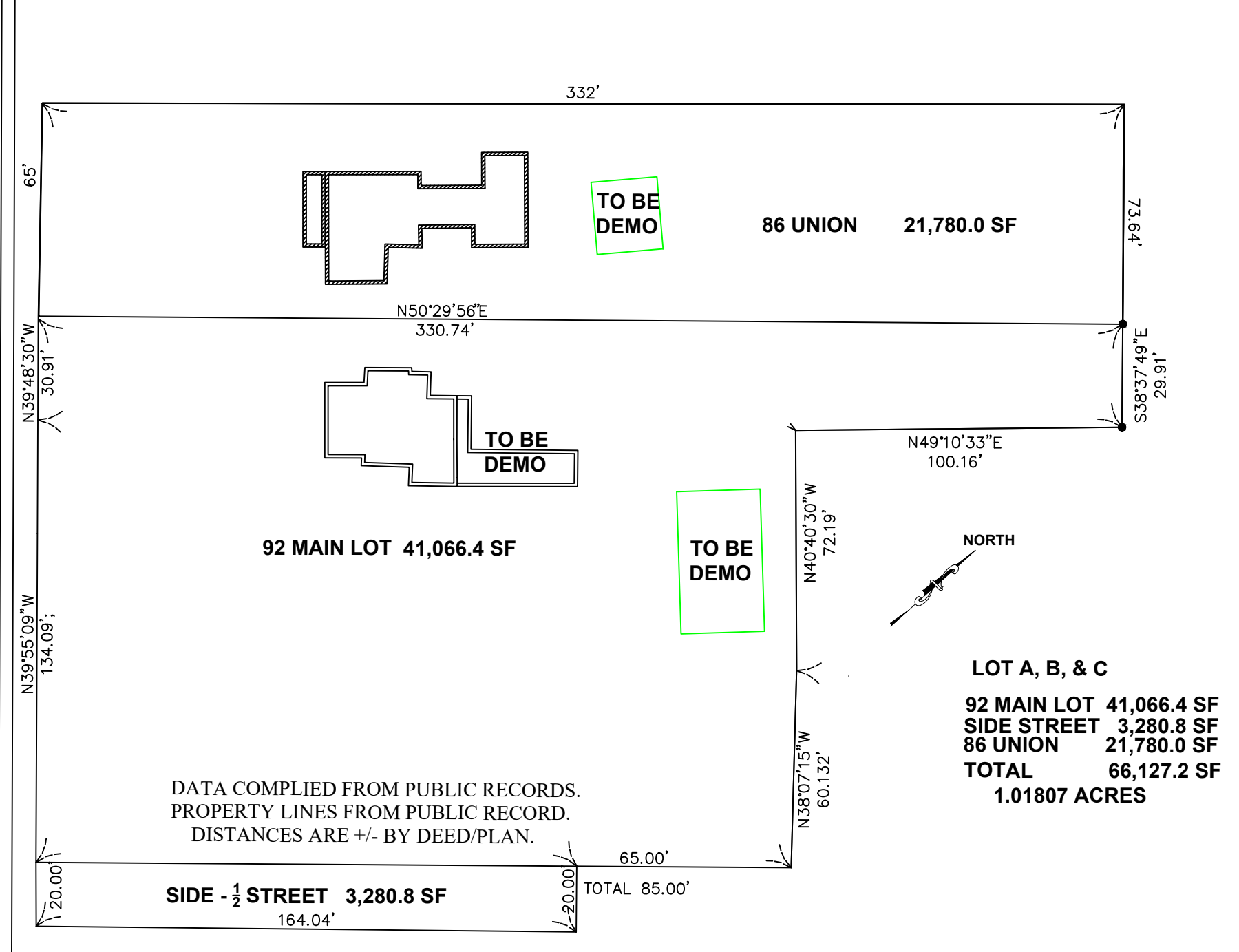




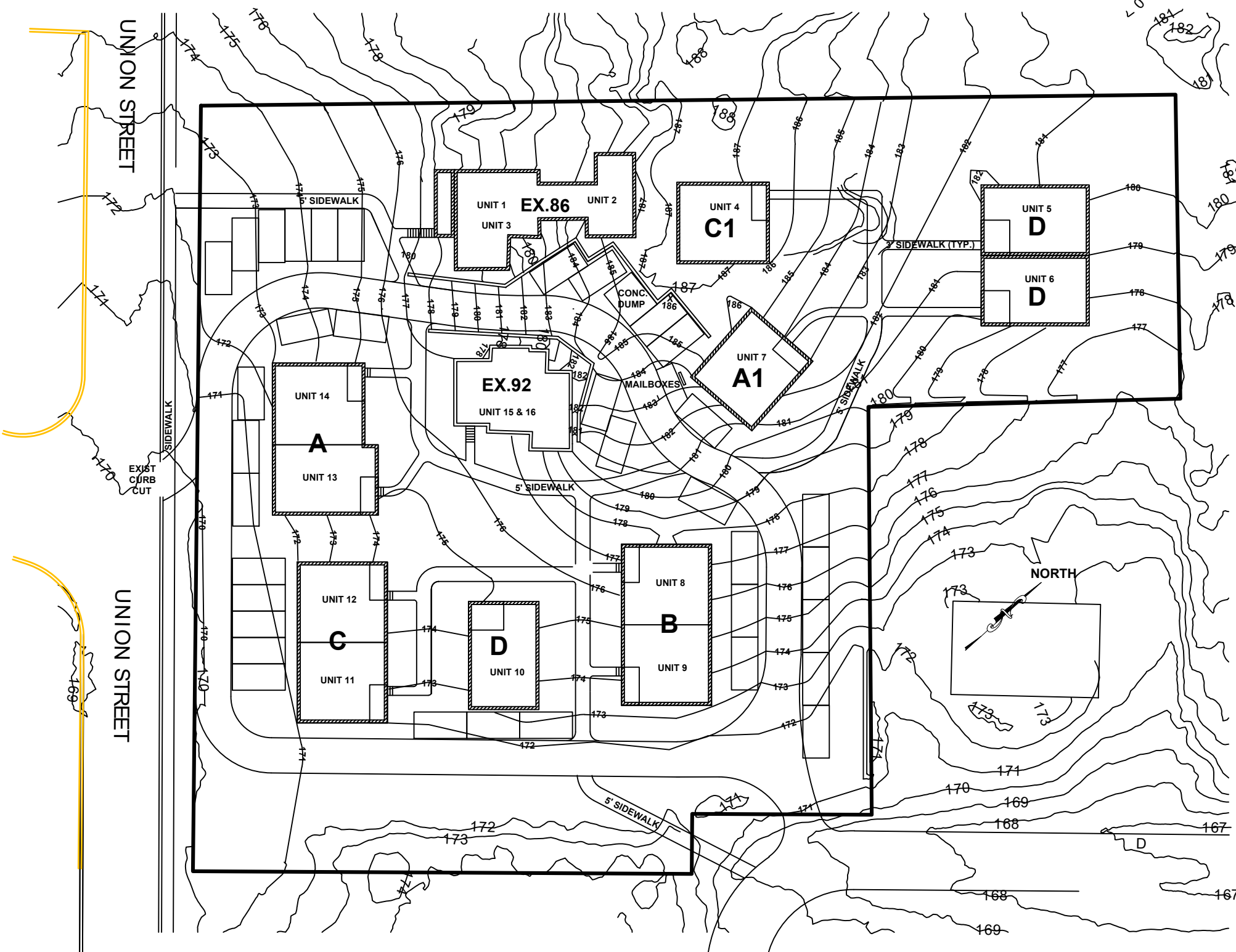
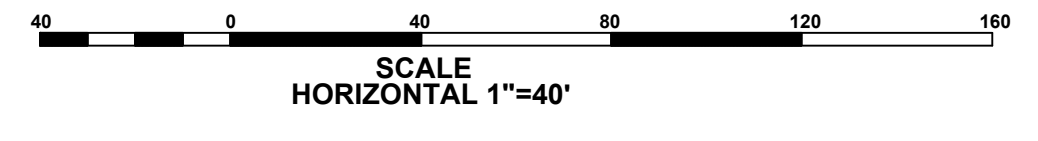
PLAN OUTLINE  
16 UNITS  
5 UNITS IN EXISTING HOUSES  
11 NEW UNITS IN 7 BUILDINGS  
SNOW STORAGE SS



EXISTING CONDITIONS



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

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

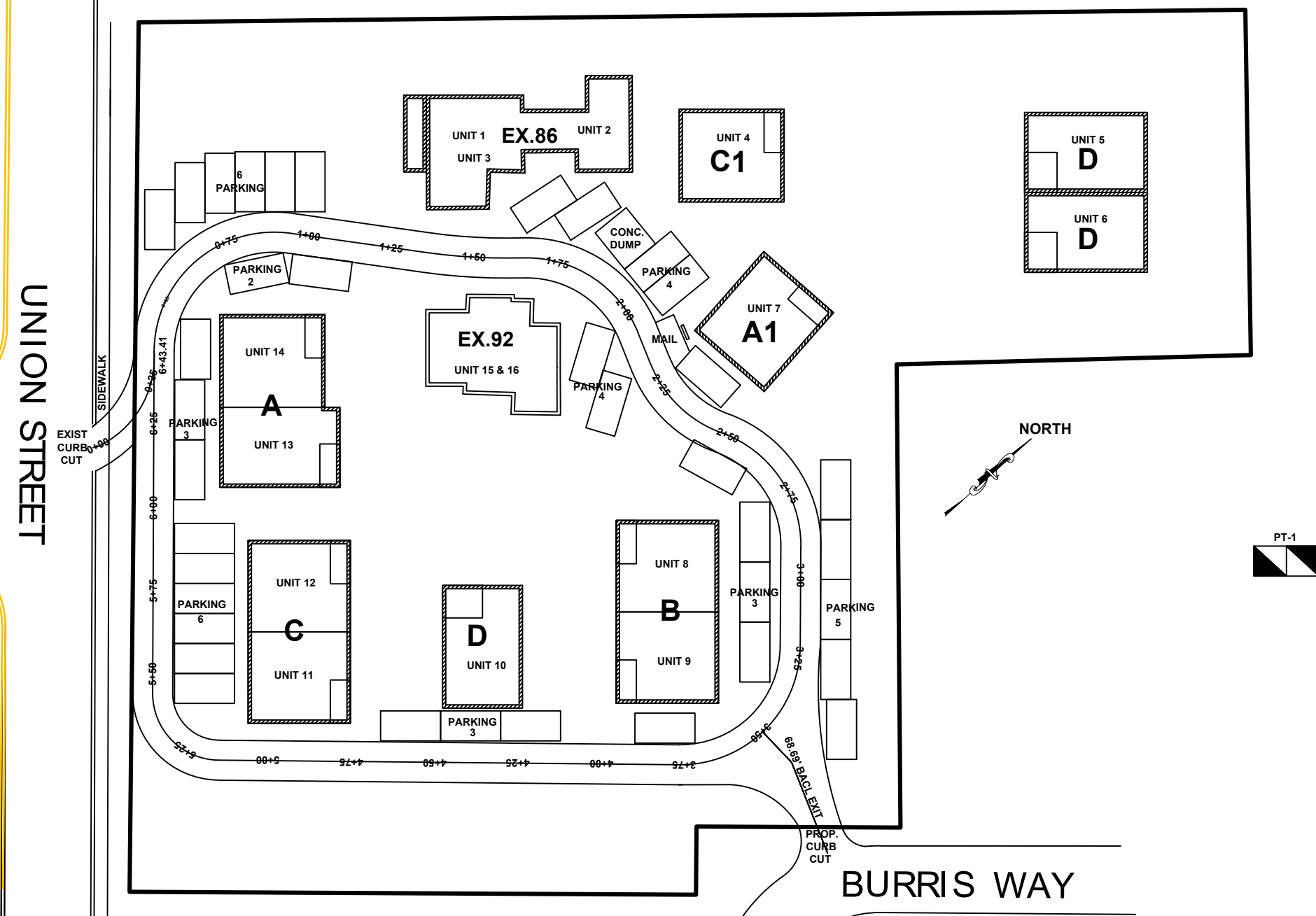
IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT WITHIN THE SPECIFIC, AND RESPONSIBILITY TO VERY HIGH QUALITY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

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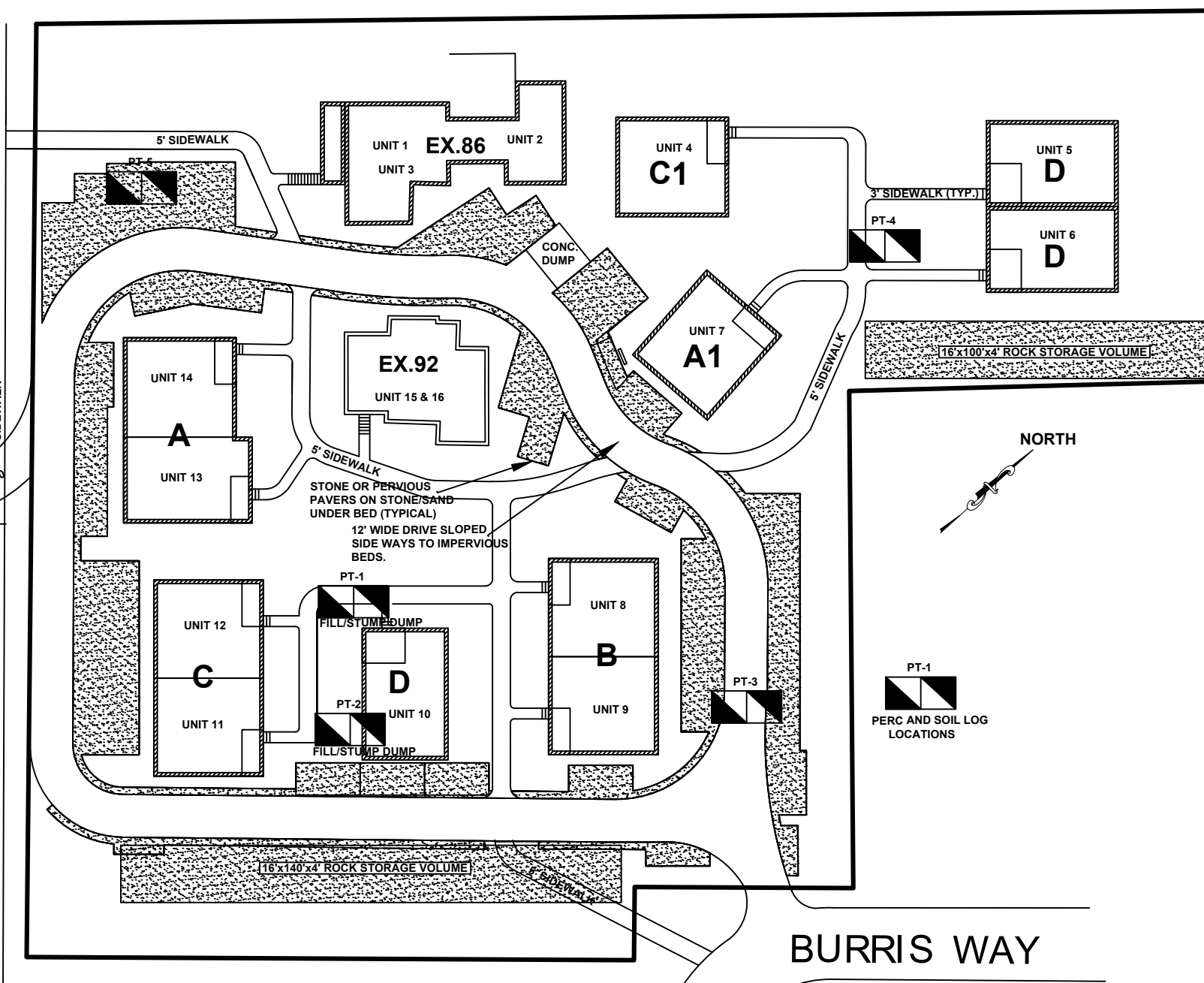
PLAN OUTLINE  
EXISTING CONDITIONS  
PROPERTY  
PROPOSED GRADING

PROPOSED  
PLANNED RESIDENTIAL  
DEVELOPMENT  
86-92 UNION STREET  
RANDOLPH

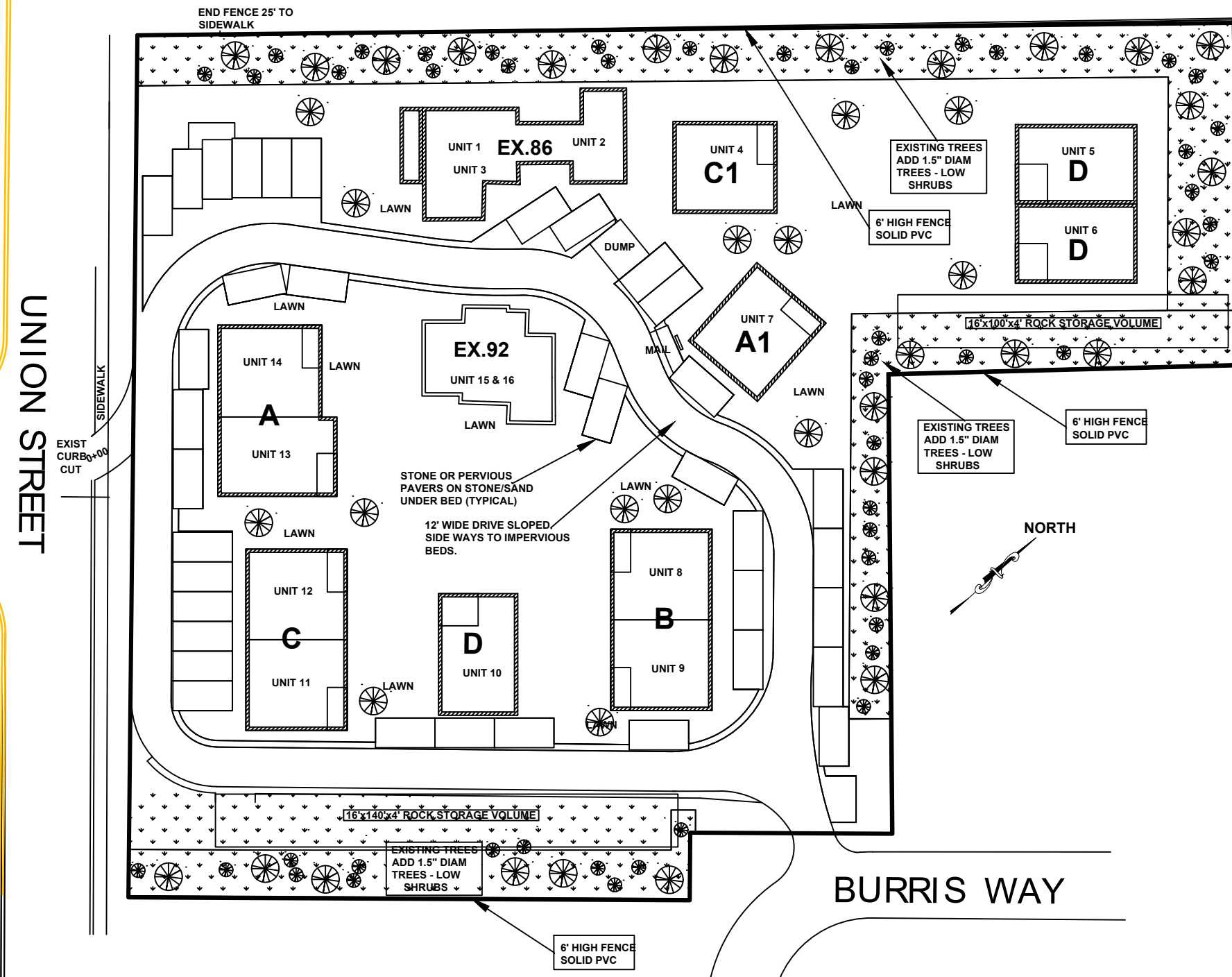
DWG. NO.  
2



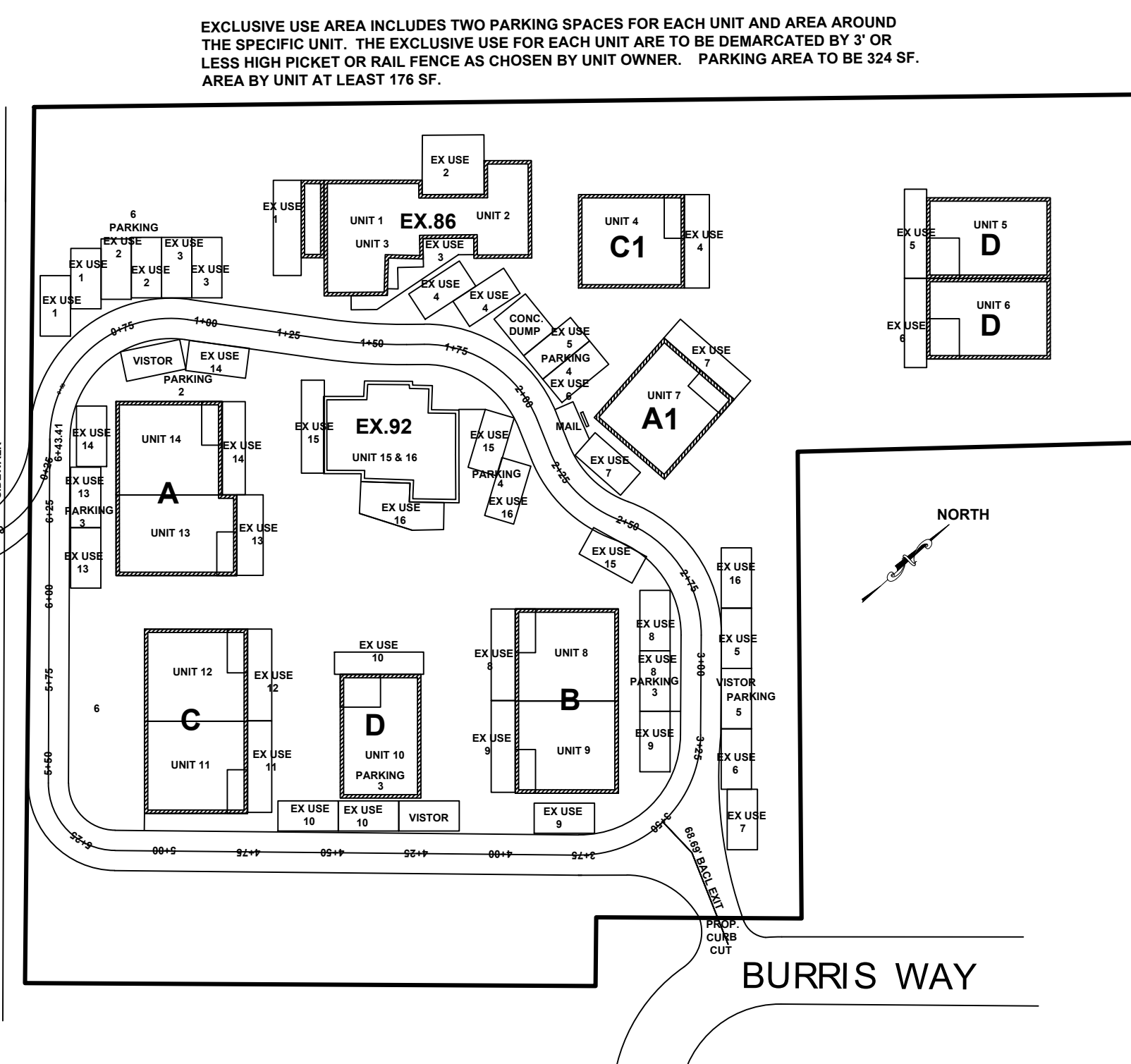
PROPOSED  
643.41' - 12' WIDE DRIVE  
68.69' BURRIS WAY EXIT  
36-9x18' PARKING SPACES



