TOWN COUNCIL MEETING

Monday, July 13, 2026 at 6:00 PM

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

AGENDA

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

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

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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 June 22, 2026

D. Announcements from the President

E. Presentations

F. Public Hearings

1. 6:15 PM Special Permit for a Planned Residential Development at 217 Mill Street (Continued from May 18, 2026)

G. Public Comments/Discussions

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

H. Proclamations

I. Appointments

1. Fire Chief

J. Motions, Orders, and Resolutions

1. Resolution 2026-007: Capital Budget Resolution on the Will of the Council on Street Paving (Referred back from Resolutions and Proclamations Subcommittee on April 22, 2026)

2. Resolution 2026-008: Resolution in Support of Massachusetts Medicare for All Legislation (Referred back from Resolutions and Proclamations Subcommittee on June 25, 2026)

3. Resolution 2026-010: Resolution on July Third Commission (Refer to Resolutions and Proclamations Subcommittee)

K. Old/Unfinished Business

1. Council Order 2026-018: Amendment To Town Council Rules Section 13 Pertaining to Order of Business and Agenda (Referred back from Zoning and Ordinance Subcommittee on June 23, 2026)

2. Council Order 2026-054: Amendment to the General Ordinances of the Town of Randolph to Prohibit the Use of Algorithmic Rent Setting Devices (Referred back from Zoning and Ordinance Subcommittee on June 23, 2026)

L. New Business

1. Council Order 2026-059: FY27 Randolph Community Preservation- Housing Coordinator Position (Same Night Action)

2. Council Order 2026-060: Acceptance of Board of Registrars' Recommendation for In Person Early Voting For September 1, 2026- State Primary (Same Night Action)

3. Council Order 2026-061:Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance –Chapter 200 of the General Code of the Town of Randolph –Concerning Data Centers (Refer to Zoning and Ordinance Subcommittee)

4. Council Order 2026-062: FY26 Budget Transfers (Same Night Action)

5. Council Order 2026-063: FY27 Budget Transfers (Same Night Action)

6. Council Order 2026-064: Prior Year Unpaid Bills (Same Night Action)

7. Council Order 2026-065: Appropriation and Approval of Borrowing for Municipal Roof Repairs and Related Exterior and Interior Repairs, Painting and Remediation (Introduction)

8. Council Order 2026-066: Approval to Apply for Massachusetts Department of Environmental Protection and Massachusetts Water Pollution Abatement Trust Grants, Loan Assistance, and Other Support (Introduction)

9. Council Order 2026-067: Request for the Town Council to Initiate an Amendment to the Randolph Zoning Ordinance- Chapter 200 of the General Code of the Town of Randolph- to Amend the Provisions Concerning Planned Residential Development (Refer to Zoning and Ordinance Subcommittee)

10. Approval of Contract with the Collins Center to Assist in Town Manager Search (Same Night Action)

11. Town Attorney Contract Amendment (Same Night Action)

M. Town Manager's Report

N. Correspondence

1. Letter from Massachusetts State Lottery Commission

O. Committee Reports

P. Open Council Comments

Q. Adjournment

Notification of Upcoming Meeting Dates

July 27
August 10 and 24 - August 10th is regular and joint with the School Committee
September 14 and 28
October 5 and 19
November 2 and 23
December 7- Regular and joint with the School Committee

Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, June 22, 2026, at 6:09 p.m.
Randolph Town Hall-Chapin Hall 2nd Floor
This is a hybrid meeting. The Public is invited to attend this meeting in person or remotely, by telephone or computer access.

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

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

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

Moment of Silent Prayer: Moment of Silent Prayer held.

Approval of Meeting Minutes

Motion: Councilor Alexopoulos moved to approve the minutes of the Town Council meeting minutes of June 8, 2026. This motion was seconded by Vice President Brewer.
Roll Call Vote: 9-0-0
Motion passes.

Appointments:
1. Treasurer/Collector

Motion: Moved by Councilor Gordon and seconded by Vice President Brewer, to appoint Allen Laurent as the Treasurer Collector.
Roll Call Vote: 9-0-0
Motion passes.

Announcements from the President: None

Presentations: None

Public Hearings:
1. Council Order 2026-047: FY2027 Randolph Community Preservation Budget and Reserves

a. Council Order 2026-047, approval of the Community Preservation Budget was introduced by Town Manager Howard on June 8, 2026. The Council Clerk referenced the Public Hearing notice that was published in the Patriot Ledger on June 5, 2026.
b. Council President Egan opened the public comments portion of the public hearing.
    i. Joe Burke, 54 Hills St: Asked about the state match of the CPC funds? Town Manager Howard stated that the match varies.
    ii. Sandi Cohen, 63 Bittersweet Lane: asked what the Community Housing Account is? Town Manager Howard stated that this account could be used for the creation of housing and even employment positions to monitor the housing.
c. The public comments portion of the public hearing was then closed and then it was opened up to the council for comment.
    i. Councilor Burgess would like to make sure that the Town is following up on the restrictions that we are giving funds for such as the Belcher house.
    ii. Councilor Huff-Larmond asked what the process of follow up on these restrictions are? Town Manager Howard stated that most commonly there is a deed restriction.
d. The Public Hearing was closed.

Motion: Councilor Burgess motioned to approve Council Order 2026-047. This motion was seconded by Councilor Clerger.
Roll Call Vote: 9-0-0
Motion passes.

2. Council Order 2026-045: FY2027 Water and Sewer Rates
    a. Council Order 2026-045 was introduced by Town Manager Howard on June 8, 2026. This Council order would set the FY2027 water and sewer rates.Town Manager Howard introduced Matthew Abrahams from the Abrahams Group; who has been helping with the rate and sewer rates. They briefly reviewed the presentation that was given at the June 8th, 2026 Council Meeting. The Council Clerk referenced the Public Hearing notice that was published in the Patriot Ledger on June 5, 2026. Town Manager Howard shared historical data on the previous rates and how they impact retained earnings and stabilization accounts.
    b. Council President Egan opened the public comments portion of the public hearing.
        i. Sandi Cohen, 6 Bittersweet Lane: Asked about commercial water bills and if Town Manager believes that these rates would deter business from opening in Randolph.
        ii. Joe Burke, 54 Hills St: asked about residents getting two water meters for outside and inside water usage. Town Manager Howard gave a list of reasons why the town has not looked into this; and encourages residents to use a company that fills pools. Mr. Burke then asked if the senior citizens discount will be changing with these rates? Town Manager Howard stated that they were remaining the same and that we could look into increasing these in the future.
    c. The public comments portion of the public hearing was then closed. The Public Hearing was closed.
    d. The Council then started to make motions on the water/sewer rates which were as follows:

First main motion: Councilor O'Connell moved to increase the water and sewer rates by 2%. This motion was seconded by Councilor Huff-Larmond.

First motion to amend main motion: Councilor Gordon made a motion to amend the main motion to increase the sewer rates by 0% and the water rates by 1% (instead of 2% each). This motion was seconded by Councilor Clerger.

e. Councilor Huff-Larmond understands what Councilor Gordon is trying to accomplish with those rates, however everything is increasing from gas prices to groceries.
f. Town Manager Howard shared details on the costs that come with the water and advises against a 0% increase. Town Manager gave a brief timeline on the water treatment plant.
g. The councilors shared their opinions on how they would like to see the town move forward with the water rates to continue planning for future water needs. They spoke on taking money from stabilization versus retained earnings and gave reasoning behind their thoughts. The council spoke on the importance of having good water quality in town.
h. Councilor Thompson asked for clarification on if you use 2501 cubic feet, if only one over is charged at the new rate or if all water use is? Mr. Abrahams stated it is for anything above and beyond 2500 that the higher rate is applied.
i. Councilor Burgess mentioned that residents who are struggling with their bills, speak with the tax collector and they can work with you.

Second motion to amend main motion: Councilor Egan moved to amend the main motion to increase the water and sewer rates by 5% each (instead of 2% each). This motion was seconded by Councilor Brewer.

Roll Call Vote on the first motion to amend the main motion: 3-6-0 (Yays: Clerger, Huff-Larmond, Gordon; Nays: Alexopoulos, Brewer, Burgess, Egan, O'Connell, Thompson)
Motion fails.

Councilor O'Connell moved to call the question. This motion was seconded by Councilor Huff-Larmond.
Roll call vote: 7-0-2 (Yays: Alexopoulos, Brewer, Burgess, Egan, Huff-Larmond, O'Connell, Thompson; Nays: None; Abstentions: Clerger and Gordon)
Motion passes.

Roll call vote on the second motion to amend the main motion: 4-5-0 (Yays: Alexopoulos, Brewer, Burgess, Egan; Nays: Clerger, Gordon, Huff-Larmond, O'Connell, Thompson)
Motion fails.

Roll call vote on the main motion: 3-5-1
Yays: Huff-Larmond, O'Connell, Thompson
Nays: Alexopoulos, Brewer, Burgess, Egan, Gordon
Abstentions: Clerger
Motion fails.

Second main motion: Councilor Burgess moved to increase the water and sewer rates by 3% each. This motion was seconded by Councilor Alexopoulos.

Roll call vote on the second main motion: 4-5-0 (Yays: Alexopoulos, Brewer, Burgess, O'Connell; Nays: Clerger, Egan, Gordon, Huff-Larmond, Thompson)
Motion fails.

Third main motion: Councilor Gordon moved to increase the water and sewer rates by 1% each. This motion was seconded by Councilor Clerger.

Roll call vote on the third main motion: 3-6-0 (Yays: Clerger, Gordon, Huff-Larmond; Nays: Alexopoulos, Brewer, Burgess, Egan, O'Connell, Thompson)
Motion fails.

Fourth main motion: Councilor Burgess moved to increase the water and sewer rates by 4% each. This motion was seconded by Councilor Alexopoulos.

First motion to amend the fourth main motion: Councilor Thompson moved to amend the fourth main motion by increasing the water and sewer rates by 2.5% each (instead of 4% each). This motion was seconded by Councilor O'Connell.
Roll call vote on the first motion to amend the fourth main motion: 3-6-0 (Yays: Huff-Larmond, O'Connell, Thompson; Nays: Alexopoulos, Brewer, Burgess, Clerger, Egan, Gordon)
Motion fails.

Second motion to amend the fourth main motion: Councilor Huff-Larmond moved to increase the water and sewer rates by 2% each. This motion was seconded by Councilor Thompson.
Roll call vote on the second motion to amend the fourth main motion: 5-4-0 (Yays: Clerger, Gordon, Huff-Larmond, O'Connell, Thompson; Nays: Alexopoulos, Brewer, Burgess, Egan)
Motion passes.

Third motion to amend the fourth main motion: Councilor Burgess moved to increase the water rates by 2.5% and sewer rates by 3% (instead of 2% each). This motion was seconded by Councilor Alexopoulos.
Roll call vote on the third motion to amend the fourth main motion: 3-6-0 (Yays: Alexopoulos, Burgess, Egan; Nays: Brewer, Clerger, Gordon, Huff-Larmond, O'Connell, Thompson)
Motion fails.

Roll Call on the fourth main motion (which, as amended is to increase the rates by 2% each): 5-4-0 (Yays: Clerger, Gordon, Huff-Larmond, O'Connell, Thompson; Nays: Alexopoulos, Brewer, Burgess, Egan)

3. Council Order 2026-046: FY2027 Water and Sewer Enterprise Budget
    a. Council Order 2026-046 was introduced by Town Manager Howard on June 8, 2026. This order is to approve the Water and Sewer Enterprise Budget for FY2027.
    b. Council President Egan opened the public comments portion of the public hearing
        i. Sandi Cohen, 63 Bittersweet Lane: wondering what the rate of return of the money in the stabilization fund is? Town Manager Howard would need to look into the annual average for this.

c. President Egan closed the Public Comments portion of the Public Hearing and opened it up to the Council for Comments.
    i. Councilor Burgess asked for the difference in Council Order 2026-048 and 2026-048A. Town Attorney Griffin says that 2026-048A, has language that more aligns with the use of the stabilization account. The main reason is to ensure the funds are spent on water only and not sewer costs. However, the Town Manager stated currently we are looking to approve Council Order 2026-046 which is a separate motion from 2026-048A.
    ii. Town Manager asked Town Attorney Griffin for legal clarity on voting 2026-046 before 2026-048A. Town Attorney Griffin stated that until 2026-048A is voted the budget would not be in balance. President Egan asked that if 2026-048A was voted later in this meeting, would that be sufficient? Town Attorney Griffin believes that would be fine.

Motion: Councilor Thompson motioned to approve Council Order 2026-046. This motion was seconded by Councilor O'Connell.
Roll Call Vote: 6-2-1 (Yays: Brewer, Clerger, Gordon, Huff-Larmond, O'Connell, Thompson; Nays: Burgess and Egan; Abstention: Alexopoulos)

Motion passes.

    iii. Councilor Burgess asked the Town Attorney, through the President, if this was a valid motion. Town Attorney Griffin stated that the motion passed and gave the council their options to rectify.

Motion: Councilor O'Connell moved to take Council Order 2026-048 out of order. This motion was seconded by Councilor Huff-Larmond
Roll Call Vote: 9-0-0
Motion passes.

Old/Unfinished Business:

1. Council Order 2026-048: Transfer from Water Stabilization to Support Water and Sewer Rates
    a. Town Manager Howard spoke on this order which is to use money from Water Stabilization to support the water rates.
    b. This order originally stated a transfer of $2,000,000 dollars but with the 2% water and sewer rates that were voted the money needed to make the budget whole is $1,274,385.

Motion: Councilor Burgess moved Council Order 2026-048A as read by the Town Attorney. This motion was seconded by Councilor O'Connell.
Roll Call Vote: 7-2-0 (Nays: Egan and Gordon)
Motion passes.

    c. Councilor Gordon spoke on taking the money from retained earnings versus water stabilization funds. Councilor Gordon would like to take the funds from retained earnings instead of stabilization as stated in Council Order 2026-048A. Councilor Gordon requested to amend the order to Town Manager Howard, however the request was not supported.
    d. Town Manager Howard does not support using retained earnings or free cash for this since the water stabilization account is meant for this exact purpose. Town Manager Howard also stated that we use retained earnings throughout the year for other water distribution related costs which we cannot use the stabilization funds for.

Public Comments

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

1. Sandi Cohen, 63 Bittersweet Lane: mentioned that speeding is still happening even with the new stop sign and street painting. Ms. Cohen would like an update on speed bumps. Gave thanks to Councilor Huff-Larmond for the Juneteenth event. She also has concerns with residents parking cars on their lawns.

There were no more public comments.

Proclamations: None

Motions, Orders, and Resolutions: None

Old/Unfinished Business (Continued):

2. Council Order 2026-044: Approval to Apply for MassDEP's Clean Water Trust State Revolving Loan Program
    a. Council Order 2026-044 was introduced by Town Manager Howard on June 8, 2026. This Council Order was advertised in the Patriot Ledger on June 13, 2026. Council Order 2026-044 is for borrowing to continue operations for identifying Lead Service Lines. This borrowing comes with the possibility of up to 40% loan forgiveness.

Motion: Councilor Burgess motioned to approve Council Order 2026-044. This motion was seconded by Councilor Alexopoulos.
Roll Call Vote: 8-1-0 (Nays: Egan)
Motion passes.

3. Council Order 2026-052: Amendment of Section 18-3 of the General Ordinances of the Town of Randolph Concerning Department Revolving Funds - DPW Utility Revolving Fund
    a. Council Order 2026-052 was introduced by Town Manager Howard on June 8, 2026. The legal notice was published in the Patriot ledger on June 13, 2026. This Council Order is to create a revolving fund for the DPW in regard to expenses that support paving operations.

Motion: Councilor Burgess motioned to approve Council Order 2026-055. This motion was seconded by Councilor Alexopoulos.
Roll Call Vote: 8-1-0 (Nays: Egan)
Motion passes.

4. Council Order 2026-051: Amendment of Section 18-3 of the General Ordinances of the Town of Randolph Concerning Department Revolving Funds - Community Programs Revolving Fund
    a. Council Order 2026-051 was introduced by Town Manager Howard on June 8, 2026. The legal notice was published in the Patriot ledger on June 13, 2026. This Council Order is to create a revolving fund for Community Programs.

Motion: Councilor Huff-Larmond motioned to approve Council Order 2026-051. This motion was seconded by Councilor Alexopoulos.

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

New Business (Continued) :

1. Council Order 2026-055: Transfer of General Fund Free Cash for Various Purposes
    a. Town Manager Howard introduced this Council Order and went through the list of uses the Free Cash would be used for. Town Manager Howard withdrew the $300,000 request for the school roof and interior work.
    b. Councilor O'Connell asked about how many buses this would purchase? And if there is any value on the old ones. Michael Mason from the School Finance Department stated that the older buses do not have any value. Councilor O'Connell then asked if the buses are leased or owned, they are owned by the town.
    c. Councilor Burgess asked about the field security and lighting at the new field.
    d. Councilor Thompson asked about a fleet/bus maintenance plan. Mr. Mason stated that the buses go get maintenance.
    e. Councilor Alexopoulos asked if the new buses would be gas or diesel. Mr. Mason stated currently the buses are diesel but they are looking into gasoline ones since they are cheaper. Councilor Alexopoulos then asked how many buses are on fleet? Mr. Mason stated that there are 48 buses, 4 of which are new.
    f. Councilor Egan would like to review the maintenance plan as a stipulation to the funds being given.

Main motion: Moved by Councilor Alexopoulos and seconded by Councilor Clerger, to approve Council Order 2026-055.

Motion: President Egan moved to amend the language of the Purchase of New Buses/Vans for the School Department Transportation Program to Read, To Fund the Purchase of New Buses/Vans for the School Department Transportation Program Conditional upon Receipt of Bus/Fleet maintenance plans. This motion was seconded by Councilor Thompson.
Roll Call Vote: 9-0-0
Motion passes.

Roll Call Vote on the main motion: 8-1-0 (Nays: Burgess)
Motion passes.

2. Council Order 2026-056 FY2027 Revolving Fund Spending Authorization
    a. Town Manager Howard introduced Council Order 206-056 which is an annual vote to set the spending limits for the revolving accounts.
    b. Councilor Burgess asked for an operational plan for these accounts. Town Manager Howard stated that he would get that information for Councilor Burgess.

Motion: Moved by Councilor Burgess and seconded by Councilor Alexopoulos, to approve Council Order 2026-056.
Roll Call Vote: 9-0-0
Motion passes.

3. Council Order 2026-057 Transfer of General Fund Free Cash to Stabilization

a. Town Manager Howard introduced Council Order 2026-057 which is a transfer from Free Cash to Stabilization.

Motion: Moved by Councilor Burgess and seconded by Councilor Alexopoulos, to approve Council Order 2026-057.
Roll Call Vote: 9-0-0
Motion passes.

4. Copy of Council Order 2026-058 Amendment of the General Ordinances of the Town of Randolph To Create an Affordable Housing Trust
    a. The Town Manager introduced this order. The Town Planner, Michelle Tyler appeared in front of the Council previously to give an overview of the Affordable Housing Trust. This was introduced only and was referred to the Zoning and Ordinance Subcommittee for review.

Town Manager's Report:

1. Announced the new hours at Town Hall. Tuesday nights Town Hall will be open until 7 pm and on Friday Town Hall will close at 1 pm.
2. Councilor Huff-Larmond asked about the football field having hours. The Town Manager stated that any use of the football field should be used by private rentals or the Randolph Athletic Department. The plan is to have Key cards that will allow access into the field area. Councilor Alexopoulos added that field security has been speaking on this topic in the Appointments, Operations and Oversight Subcommittee.
3. Councilor Huff-Larmond stated that Belcher Park is having issues with use of their field as well.
4. President Egan gave kudos to the Town Manager for his work and dedication with the new water treatment plant.

Correspondence: None

Subcommittee Reports: None

Council Comments:

1. Councilor Clerger: will be hosting an Independence Day dinner at the Igbo House on July 3rd from 6-9 pm. She stated attendees must wear red white and/or blue to enter.
2. Councilor Gordon: Juneteenth and Flag raising events were well attended. Councilor Gordon spoke on creating a resolution to help bring back the Night Before the Fourth Parade as well as a petition.
3. Councilor O'Connell: Firefighter Sunday was a success.
4. Councilor Burgess: spoke on the Veterans' Council who was previously involved in planning and fundraising for the parade.
5. Councilor Brewer: Firefighter Sunday was great.
6. Councilor Alexopoulos: Blue Devils are fundraising for their upcoming season trainings.There is a GoFundMe link circulating and they are canning at the gas station.
7. Councilor Thompson: Juneteenth event was cool. Councilor Thompson wanted to remind residents to be respectful of campaign signs on properties. Campaign signs are not allowed on Town Property.
8. Councilor Huff-Larmond: Summer intern program is starting soon. Thanks to all who came and supported the Juneteenth Event. South Shore Caribbean Connection will be hosting a scholarship dinner in memory of Jaylin Rainford on June 27th. The Pride festival will be held on June 27th.

Adjournment:

Motion: Motion to adjourn made by Councilor Burgess and seconded by Councilor O'Connell.
Roll Call Vote: 8-1-0 (Nays: Burgess)
Meeting adjourned.

The Town Council Meeting adjourned at 10:33 pm.

Notification of Upcoming Council Meetings:

July 13 and 27
August 10 and 24
September 14 and 28
October 5 and 19
November 2 and 23
December 7

RANDOLPH TOWN COUNCIL

APPLICATION FOR A SPECIAL PERMIT

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

Applicant Information:

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

Owner Information (If different than applicant):

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

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

Property Information:

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

Nature of Relief Requested:

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

Detailed explanation of request:

See attached narritive

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

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

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

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

Applicant

04/17/2026
Date

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

EVERSTEAD PARTNERS

April 15, 2026

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

Cc: Michelle Tyler, Director of Planning

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

Dear Mr. Egan,

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

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

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

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

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

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

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

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

Development Impact & Innovation

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

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

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

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

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

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

Sincerely,

James Guerrier
Principal
Everstead Partners

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

Barbara J. Arsenault

Trustee for Property

217 Mill Street

Randolph, MA 02368

March 31, 2026

To The Town of Randolph, Massachusetts:

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

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

Sincerely,

Barbara J. Arsenault

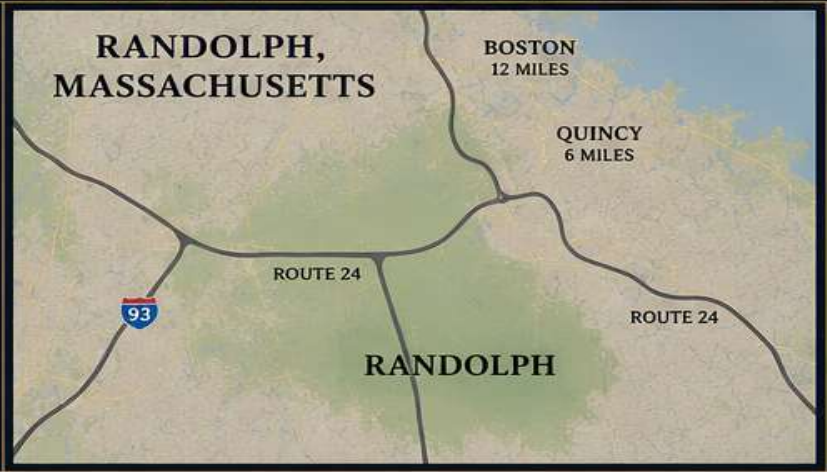
VIOLET HILLS

PROPOSED RESIDENTIAL DEVELOPMENT

BY

EVERSTEAD PARTNERS

TOWN OF RANDOLPH
MASSACHUSETTS
INCORPORATED 1793



A COMMUNITY WITH HISTORY. A FUTURE WITH VISION.

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

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

BUILDING TOMORROW, TOGETHER. BY EVERSTEAD PARTNERS

About Us

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

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

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

Development Plan

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

Site Plan

DRIVEWAY

STONE RETAINING WALL

MIXED SHRUBS & SMALLER UNDERSTORY TREES

BUILDING

COMMON GREEN SPACE & LANDSCAPE AREA

COMMON PATIO AREA

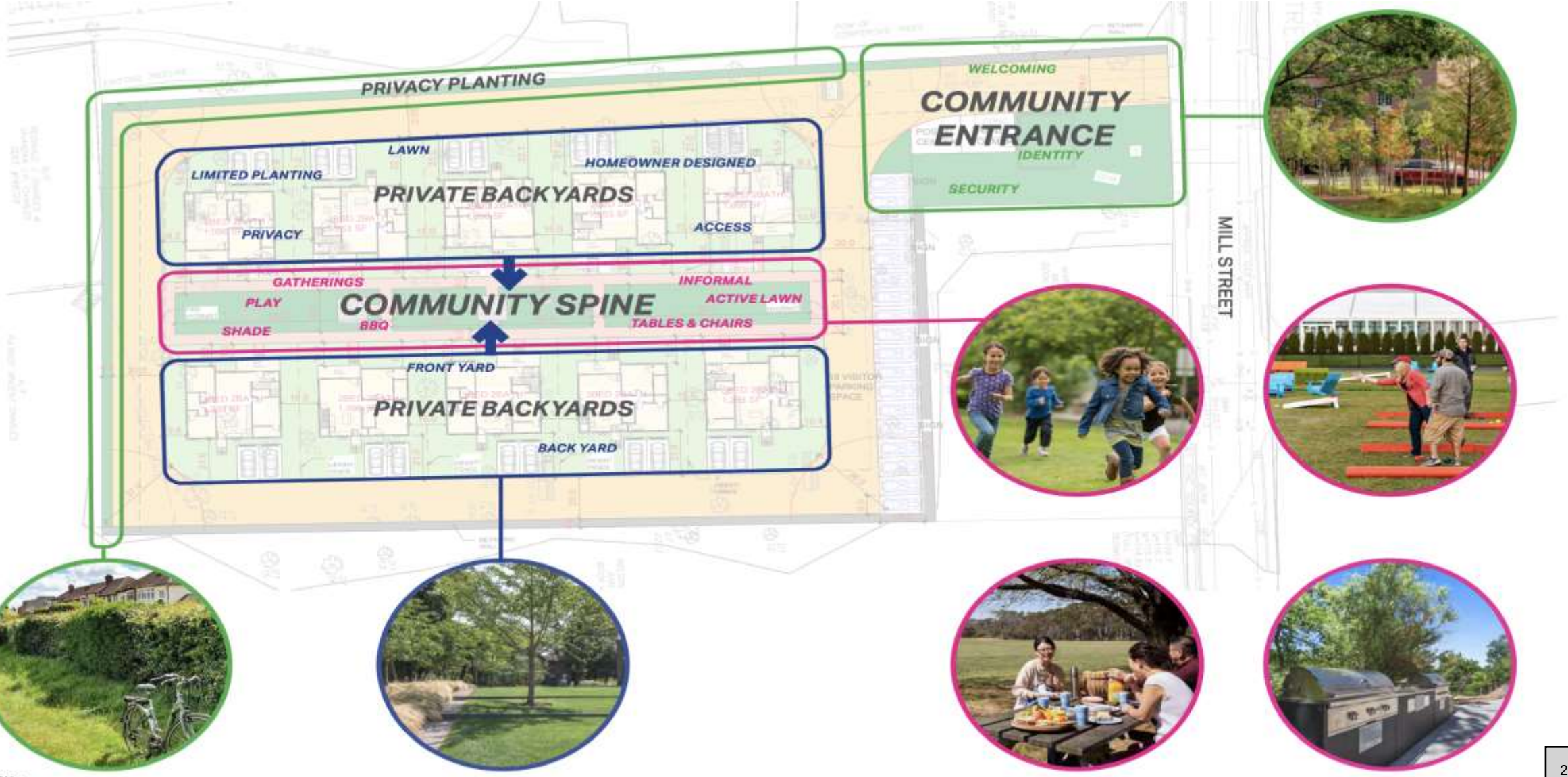
PRIVATE GREEN SPACE & LANDSCAPE AREA

WHITE PICKET FENCE

WALK WAY

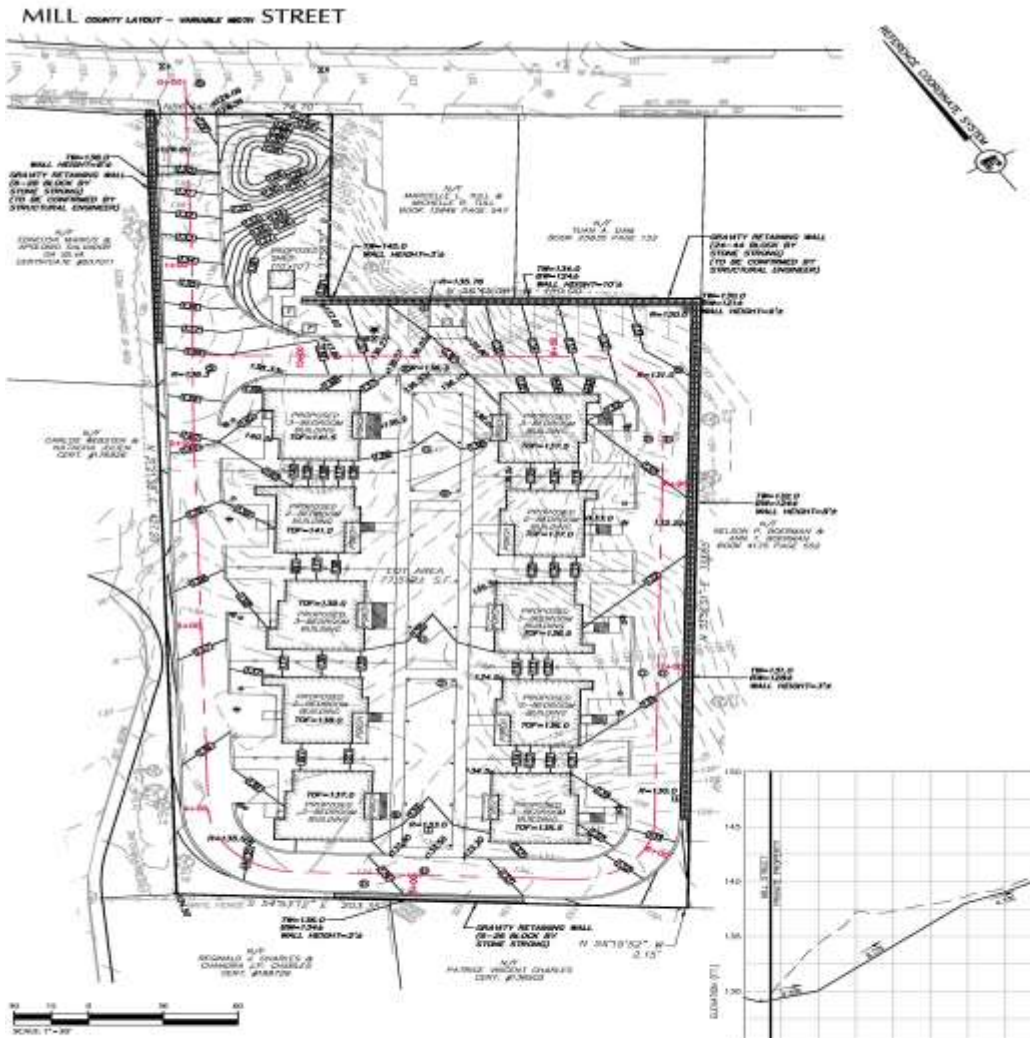
The site incorporates private drive aisles, designated parking areas, pedestrian walkways, stormwater management systems, utility infrastructure, and extensive landscaping improvements designed to complement the natural character of the property. Significant attention was given to preserving green space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

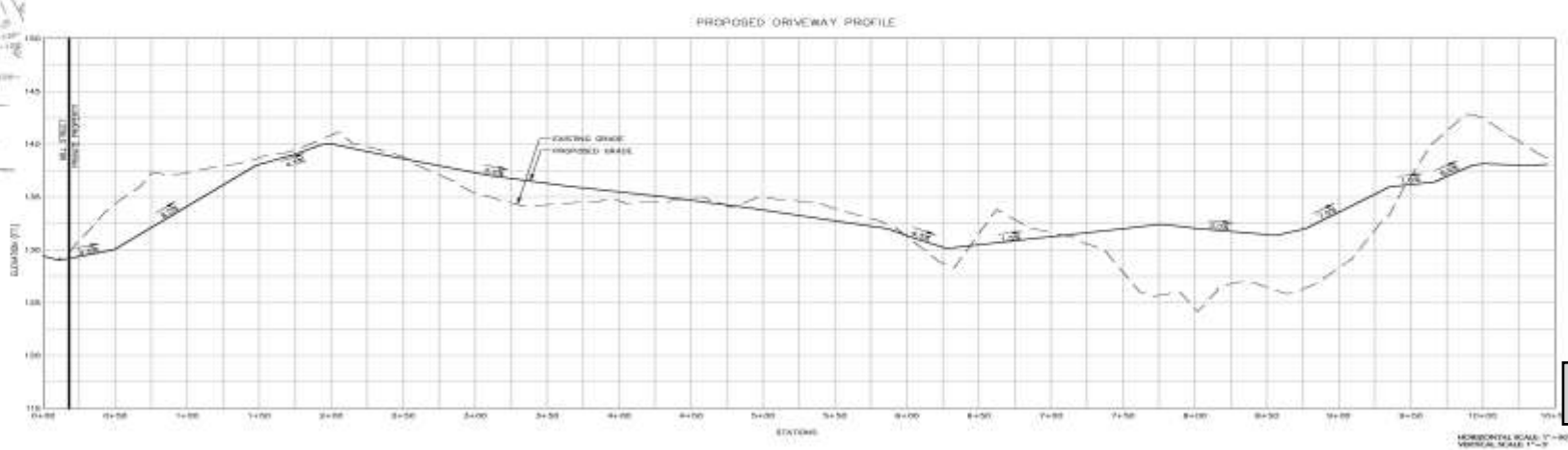
Site Plan Concept



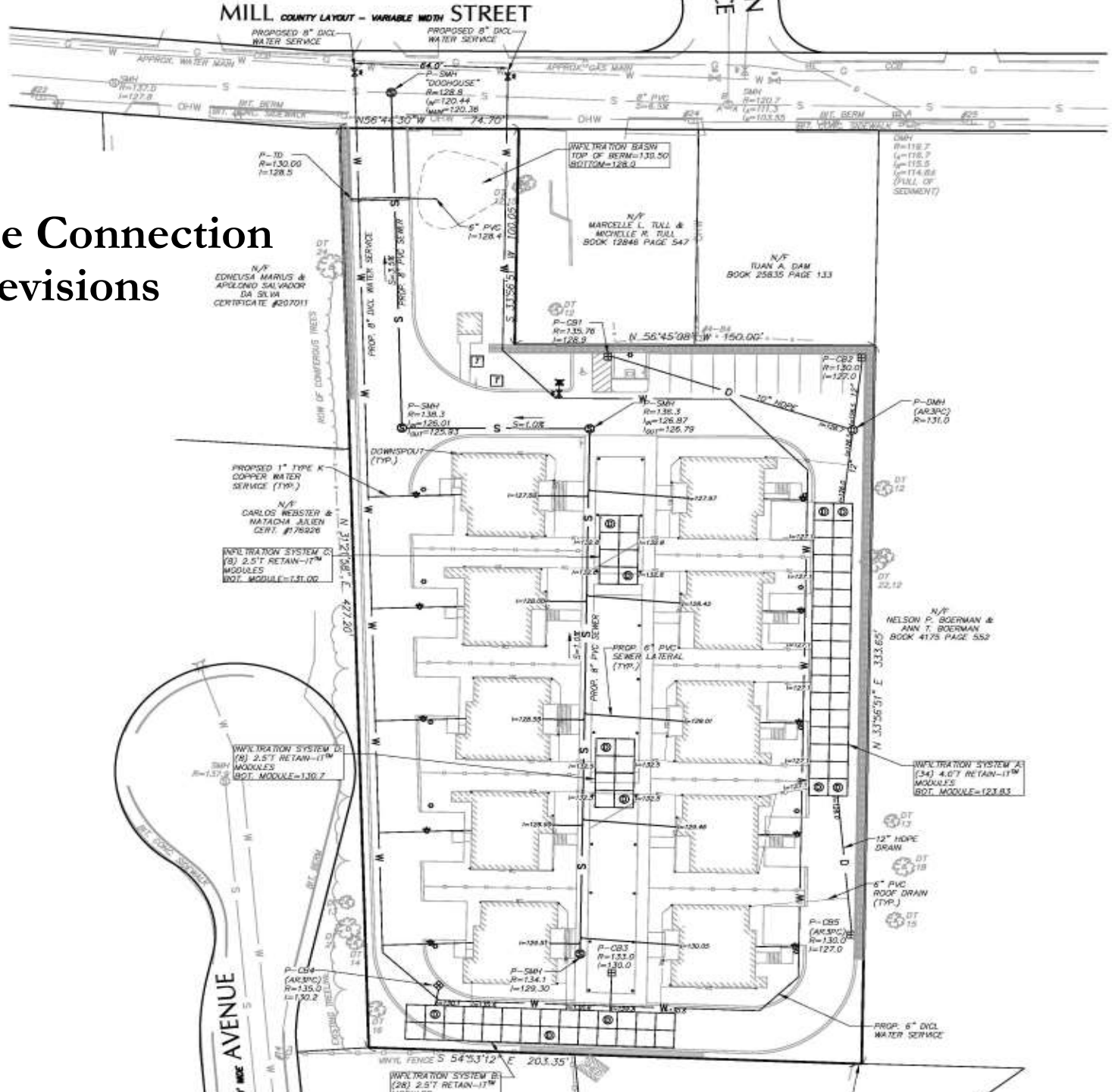
Concept Precedents

Grading Plan & Profile





Water Line Connection & Revisions



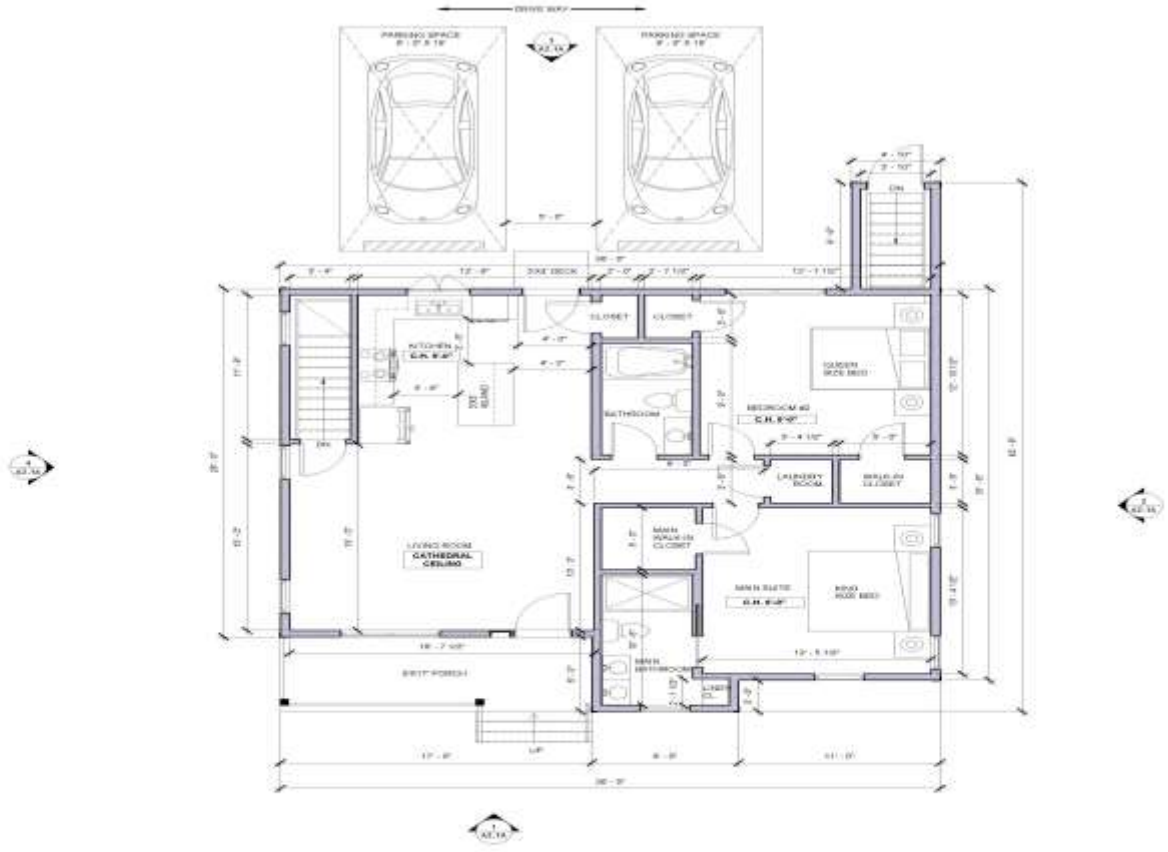
CATCH BASIN NOTE:

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

Two Bedroom Concept

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

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



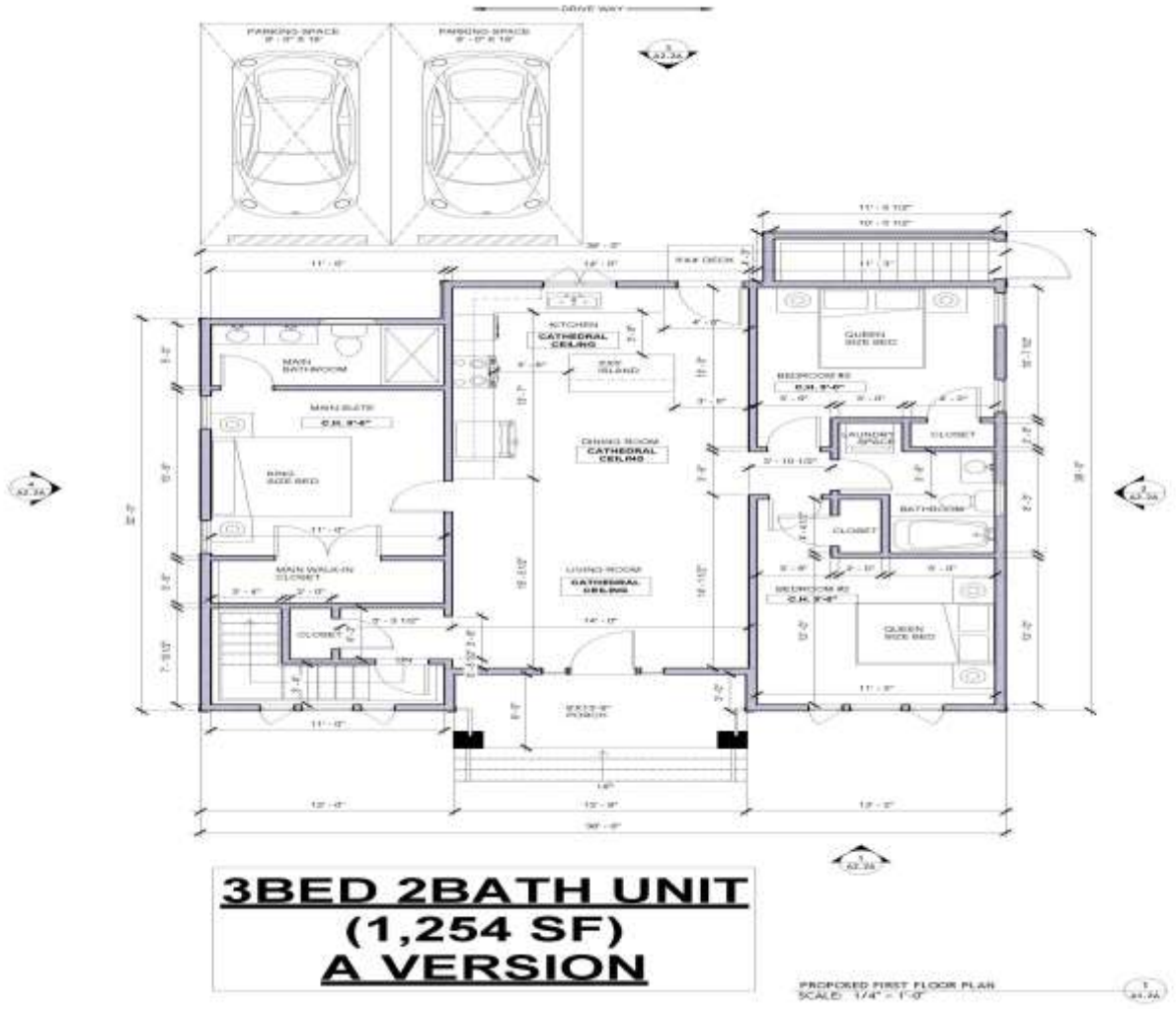
2BED 2BATH UNIT
(1,095 SF)
A VERSION

Two Bedroom Renderings

Three Bedroom Concept

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

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



Three Bedroom Designs

Market Demand

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

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

Market Demand, Capture Rates & Absorption

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

Absorption and Pricing Conclusion:

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

Affordable Prices

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

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

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

Additional Information

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

Additional Information Cont'd

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

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

"VIOLET HILLS"

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

at

217 MILL STREET
RANDOLPH, MA

APRIL 15, 2026

IMAGE FROM RANDOLPH GIS

LOCUS MAP
1" = 500'

SHEETS

C1.01 COVER SHEET
C1.02 NOTES
C1.03 EXISTING CONDITIONS
C1.04 CONSTRUCTION MANAGEMENT
C1.05 PROPOSED LAYOUT
C1.06 PROPOSED GRADING
C1.07 PROPOSED UTILITIES
C1.08 SWEPT PATH
C1.09 SWEPT PATH
C1.10 DETAILS
C1.11 DETAILS
C1.12 DETAILS
L1.0 PLANTING PLAN AND PLANTING SCHEDULE
L3.0 PLANTING DETAILS
L3.1 PLANTING IMAGES
ES-1 ELECTRIC SITE PLAN
ES-2 ELECTRIC PHOTOMETRIC PLAN

REVISIONS:

No.	DATE	

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

JAMES BURKE, P.E.