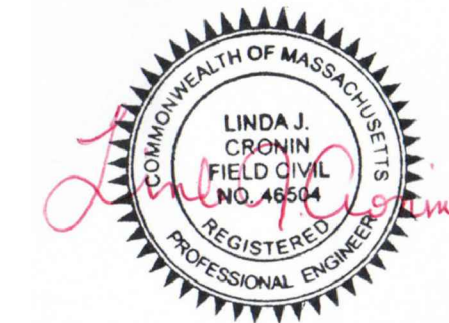
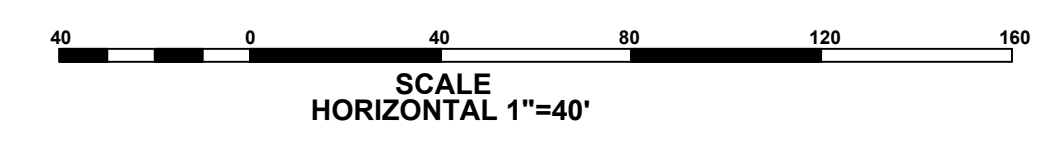
PERC. TEST LOCATION &  
PROPOSED  
INFILTRATION SYSTEMS



PROPOSED  
LANDSCAPING



PROPOSED  
EXCLUSIVE USE AREAS



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

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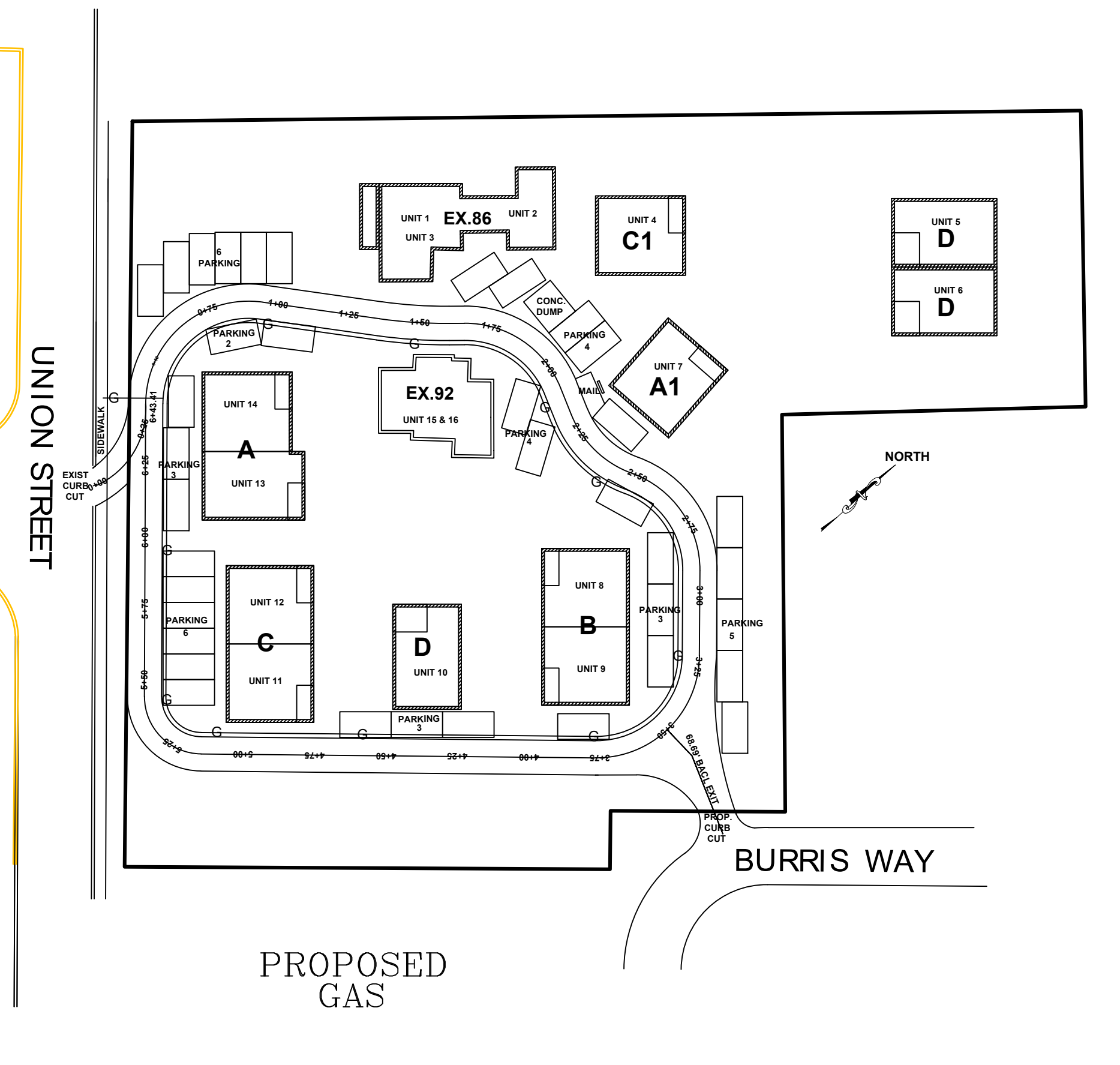
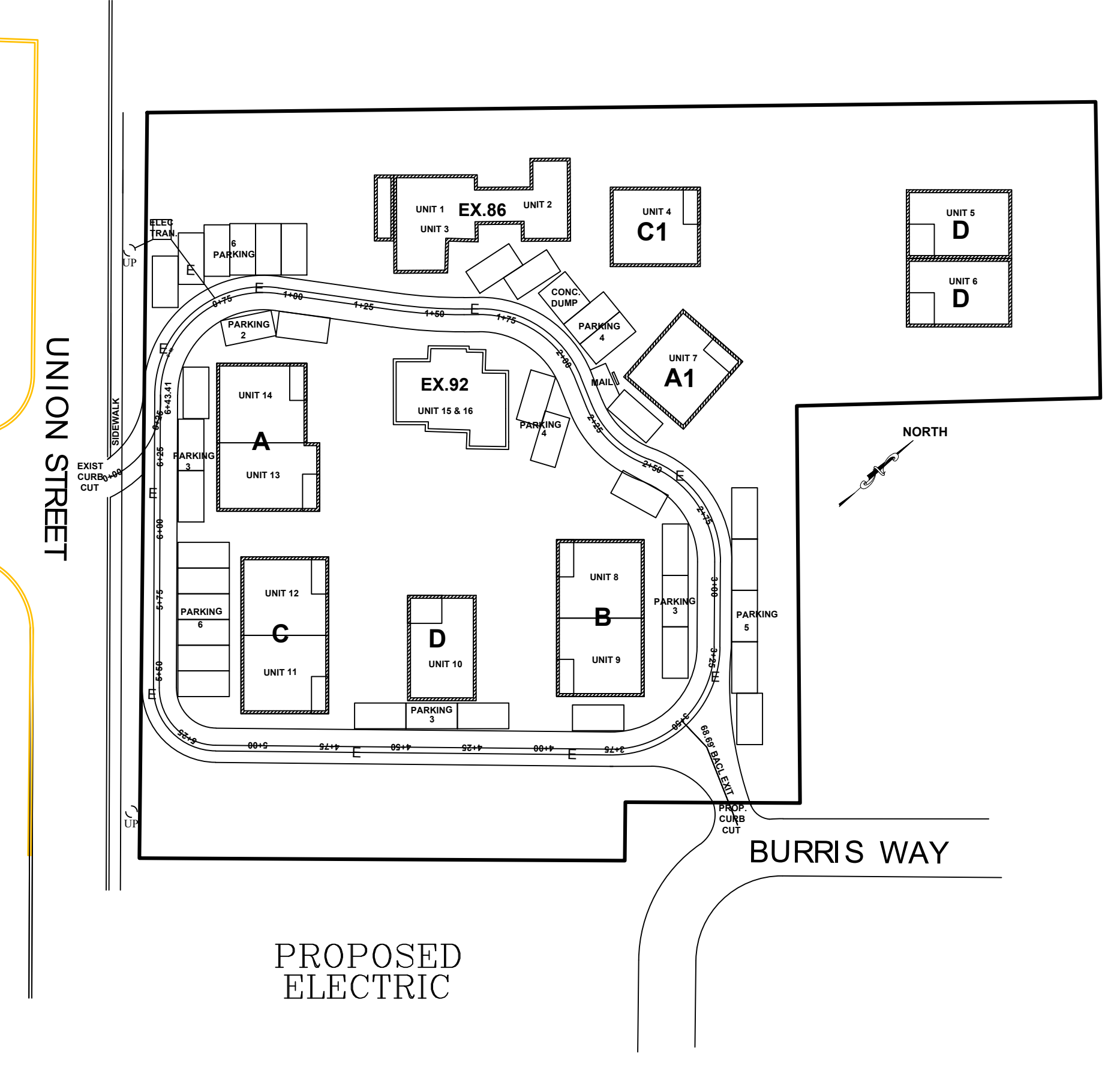
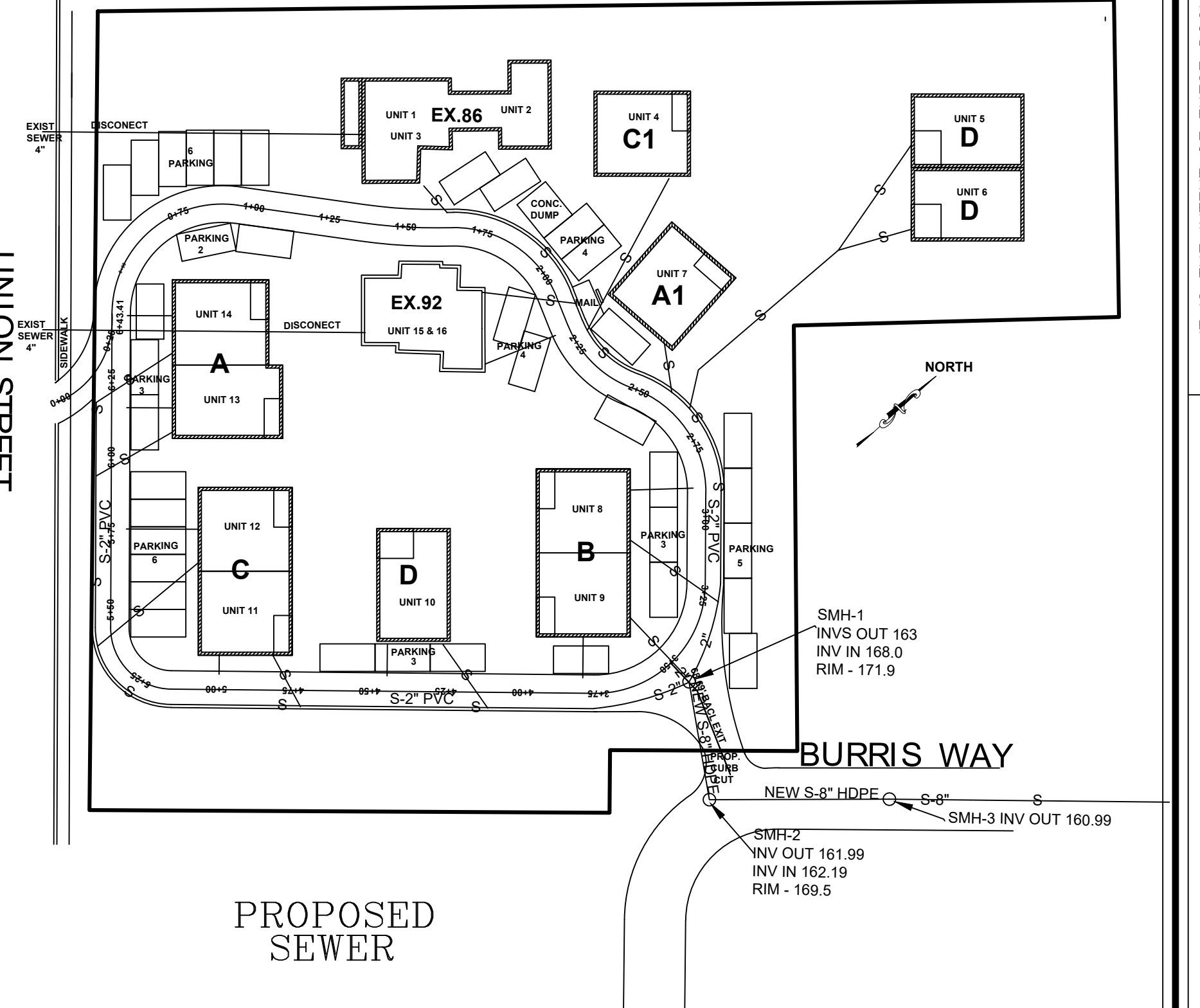
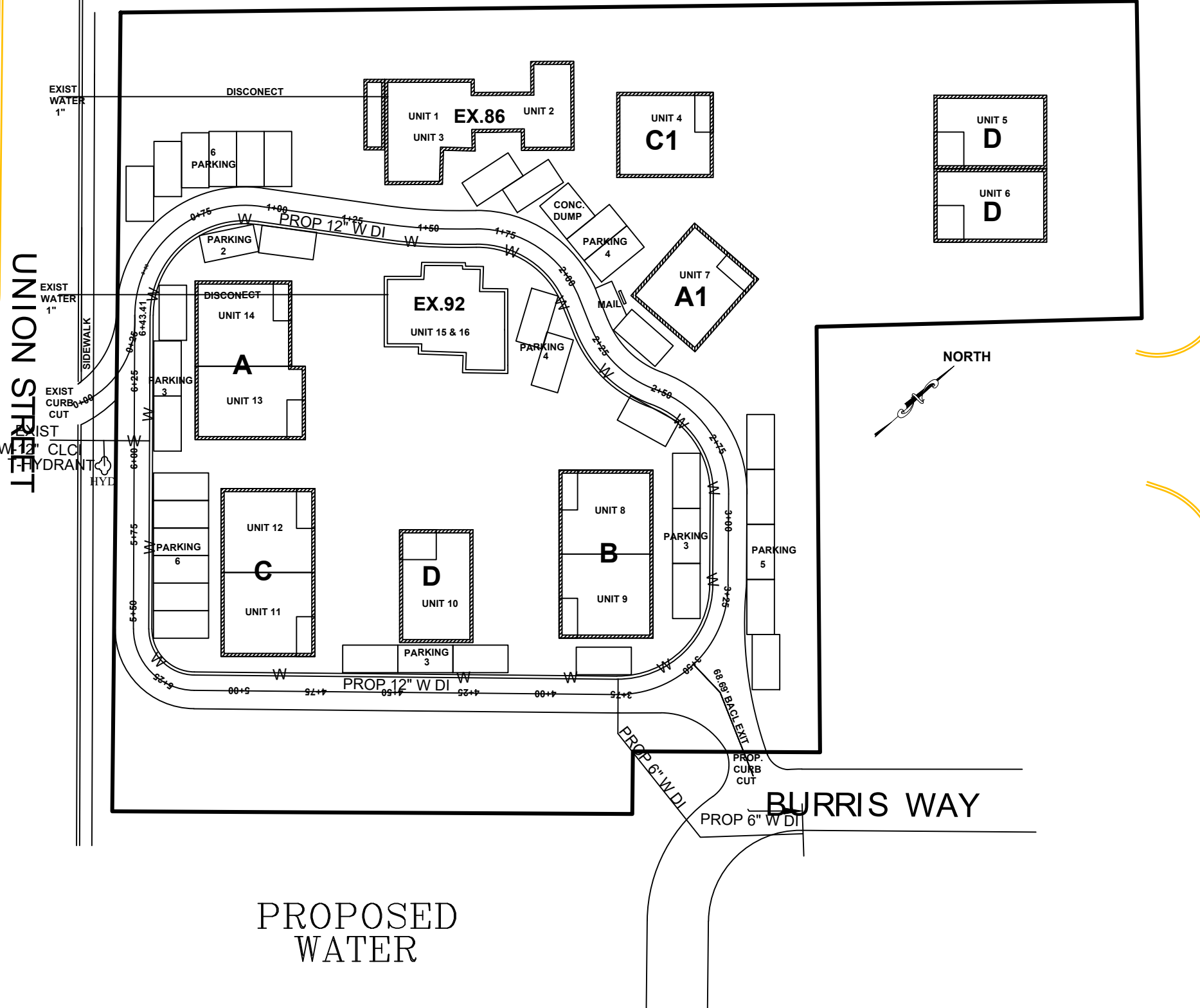
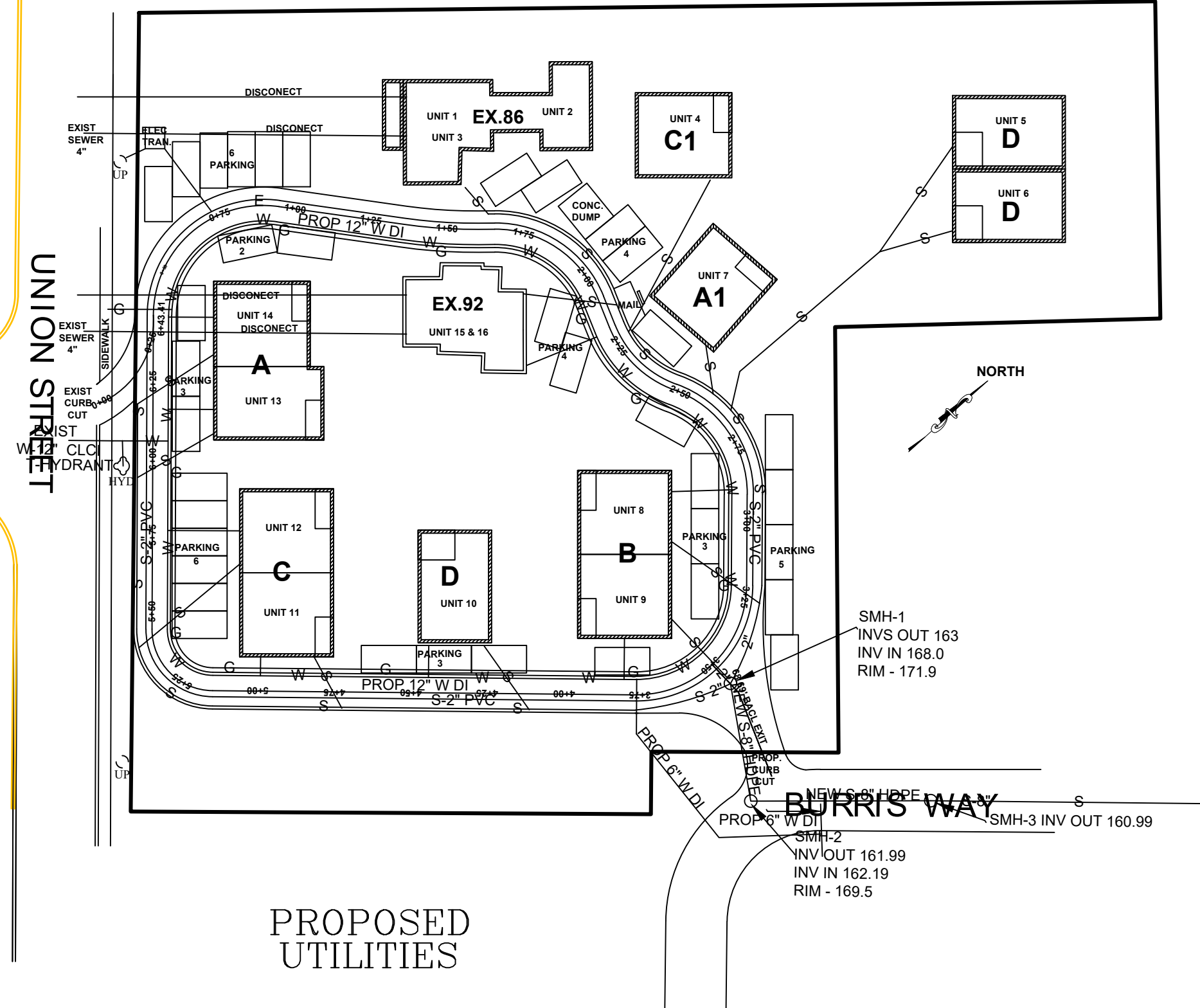
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ROAD & PARKING  
INFILTRATION SYSTEM  
LANDSCAPING  
EXCLUSIVE USE AREAS

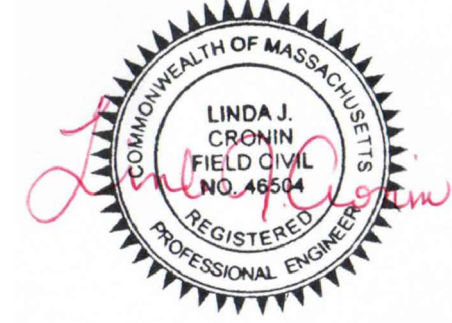
PROPOSED  
PLANNED RESIDENTIAL  
DEVELOPMENT  
86-92 UNION STREET  
RANDOLPH

DWG. NO.  
3



SCALE  
HORIZONTAL 1"=40'