APPLICANT
EVERSTEAD PARTNERS
182 PROPSECT STREET
SOUTH EASTON, MA 02375

ARCHITECT
JCBT ARCHITECTS
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

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

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

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

JOB NUMBER: 26.020

GENERAL NOTES:

1. LOCUS:

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

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

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

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

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

5. OVERALL LOT SIZE: 1.8± ACRES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EROSION & SEDIMENTATION CONTROL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ABBREVIATIONS

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

EXISTING LEGEND

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

PROPOSED LEGEND

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

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

PREPARED FOR:
EVERSTEAD PARTNERS
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SOUTH EASTON, MA 02375

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

REVISIONS

No.	ISSUE	DATE

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

JAMES W. BURKE, P.E.

SHEET TITLE:
NOTES

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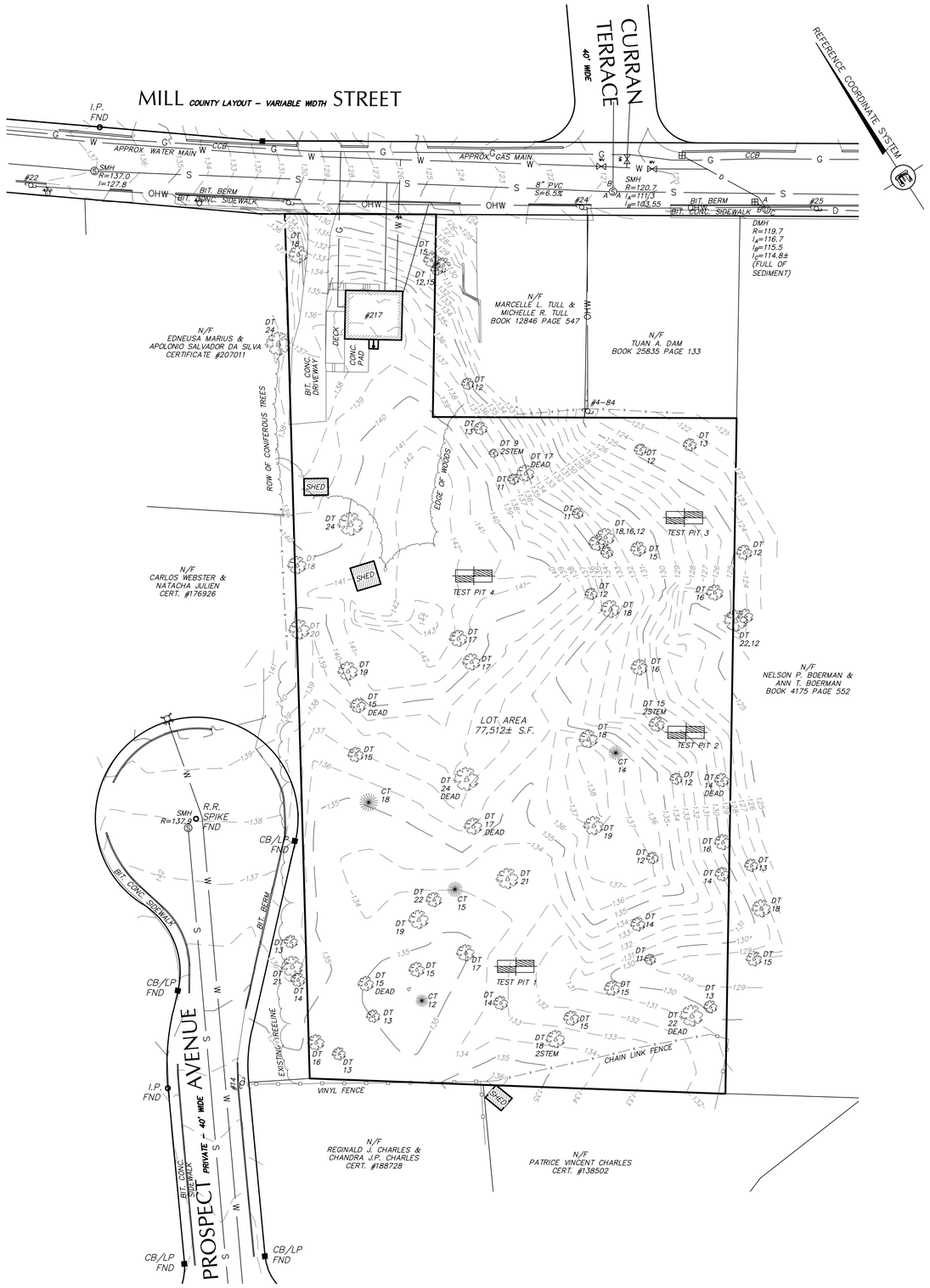
PROJECT NO.: 26.020

C1.02
SHEET 2 OF 12

IMAGE FROM RANDOLPH GIS

LOCUS MAP
SCALE: 1"=500'



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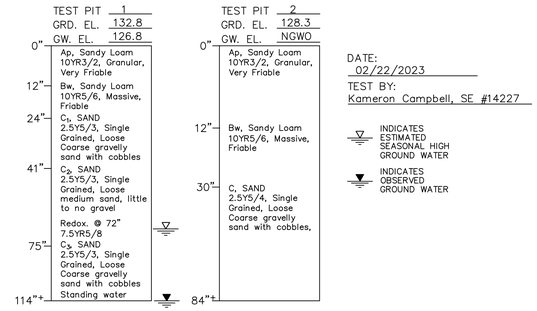

DATE: 02/22/2023

TEST BY: Kameron Campbell, SE #14227

INDICATES ESTIMATED SEASONAL HIGH GROUND WATER

INDICATES OBSERVED GROUND WATER

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

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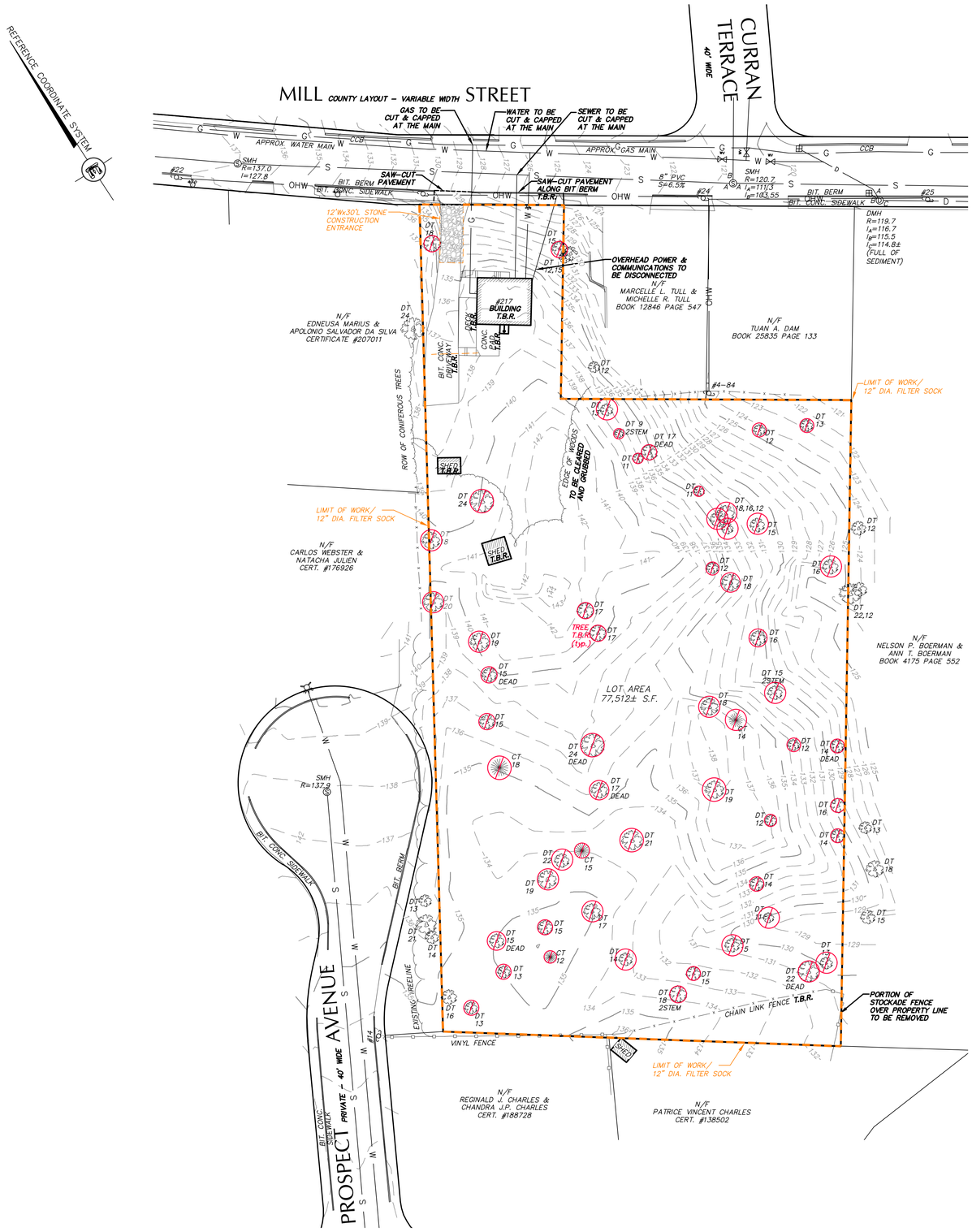
C1.03
SHEET 3 OF 12



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No. 39418
REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:
CONSTRUCTION MANAGEMENT

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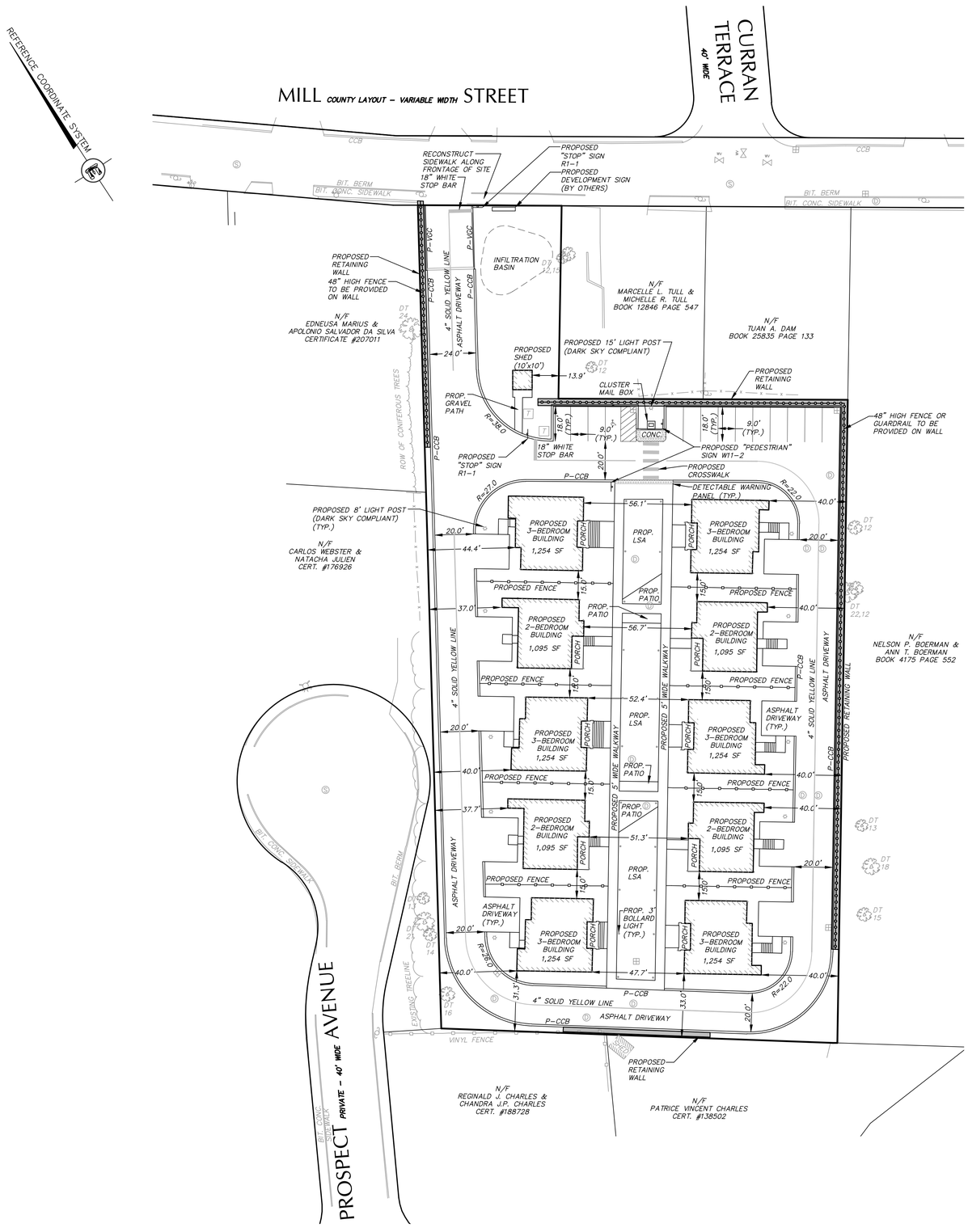
SHEET 4 OF 12



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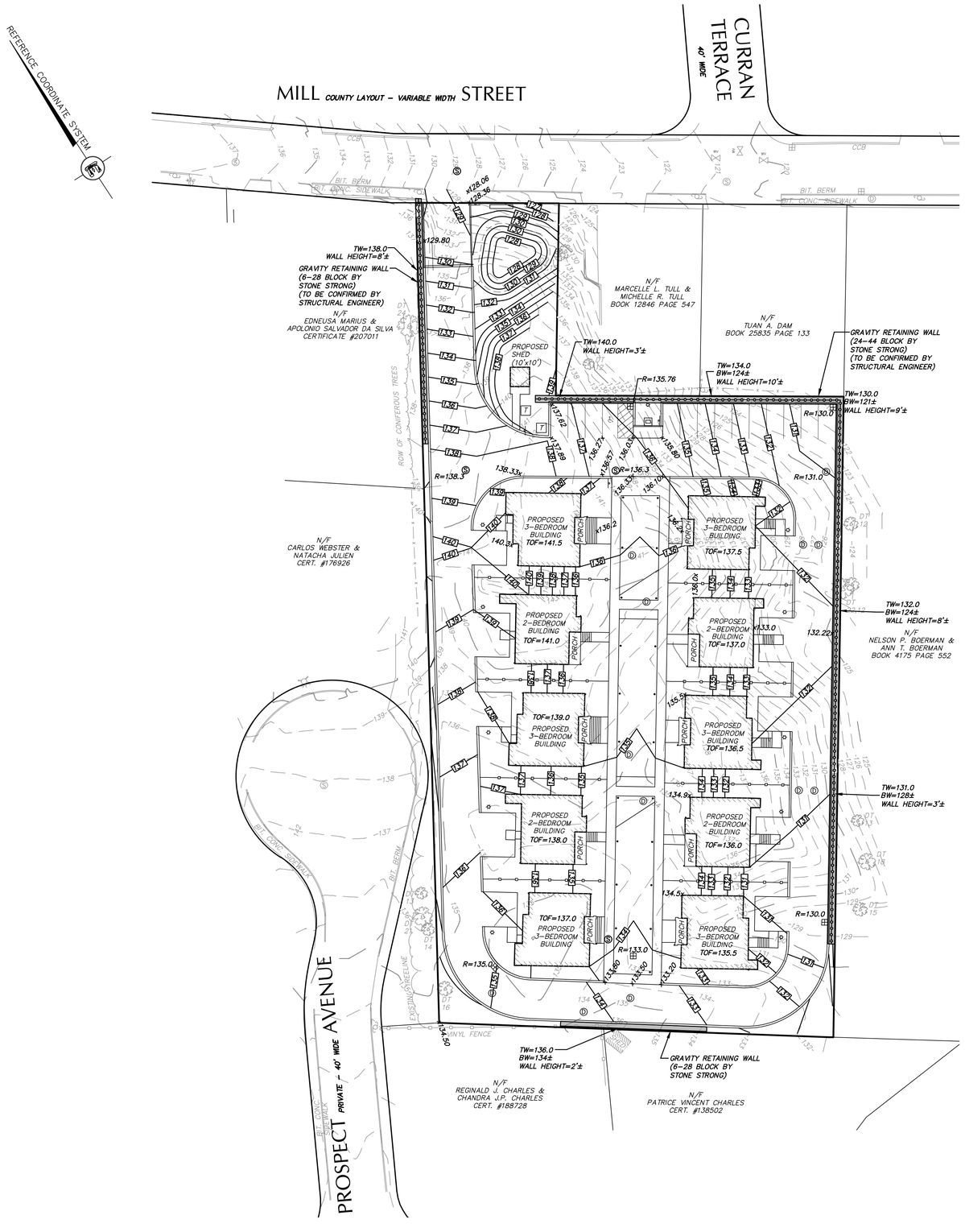
SHEET 5 OF 12



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REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:

GRADING

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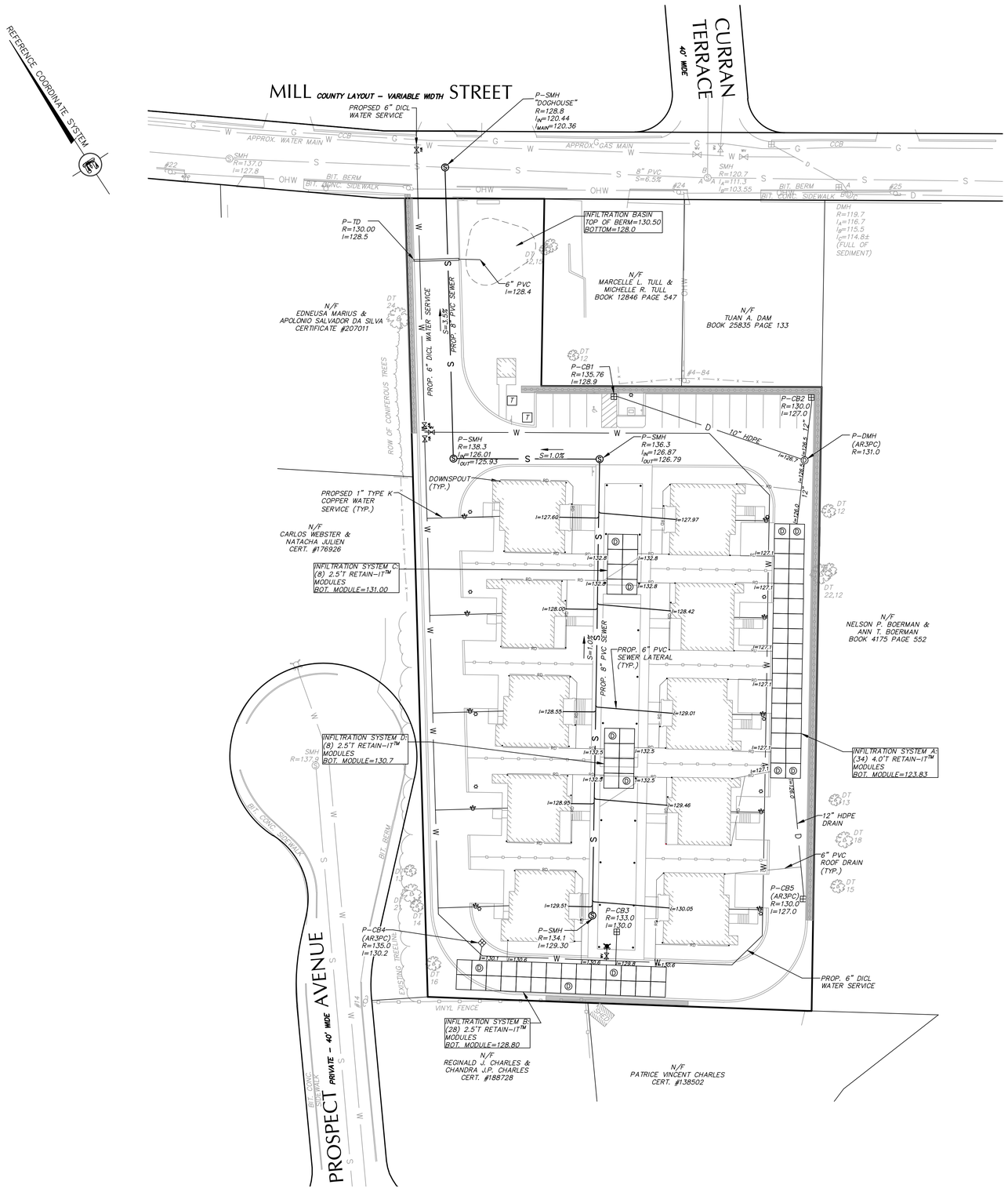

CATCH BASIN NOTE:

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

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JAMES W. BURKE, P.E.

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UTILITIES

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PROJECT NO.: 26.020

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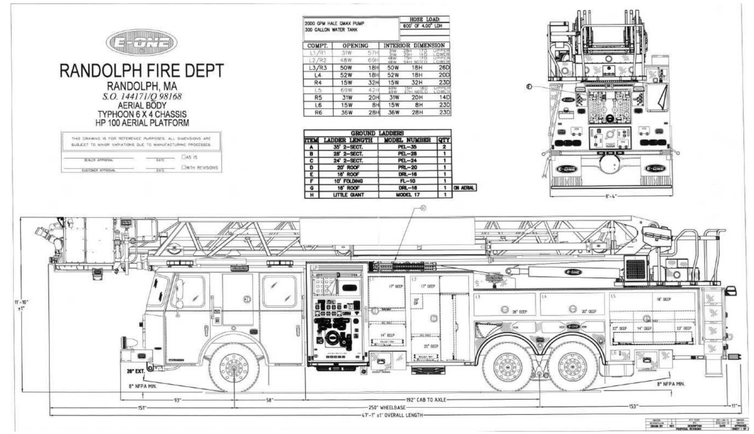
SHEET 7 OF 12

Legend

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



SAE Turning Radius Calculations for Quote No. 98168

Wheelbase:	250"	Front Bumper Size:	10"
Body Width:	100"	Front Bumper Extension:	20"
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM
Front Axle Track:	84.46"	Rear Wheel Type:	ALUMINUM
Front Axle Tire Width:	16.6"	Tire Brand:	MICHELIN
Dimension Over Rear Tires:	98.59"		
Body Front Overhang:	92"		

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

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

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JAMES W. BURKE, P.E.

SHEET TITLE:
SWEPT PATH

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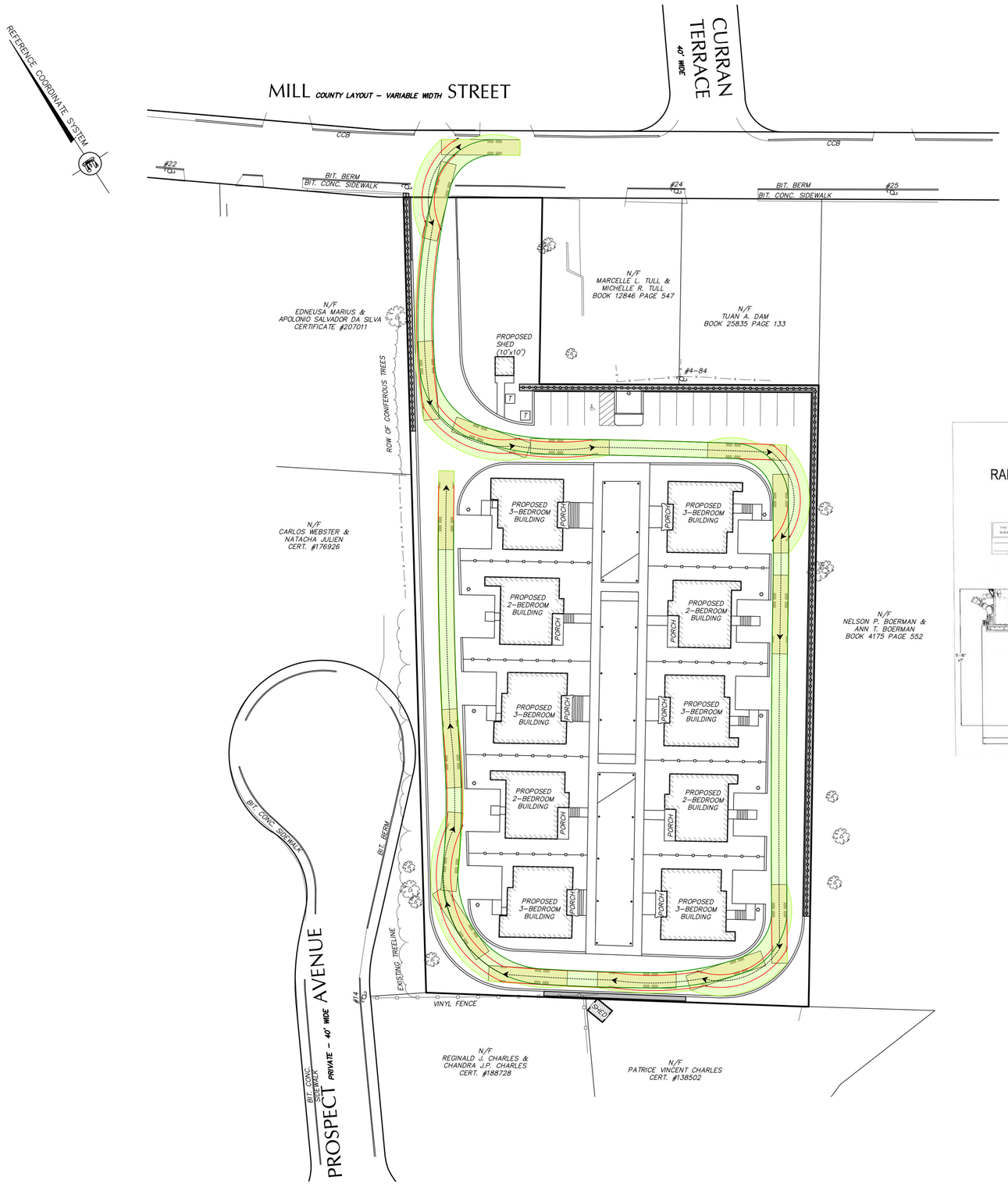
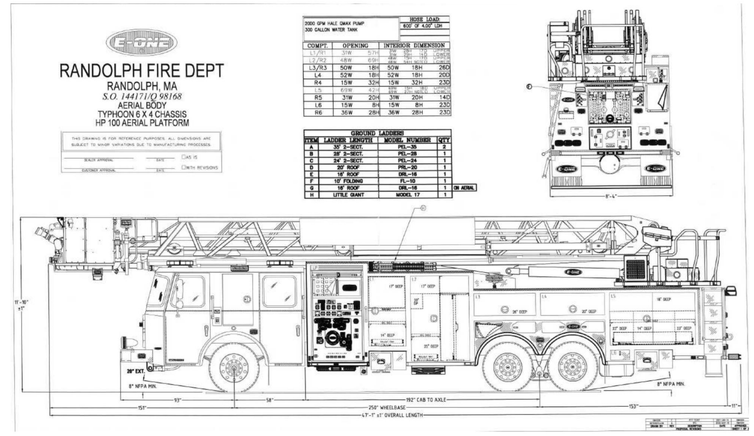
C1.08
SHEET 8 OF 12



Legend

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



SAE Turning Radius Calculations for Quote No. 98168

Wheelbase:	250"	Front Bumper Size:	10"
Body Width:	100"	Front Bumper Extension:	20"
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM
Front Axle Track:	84.45"	Rear Wheel Type:	ALUMINUM
Front Axle Tire Width:	16.6"	Tire Brand:	MICHELIN
Dimension Over Rear Tires:	98.59"		
Body Front Overhang:	92"		

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

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

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

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

CONSULTANTS

ARCHITECT
JCBT ARCHITECT
806 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

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

REVISIONS

No.	ISSUE	DATE

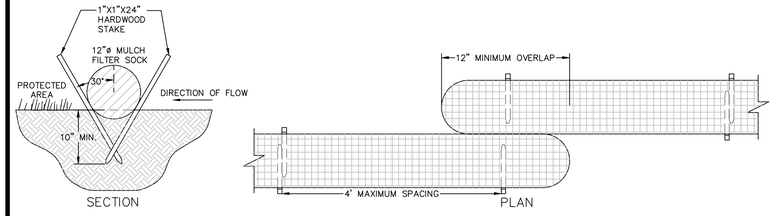
COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE, CIVIL, No. 39418, REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:
SWEPT PATH

DRAWING INFORMATION
ISSUE: PERMIT SET
DATE: APRIL 15, 2026
PROJECT NO.: 26.020

C1.09
SHEET 9 OF 12

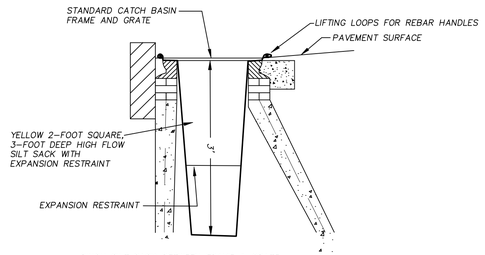


NOTES:

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

MULCH WATTLE

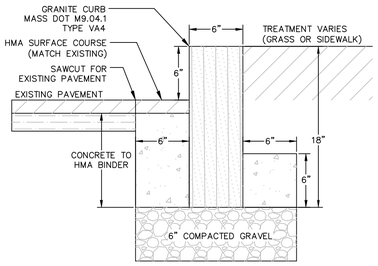
NOT TO SCALE



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

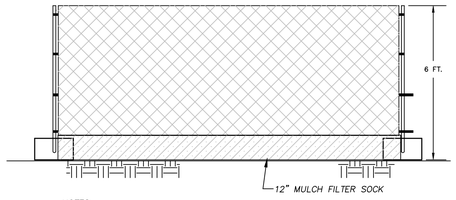
CATCH BASIN SILT SACK

NOT TO SCALE



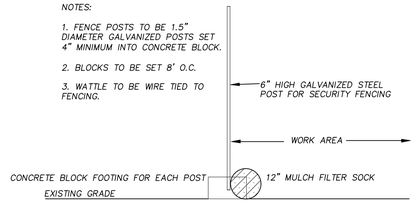
VERTICAL GRANITE CURB INSTALLATION

NOT TO SCALE



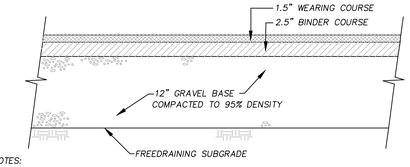
NOTES:

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



SECURITY FENCING W/ EROSION CONTROL

NOT TO SCALE

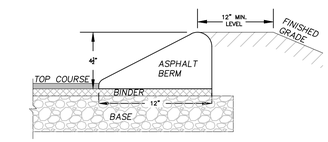


NOTES:

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

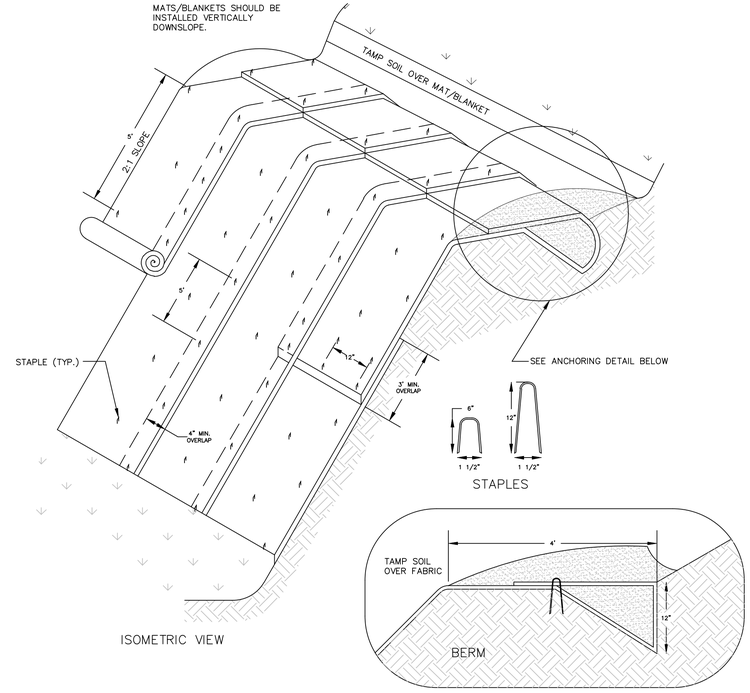
PAVEMENT SECTION

NOT TO SCALE



CAPE COD BERM

NOT TO SCALE



ISOMETRIC VIEW

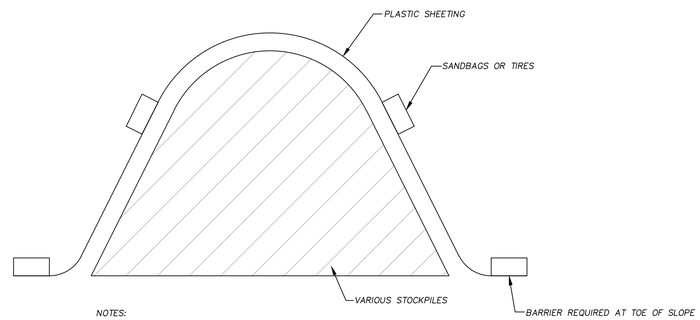
ANCHORING DETAIL

NOTES:

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

SLOPE MATTING DETAIL

NOT TO SCALE



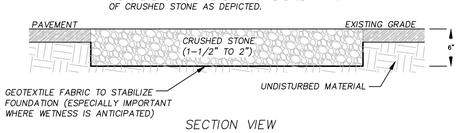
NOTES:

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

PLASTIC SHEETING OVER STOCKPILED MATERIALS

NOT TO SCALE

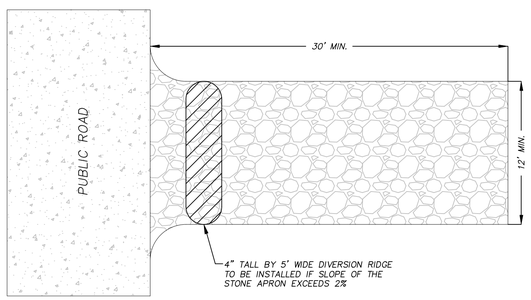
*REMOVE EXISTING PAVEMENT AND REPLACE WITH 6" OF CRUSHED STONE AS DEPICTED.



SECTION VIEW

NOTES:

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



PLAN VIEW

12'x30' CRUSHED STONE APRON

NOT TO SCALE

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

PREPARED FOR:

EVERSTEAD PARTNERS
182 PROSPECT STREET
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CONSULTANTS

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606 WASHINGTON STREET
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PROJECT TITLE & LOCATION:

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REVISIONS

No.	ISSUE	DATE

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

JAMES W. BURKE, P.E.

SHEET TITLE:

DETAILS

DRAWING INFORMATION

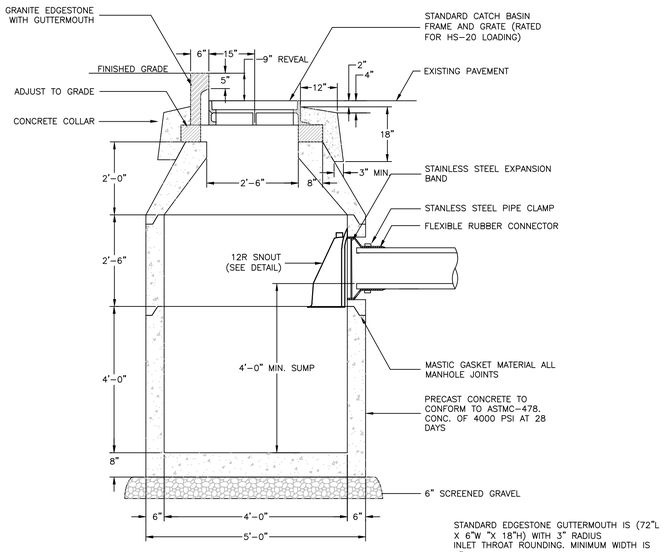
ISSUE: PERMIT SET

DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.10

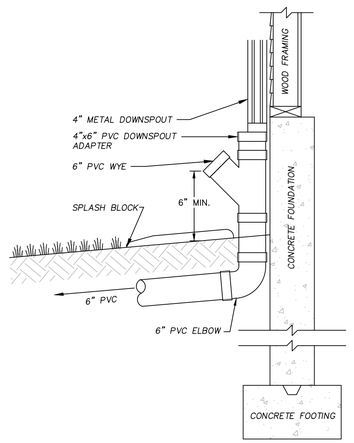
SHEET 10 OF 12



STANDARD EDGESTONE GUTTERMOUTH IS (72"L X 6"W "X 18"H) WITH 3" RADIUS INLET THROAT ROUNDING. MINIMUM WIDTH IS 6", ALL OTHER DIMENSIONS TOLERANCES TO ±1".

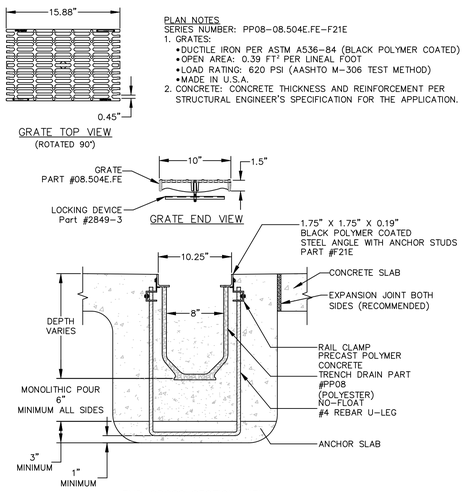
PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



TYPICAL ROOF DRAIN W/ OVERFLOW

NOT TO SCALE

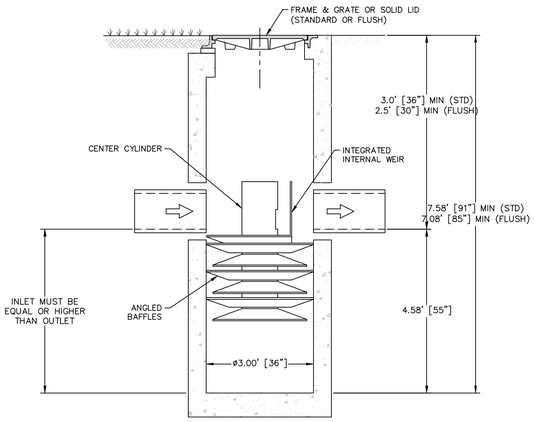


PLAN NOTES
SERIES NUMBER: PP08-08.504E.FE-F21E

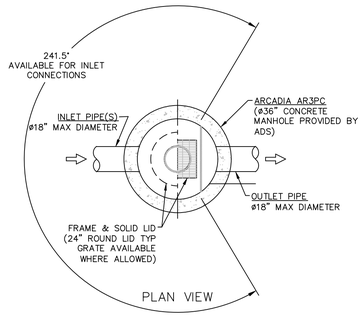
1. GRATES:
   - DUCTILE IRON PER ASTM A536-84 (BLACK POLYMER COATED)
   - OPEN AREA: 0.39 FT² PER LINEAL FOOT
   - LOAD RATING: 620 PSI (AASHTO M-306 TEST METHOD)
   - MADE IN U.S.A.
2. CONCRETE: CONCRETE THICKNESS AND REINFORCEMENT PER STRUCTURAL ENGINEER'S SPECIFICATION FOR THE APPLICATION.

TRENCH DRAIN DETAIL

NOT TO SCALE



PROFILE VIEW



PLAN VIEW

PRODUCT SPECIFICATIONS:

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

  -OR -

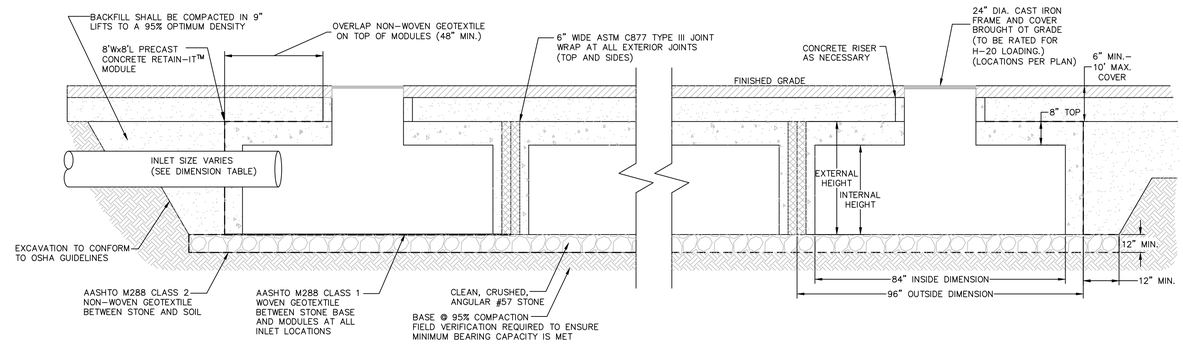
  THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH D50=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION PER CURRENT NJDEP/NJCAT HDS PROTOCOL.

NOTES:

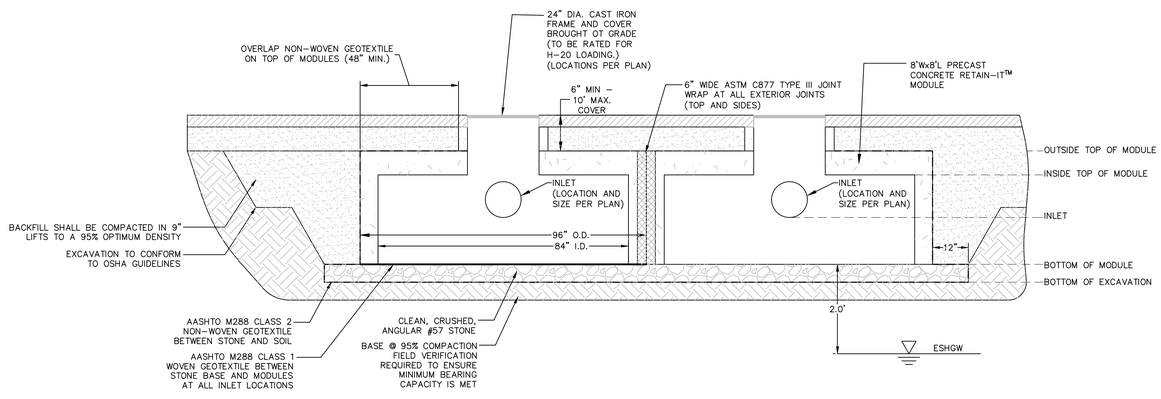
- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS.
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE.
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.