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



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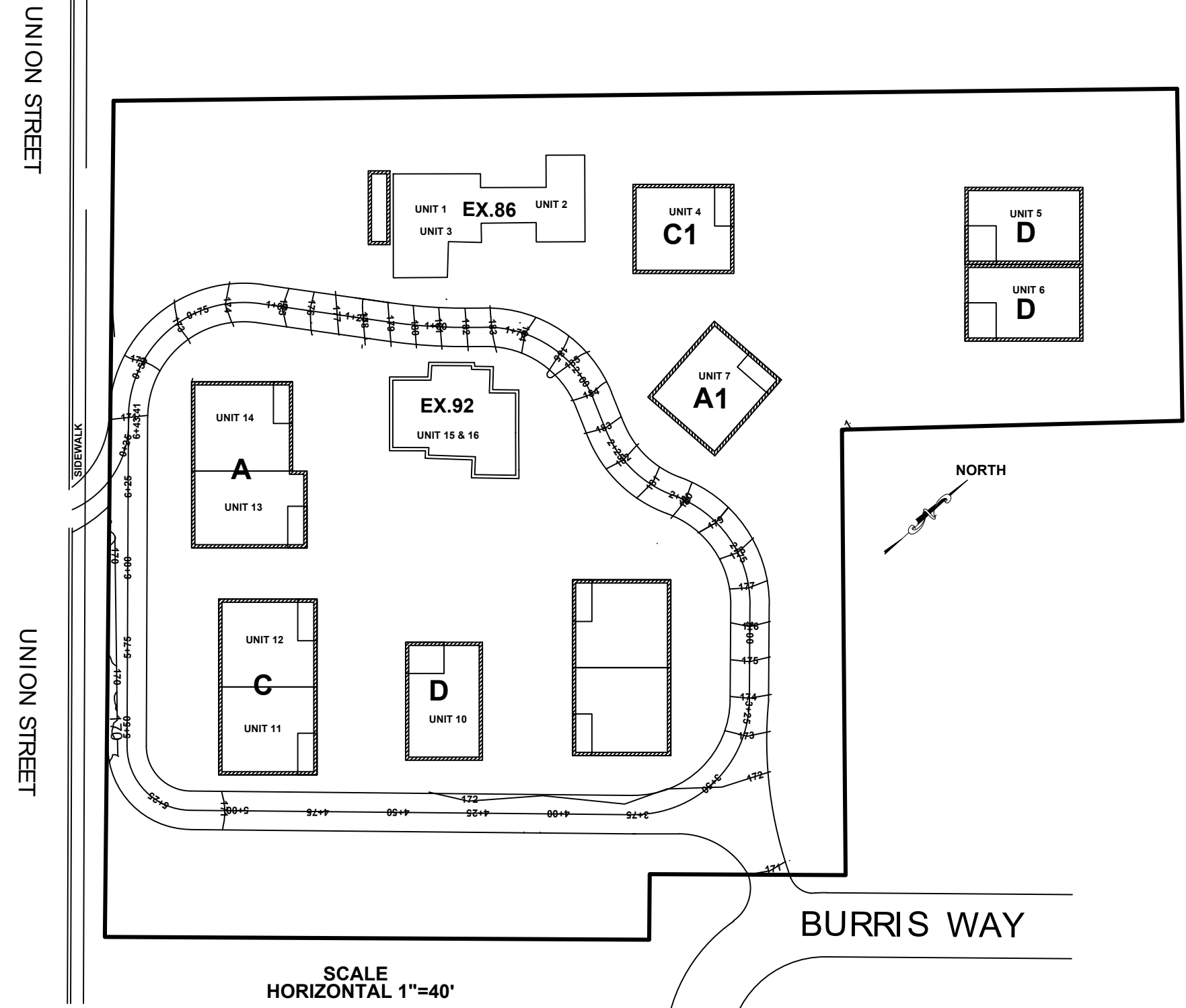
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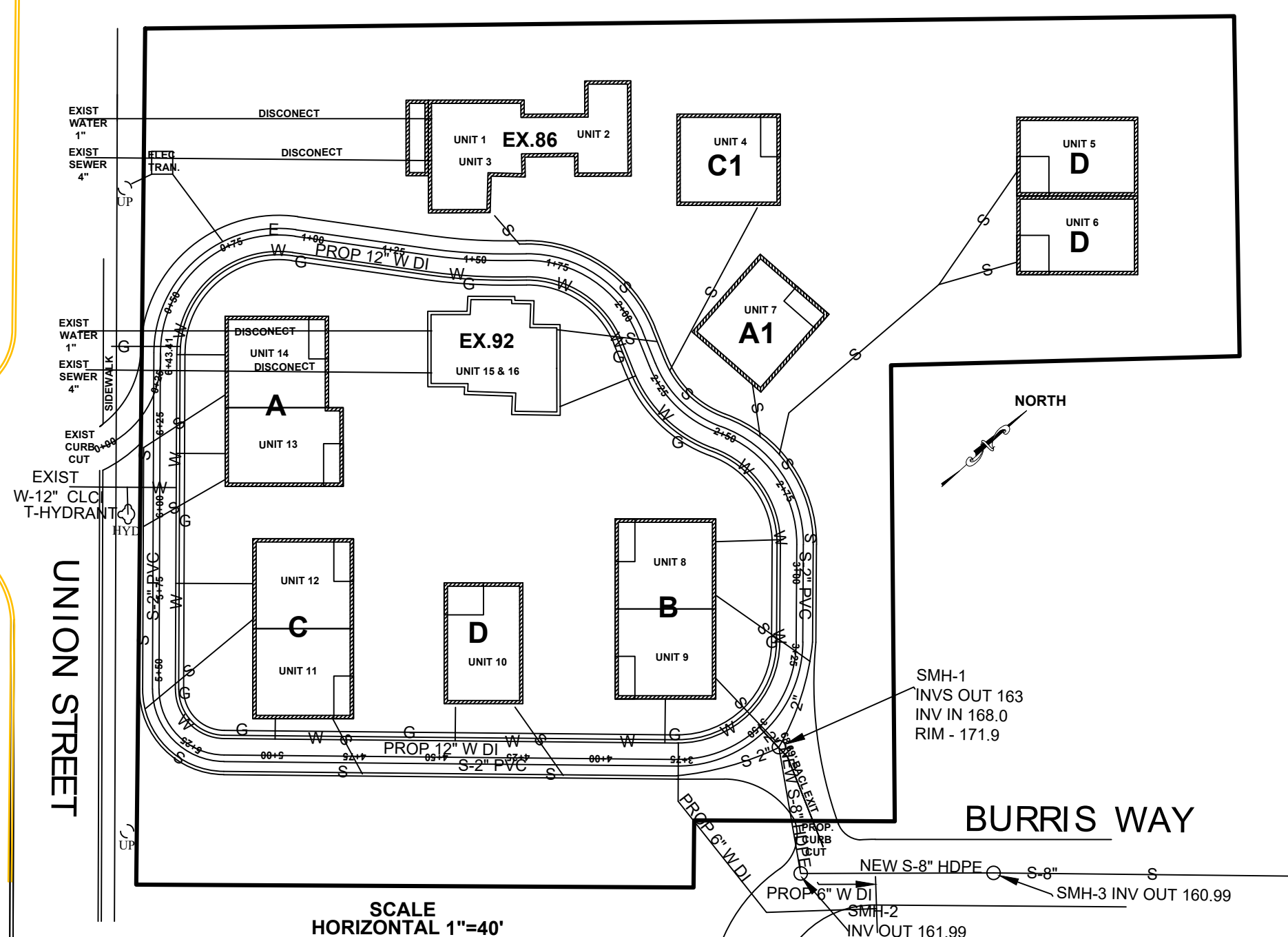
UTILITIES  
WATER - SEWER  
ELECTRIC - GAS

PROPOSED  
PLANNED RESIDENTIAL  
DEVELOPMENT  
86-92 UNION STREET  
RANDOLPH

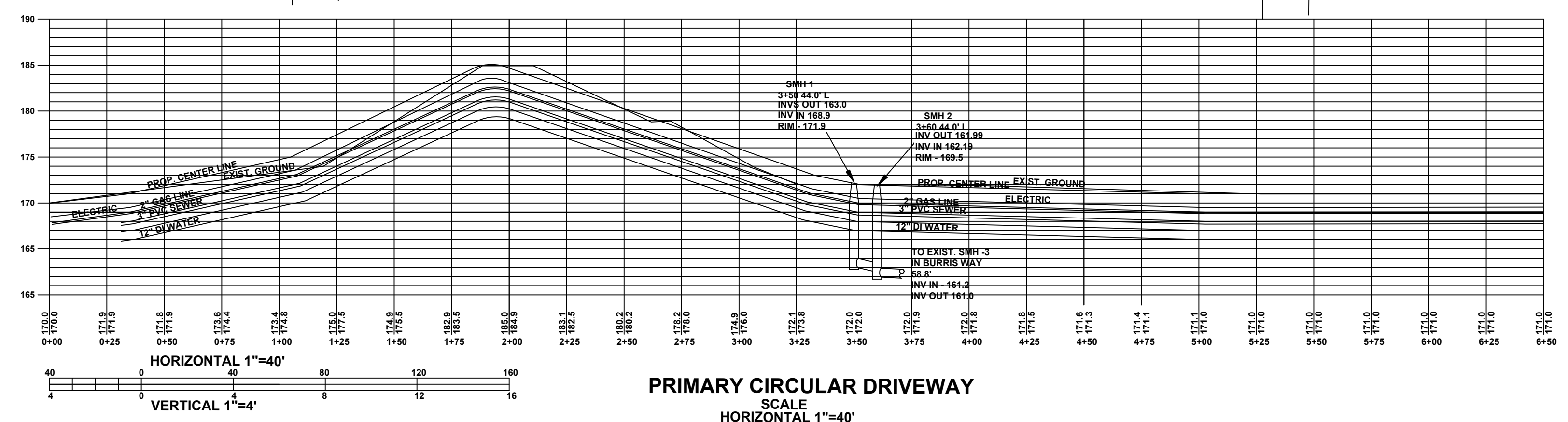
DWG. NO.  
4



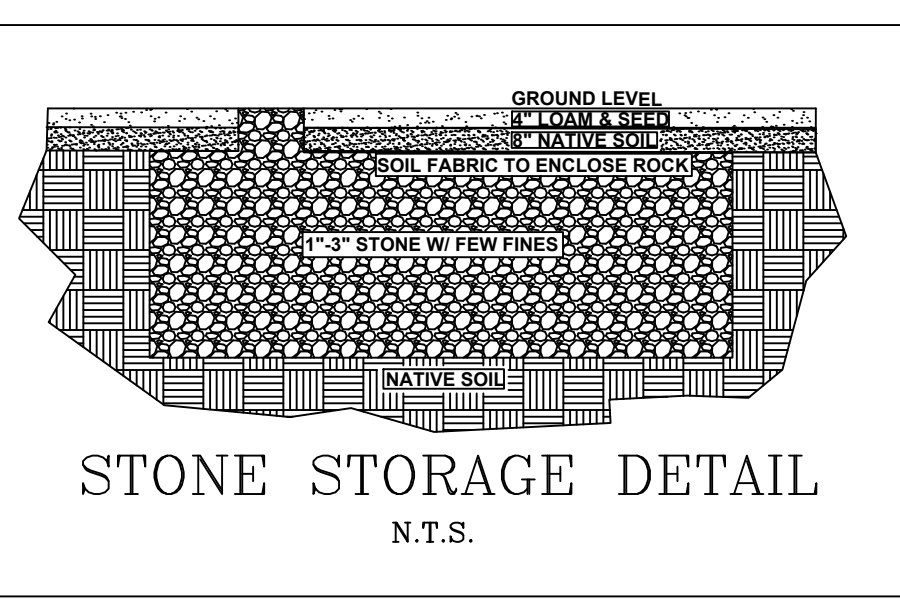
PROPOSED ROAD GRADING  
SCALE HORIZONTAL 1"=40'



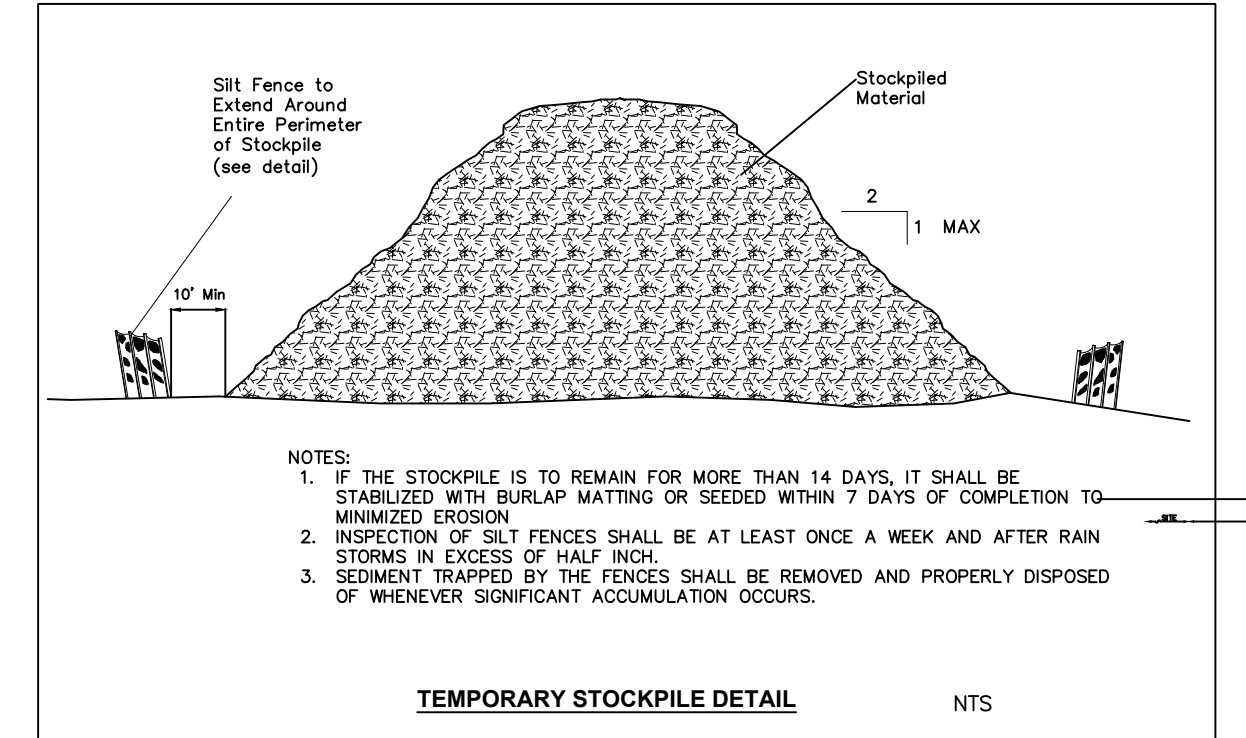
PROPOSED UTILITIES  
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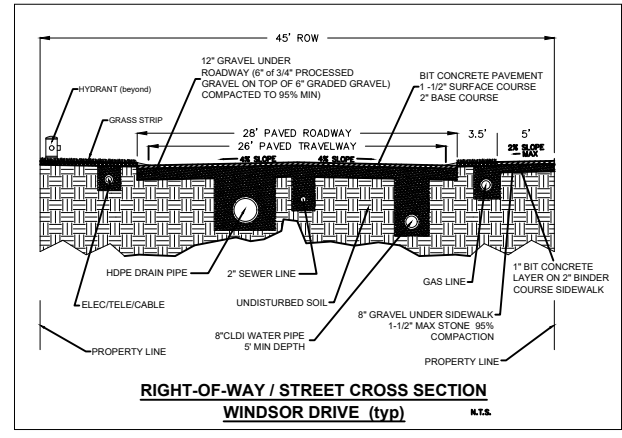
PRIMARY CIRCULAR DRIVEWAY  
SCALE HORIZONTAL 1"=40'



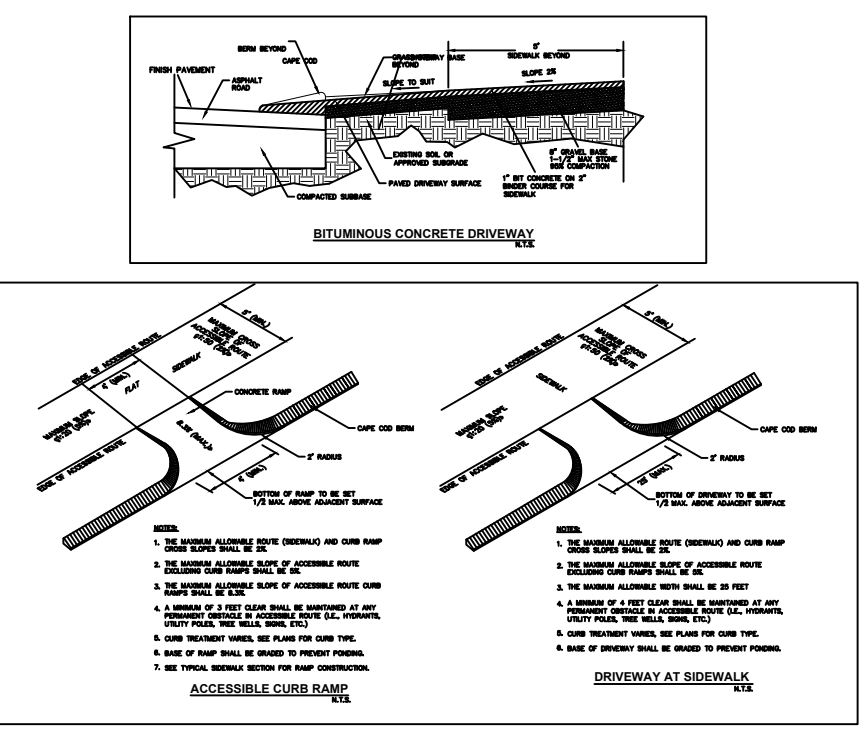
STONE STORAGE DETAIL  
N.T.S.



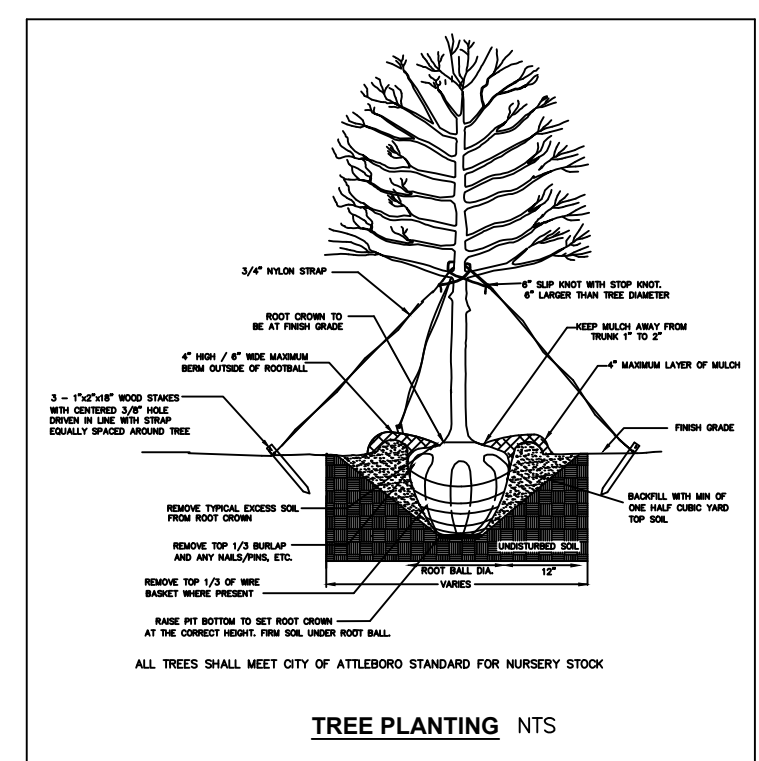
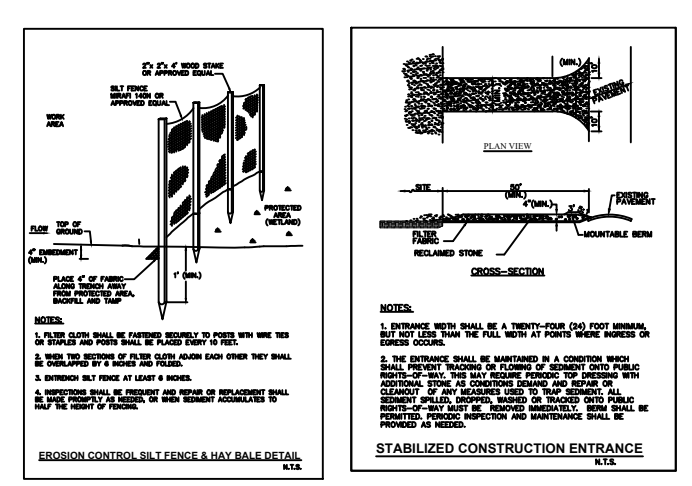
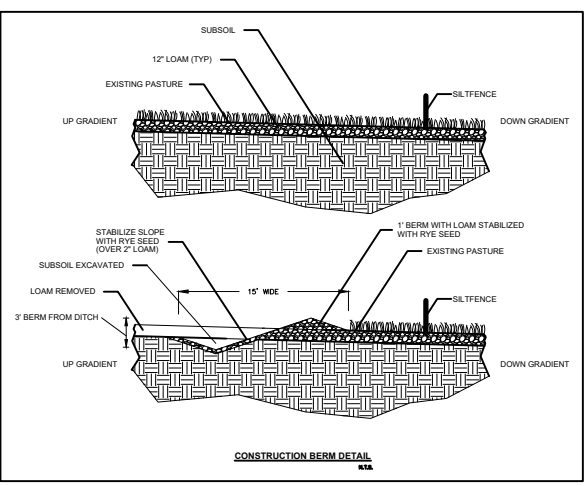
TEMPORARY STOCKPILE DETAIL  
N.T.S.



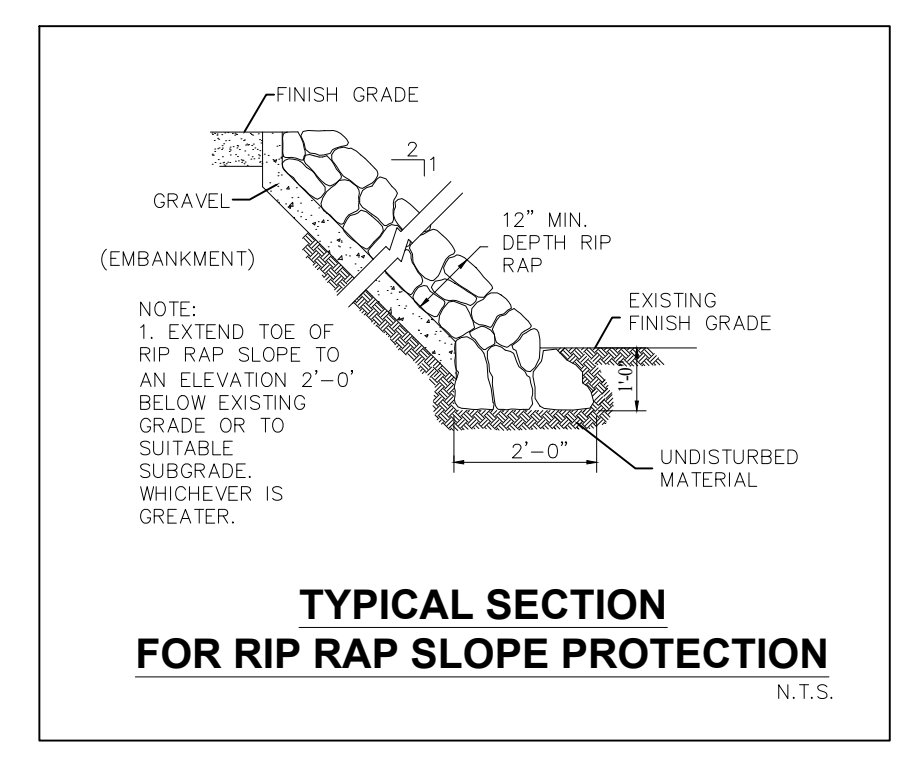
RIGHT-OF-WAY / STREET CROSS SECTION  
WINDSOR DRIVE (Typ)



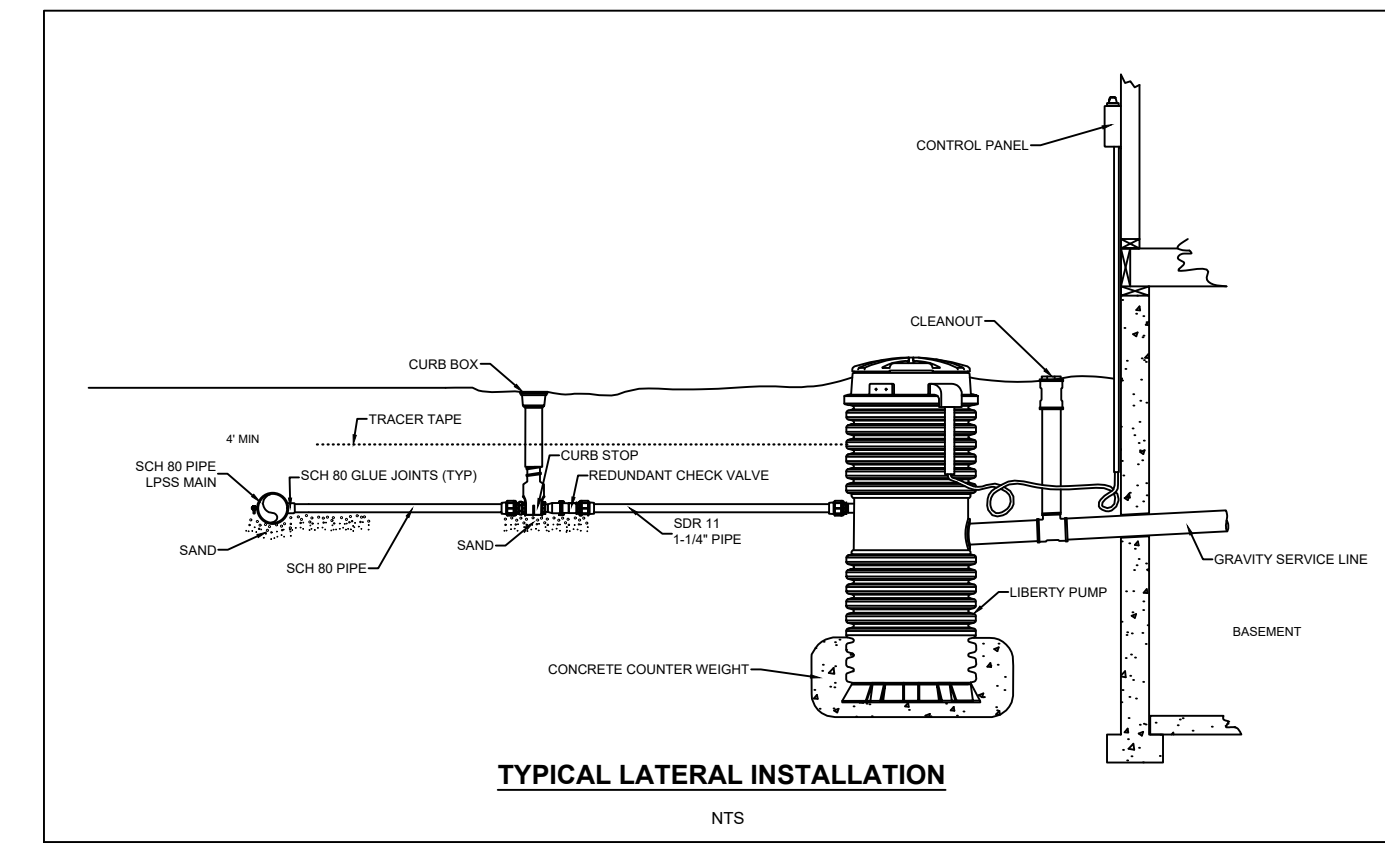
DRIVEWAY AT SIDEWALK  
ACCESSORY DRIVE/DRIVEWAY



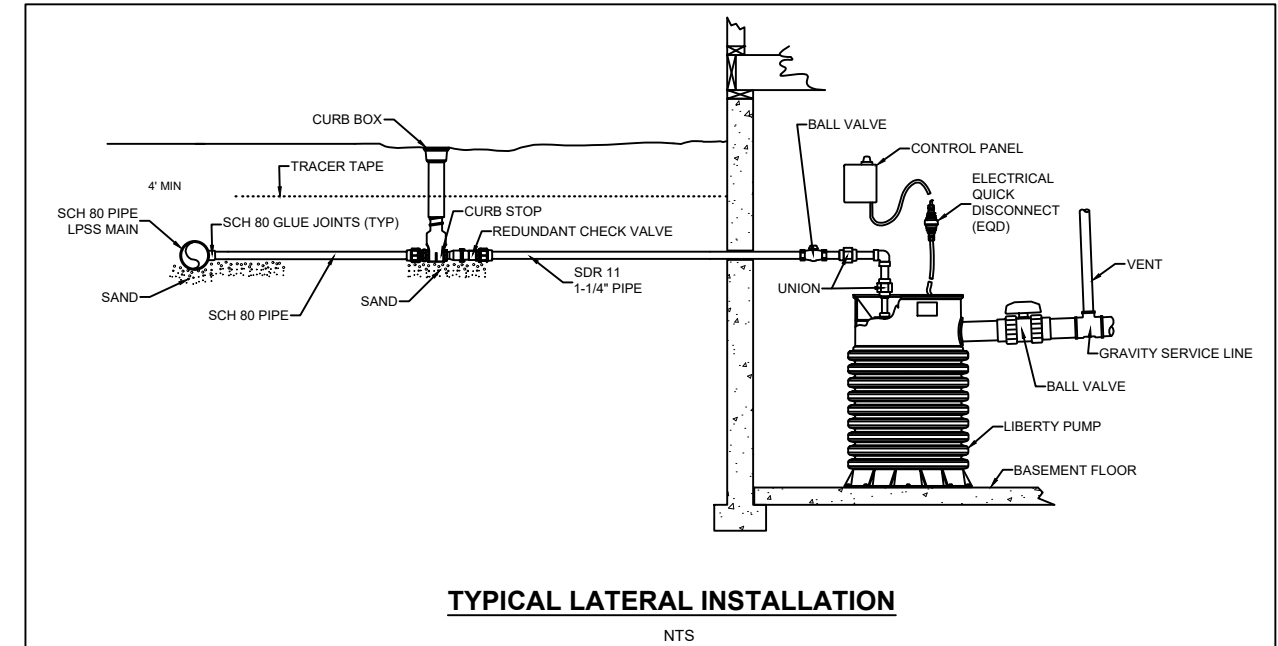
TREE PLANTING  
N.T.S.



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



TYPICAL LATERAL INSTALLATION  
N.T.S.



TYPICAL LATERAL INSTALLATION  
N.T.S.

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PROJECT DEVELOPMENT

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DRIVE WAY PLAN & PROFILE

PROPOSED PLANNED RESIDENTIAL DEVELOPMENT  
86-92 UNION STREET  
RANDOLPH

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



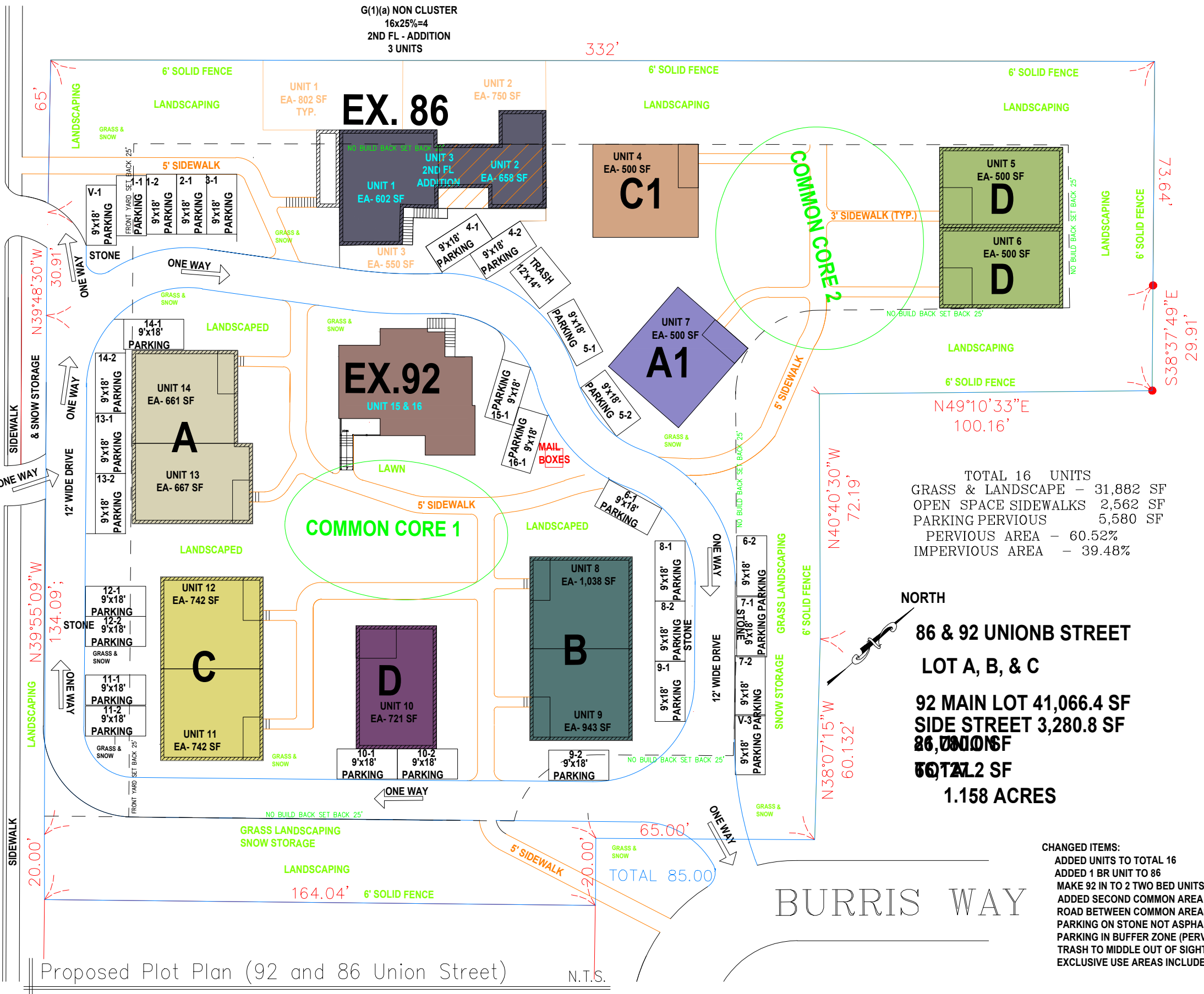
**CSN ENGINEERING**  
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Brewster, MA 02631  
Phone: (508) 896-1783

DWG. NO.  
5

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

<b>GENERAL NOTES:</b> ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.	<b>ATELIER LALANNE INCORPORATED</b> SERGE LALANNE DESIGNER Tel: (508) 818-1215 kralanne2025@yahoo.com 115 MAIN STREET, N. EASTON, MASSACHUSETTS, 02346-1052	DRAWING TITLE: <h2 style="text-align: center;">FOR ZBA</h2>	DATE 	REVISION 	BY 	PROFESSIONAL STAMP: 	PROJECT ADDRESS: COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA	DRAWN BY: SL	SCALE: 1/4" = 1'-0"
			DRAWING TITLE: FOR PERMITTING	CHECKED BY: 	DATE: 06-20-2025		DRAWING NO. T-1	CAD FILE NAME: <b>FOR ZBA</b>	

#86 UNION STREET  
#92 UNION STREET



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%

**86 & 92 UNIONB STREET**  
**LOT A, B, & C**  
**92 MAIN LOT 41,066.4 SF**  
**SIDE STREET 3,280.8 SF**  
**86 UNIONS**  
**TOTAL 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

Proposed Plot Plan (92 and 86 Union Street) N.T.S.

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

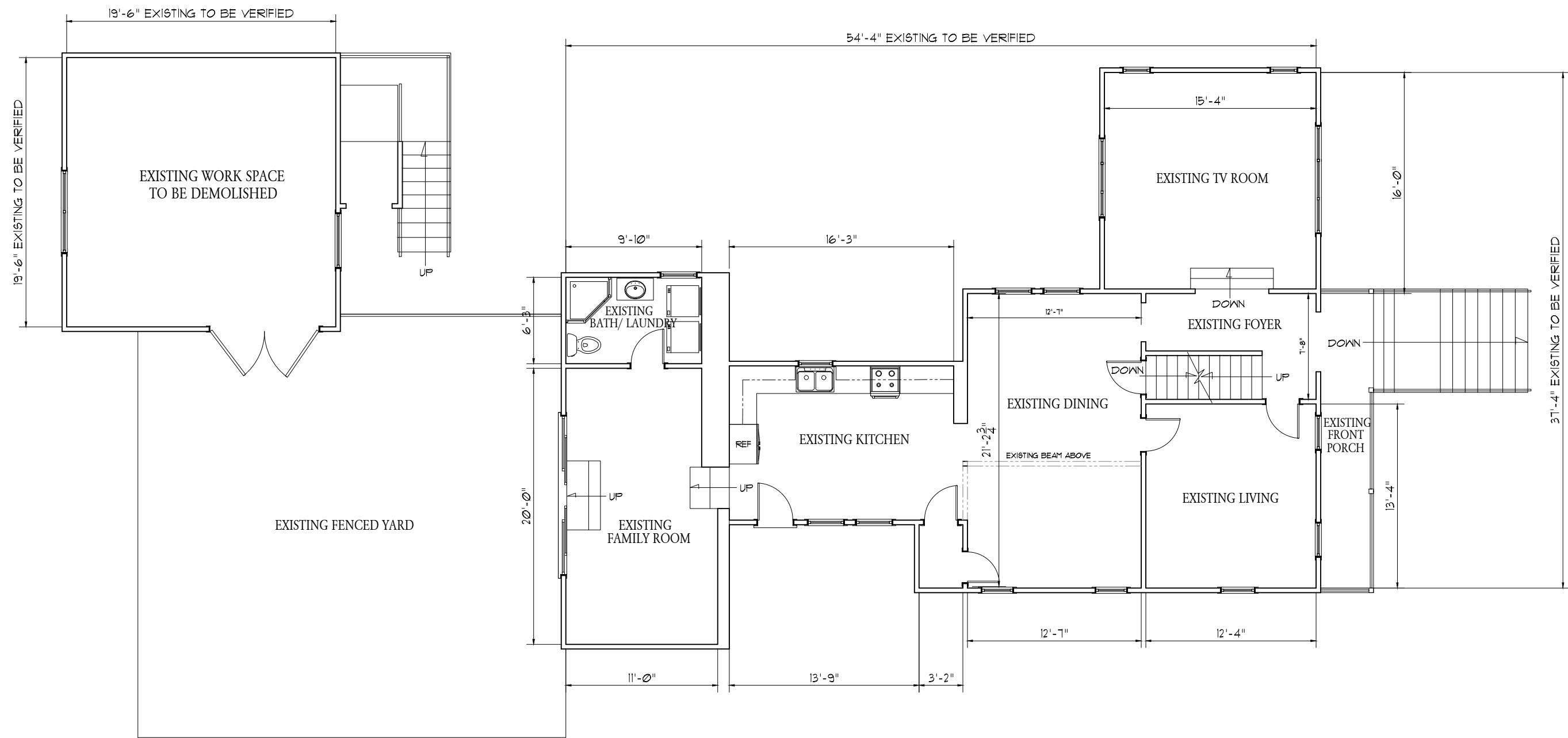
DRAWING TITLE:  
**PROPOSED PLOT PLAN (92 AND 86 UNION STREET)**

DATE	REVISION	BY

PROFESSIONAL STAMP:

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

DRAWN BY: SL  
 CHECKED BY: PLT-1  
 DATE: 11-28-2025  
 CAD FILE NAME: FOR ZBA



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

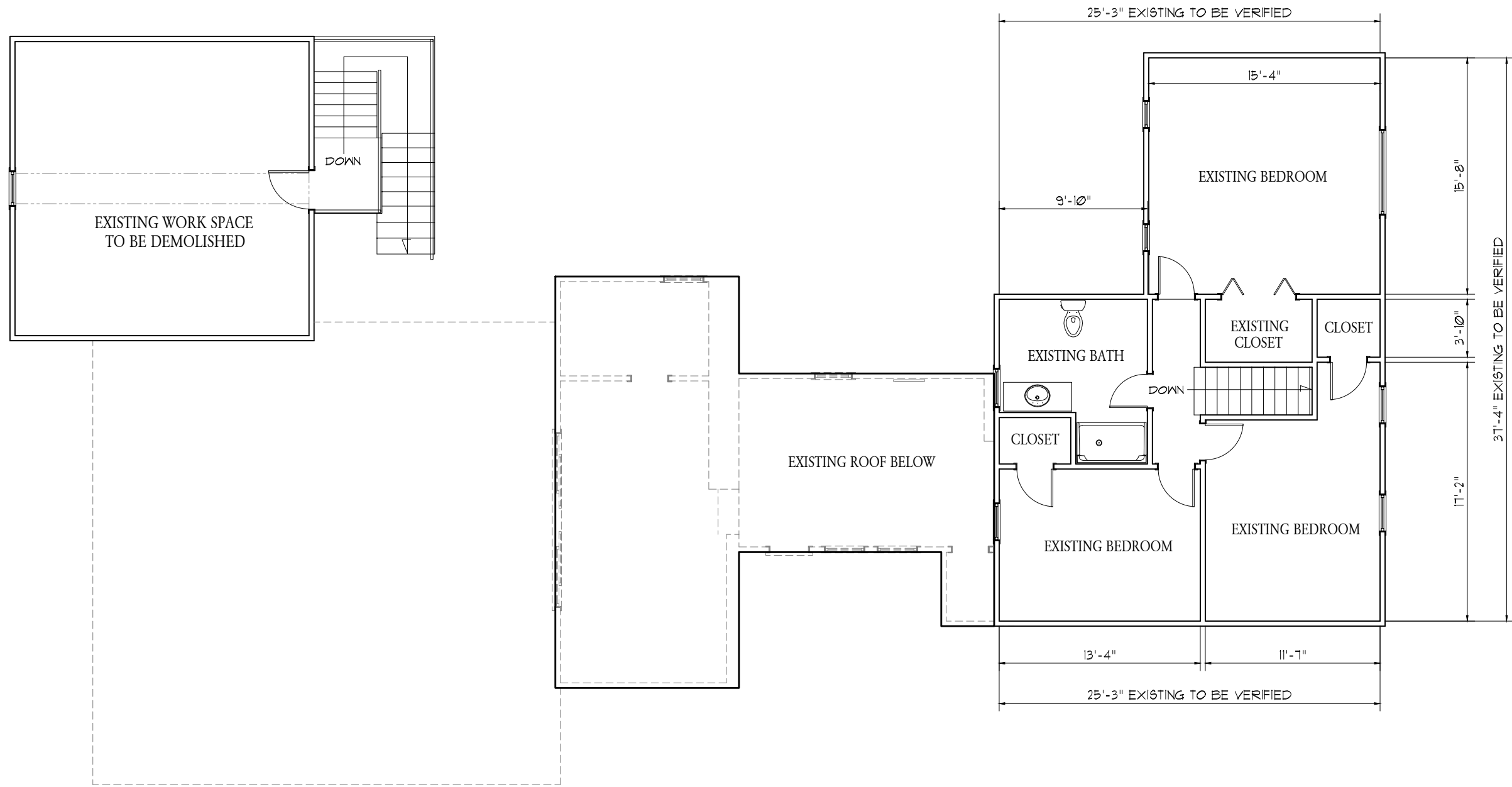
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PROJECT ADDRESS:  
 COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA

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

SCALE: 1/4" = 1'-0"  
 DRAWING NO. EX-1  
**FOR ZBA**



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:  
 \_\_\_\_\_  
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PROJECT ADDRESS:  
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 AT 86-92 UNION STREET  
 RANDOLPH, MA**

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

DRAWN BY:  
 SL

CHECKED BY:  
 EX-2

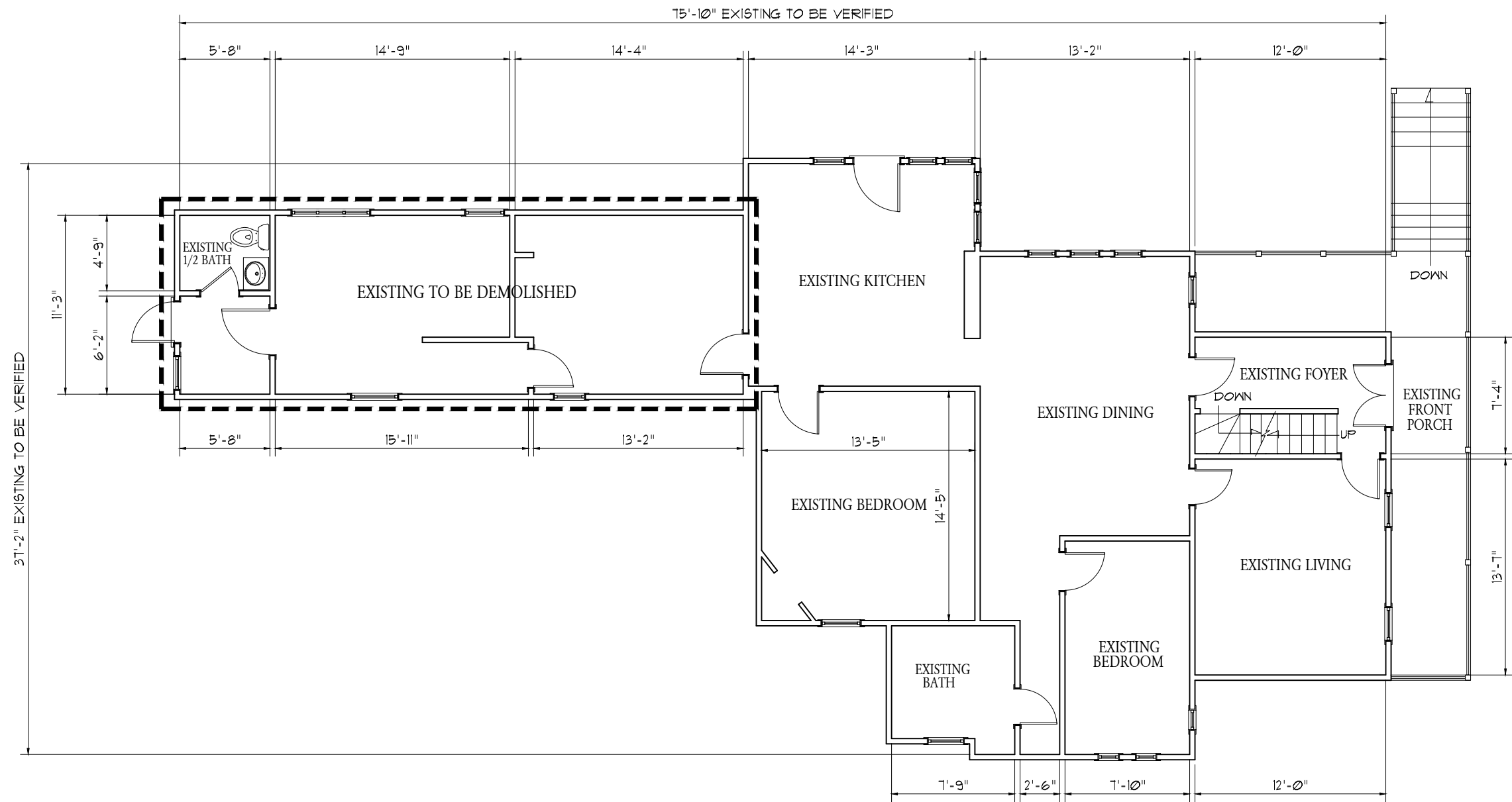
DATE:  
 06-20-2025

SCALE:  
 1/4" = 1'-0"