ARCADIA AR3PC CONCRETE MANHOLE STORMWATER SEPARATOR BY ADS

NOT TO SCALE



PROFILE



SECTION

NOTES:

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

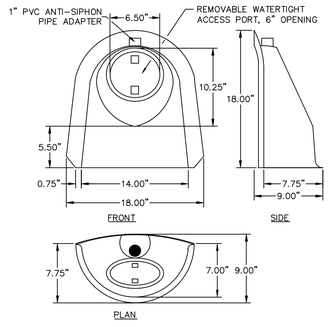
RETAIN-IT MODULES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

RETAIN-IT™ INFILTRATION SYSTEM

NOT TO SCALE

DIMENSION TABLE

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



12R SNOUT OUTLET HOOD

NOT TO SCALE

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PROJECT TITLE & LOCATION:
"VIOLET HILLS"
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
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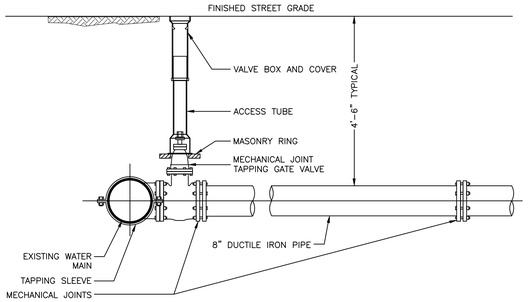
COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE, CIVIL, No. 39418
REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:
DETAILS

DRAWING INFORMATION
ISSUE: PERMIT SET
DATE: APRIL 15, 2026
PROJECT NO.: 26.020

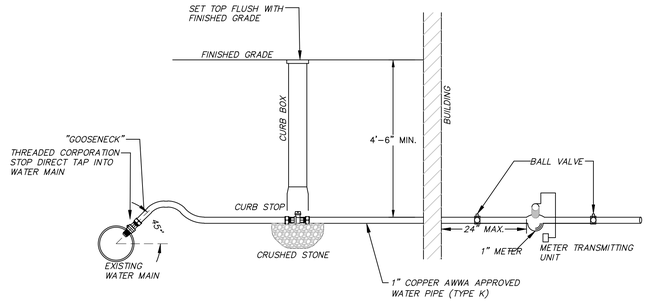
C1.11
SHEET 11 OF 12



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

GATE VALVE AND TAPPING SLEEVE CONNECTION

NOT TO SCALE



1" WATER SERVICE DETAIL

NOT TO SCALE

NOTES:

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

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

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

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

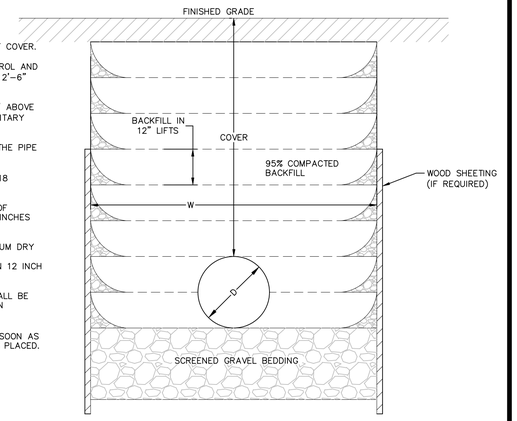
6). SHEETING, IF USED, SHALL BE CUT OFF A MINIMUM OF 18 INCHES BELOW FINISHED GRADE.

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

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

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

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

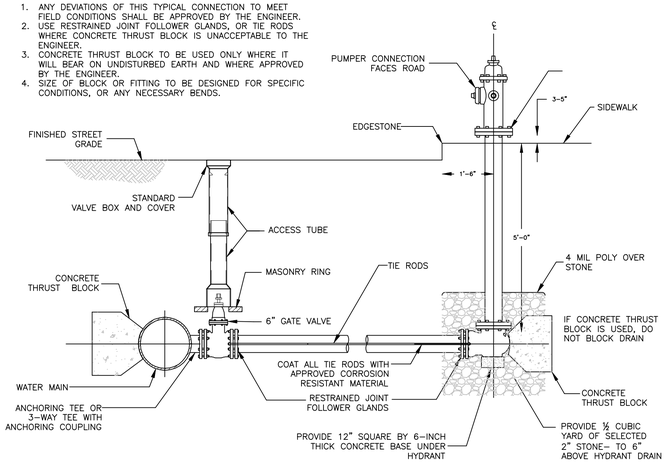


TYPICAL UTILITY TRENCH

NOT TO SCALE

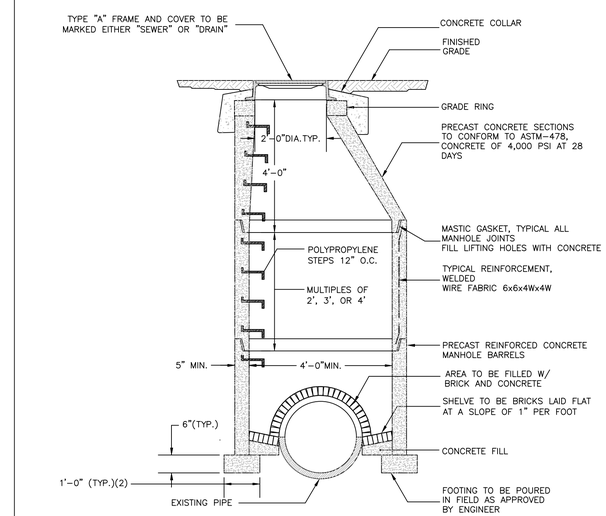
NOTES:

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



TYPICAL FIRE HYDRANT CONNECTION FOR HIGH OR LOW SERVICE LINE

NOT TO SCALE

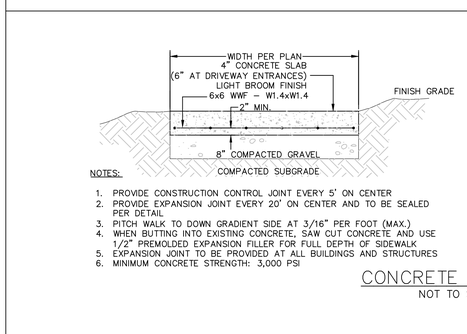


NOTES:

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

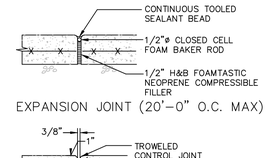
TYPICAL DOG HOUSE MANHOLE

NOT TO SCALE



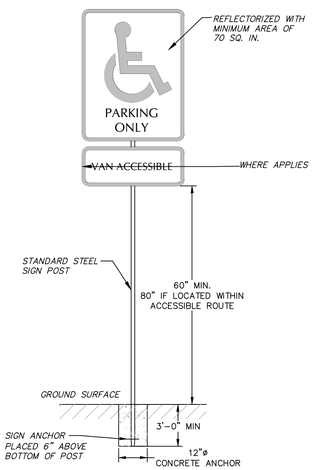
NOTES:

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



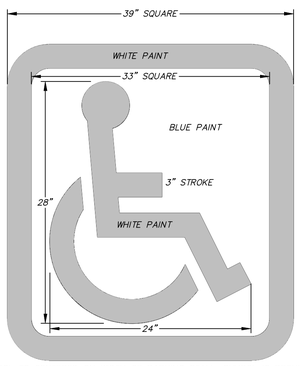
CONCRETE WALKWAY

NOT TO SCALE



HANDICAP PARKING SIGN/POST DETAIL

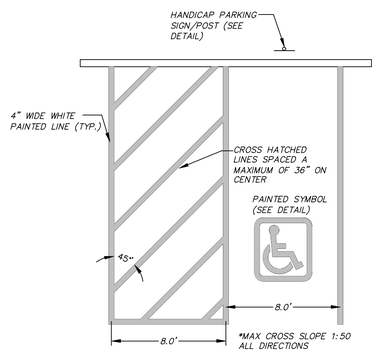
NOT TO SCALE



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

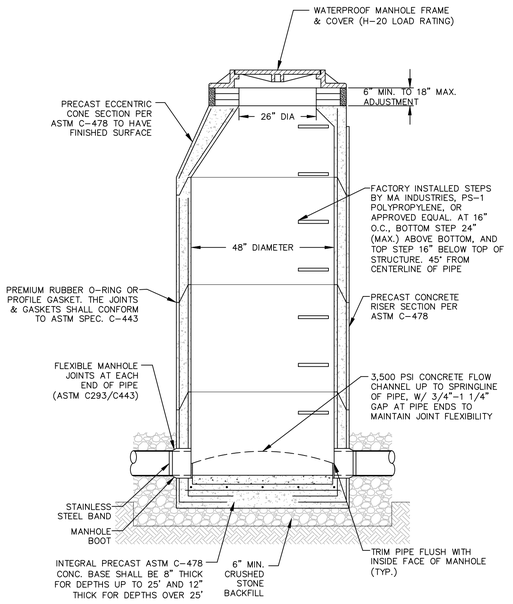
ACCESSIBLE PARKING STALL PAVEMENT MARKING

NOT TO SCALE



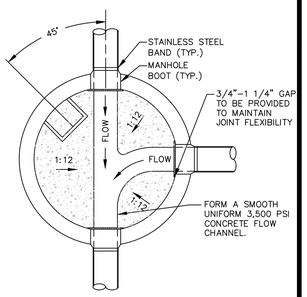
VAN ACCESSIBLE HANDICAPPED PARKING SPACE

NOT TO SCALE



STANDARD SANITARY SEWER MANHOLE

NOT TO SCALE



MANHOLE CHANNEL

NOT TO SCALE

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

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

CONSULTANTS

ARCHITECT
JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

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

REVISIONS

No.	ISSUE	DATE

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

JAMES W. BURKE, P.E.

SHEET TITLE:
DETAILS

DRAWING INFORMATION
ISSUE: PERMIT SET
DATE: APRIL 15, 2026
PROJECT NO.: 26.020

C1.12
SHEET 12 OF 12

PLANTING SCHEDULE

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

GENERAL NOTES

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

PLANTING NOTES

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

PLANTING LEGEND

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

PROPERTY LINE, SEE SURVEY

XX — NEW CONTOUR, SEE CIVIL DRAWINGS

Ex — EXISTING TREES, TO BE PROTECTED

Xx — NEW TREES, SEE PLANTING SCHEDULE

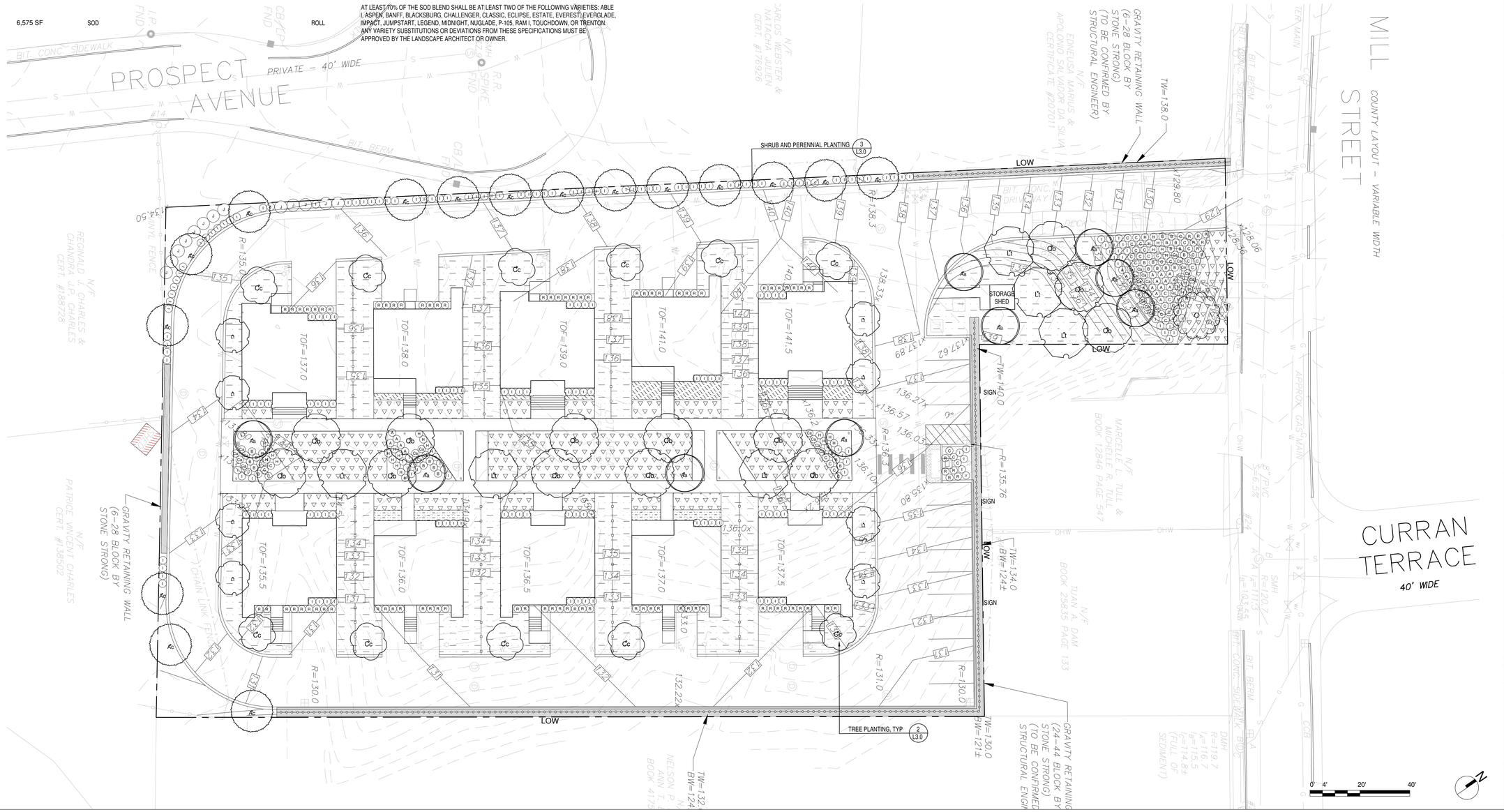
Xx — NEW SHRUBS, SEE PLANTING SCHEDULE

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

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

LAWN - SEED, SEE DETAIL 5/L3.0

LAWN - SOD, SEE DETAIL 4/L3.0



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

FOR PERMITTING

NO.	REVISION	DATE

PERMIT DOCUMENTS

Seal:

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

Job Number: 260103

Project: 217 Mill Street

Drawn By: ON Checked By: SC

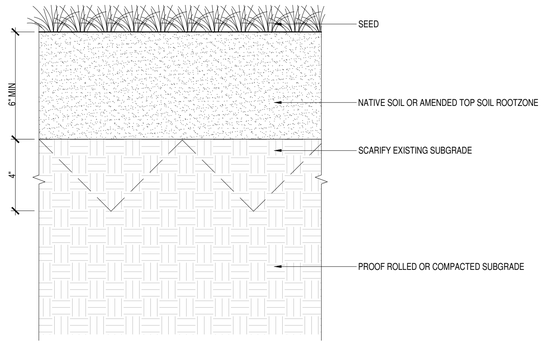
Date: 04/13/2026

Scale: 1" = 20'-0"

Sheet Title:
PLANTING PLAN
& PLANTING SCHEDULE

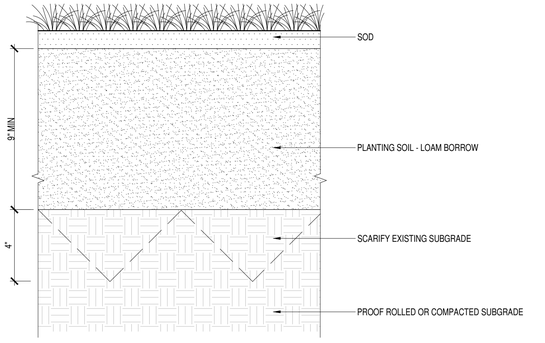
Sheet No:
L1.0

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



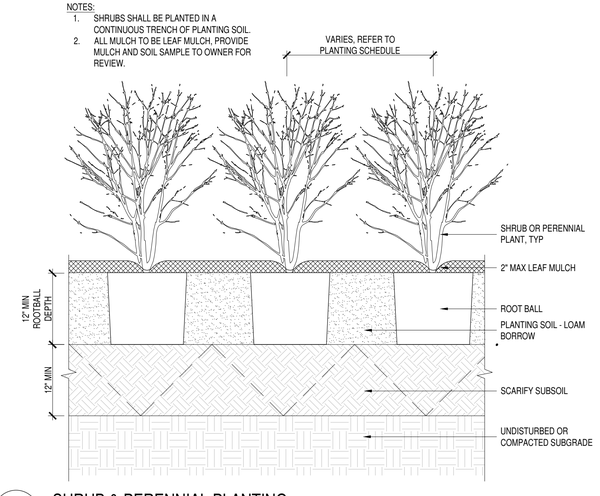
5 SEEDING, TYP.
SCALE: 3" = 1'-0"

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



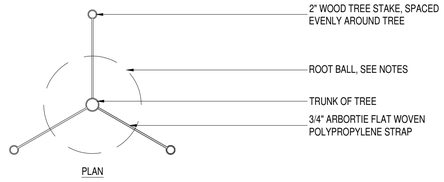
4 LAWN - SOD, TYP
SCALE: 3" = 1'-0"

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

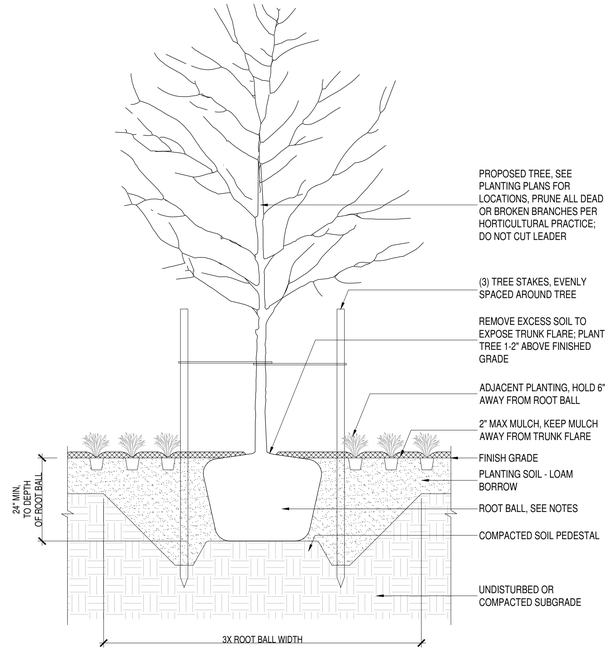


3 SHRUB & PERENNIAL PLANTING
SCALE: 1" = 1'-0"

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

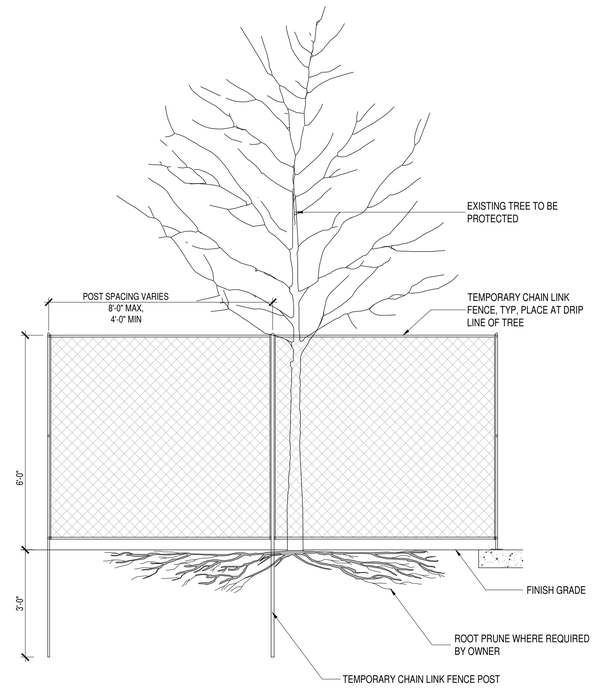


PLAN



2 TREE PLANTING, TYP
SCALE: 1/2" = 1'-0"

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



1 EXISTING TREE PROTECTION, TYP
SCALE: 1/2" = 1'-0"

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

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

Job Number: 260103
Project: 217 Mill Street
Drawn By: ON Checked By: SC
Date: 04/13/2026
Scale: SEE DETAIL
Sheet Title:
PLANTING DETAILS

Sheet No:
L3.0

Trees

Acer campestre
Hedge Maple

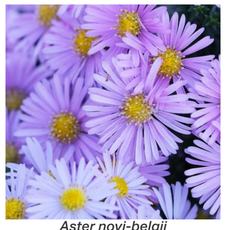
Amelanchier arborea
Common Serviceberry

Cercis canadensis
Eastern Redbud

Liriodendron tulipifera
Tulip Tree

Quercus bicolor
Swamp White Oak

Perennials



Aster novi-belgii
New York Aster

Baptisia australis
Blue False Indigo

Liatris spicata
Dense Blazing Star

Rudbeckia hirta
Black Eyed Susan

Astilbe Chinensis 'Purple Candles'
Chinese Astilbe

Geranium macrorrhizum
Bigroot Cranesbill

Hakonechloa macra
Japenese Forest Grass

Polygonatum odoratum 'Variegatum'
Solomon's Seal

Shrubs

Aronia arbutifolia
Chokeberry

Buddleja davidii
Butterfly Bush

Callicarpa americana
Beautyberry

Clethra alnifolia
Sweet Pepperbush

Hydrangea macrophylla
Endless Summer Hydrangea

Ilex glabra
Inkberry

Juniperius chinensis 'Hetzii'
Green Columnar Juniper

Rhus aromatica 'Low Grow'
Gro-Low Fragrant Sumac

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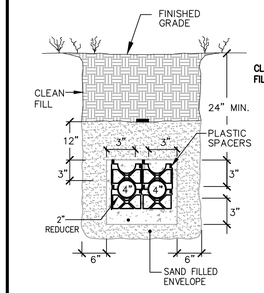
Drawn By: ON Checked By: SC

Date: 04/13/2026

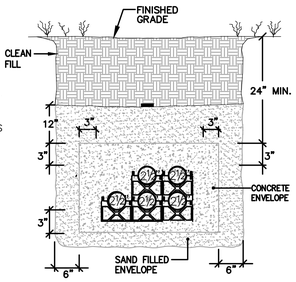
Scale: SEE DETAIL

Sheet Title:
PLANTING IMAGES

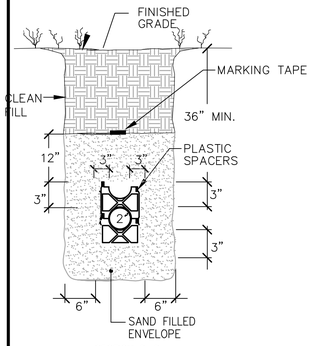
Sheet No:
L3.1



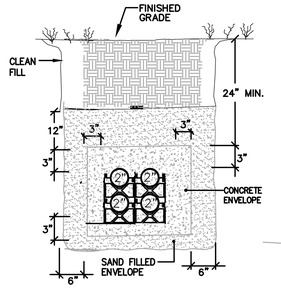
SECTION A–A
PRIMARY



SECTION B–B
SECONDARY



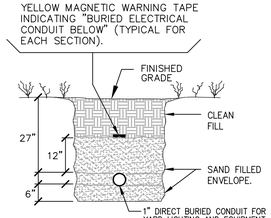
SECTION D–D
TELE/COM



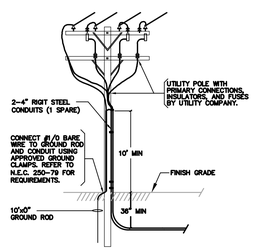
SECTION C–C
TELE/COM

NOTES:

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

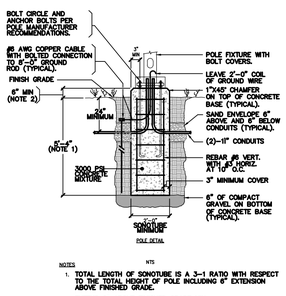


SECTION D–D



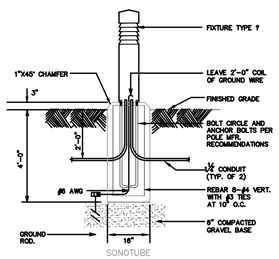
NOTE:
1. TELEPHONE FA AND POWER CODUITS INSTALLATION SIMILAR.