DRAWING NO.  
 EX-2

CAD FILE NAME:  
**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)**

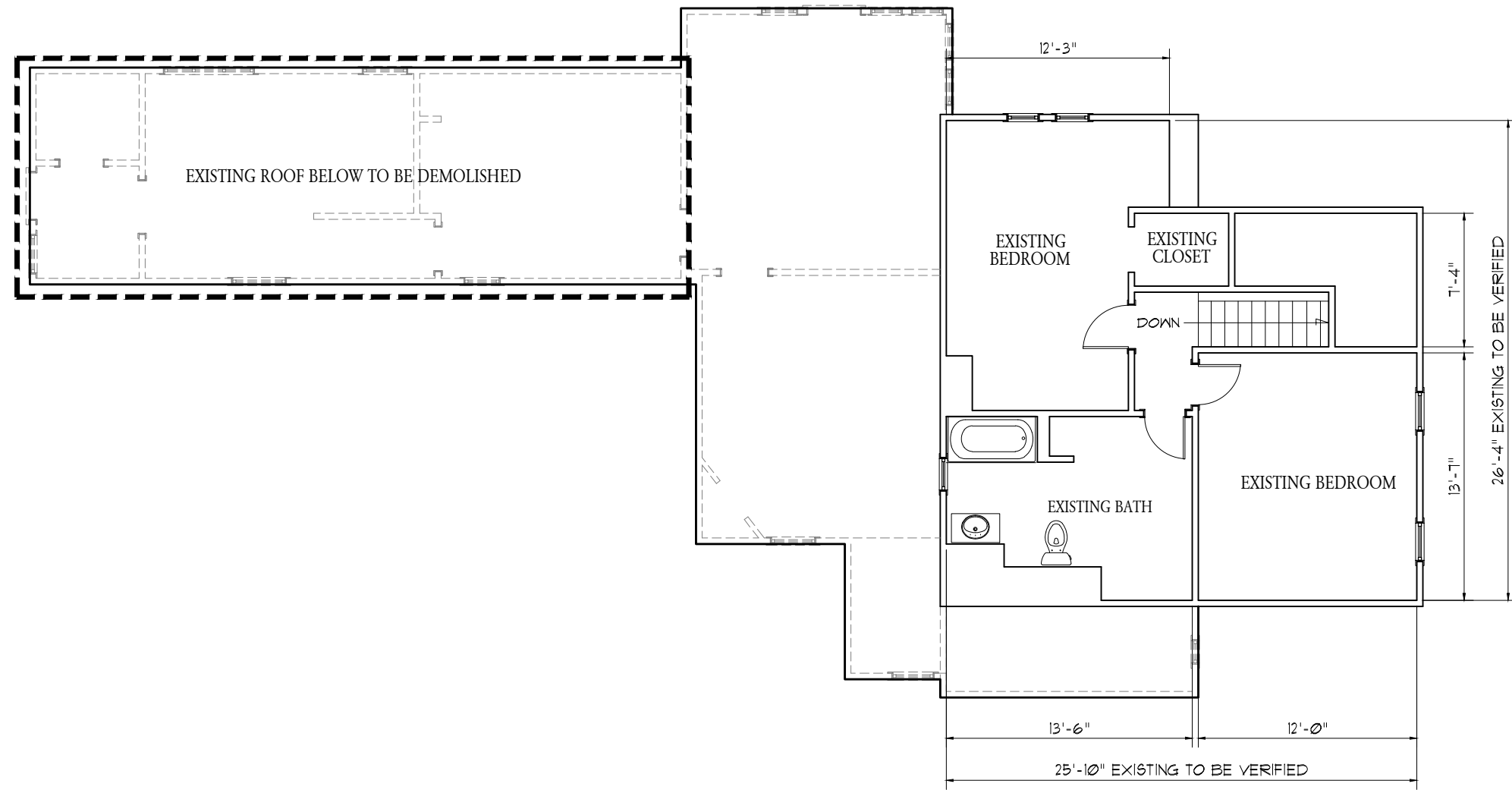
DATE	REVISION	BY

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	<b>FOR ZBA</b>
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)**

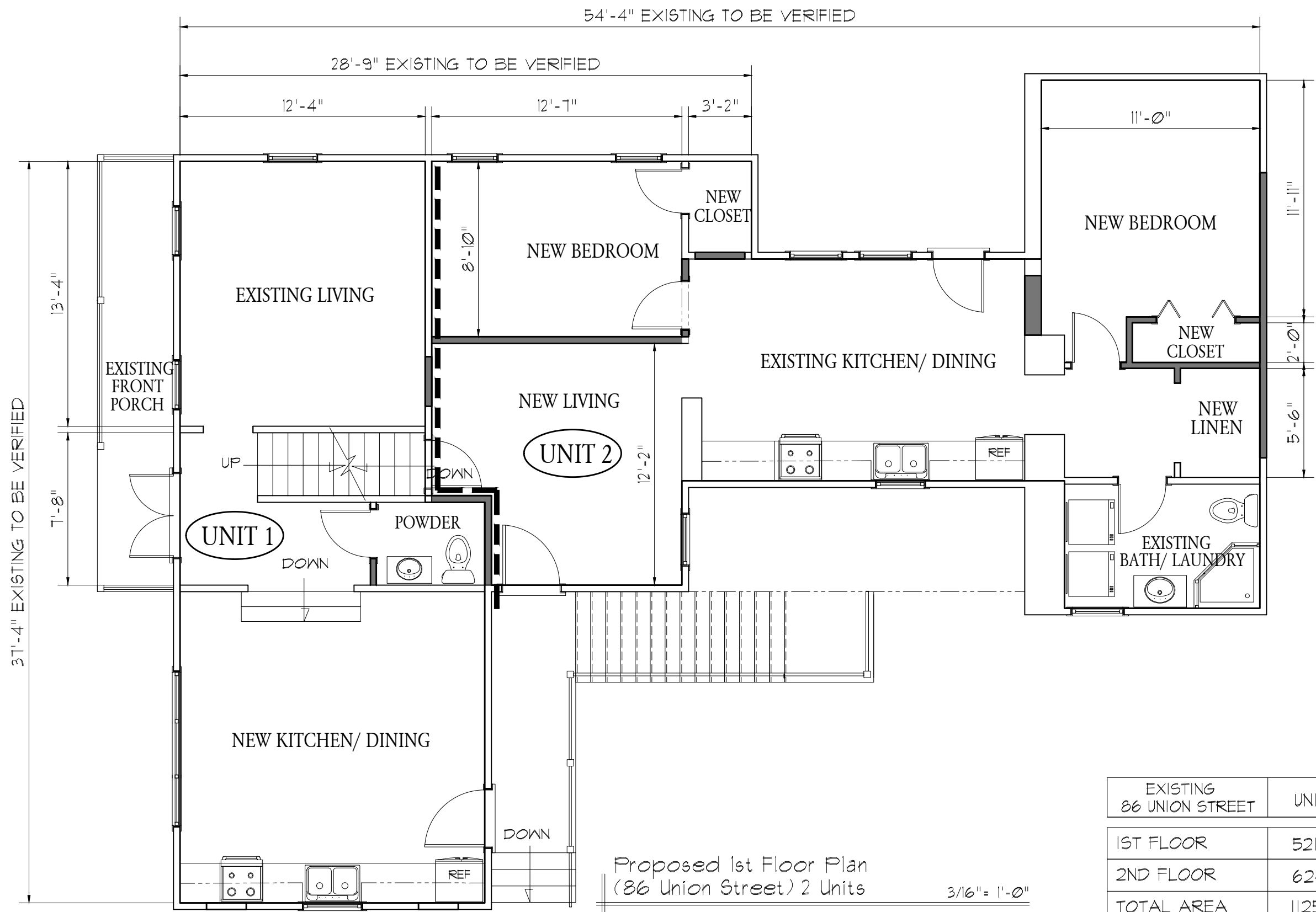
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**SL**

CHECKED BY:  
**EX-2**

DATE:  
**06-20-2025**

CAD FILE NAME:  
**FOR ZBA**

SCALE:  
**1/4" = 1'-0"**



Proposed 1st Floor Plan  
 (86 Union Street) 2 Units  
 3/16" = 1'-0"

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.

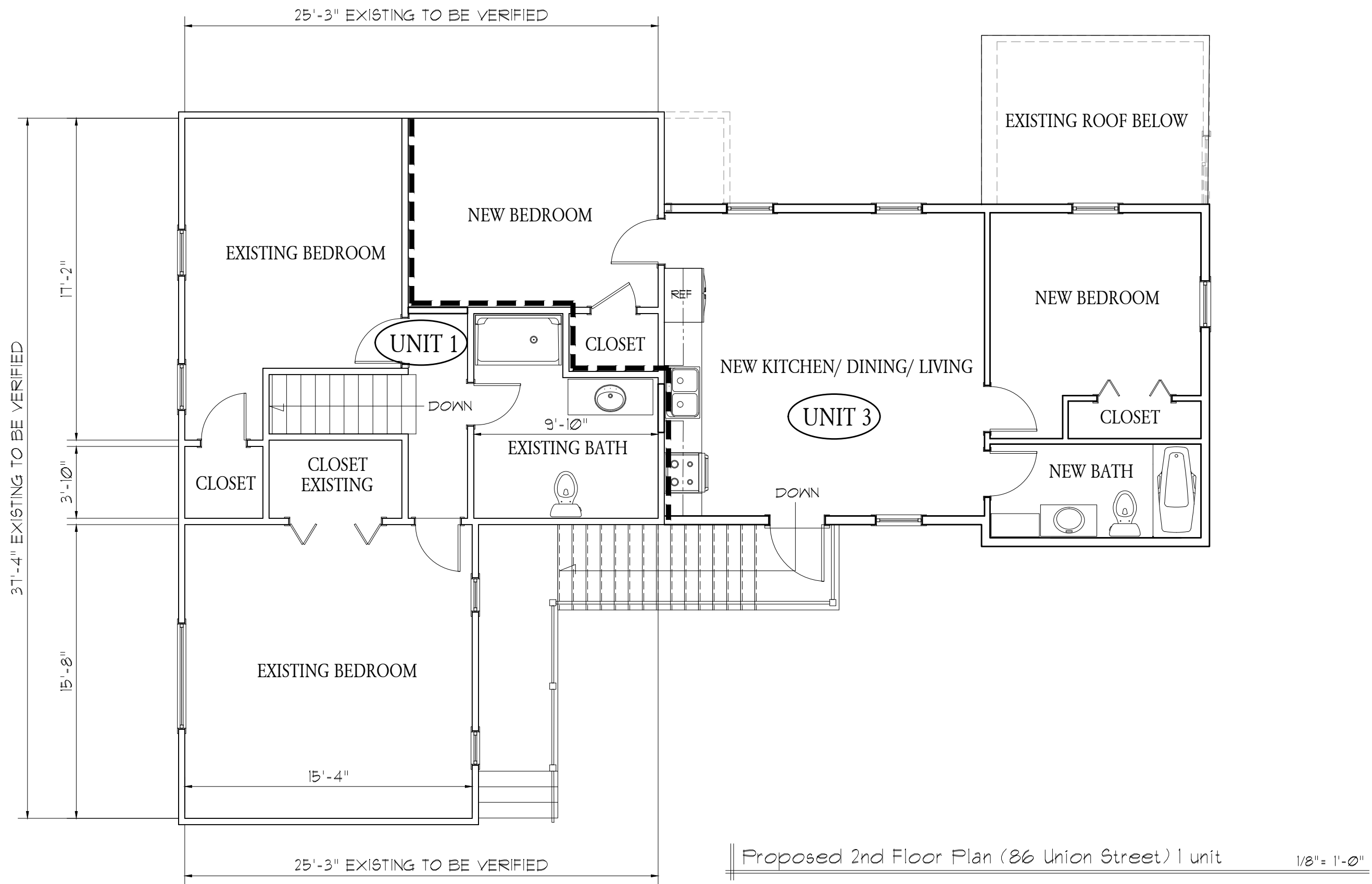
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**PROPOSED  
 1ST FLOOR PLAN  
 (86 UNION STREET)**

DATE	REVISION	BY

PROFESSIONAL STAMP:  
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PROJECT ADDRESS:  
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 AT 86-92 UNION STREET  
 RANDOLPH, MA**

DRAWN BY:  
 SL  
 CHECKED BY:  
 A-1  
 DATE:  
 06-20-2025  
 CAD FILE NAME:  
**FOR ZBA**



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

**GENERAL NOTES:**  
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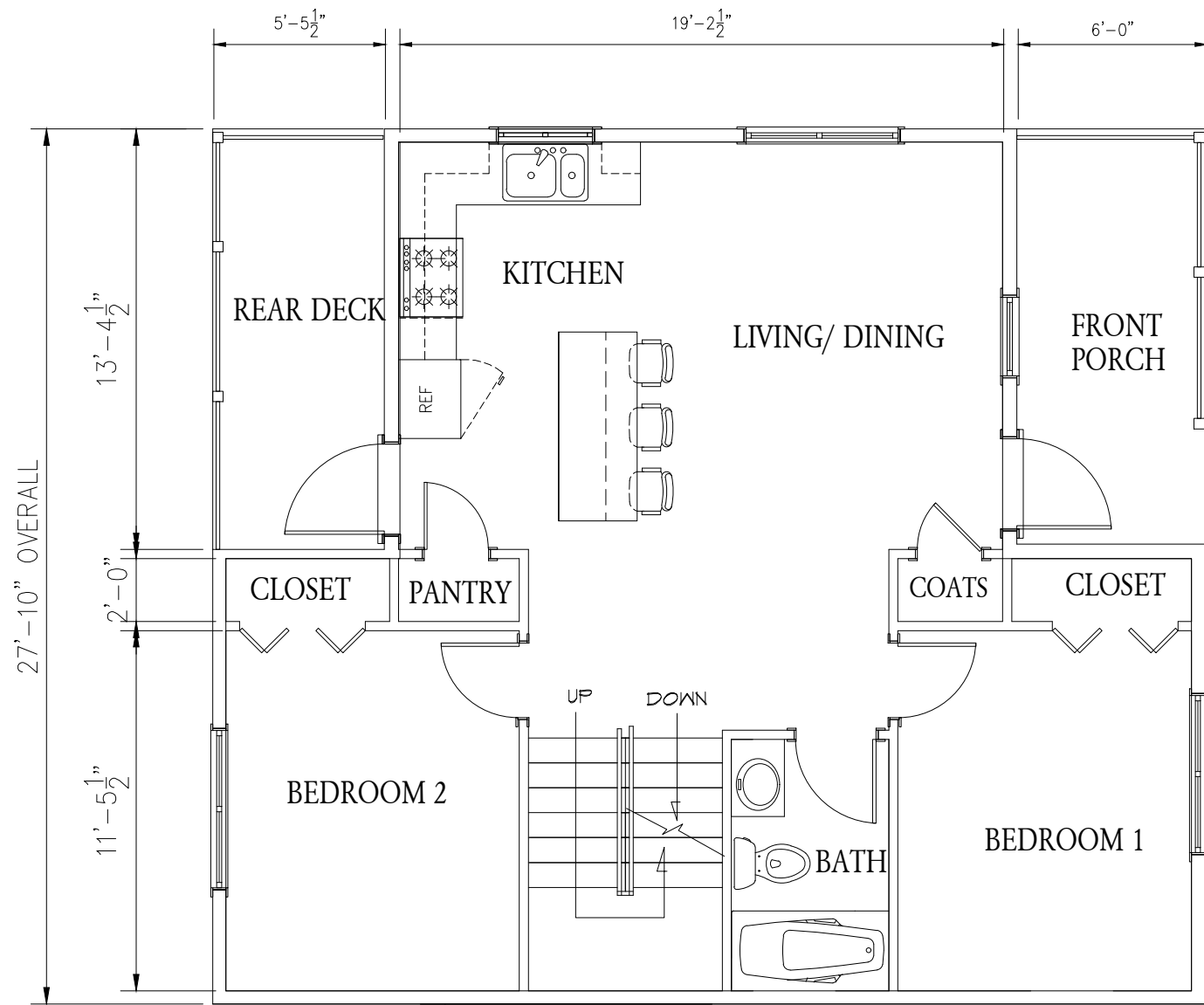
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**PROPOSED 2ND FLOOR PLAN (86 UNION STREET)**

DATE	REVISION	BY

PROFESSIONAL STAMP:

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 COMMUNITY DEVELOPMENT  
 AT 86-92 UNION STREET  
 RANDOLPH, MA

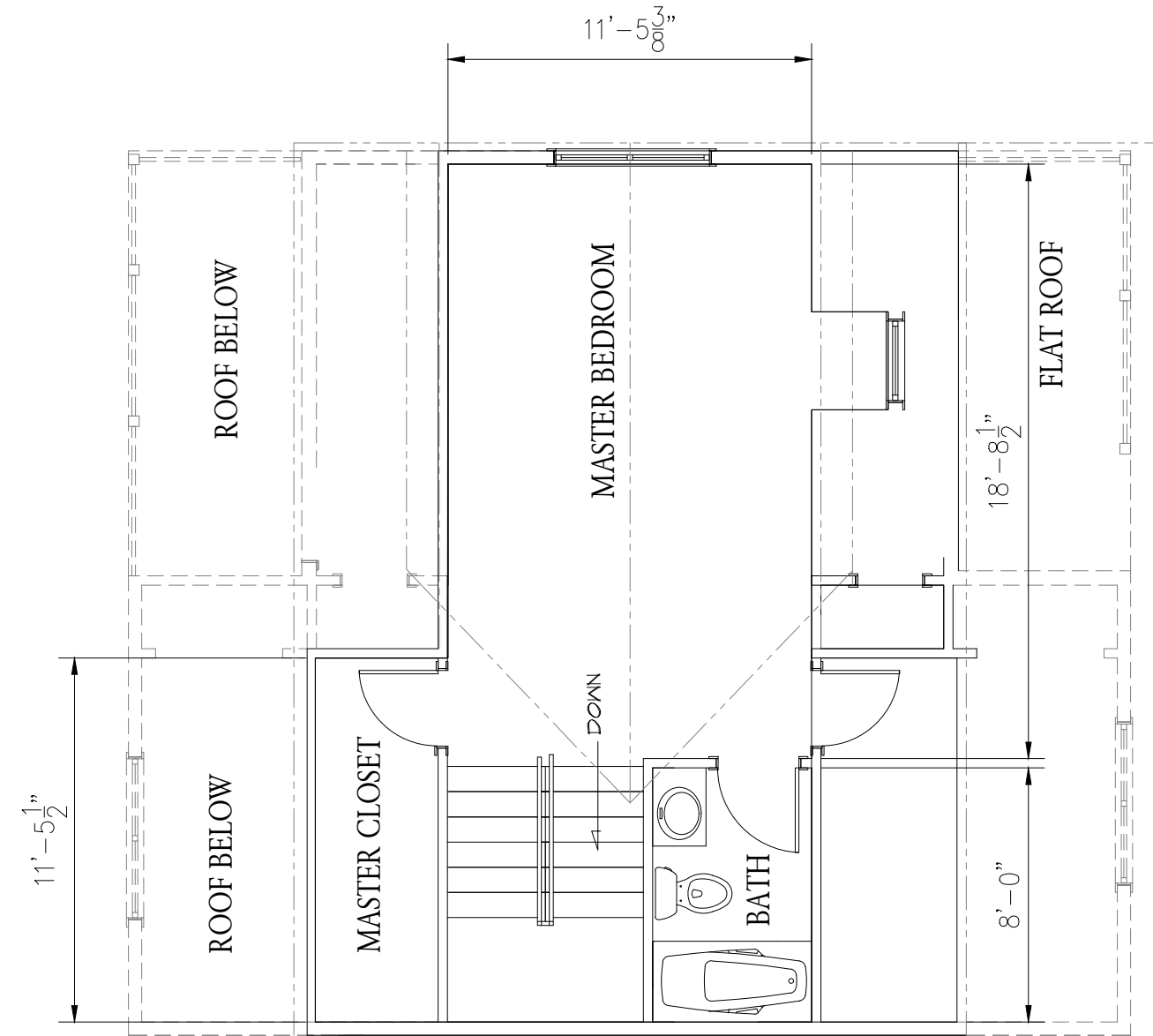
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 CHECKED BY:  
 DATE: 06-20-2025  
 CAD FILE NAME:  
 SCALE: 1/4" = 1'-0"  
 DRAWING NO. A-2  
**FOR ZBA**



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

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

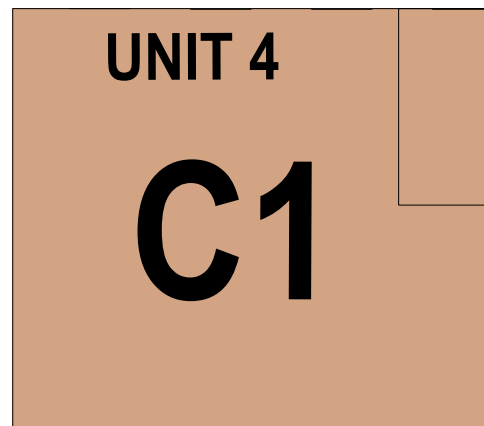
RIDGE @ 23'-0"



GROUND @ 0'-0"

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

Carob AF-160



Proposed Siding



Proposed Shingles

RIDGE @ 23'-0"



GROUND @ 0'-0"

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)**

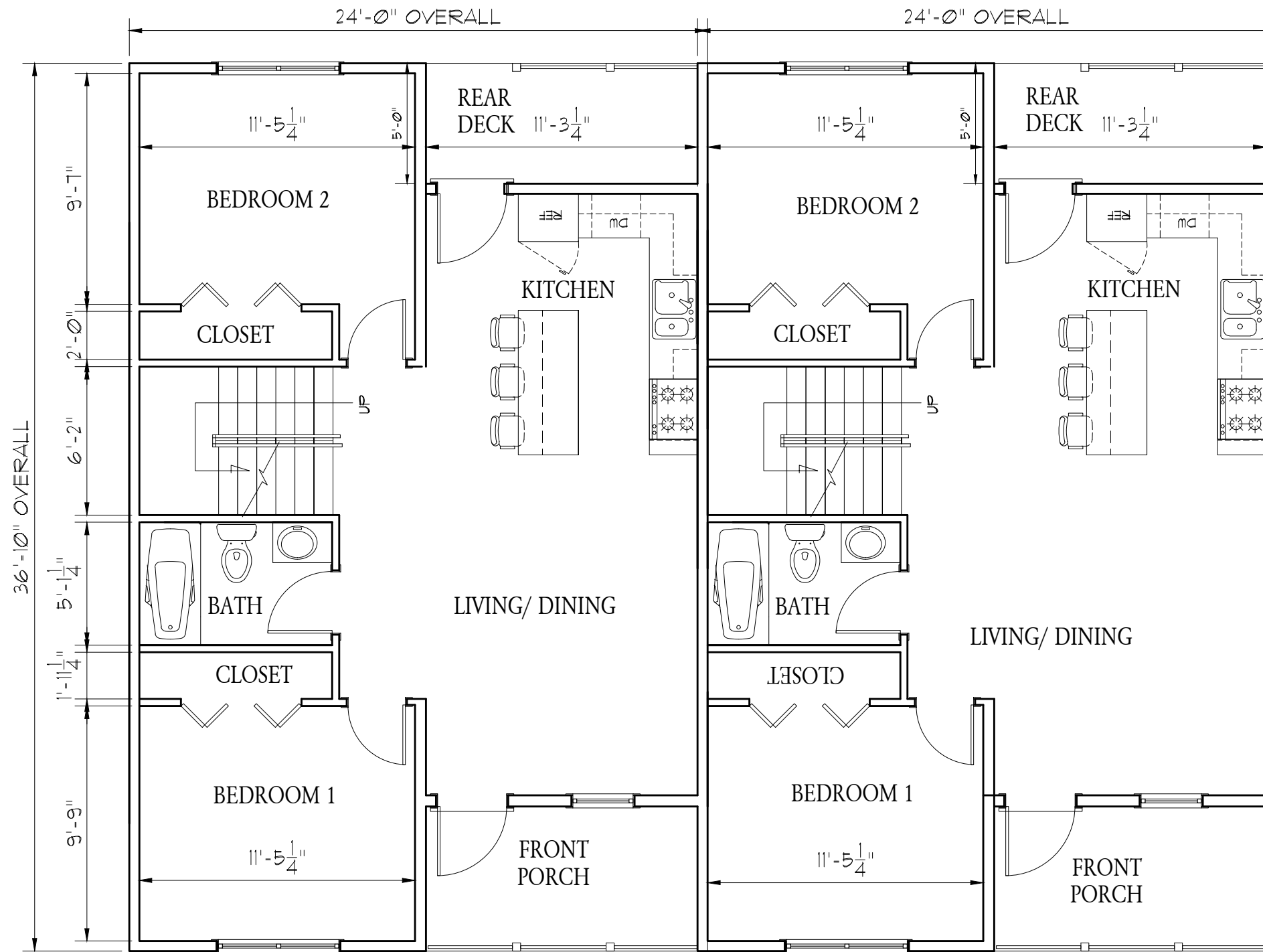
DATE	REVISION	BY

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



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

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

DATE	REVISION	BY

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 AT 86-92 UNION STREET  
 RANDOLPH, MA

DRAWING TITLE:  
 Proposed 1st Floor Plan  
 (Type DD Duplex 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 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:  
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DRAWING NO.  
 A-2

**FOR ZBA**





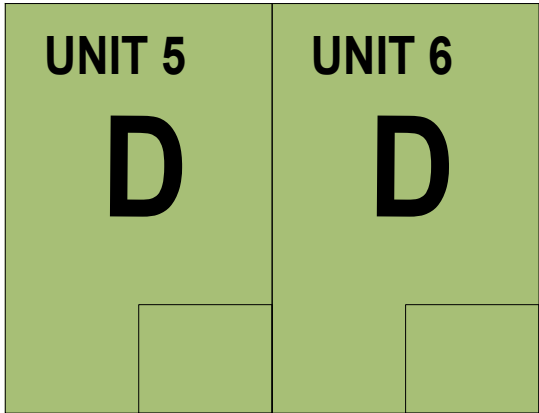
RIDGE @ 23'-0"

MIDDLE ROOF @ 18'-0"

GROUND @ 0'-0"

Proposed Front Elevation (Type A Duplex) N.T.S.

Kittery Point Green  
HC-119



Proposed Siding

Proposed Shingles



RIDGE @ 23'-0"

MIDDLE ROOF @ 18'-0"

GROUND @ 0'-0"

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

CHECKED BY:

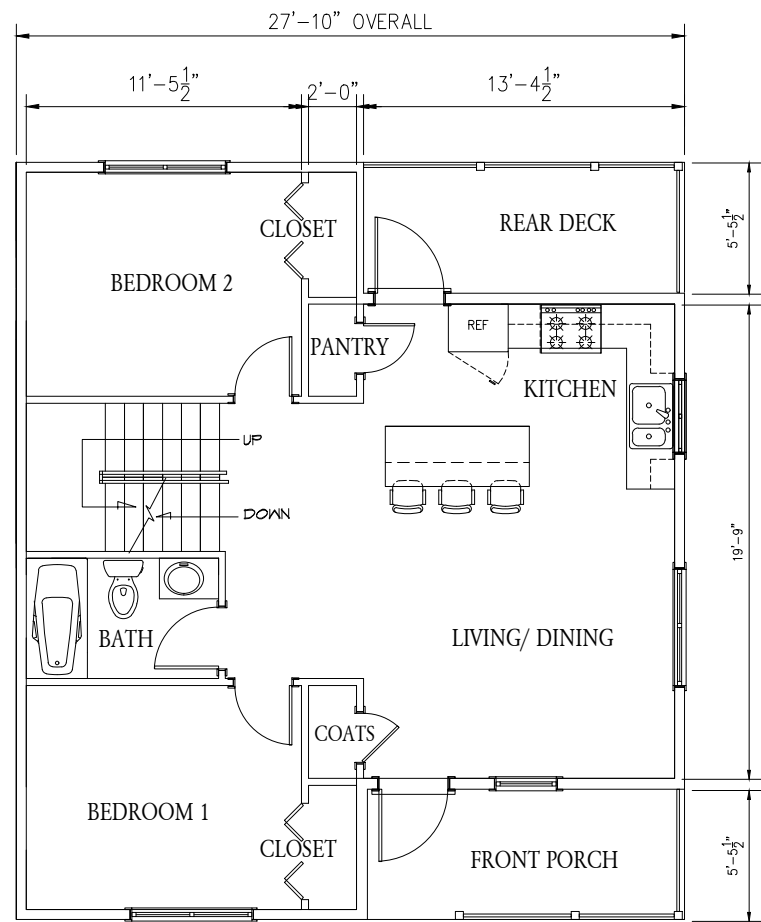
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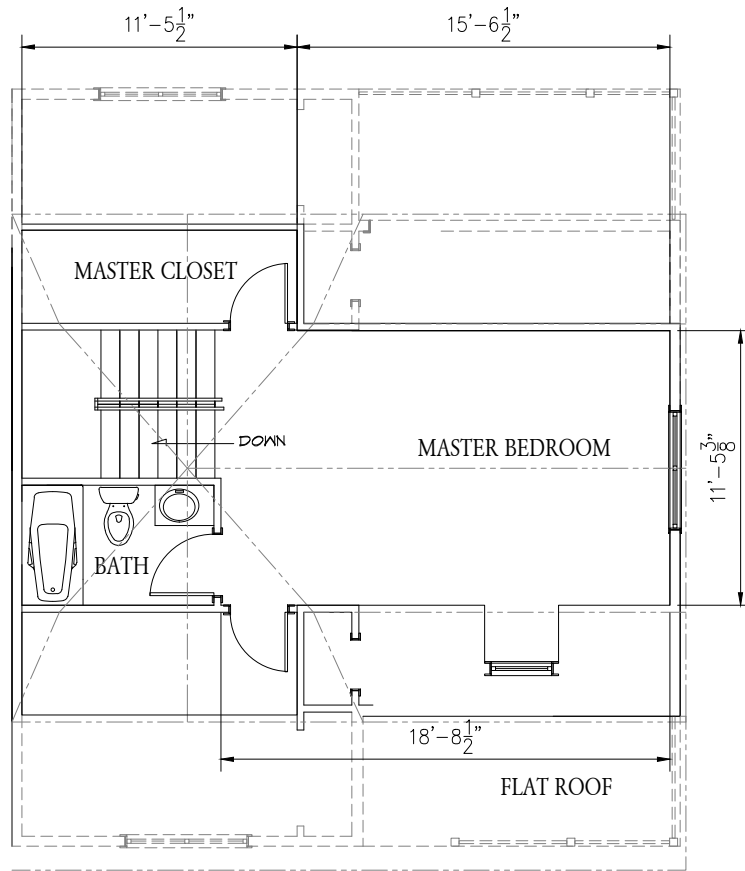
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DRAWING NO.  
A-3

FOR ZBA

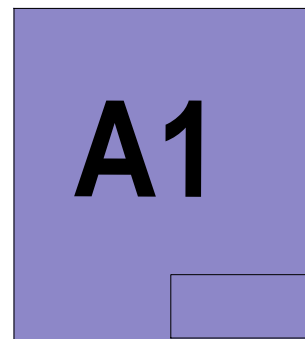


Proposed 1st Floor Plan  
(Type D Simplex) 3/16" = 1'-0"

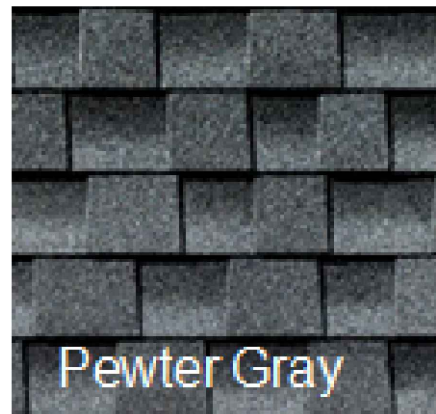


Proposed 2nd Floor Plan  
(Type D Simplex) 3/16" = 1'-0"

New Hope Gray  
2130-50



Proposed Siding



Proposed Shingles

D SIMPLEX	UNIT 7
1ST FLOOR	684 SF
2ND FLOOR	416 SF
TOTAL AREA	1100 SF



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



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.

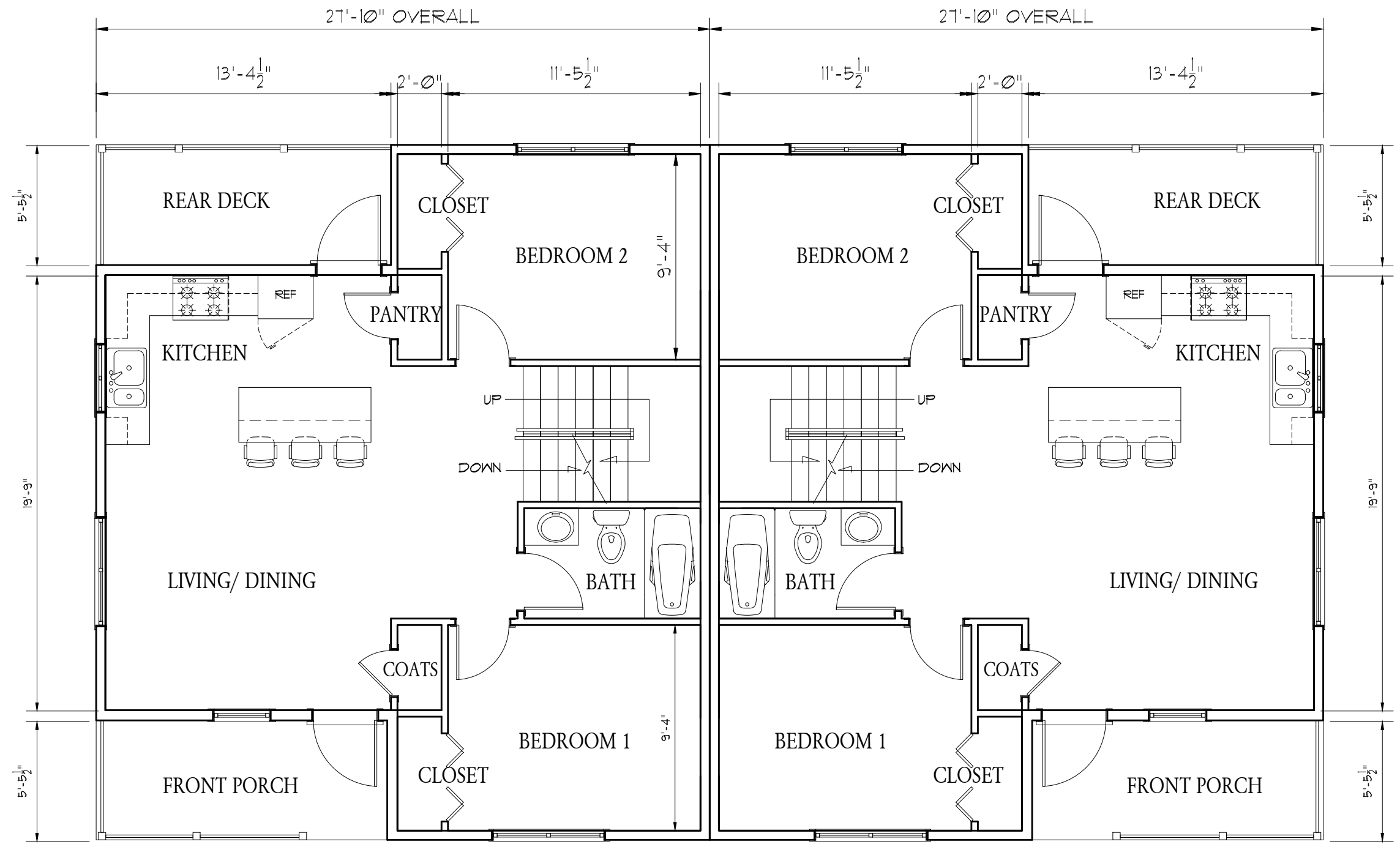
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**PROPOSED FLOOR PLAN  
AND EXTERIOR ELEVATIONS  
(TYPE D SIMPLEX)**

DATE	REVISION	BY

PROFESSIONAL STAMP:

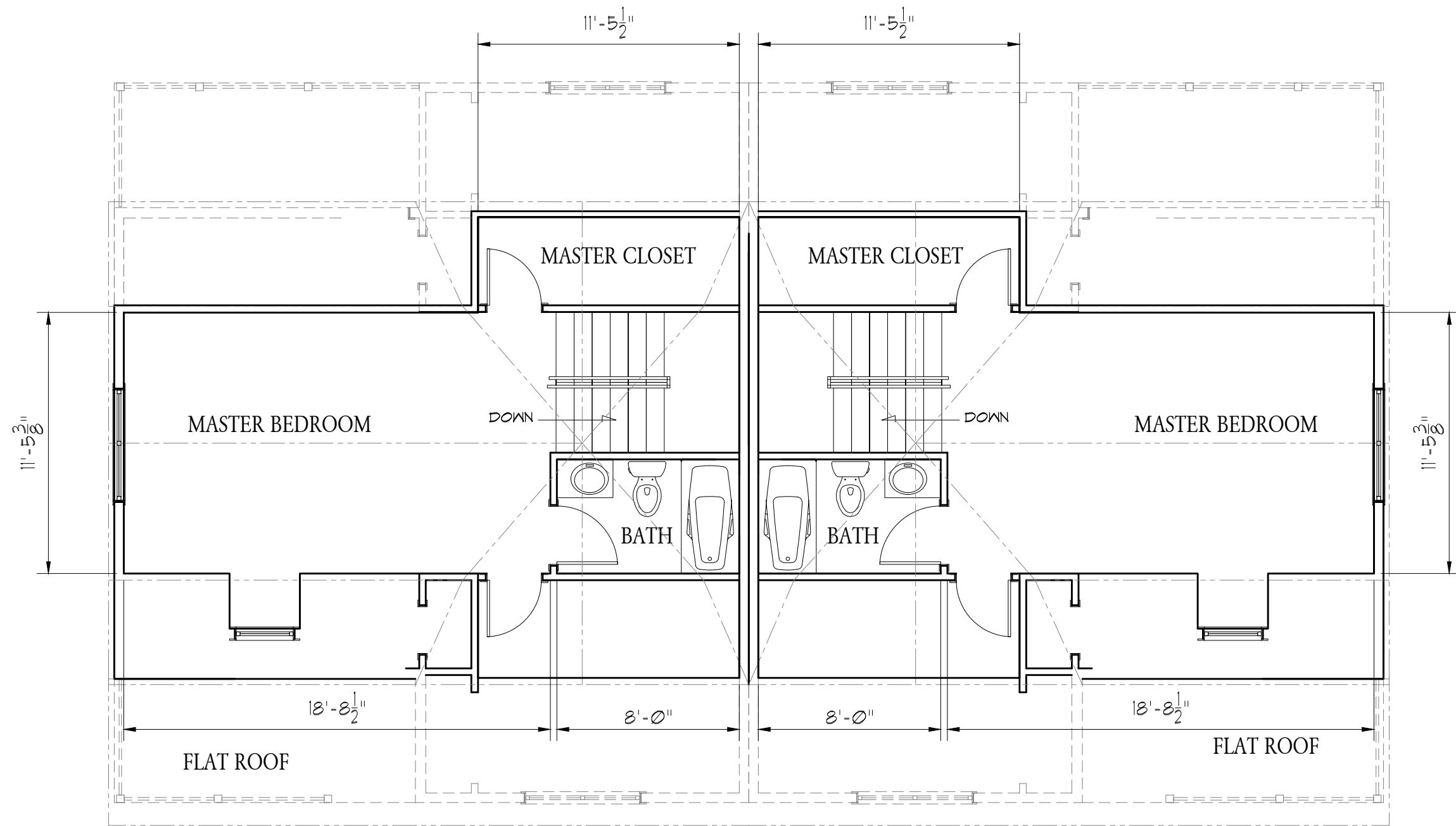
PROJECT ADDRESS:  
**COMMUNITY DEVELOPMENT  
AT 86-92 UNION STREET  
RANDOLPH, MA**

DRAWN BY: SL  
CHECKED BY: A-1  
DATE: 06-20-2025  
SCALE: 1/8" = 1'-0"  
DRAWING NO. A-1  
FOR ZBA



Proposed 1st Floor Plan (Type BB Duplex Mansard) 3/16" = 1'-0"

<b>GENERAL NOTES:</b> ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.	DRAWING TITLE: <b>PROPOSED 1ST FLOOR PLAN (TYPE BB DUPLEX MANSARD)</b>	PROFESSIONAL STAMP:		PROJECT ADDRESS: COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA	DRAWN BY: SL	SCALE: 3/16" = 1'-0"
		DATE:	CHECKED BY:	DRAWING NO. A-1	DATE: 06-20-2025	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)

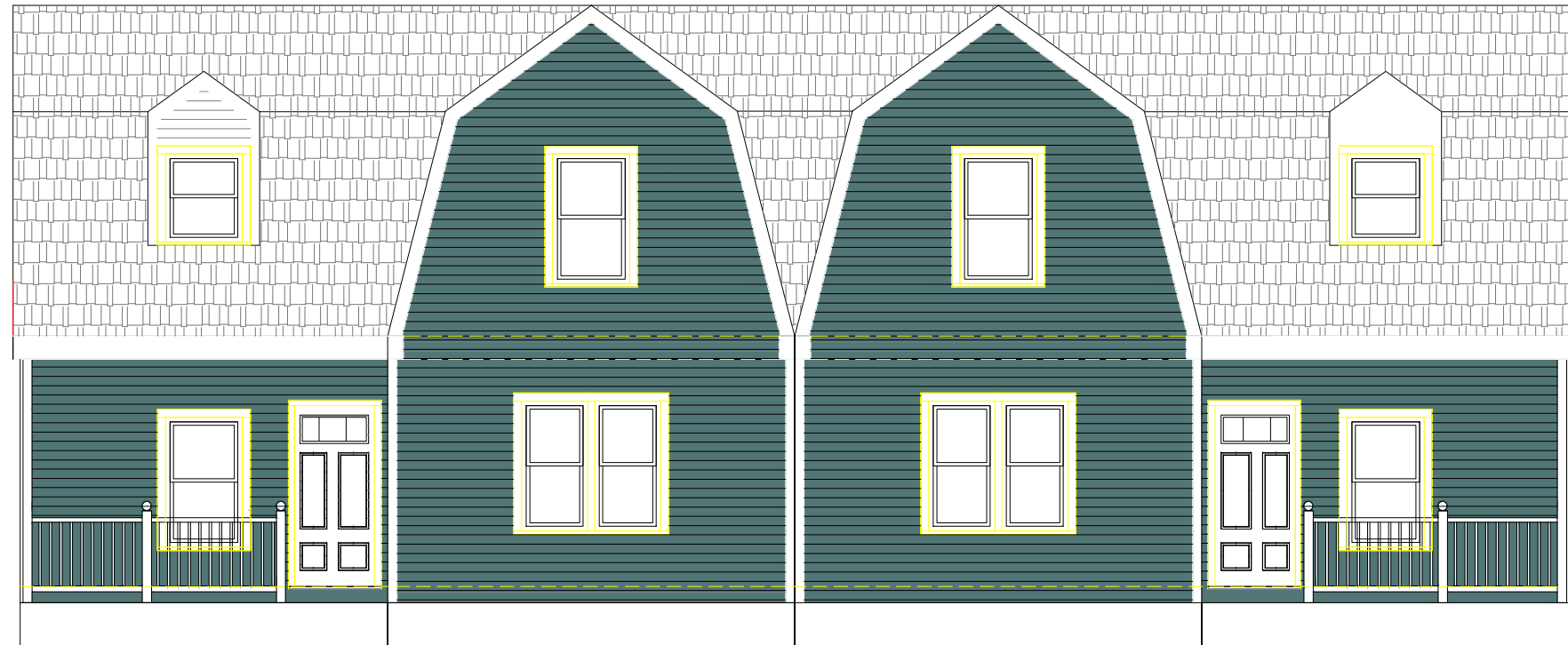
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 CHECKED BY:  
 DATE: 06-20-2025  
 CAD FILE NAME:

SCALE: 1/4" = 1'-0"  
 DRAWING NO. A-2  
**FOR ZBA**

RIDGE @ 23'-0"

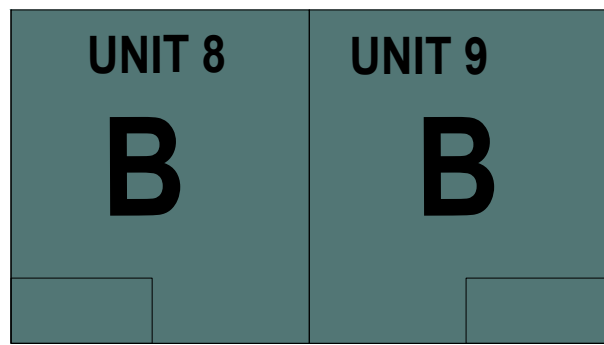
MIDDLE ROOF @ 18'-0"

GROUND @ 0'-0"



Proposed Front Elevation (Type Type BB Duplex Mansard) N.T.S.