UTILITY POLE

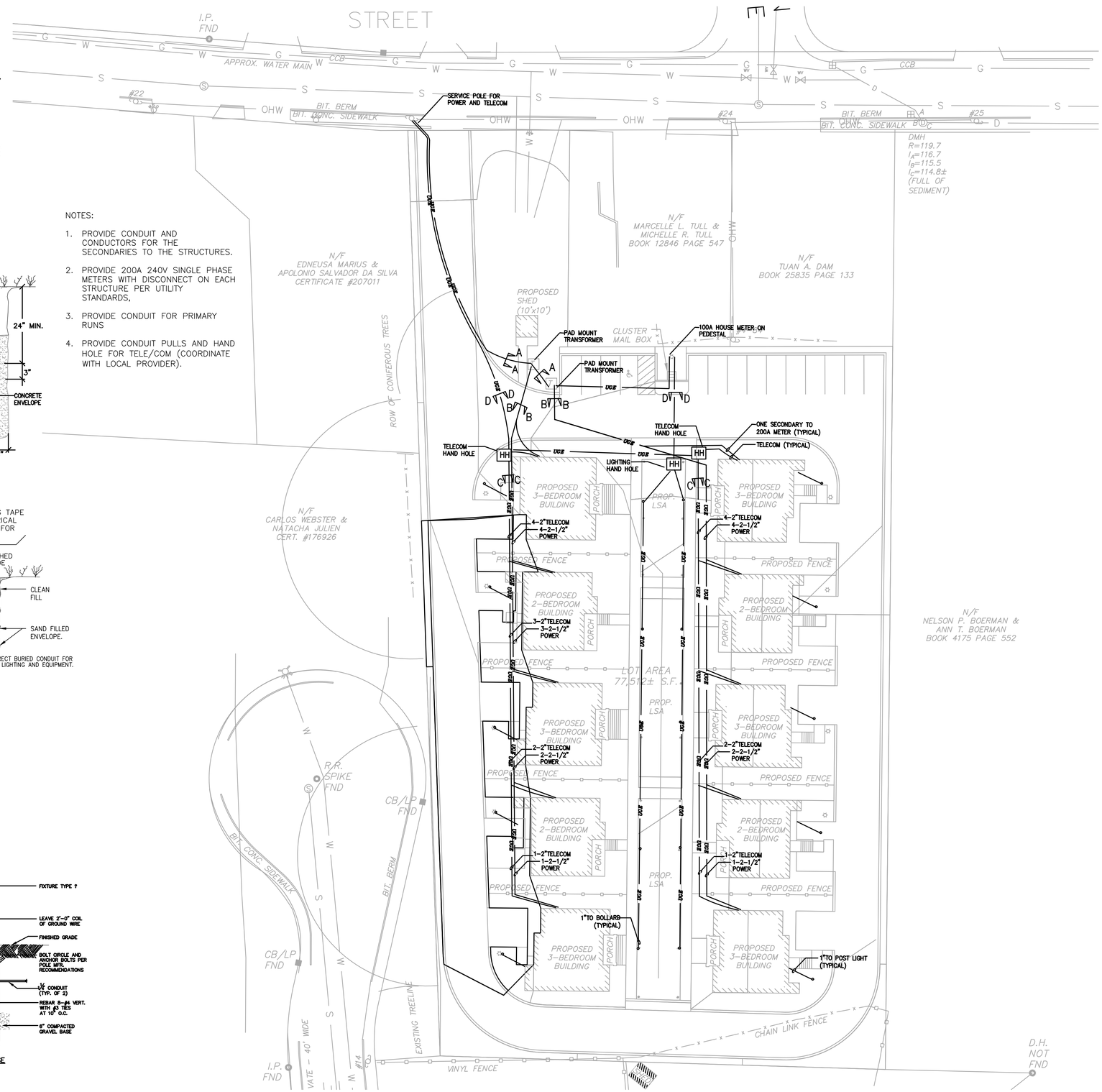


NOTES
1. TOTAL LENGTH OF SONOTUBE IS A 3–1 RATIO WITH RESPECT TO THE TOTAL HEIGHT OF POLE INCLUDING 6" EXTENSION ABOVE FINISHED GRADE.
2. EXTEND 6" ABOVE FINISHED GRADE MIN.

LIGHT POLE BASE



BOLLARD BASE



Project Title:

217 MILL STREET
RANDOLPH, MA

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

SEAL:

ELECTRIC SITE PLAN

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

Scale: None
Date: 4/14/26

DRAWING NO.

ES-1

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

NOTES:

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

T – VARIABLE WIDTH

RRAN

RACE

40' WIDE

APPROX. GAS MAIN

MILE STREET

AL

PROPOSED SHED (10'x10')

[E]

PROPOSED RETAINING WALL

CLUSTER MAIL BOX

#4-84

PROP. GRAVEL PATH

CONC.

SHED

P-CCB

ASPHALT DRIVEWAY

PROPOSED 3-BEDROOM BUILDING

PROPOSED 2-BEDROOM BUILDING

PORCH

PROP. LSA

PROP. PATIO

PROPOSED FENCE

PROPOSED 5' WIDE WALKWAY

LOT AREA 77,512± S.F.

ASPHALT DRIVEWAY (TYP.)

P-CCB

ASPHALT DRIVEWAY

PROPOSED RETAINING WALL

Project Title:

217 MILL STREET
RANDOLPH, MA

Prepared By:

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

SEAL:

ELECTRIC PHOTOMETRIC PLAN

Scale: 1"=30'

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

Date: 4/14/26

DRAWING NO.

ES-2

DRIVEWAY

STONE RETAINING WALL

MIXED SHRUBS & SMALLER UNDERSTORY TREES

BUILDING

COMMON GREEN SPACE & LANDSCAPE AREA

COMMON PATIO AREA

PRIVATE GREEN SPACE & LANDSCAPE AREA

WHITE PICKET FENCE

WALK WAY

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

CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

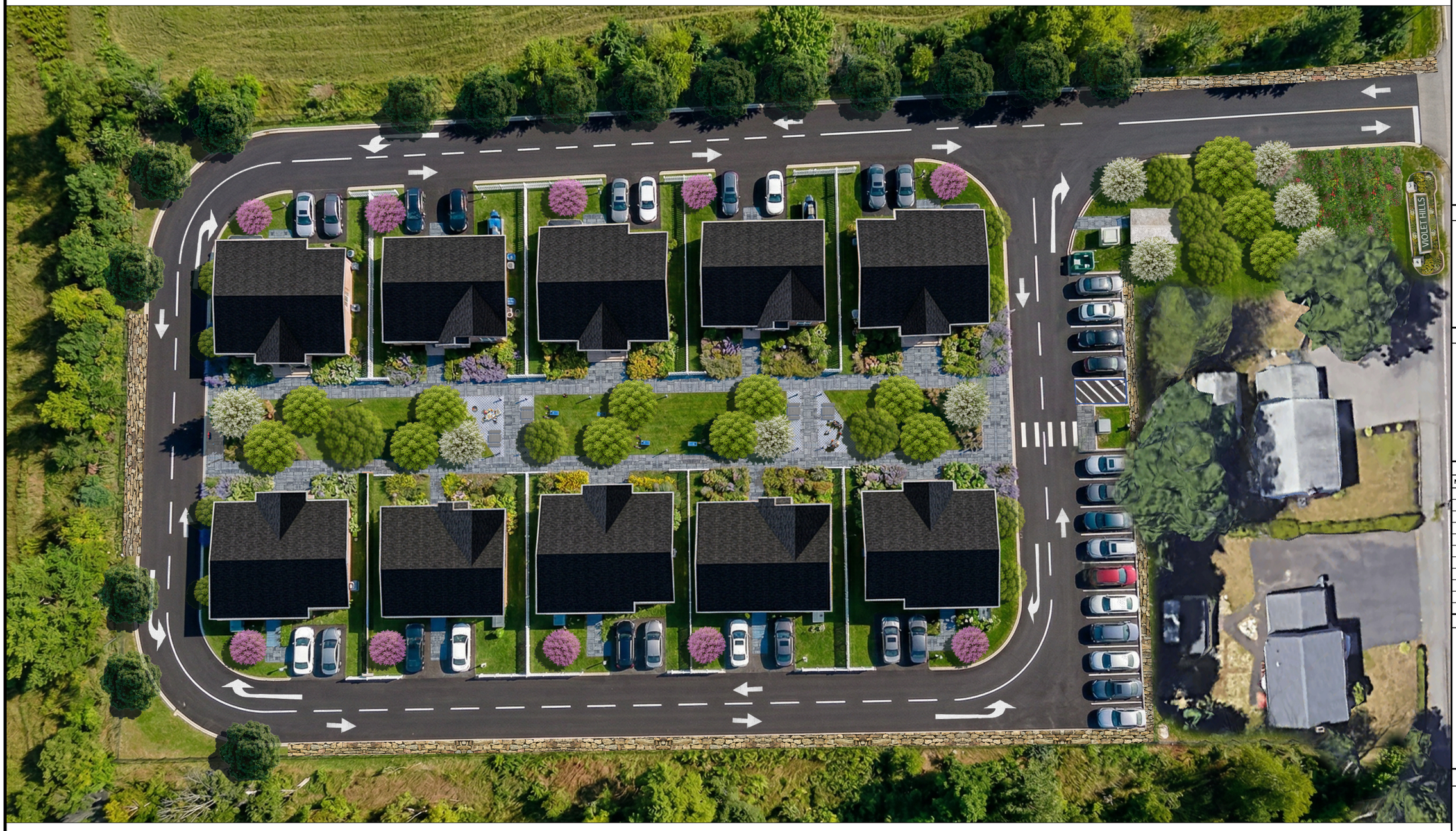
217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED ARCHITECTURAL SITE PLAN

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



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NEW CONSTRUCTION

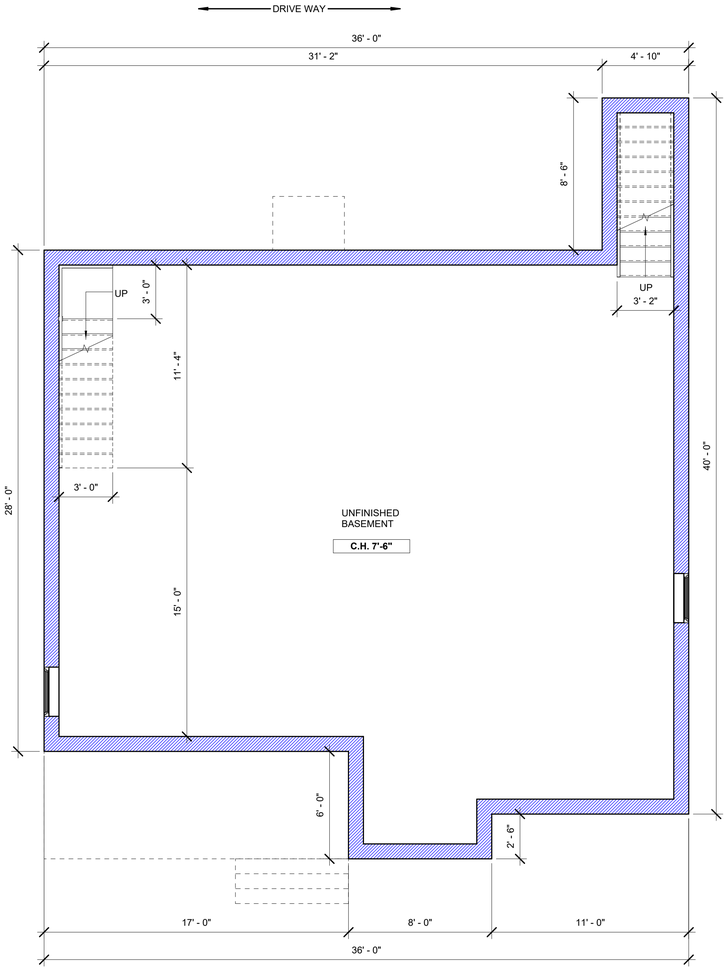
217 MILL ST,
RANDOLPH, MA

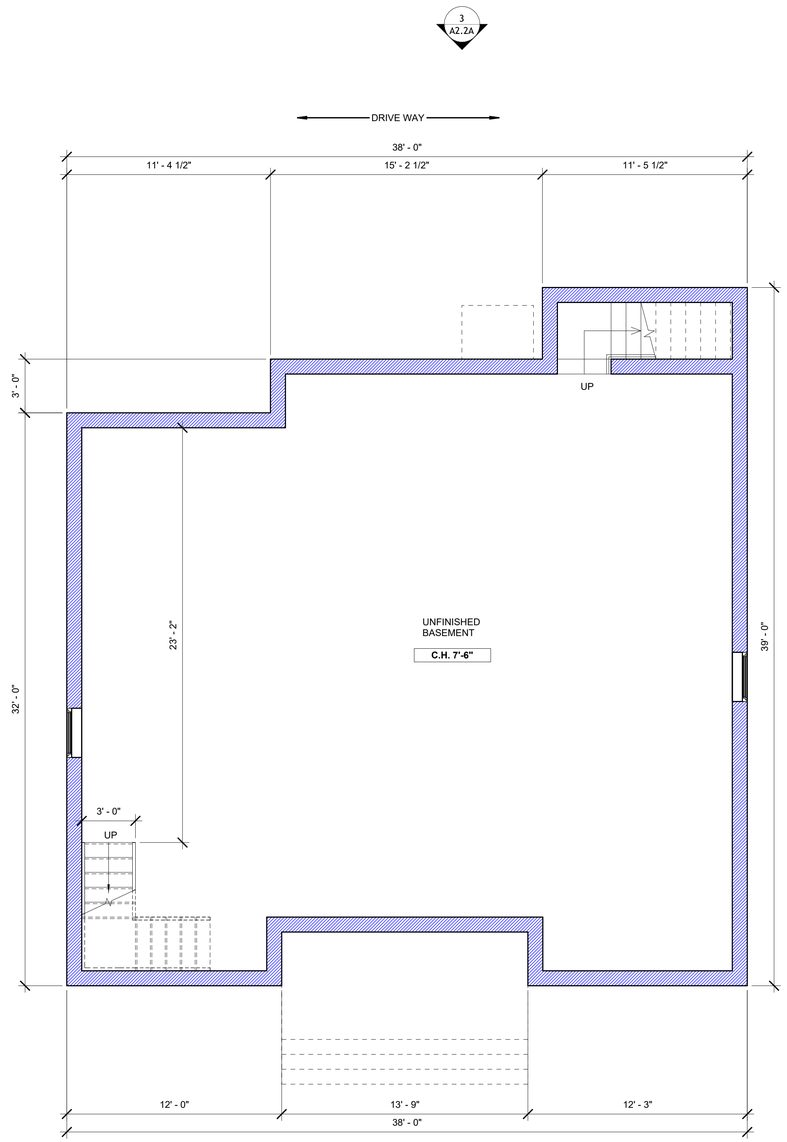
PROJECT NO. 25173

SHEET TITLE

RENDERING
ARCHITECTURAL
SITE PLAN

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





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

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

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

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PROJECT

MULTI FAMILY
NEW CONSTRUCTION

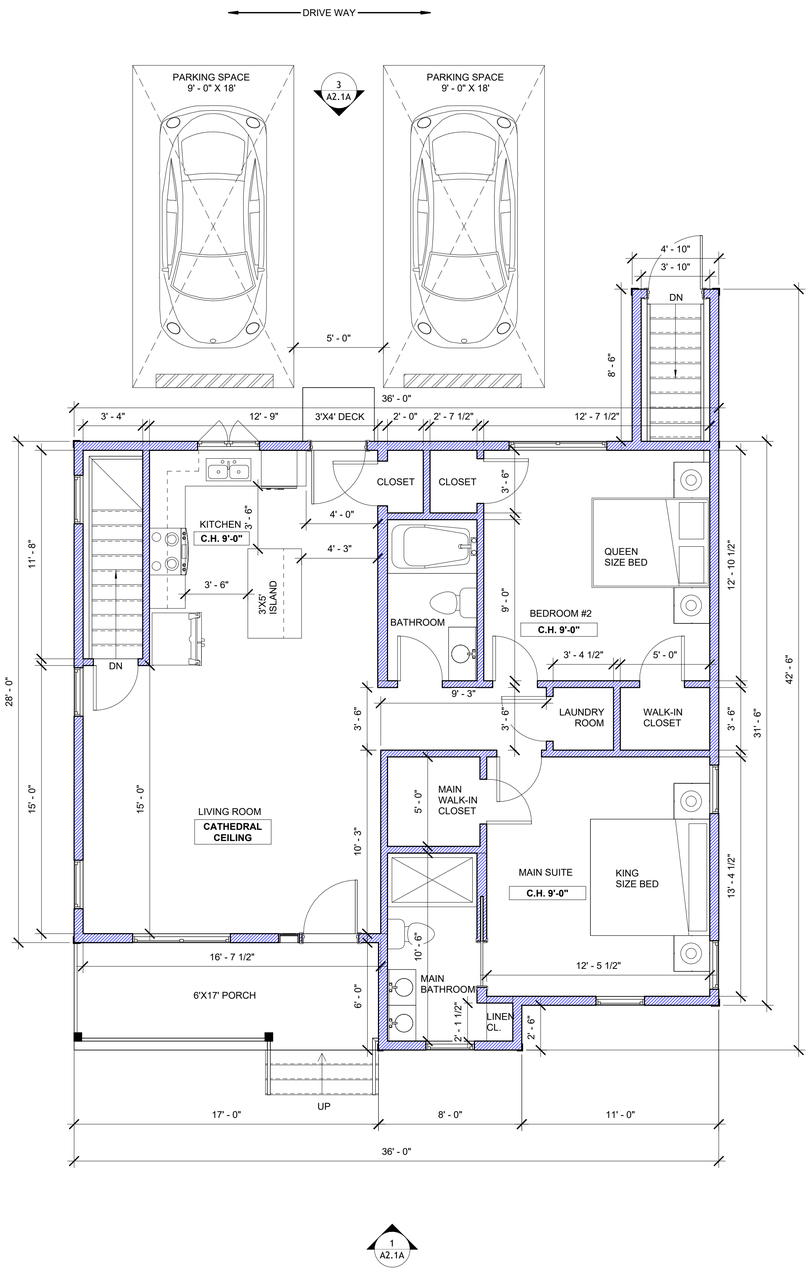
217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

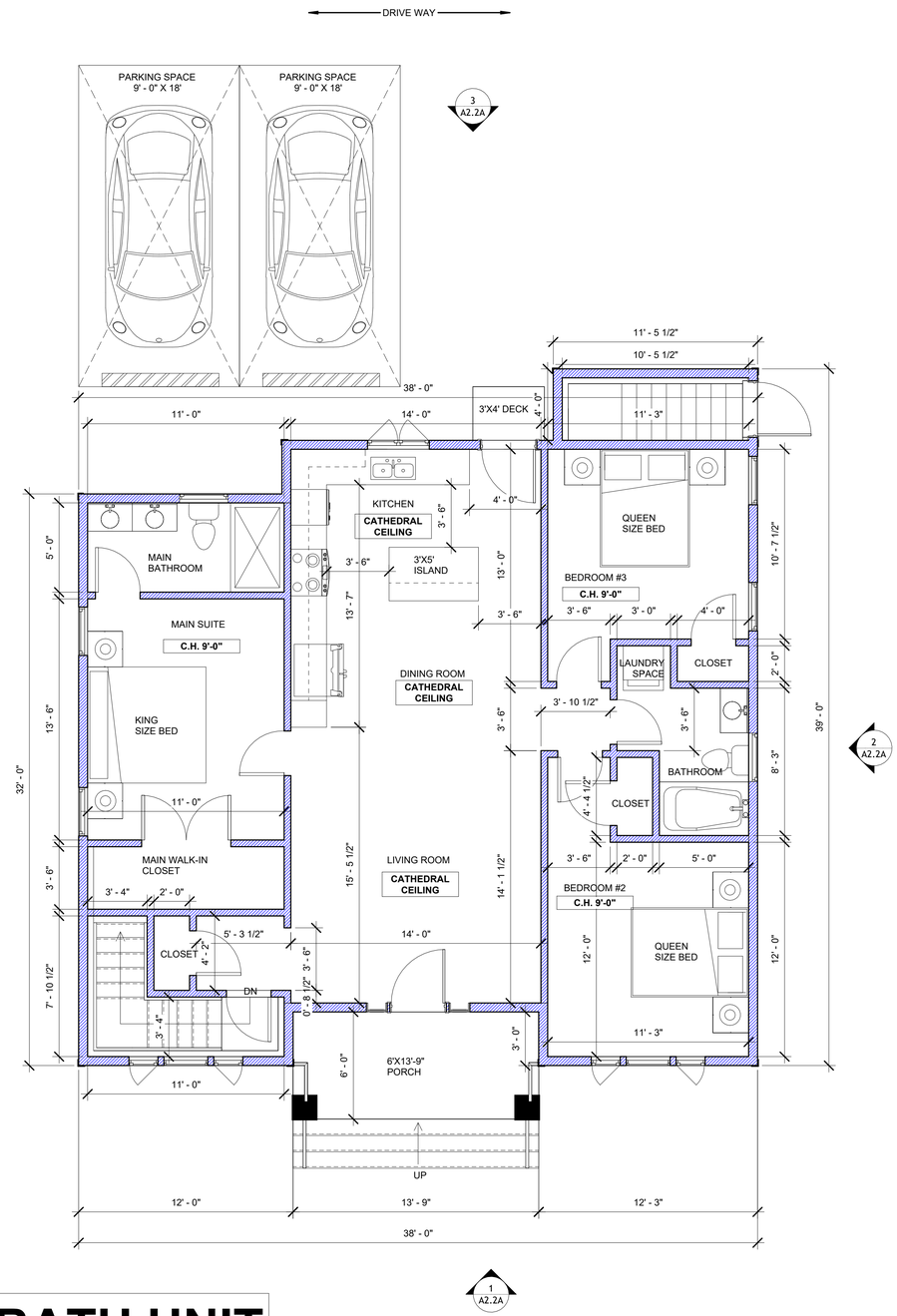
SHEET TITLE

PROPOSED
A VERSION
FLOOR PLANS

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



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



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

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

JCBT ARCHITECT
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PROJECT

MULTI FAMILY
NEW CONSTRUCTION

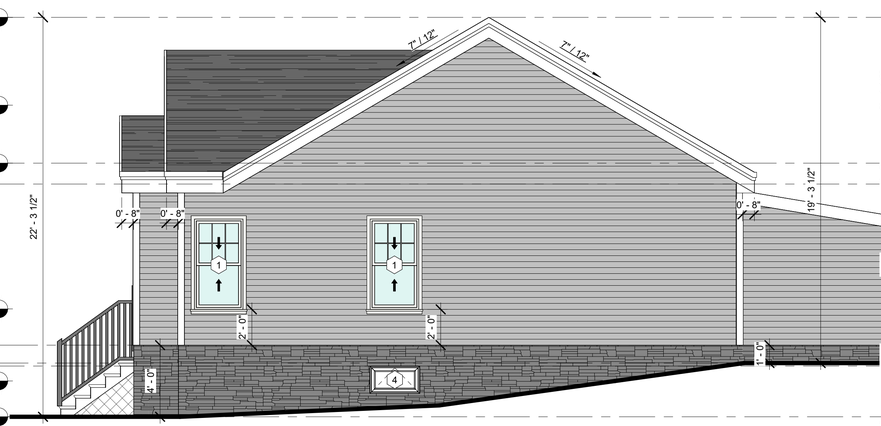
217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED
A VERSION
FLOOR PLANS

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



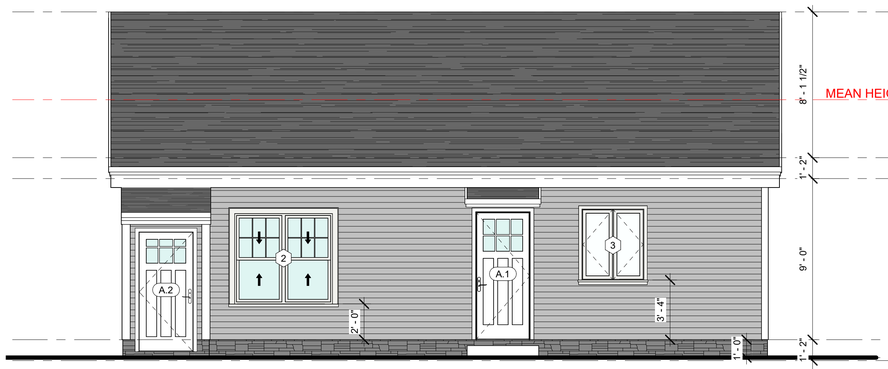
T.O. 2UNIT ROOF PEAK ELEV. @ 156.31'
MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE ELEV. @ 151.40'
T.O. ATTIC FLOOR ELEV. @ 148.17'
T.O. FIRST FLOOR ELEV. @ 138.00'
T.O. REAR FINISHED GRADE ELEV. @ 137.00'
T.O. FRONT FINISHED GRADE ELEV. @ 134.00'
T.O. BASEMENT FLOOR ELEV. @ 129.33'

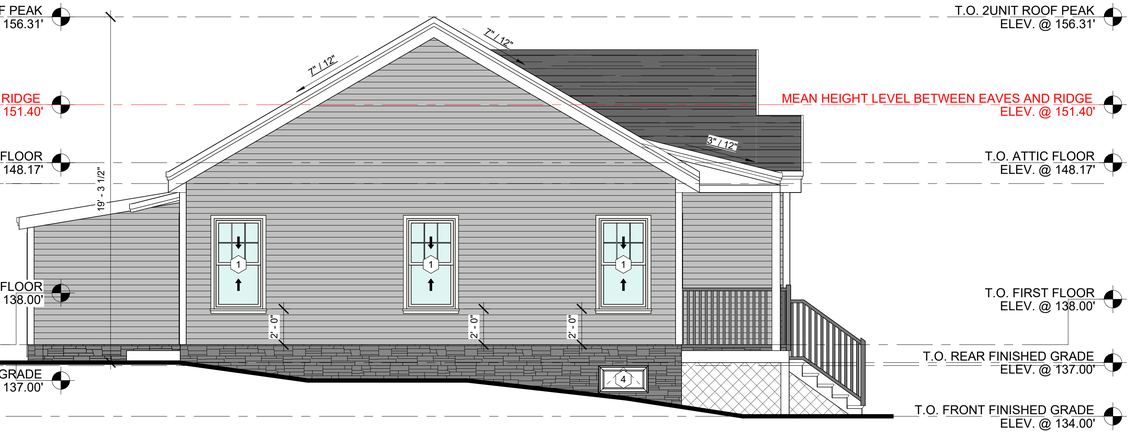
8' - 1 1/2"
1' - 2"
9' - 0"
1' - 2"
7' - 6"

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

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

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





T.O. 2UNIT ROOF PEAK ELEV. @ 156.31'
MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE ELEV. @ 151.40'
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T.O. FRONT FINISHED GRADE ELEV. @ 134.00'
T.O. BASEMENT FLOOR ELEV. @ 129.33'

8' - 1 1/2"
1' - 2"
9' - 0"
1' - 2"
7' - 6"

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

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

WINDOW SCHEDULE

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

EXTERIOR DOOR SCHEDULE

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

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

CONSULTANT

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

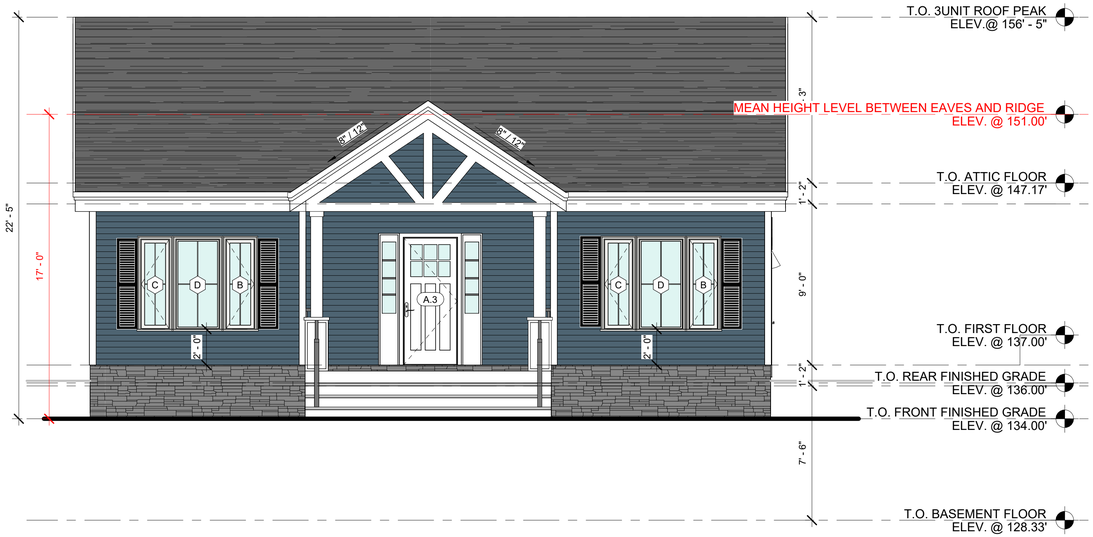
217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

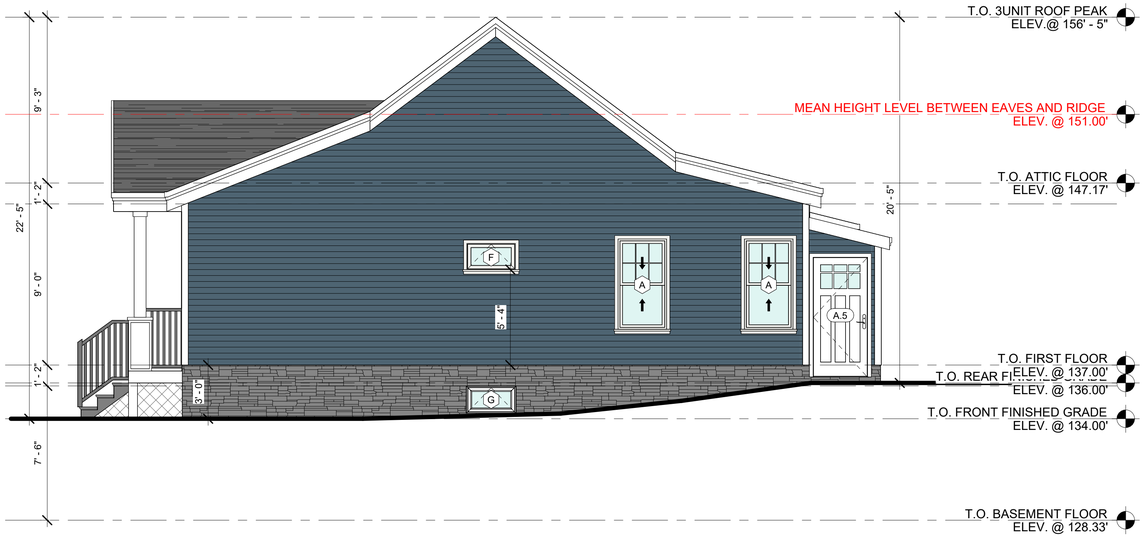
SHEET TITLE

PROPOSED
2BED UNIT
A VERSION
ELEVATIONS

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



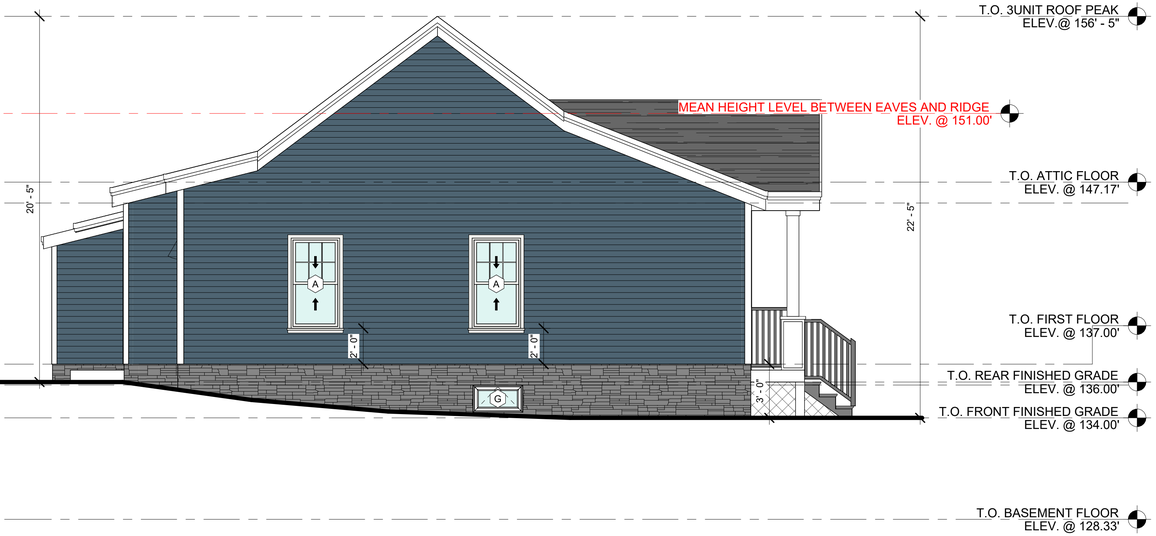
PROPOSED 3BED UNIT FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1 A2.2A



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

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

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



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

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

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

JCBT ARCHITECT
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CONSULTANT

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

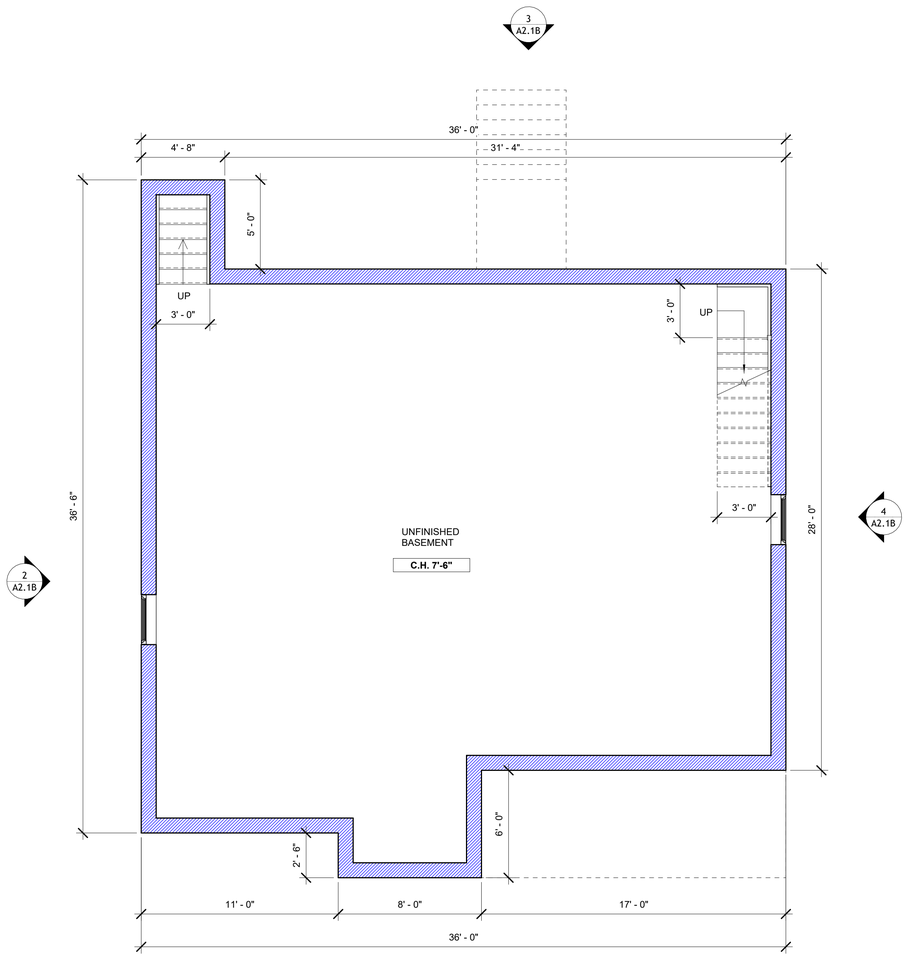
217 MILL ST,
RANDOLPH, MA

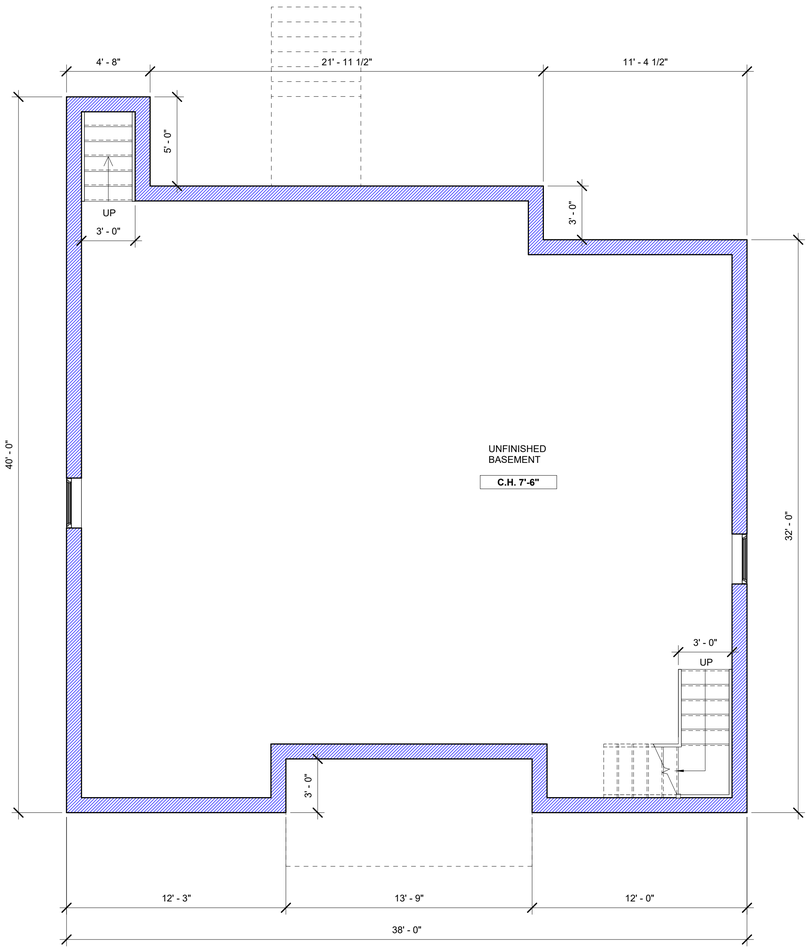
PROJECT NO. 25173

SHEET TITLE

PROPOSED
3BED UNIT
A VERSION
ELEVATIONS

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





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

1
A2.1B

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

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

1
A1.1B

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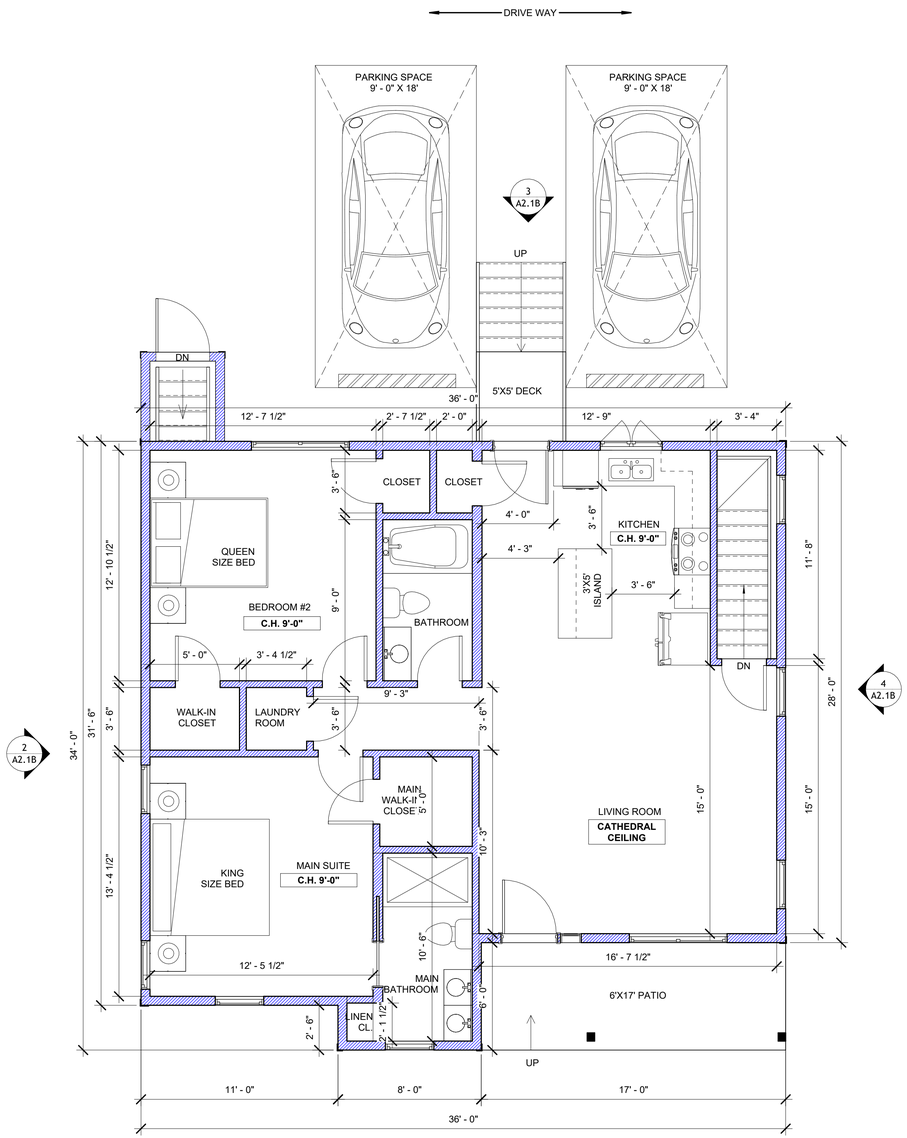
PROJECT NO. 25173