Yarmouth Blue  
HC-150



Proposed Siding



Proposed Shingles

RIDGE @ 23'-0"

MIDDLE ROOF @ 18'-0"

GROUND @ 0'-0"



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

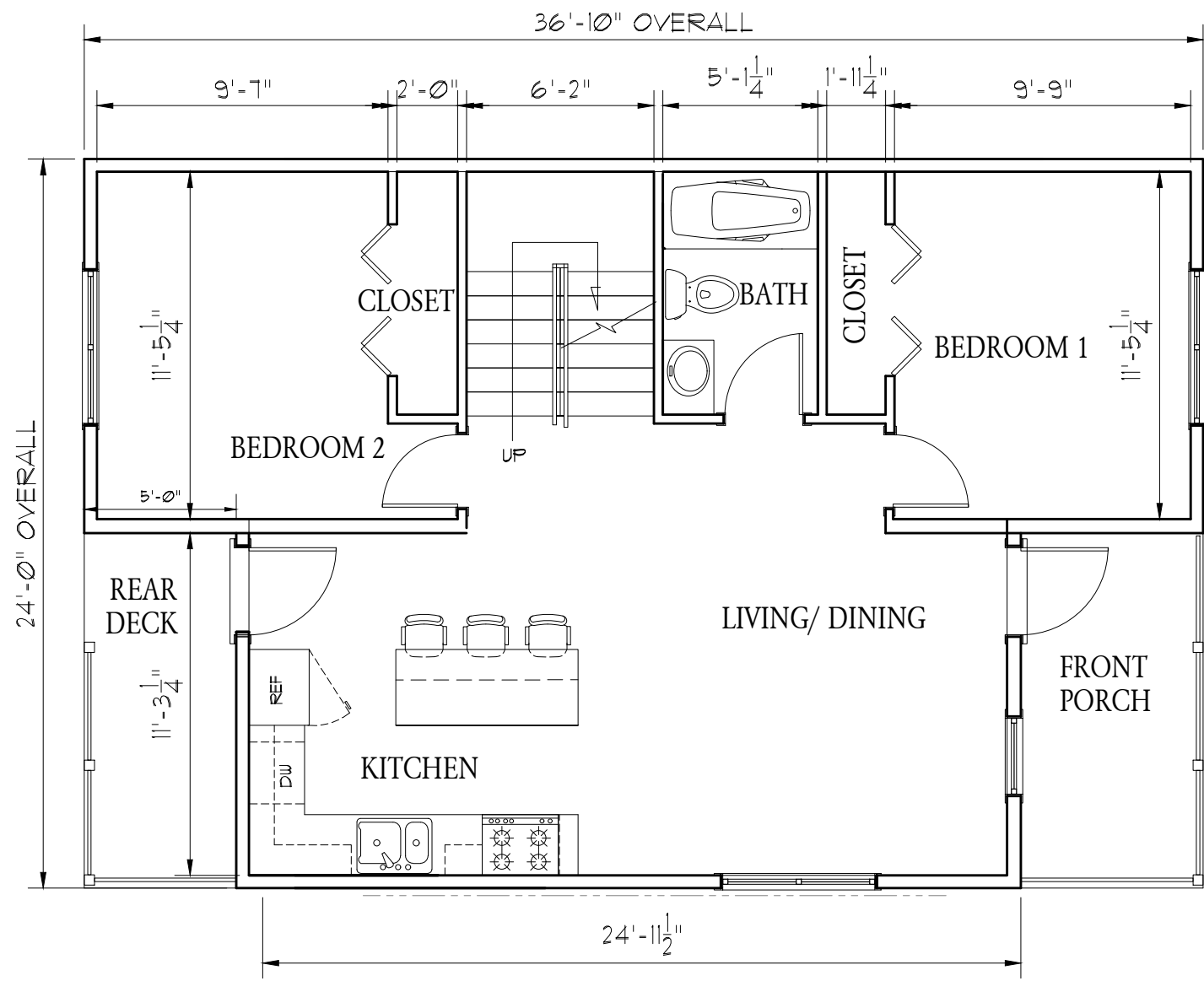
CHECKED BY:

DATE:  
06-20-2025

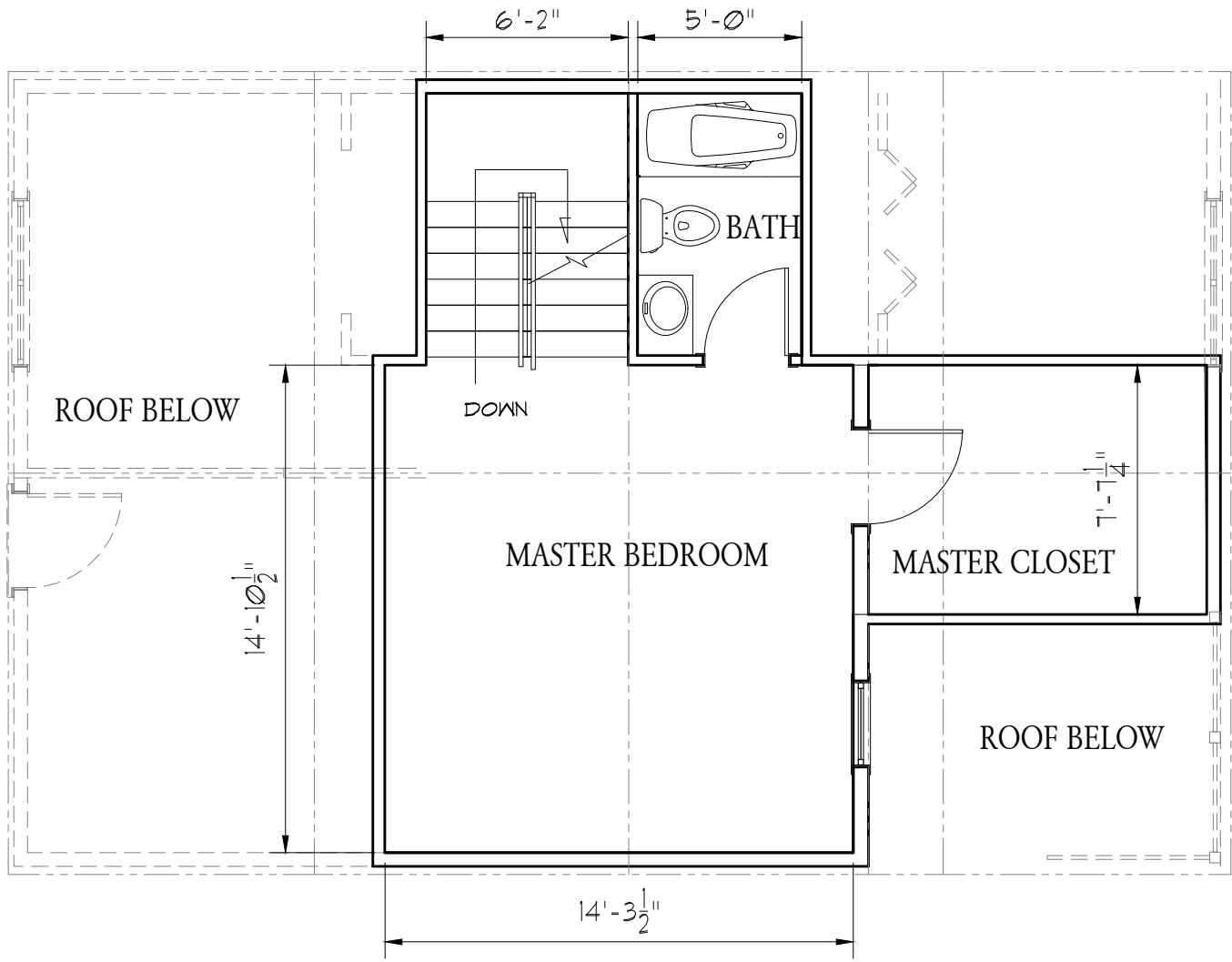
SCALE:  
1/4" = 1'-0"

DRAWING NO.  
A-3

CAD FILE NAME:  
FOR ZBA



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.

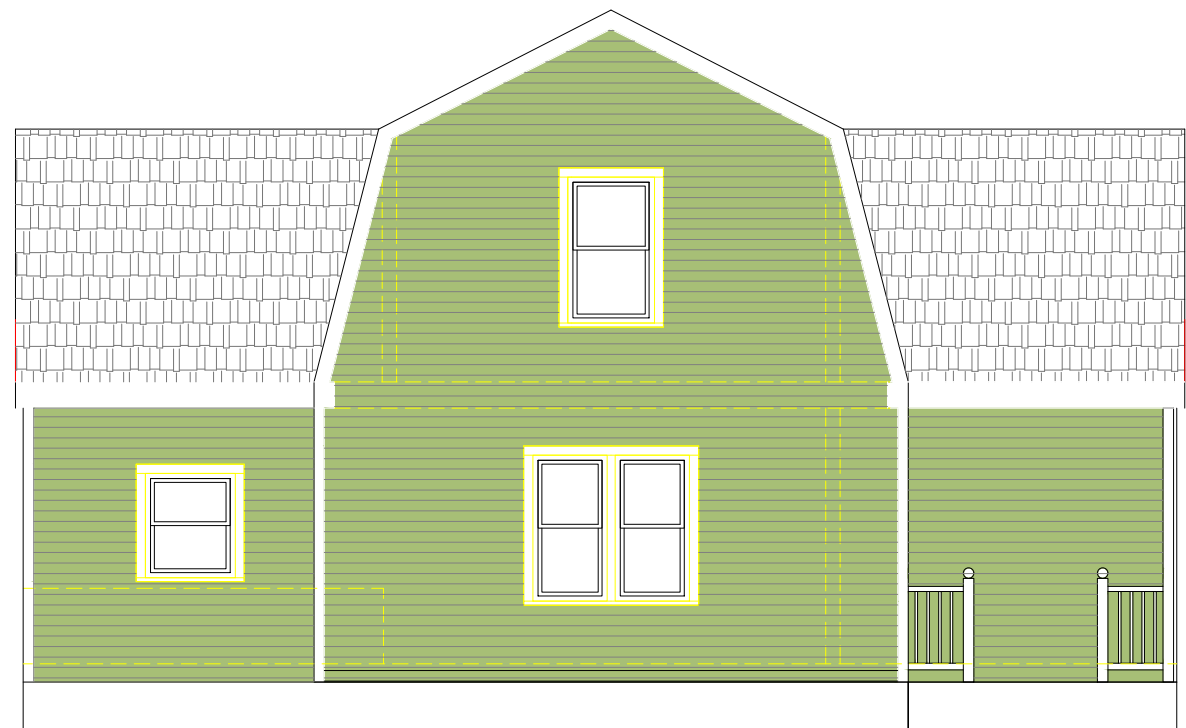
DRAWING TITLE:  
**PROPOSED 1ST AND 2ND FLOOR PLAN (TYPE D SIMPLEX MANSARD/ GABLE)**

DATE	REVISION	BY

PROFESSIONAL STAMP:

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

DRAWN BY: SL  
 CHECKED BY: A-1  
 DATE: 06-20-2025  
 CAD FILE NAME: FOR ZBA



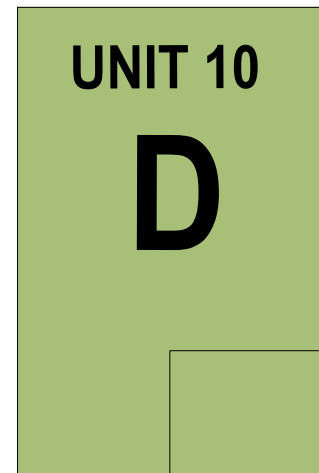
RIDGE @ 23'-0"

MIDDLE ROOF @ 18'-0"

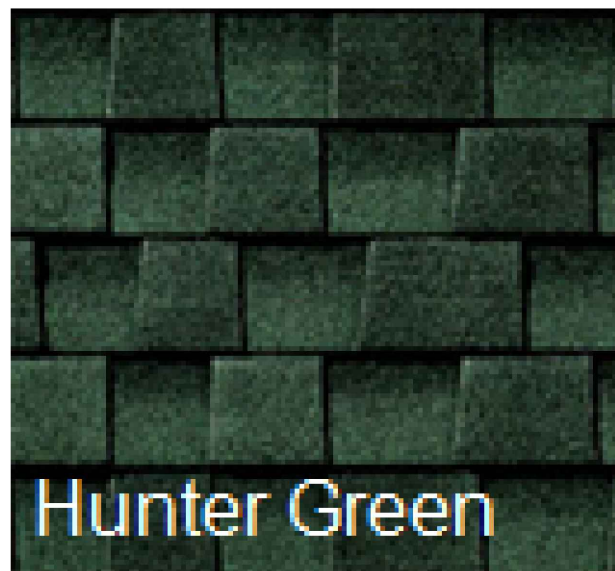
GROUND @ 0'-0"

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

Kittery Point Green  
HC-119



Proposed Siding



Proposed Shingles

RIDGE @ 23'-0"

MIDDLE ROOF @ 18'-0"

GROUND @ 0'-0"



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)**

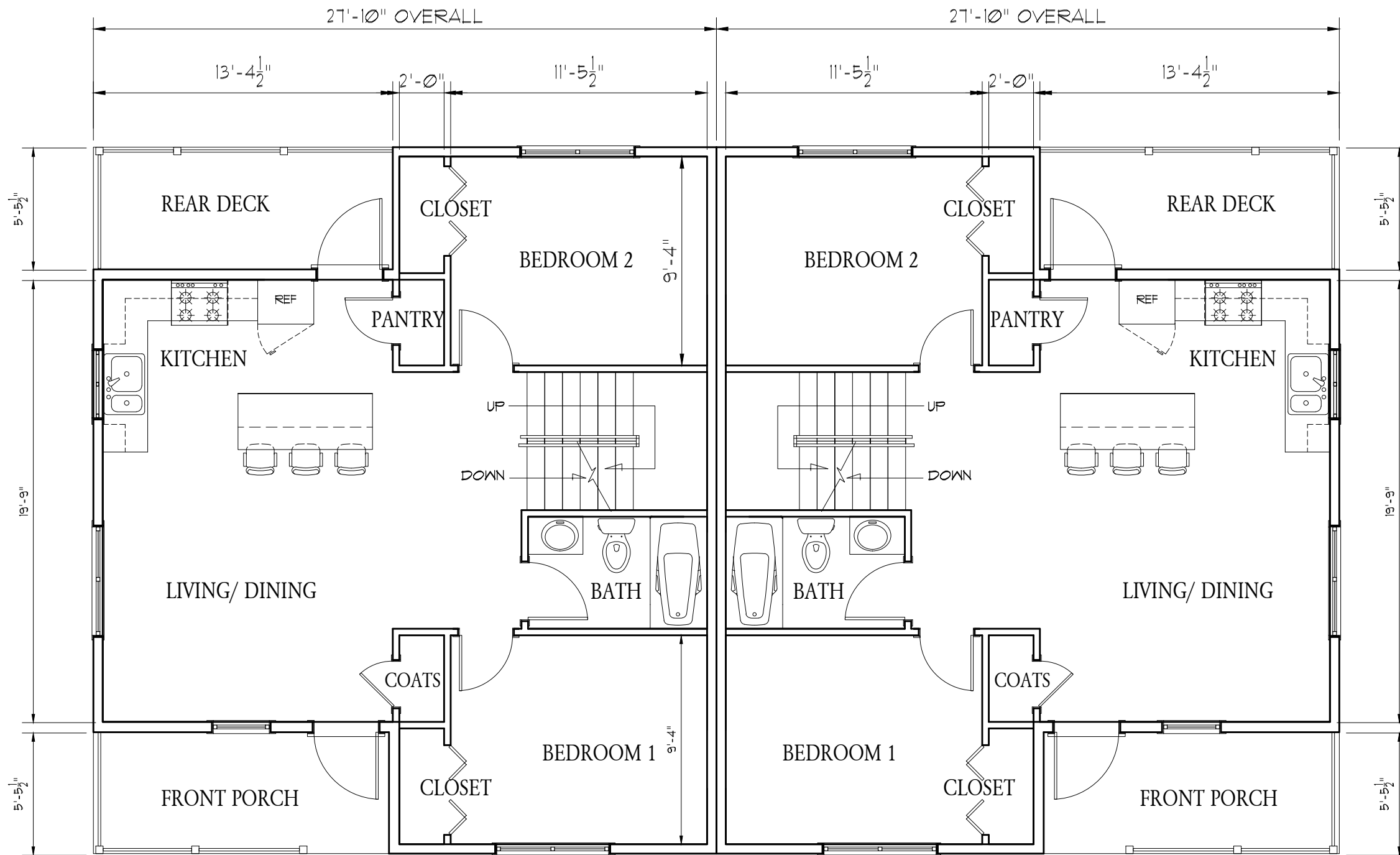
DATE	REVISION	BY

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



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

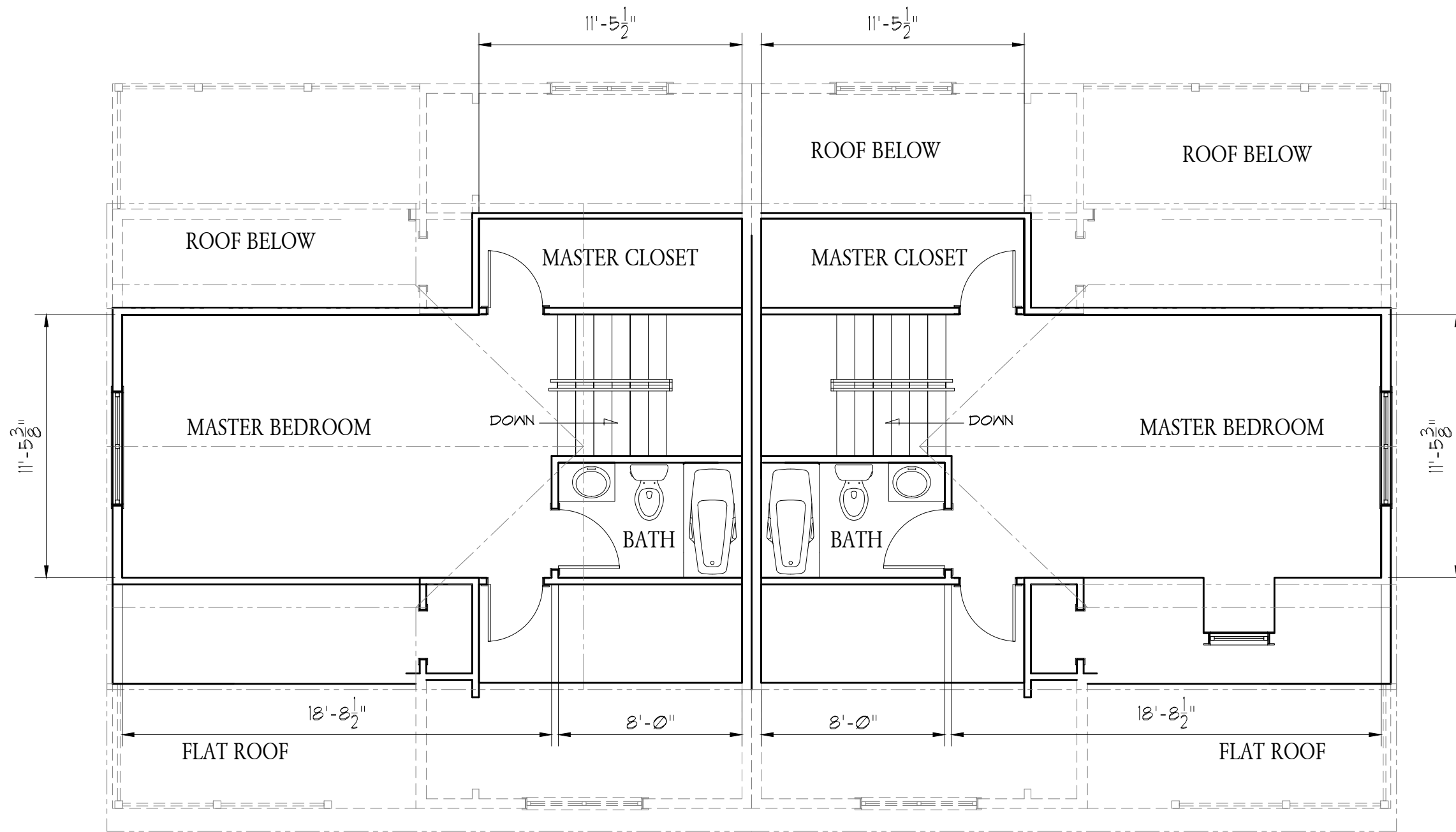
PROFESSIONAL STAMP:

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	<b>FOR ZBA</b>
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**

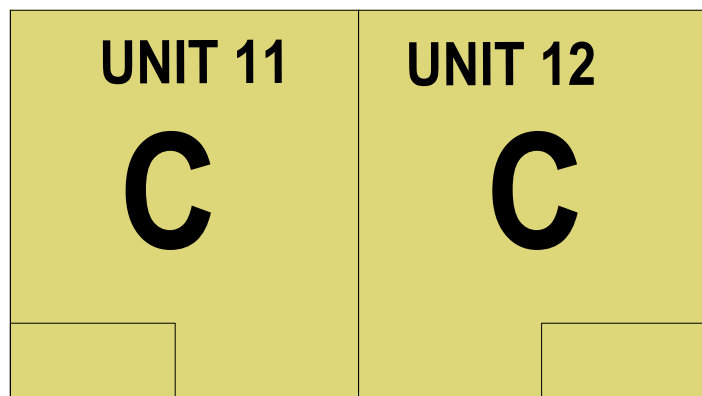
RIDGE @ 23'-0"



GROUND @ 0'-0"

Proposed Front Elevation (Type Type CC Duplex Gable) N.T.S.

Hawthorne Yellow  
HC-4



Proposed Siding



Proposed Shingles

RIDGE @ 23'-0"



GROUND @ 0'-0"

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)**

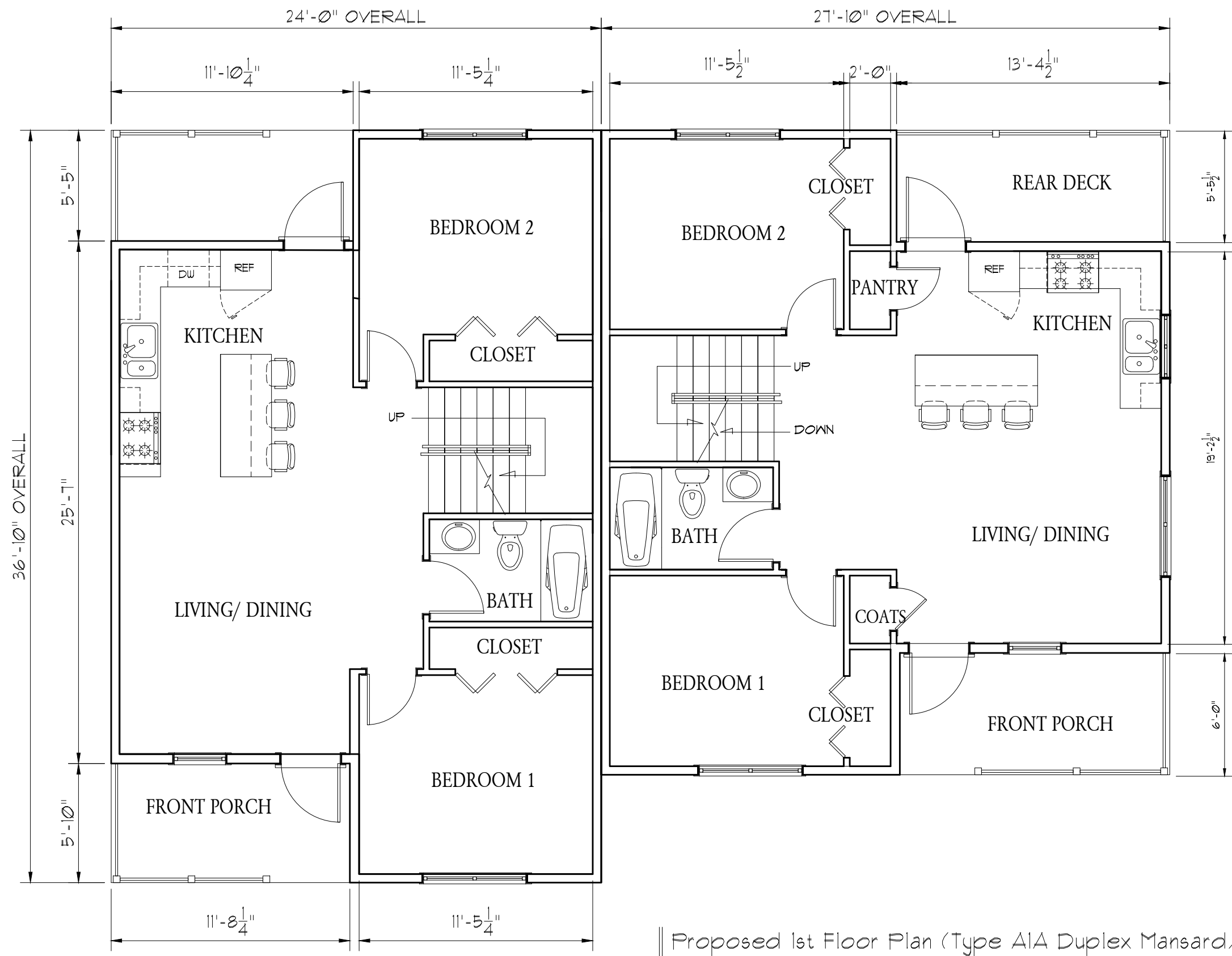
DATE	REVISION	BY

PROFESSIONAL STAMP:

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

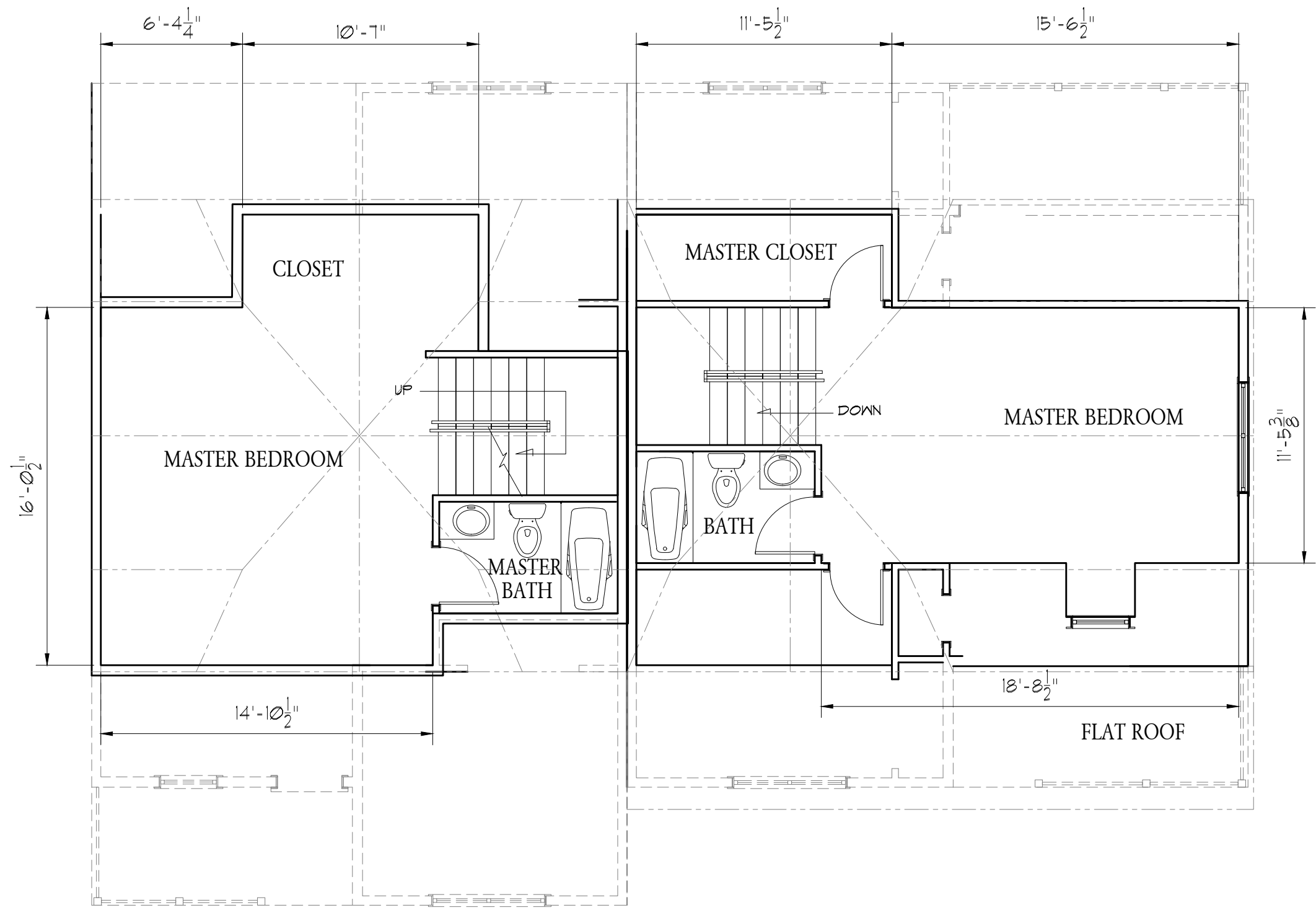
DRAWING TITLE:  
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(Type CC Duplex Gable)**

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"

<b>GENERAL NOTES:</b> ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.	DRAWING TITLE: <b>PROPOSED 1ST FLOOR PLAN (TYPE A1A DUPLEX MANSARD)</b>	PROFESSIONAL STAMP:	PROJECT ADDRESS: COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA	DRAWN BY: SL	SCALE: 3/16" = 1'-0"
		DATE:	DRAWING TITLE: Proposed 1st Floor Plan (Type A1A Duplex Mansard)	CHECKED BY: A-1	DATE: 06-20-2025
		DATE:			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

<b>GENERAL NOTES:</b> ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.	DRAWING TITLE: <b>PROPOSED 2ND FLOOR PLAN (TYPE A1A DUPLEX MANSARD)</b>	PROFESSIONAL STAMP:	PROJECT ADDRESS: COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA	DRAWN BY: SL	SCALE: 1/4" = 1'-0"
		DATE:	DRAWING TITLE: Proposed 2nd Floor Plan (Type A1A Duplex Mansard)	CHECKED BY: A-2	DATE: 06-20-2025

RIDGE @ 23'-0"

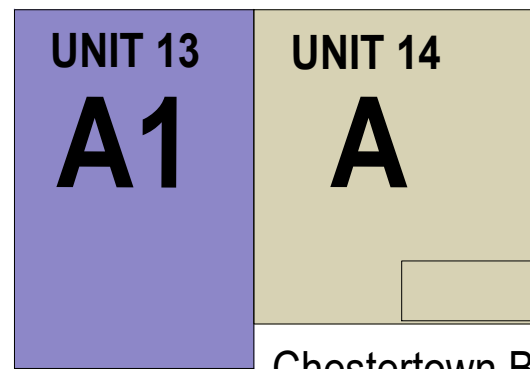
MIDDLE ROOF @ 18'-0"

GROUND @ 0'-0"



Proposed Front Elevation (Type Type A1A Duplex Mansard) N.T.S.

New Hope Gray  
2130-50



Chestertown Buff  
HC-9

Proposed Siding



Charcoal

Proposed Shingles

RIDGE @ 23'-0"

GROUND @ 0'-0"



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)**

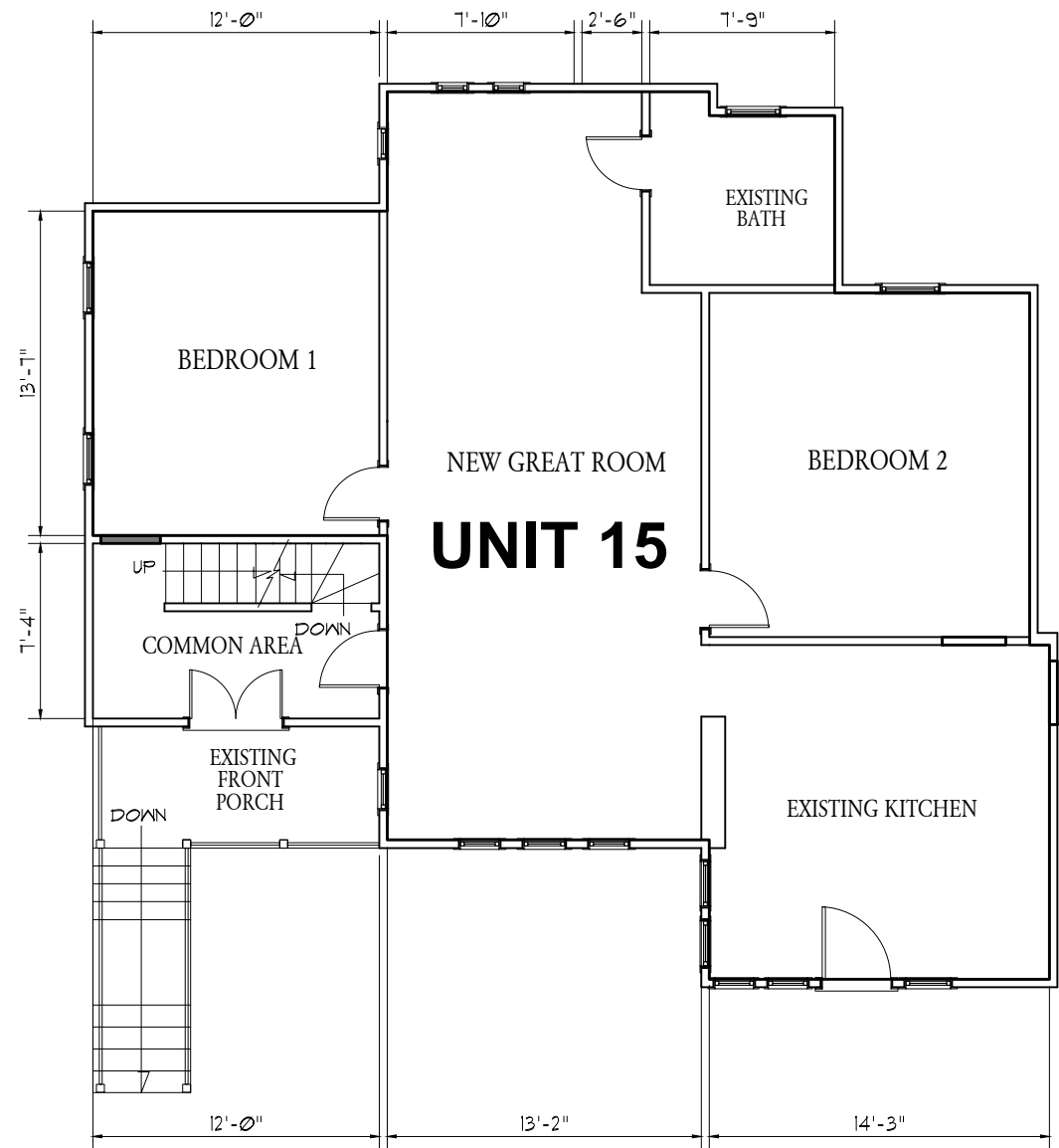
DATE	REVISION	BY

PROFESSIONAL STAMP:

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

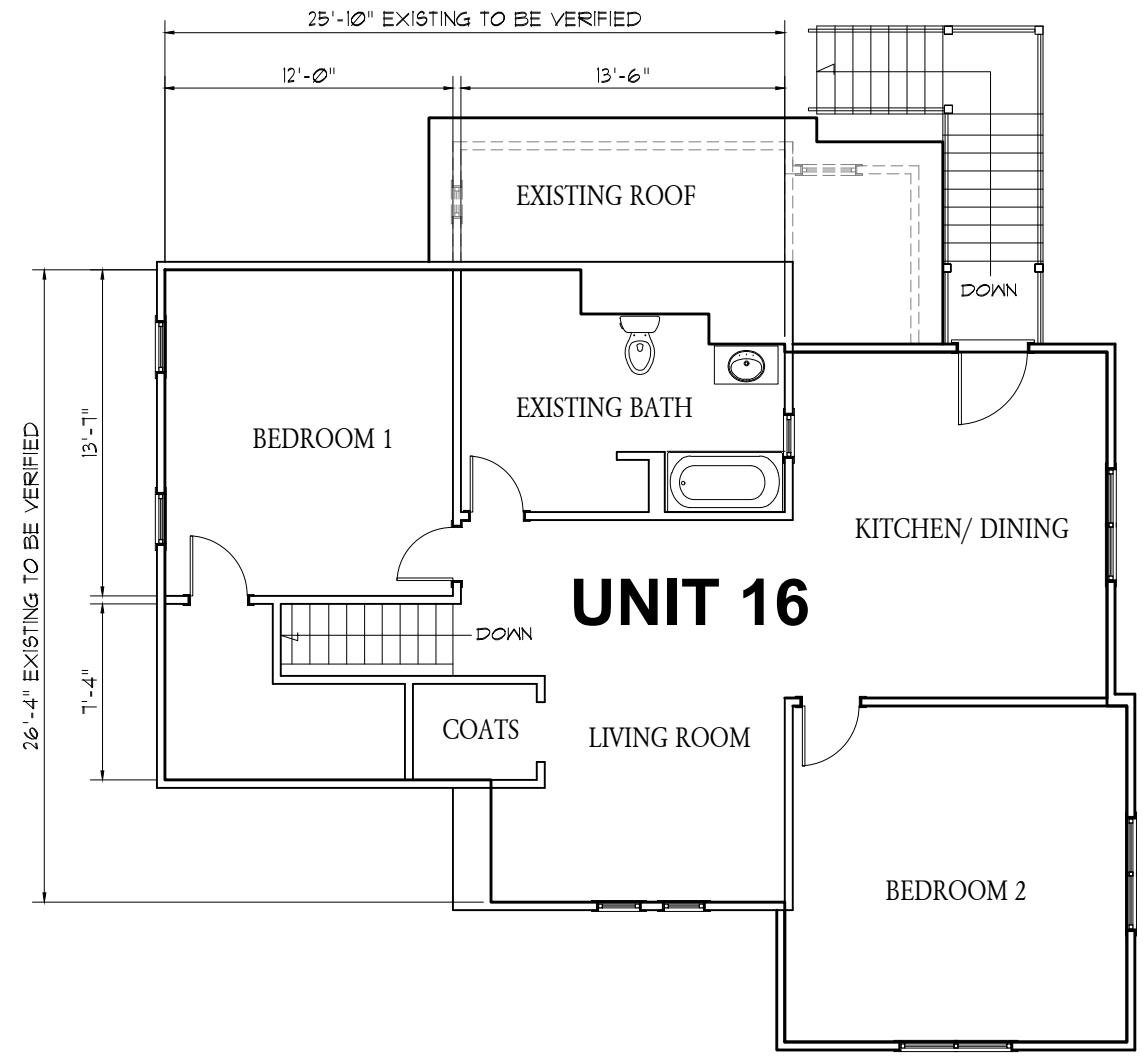
DRAWING TITLE:  
**Proposed Exterior Elevations  
(Type CC Duplex Gable)**

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 (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: **A-1**  
DRAWING NO. **A-1**

DATE: **06-20-2025**  
CAD FILE NAME: **FOR ZBA**



# PLANNING DEPARTMENT REPORT

<b>File</b>	N/A	<b>Reported By</b>	Planning Board
<b>Project Site</b>	86-92 Union Street	<b>Application Type</b>	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 Burriss Way.

## Zoning Districts

	<b>Current Zoning</b>	<b>Existing Land Use</b>
<b>Subject</b>	Residential High Density	Residential
<b>North</b>	Residential High Density	Residential
<b>South</b>	Residential High Density	Residential
<b>East</b>	Residential High Density	Residential
<b>West</b>	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 is 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 Burriss 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 Burriss 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 & Burriss). **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 Burriss 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 inconsistencies 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, 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  
March 9, 2026  
86 & 92 Union Street, Randolph, MA  
Planned Residential Development

Town Council:

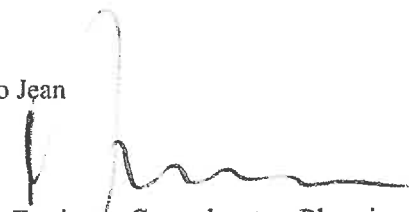
We met with the Planning Board on February 10, 2026. The Fire Department provided us with written items on life, health, and safety concerns. These items provided us with suggestions for a better Planned Residential Development. We would like to incorporate their ideas into the design.

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. *to 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.



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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Order No:	12064118	# of Copies:
Customer No:	664773	0
PO #:	Emily Lorgeree	

### 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

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

**MARIAH VERHAGEN**  
**Notary Public**  
**State of Wisconsin**

**Resolution: 2026-002**

**Introduced by: Councilor Gordon  
March 9, 2026**

**Resolution for Open Process**

WHEREAS the residents of Randolph desire to participate in Town Council meetings and other Town board meetings; and

WHEREAS the residents of Randolph desire to search and read minutes from Town Council meetings and other Town board meetings; and

WHEREAS current "open meeting laws" require limited "open process" but leave optional a full "open process";

BE IT RESOLVED that the Randolph Town Council encourages a full "open process" for all Town Council meetings and all other Town board meetings, including but not limited to:

\* A time on every agenda for Public Comments, early in the meeting, with in-person and virtual participation, in a manner modeled on the Town Council rules, or more open than the Town Council rules;

\* A process for quickly posting on the Town website the minutes of every meeting, and the agenda of every meeting, including electronic versions of all presentations made during each meeting, in a text-searchable and downloadable format.

BE IT FURTHER RESOLVED that the Town Council encourages such "open process" rules for Town board meetings including the Planning Board, the Tri-Town water board, the Randolph Redevelopment Authority, and all other boards.

**Council Order 2026-010**

**Introduced By: Councilor James F. Burgess, Jr.  
February 9, 2026**

**Request from Scott Burgess for Letter of Approval**

The Randolph Town Council hereby approves the drafting and submission of a letter, by the Town Council Clerk on behalf of the Town Council, confirming that the Town Council has no objection to the use of land as described in the attached Business Plan Outline regarding MDC Property (Former NIKE Missile site) in Randolph, MA submitted by Scott Burgess.



December 2025

Town of Randolph, MA

**Business Plan Outline  
MDC Property (Former NIKE Missile site)  
Randolph, MA**

By way of introduction, my name is Scott Burgess, and I am the owner of ATL Construction in Bridgewater MA. ATL has been incorporated in the state of MA for over 35 years and specializes in site development, construction material re-purposing and snow removal for the Commonwealth of MA and private developers throughout southeastern MA and greater Boston.

I will partner with Kevin McCarthy and Mark Pendergast, owners of Soil Transport Services (STS) of Norwell, MA. STS has been in business for nearly a decade, specializing in transportation and disposal of construction related materials.

The site we would like to propose to manage is the old "NIKE Missile" site bordering routes 95/24 and High Street in Randolph. Although the site totals 145 Acres we would be looking to control approximately 15-20 acres located in and around Middle St.

We plan to utilize the site for two basic purposes. Mixing specialty soils during the March-November part of the year, and a snow-dump during the December through February part of the year.

**Soils.** Produce recycled material based finished specialty engineered soils for delivery into the greater Boston construction market. Collectively we have over 75 companies that we currently do business with that currently get their engineered soils from Read.

The three basic products we plan to produce and deliver as recycled based finished specialty soil products to the greater Boston construction market include 1) planting bed soil, 2) sand based structural soil and 3) bioretention soils. Each material will be produced using various ratios of three basic materials, two of which will be recycled - sand, compost, and unscreened loam.

**SAND.** Clean sand will be trucked in from the Carver area for use in the specialty soil mixtures.

**COMPOST.** One of the recycling functions we are proposing to utilize the site for will be to take in recyclable materials, principally fruit and vegetable wastes (from grocery chains) and leaf waste from surrounding towns. We plan to contract with proximal towns for their leaf waste and supermarket chains to bring their expired fruits and vegetables to the site for us to compost.

**UNSCREENED LOAM.** We would take in clean (with full disposal chemistry proof) unscreened topsoil from site development projects (*e.g.*, new school jobs) and recycle it as one of the three base materials for the finished specialty soil products.

We propose to **PAY** the town of Randolph \$1/yard for all material being sold off the site. We expect to sell approximately 150,000 yards per year of soil product.

**Snow.** During snow events many towns and businesses have a need for snow disposal. We have multiple large companies and several townships that would contract us to take their snow during accumulating storm events.

We propose to accept Randolph's snow for no fees, and **PAY the town \$100/load** that we bring in from other towns/businesses. During a significant snow event, there would typically be nearly 500 loads of snow brought in at full operations. In the event of a snowy winter, a snow dump can be fairly lucrative.

**Companies operating on-site**

**Read Custom Soils (RCS).** RCS will produce the three specialty engineered soil products. They will screen and blend the materials to the engineering specifications. Once made, they will load ATL/STS trucks with the material for delivery to the market.

RCS sells exclusively to the green industry trade (golf courses, landscape contractors, municipalities, schools and universities, site contractors) and are business to business. No retail sales to the public.

This will be a seasonal business with the busiest of times being mid-March till mid-November.

**ATL/STS**

ATL/STS will utilize their area of the site for composting leaf matter, screening the sand/compost/loam, loading trucks and maintaining the site.

**EQUIPMENT.** The on-site equipment will be minimal. 1-2 front-end loaders, 1-2 Read Screen-all units, a leaf composting tine machine (to turn over compost quarterly) and a water truck (as needed for dust control).

**TRUCK TRAFFIC.** We propose 40-50 truck loads per day coming and going. Given the operating hours, this would translate into approximately 2-3 trucks per hour onto/off the site.

**DUST CONTROL.** There will be a water truck on-site to control dust out to the access road whenever necessary.

**OPERATING HOURS.** We propose to be able to operate from 7:00 am to 4:00 pm, Monday through Friday. There will be a locked gate at the entrance, locked each day at the close of business.

**Council Order: 2026-016**

**Introduced By: Town Manager Brian Howard  
March 9, 2026**

**Transfer of Free Cash to Fund  
Town's July Patriotic and Historical Celebration**

To see if the Randolph Town Council will vote to transfer \$65,000 from General Fund free cash for costs associated with the Town's July, 2026, patriotic and historical celebration, which is currently scheduled to be held on July 11, 2026, but which may be held on another date in July, and for costs associated with any other Town celebrations to be held in FY 2027.

**Explanation:** These funds are used for annual town celebrations. The event that costs the most has been the Night Before the Fourth Parade and Fireworks. This year, the Town Council has requested that the Town hold a patriotic and historical celebration in July, in lieu of the traditional Night Before the Fourth event. These funds will support that event and any similar community events in FY 2027. We ask for the Town Council's support to keep these community events going for the next fiscal year.

**Council Order: 2026-017**

**Introduced by: Councilor Gordon  
March 9, 2026**

**Amendment To Town Council Rules Section 27  
Pertaining to Public Comments/Discussion and Public Hearings**

To see if the Randolph Town Council will amend Section 27 of the “Town Council of Town of Randolph Rules Manual” (“Rules Manual”) pertaining to Public Comments/Discussion and Public Hearings, as follows:

**1. Delete the portion of Section 13 that reads as follows:**

During “Public Comments/Discussion”, the public may comment on any topic. During the public comments portion of a public hearing, the public may comment only on the topic of that public hearing. The Council may change the order of items on an agenda during a meeting to promote the efficient business of the Council. “Public Comments/Discussion” shall occur as early as feasible at each meeting where it is on the agenda.

**Replace that portion with the following:**

"Public Comments" for general comments must be in person, and may be on any topic, for up to 3 minutes. "Public Comments" are also welcomed during hearings, but the comments must pertain to the topic of the hearing, for up to 3 minutes. "Public Comments" for general comments shall occur as early as possible in Town Council meetings. If a hearing is scheduled early in the Town Council meeting, "Public Comments" may begin and then be interrupted for the legal opening of the hearing, and then continued as soon as possible.

**2. Delete the portion of Section 13 that reads as follows:**

Unless otherwise required by law, during both the Public Comments/Discussion portion of a meeting and during the public comments portion of any public hearing, each person requesting to make a public comment/discussion or to speak at a public hearing may be recognized by the President, and shall state his/her name and address for the record. Public comment at meetings and at public hearings will be limited to three (3) minutes for each individual speaking. No speaker may yield to another speaker without the permission of the Chair.

The Chair may, in the Chair’s discretion and upon request, allow a group representative more time to speak in order to avoid repetitive comments from multiple speakers and aid in the efficient conduct of the meeting.

**Replace that portion with the following:**

"Public Comments" for general comments must be in person, and may be on any topic, for up to 3 minutes. "Public Comments" are also welcomed during hearings, but the comments must pertain to the topic of the hearing, for up to 3 minutes.

**3. Delete the portion of Section 13 that reads as follows:**

All remarks and questions shall be addressed to the Council as a whole through the President and not to any member thereof. No person other than members of the Council and the person having the floor shall enter into discussion either directly or through a member of the Council without permission of the presiding officer.

**Replace that portion with the following:**

"Public Comments" may include questions to the Councilors or Town Manager or Town staff, and answers may be provided, and the questioner may follow up, within the allotted three minutes.

**4. Delete the portion of Section 13 that reads as follows:**

No Councilor shall speak during Public Comments/Discussion without being recognized by the President and no Councilor shall make Public Comments/Discussion during this portion of the meeting.

**Replace that portion with the following:**

"Public Comments" may include questions to the Councilors or Town Manager or Town staff, and answers may be provided, and the questioner may follow up, within the allotted three minutes.

**5. Delete the portion of Section 13 that reads as follows concerning Public Comments:**

So long as it is permitted under the Open Meeting Law and other applicable law, the Council President may decide, on a meeting to meeting basis, whether Public Comments/Discussion will be permitted only virtually, only in person, or both. The agenda for each meeting that contains a Public Comments/Discussion agenda item shall indicate how Public Comments/Discussion shall be made by the public at that meeting.

**Replace that portion with the following:**

"Public Comments" during hearings may include virtual attendees.

**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.