SHEET TITLE

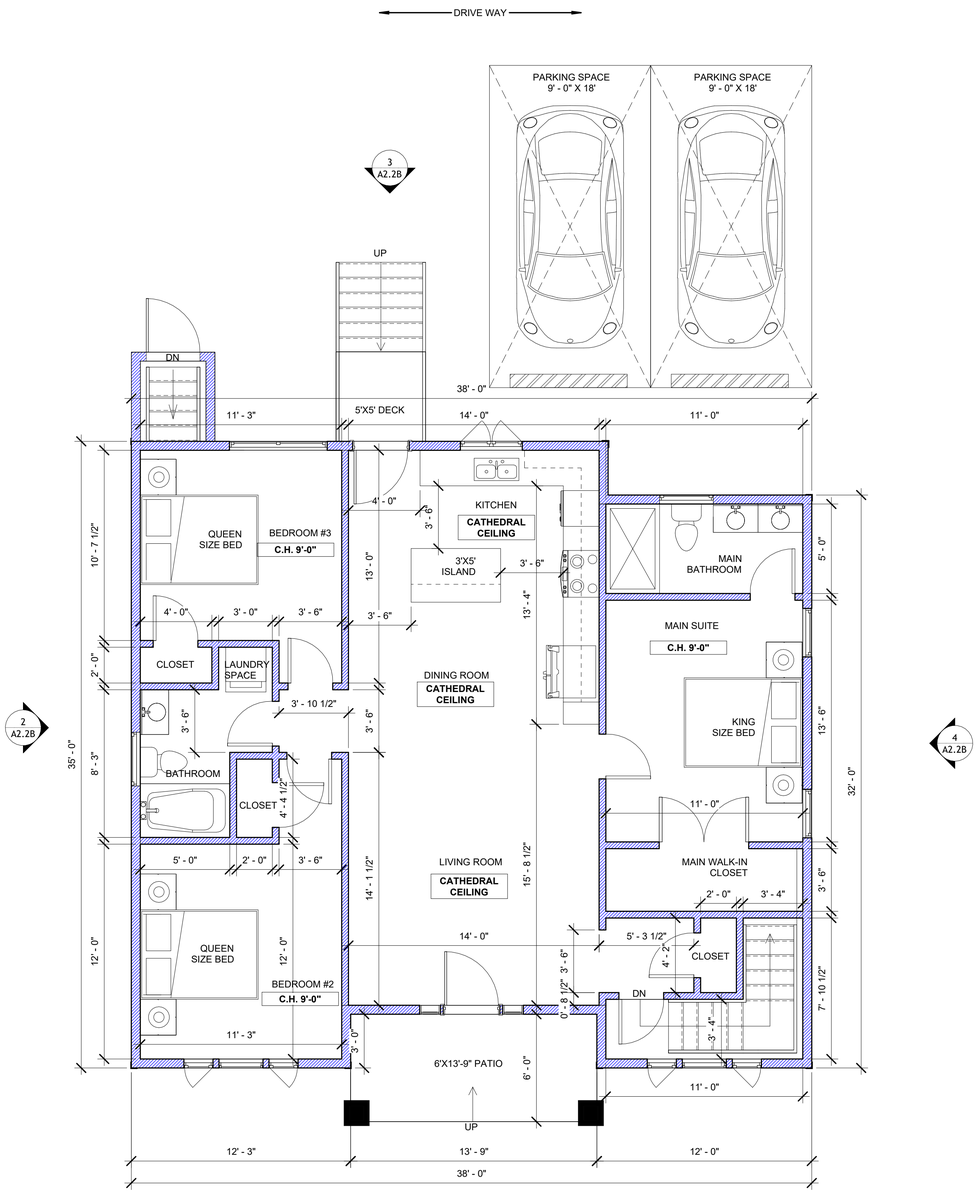
PROPOSED
B VERSION
FLOOR PLANS

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



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

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



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

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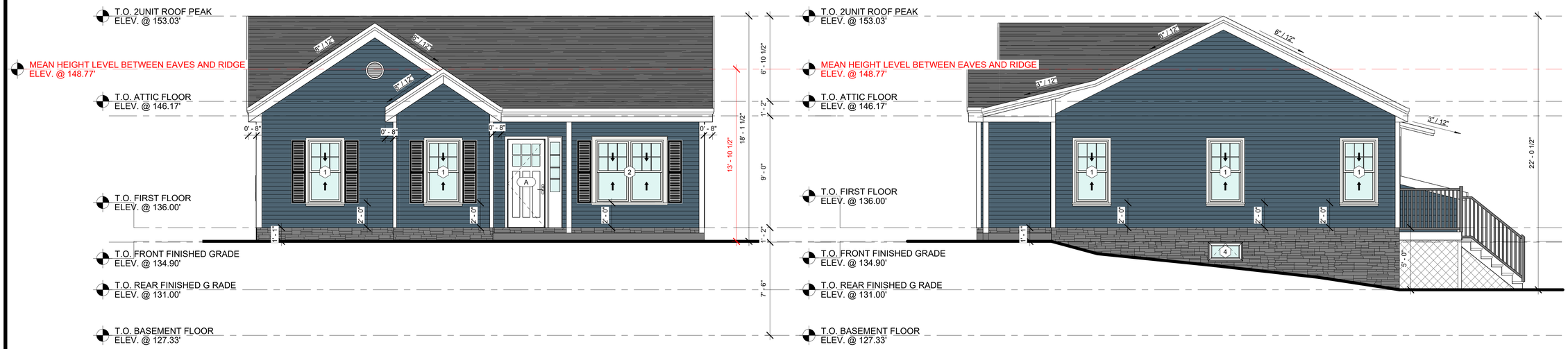
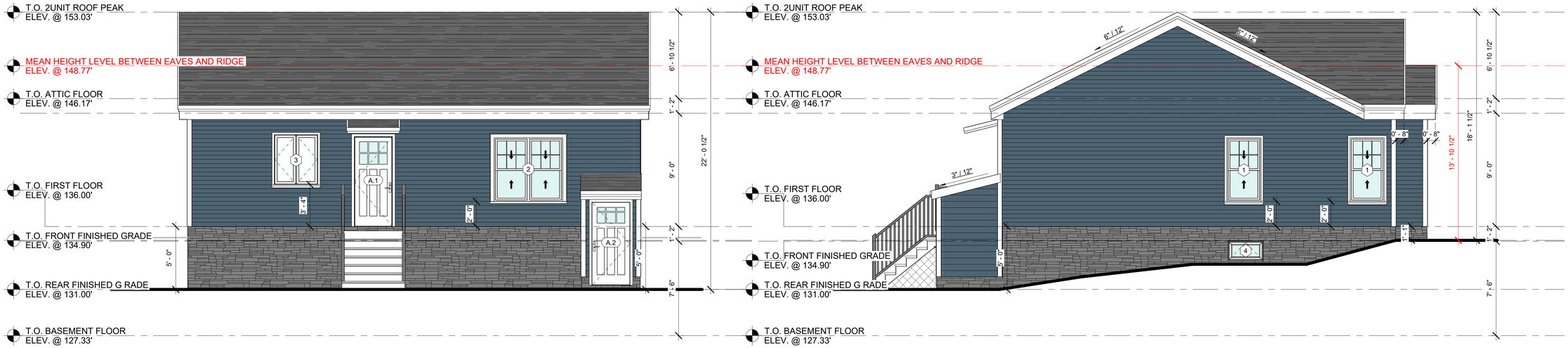
SHEET	OF	



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

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

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



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

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

WINDOW SCHEDULE

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

EXTERIOR DOOR SCHEDULE

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

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CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

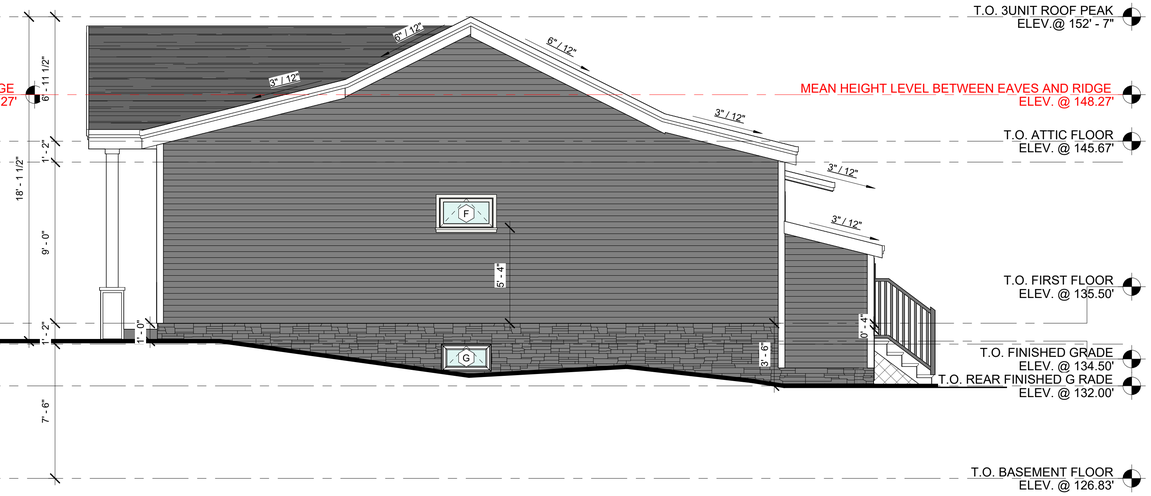
PROJECT NO. 25173

SHEET TITLE

PROPOSED
2BED UNIT
ELEVATIONS

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

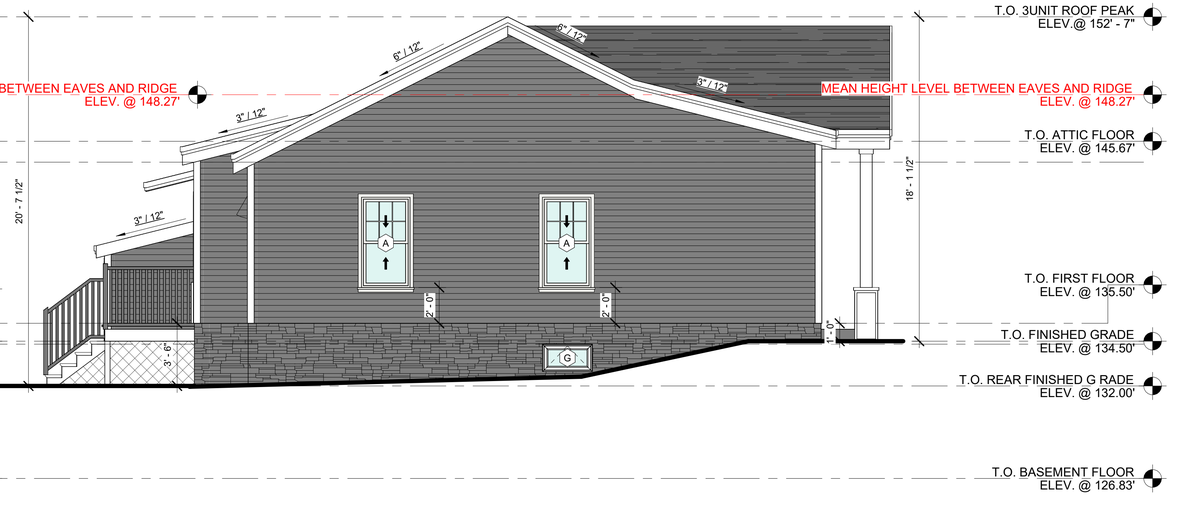
DRAWING NO:
A2.1B



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

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

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



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

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

WINDOW SCHEDULE

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

EXTERIOR DOOR SCHEDULE

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

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CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED
3BED UNIT
ELEVATIONS

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

MATERIAL DESCRIPTION:

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

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
VERSION A
RENDERING PLAN

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

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REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT VERSION A RENDERING PLAN

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

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

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

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

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

MATERIAL DESCRIPTION:

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

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CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

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

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CONSULTANT

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
INTERIOR
RENDERING PLAN

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

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CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
INTERIOR
RENDERING PLAN

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

PLANNING DEPARTMENT REPORT

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

Project Summary

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

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

Zoning Districts

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

Documents Reviewed

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

Analysis

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

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

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

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

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

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

1. **Life & Safety**

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

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

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

2. **General Notes**

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

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

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

Planning Board Review

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

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

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

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

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

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

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

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

Planning Board Recommendation

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

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

Property Management **Solutions**

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Put our experience to work for you.

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

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

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

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

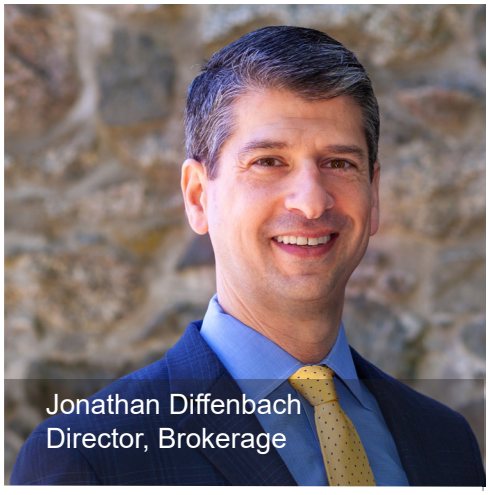
68 Church Green, Taunton, MA

Leading the way

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

Erik Thelen
Vice President

Jennifer Kadilak
Director, Resident Services


Jonathan Diffenbach
Director, Brokerage

Jim Grenier
Regional Vice President

Marisa Cummings
Regional Vice President

Yasmari Barros
Regional Manager

Sam Lan
Regional Manager

Krystal Rodriguez
Regional Manager

Sarah Clark
Regional Manager

332 Main Street in Worcester, MA.

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

COMPREHENSIVE REAL ESTATE SERVICES, SINCE 1981

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

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

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

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

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

MARKETING AND LEASING

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

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

REGULATORY COMPLIANCE

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

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

INFORMATION TECHNOLOGY

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

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

FINANCIAL MANAGEMENT & ACCOUNTING

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

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

Financial Forecasting and Strategic Advisory

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

Coordination with Accountants and Tax Advisors

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

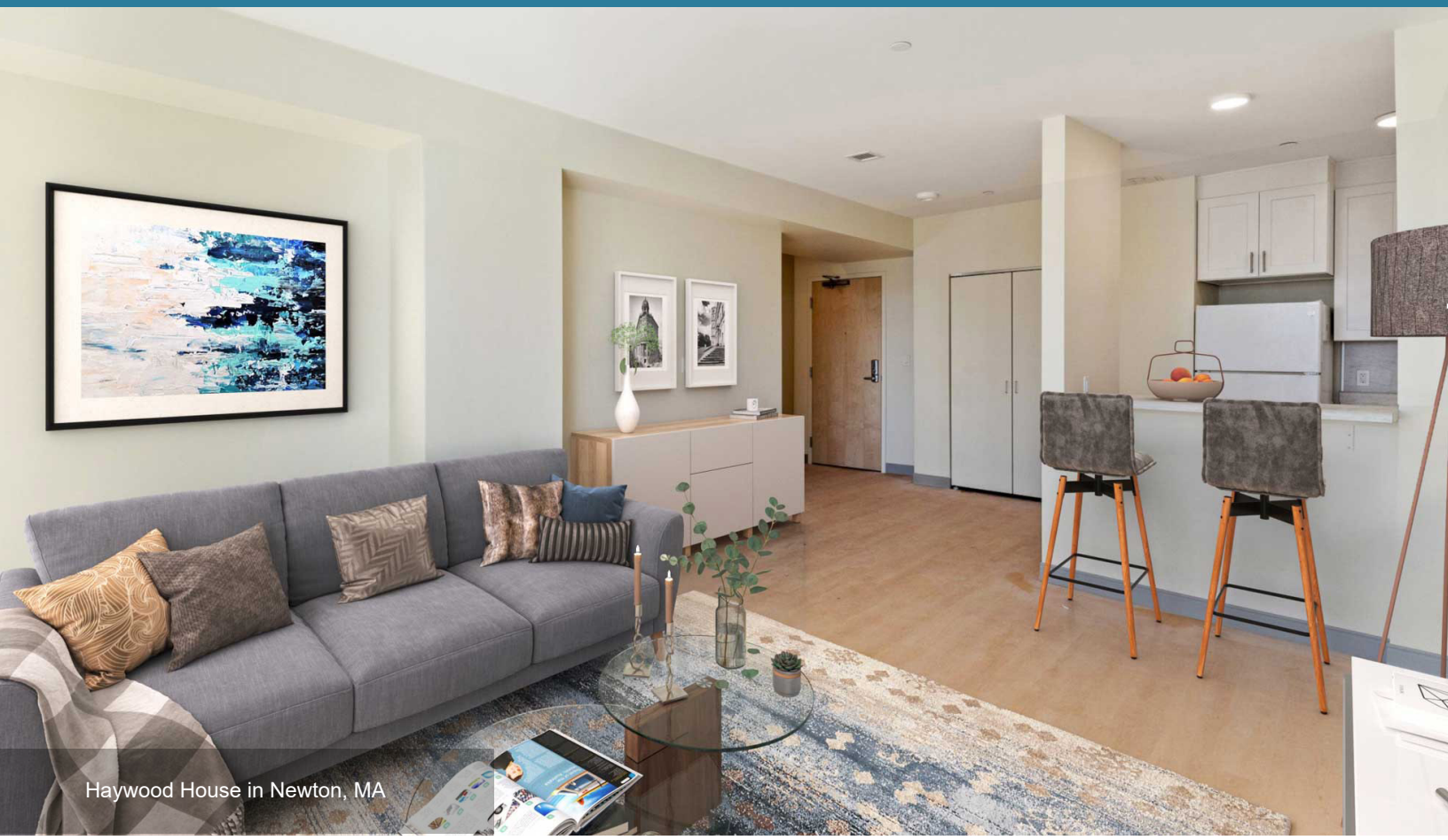
Claims Management

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

Education & Training

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

FACILITIES MANAGEMENT & MAINTENANCE



Haywood House in Newton, MA

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

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

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

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

– Alexander Melenteyv, Vice President, Facilities & Construction

Preventative Maintenance

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

Emergency Response

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

Quality Control

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

Healthy & Sustainable Communities

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

Energy Conservation

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

Professional Staff Training

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

Purchasing Power

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

Construction Management

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

RESIDENT SERVICES

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

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

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

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

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

- Dorothy, Current Resident, Morville House

FEATURED EXPERIENCE & REFERENCES

NORTHAMPTON RESIDENCES

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

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

68 CHURCH GREEN

Taunton, MA
30 Townhome Units | Managed since 2025

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

FRANKLIN HIGHLANDS

Dorchester, Boston, MA
270 Units | Managed since 2002

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

EXPERIENCE LISTING

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

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

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

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

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

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

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

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

Partnerships are in our wheelhouse

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

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

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

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

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

Maloney Properties LLC
27 Mica Lane
Wellesley, MA 02481

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

MaloneyProperties.com

PROPOSAL

2/26/2026

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

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

Service Details

SMALL CONTAINERS

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

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

Estimated Monthly Amount *

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

One Time Charges

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

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

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

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

Customer Service Agreement

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

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

AGREEMENT NUMBER	A913208275
ACCOUNT NUMBER	094

EMAIL : james@eversteadpartnersco.com

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

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

HEREINAFTER REFERRED TO AS THE "COMPANY"

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

BY: _____

(AUTHORIZED SIGNATURE)

TITLE: _____

BY :

TITLE:

(AUTHORIZED SIGNATURE)

CUSTOMER NAME (PLEASE PRINT)

DATE OF AGREEMENT

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

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

See reverse for Terms and Conditions

Delivery Notes:

Safety: No Safety Concerns

TRASH CART 95/96 GAL - one per house

RECYCLE CART 95/96 GAL - one per house

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

TERMS AND CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CUSTOMER'S INITIAL: _____ DATE: _____

USA TODAY CO.

LocaliQ

PO Box 631210 Cincinnati, OH 45263-1210

AFFIDAVIT OF PUBLICATION

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

STATE OF MASSACHUSETTS, COUNTY OF NORFOLK

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

05/02/2026, 05/09/2026

and that the fees charged are legal.

Sworn to and subscribed before on 05/09/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

217 Mill St

LEGAL NOTICE
Public Hearing Notice
Town of Randolph, MA

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

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

PLANNING DEPARTMENT REPORT

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

Project Summary

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

The Planning Board initially reviewed the project and recommended approval with some conditions. The Town Council requested additional modifications from the applicant and referred the project back to the Planning Board for review.

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

Documents Reviewed

- Narrative for the Planned Residential Development dated June 18, 2026
- Zoning analysis chart
- Revised drawings C1.01 – C1.12 dated June 17, 2026
- Revised drawings L1.0, L3.0, L3.1, ES-1 and L2
- Revised architectural plans and renderings
- Traffic analysis
- Revenue predictions

Planning Board Review and Recommendation

The Planning Board met with the applicant and engineer Kameron Campbell of Decelle Burke, reviewed the modifications to the project and voted 4-0-0 **TO RECOMMEND** approval based upon the plans submitted and the requirements in this report.

The Board found that there would be no significant impact to traffic circulation on Mill Street based on the traffic analysis and comparison with larger residential projects under construction. There are no recommendations for mitigation.
The Board understands that there will be an impact to the wildlife in the area as in any construction

project. Previously approved projects under UCTD zoning with greater land impacts did mitigation and, as such, does not recommend any for the Mill Street project.

The Planning Board recommends the following items be required of the project:

1. The HOA Agreement shall reflect the private pickup of trash and dumpsters are not required.
2. Lampposts at the rear of each unit shall be connected to the project's lighting system and on automatically each night for public safety in lieu of streetlights.
3. The fire hydrant location shall meet the requirements of Randolph Fire Department.
4. The transformer shall be enclosed by fencing.
5. "No Parking" signs shall be installed along the drive aisle at no more than 100ft intervals for public safety.
6. All walkway areas shall be constructed with patio blocks or equal.
7. No snow storage shall be permitted in the common area. Excess snow is to be moved off site by the property manager to maintain public safety access and egress.

The Board notes that the plan requires waivers that may be issued by the Town Council and recommends they be approved. Given that the applicant has committed to providing nine (9) units of income restricted homes limited to first-time homebuyers, which would be included in the town's SHI, and the applicant has not requested a bonus density, the waivers represent an acceptable alternative. The Board believes the Town Council can approve the waivers based on precedent set with UCTD approved project. The waivers for the Mill Street project include:

1. **Lot frontage**: 100 ft required, actual frontage 74.7 ft

2. **Maximum lot coverage**: 40%, required; actual is approximately 54%

3. **Buffer strip**: no parking permitted; visitor parking is located in a buffer area

4. **Parking spaces**: visitor spaces permitted is 2; proposed spaces are 9 total (8 spaces plus 1 handicapped space)

5. **Maximum unit size**: 1,100 sf permitted; actual 1,254 sf for five (5) of ten (10) units

6. **Minimum roof pitch:** 4:12 required; actual is 3.5:12.

7. **Minimum porch to sidewalk setback:** 10 ft required; actual varies by unit

EVERSTEAD PARTNERS

June 18, 2026

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

Cc: Michelle Tyler, Director of Planning

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

Introduction

Everstead Partners is pleased to submit the revised plans for Violet Hills, a thoughtfully designed Planned Residential Development located at 217 Mill Street in Randolph, Massachusetts.

Violet Hills has been carefully designed to advance the goals of the Town of Randolph's Planned Residential Development regulations by creating a high-quality residential community that balances attainable and affordable homeownership opportunities, open space preservation, neighborhood compatibility, environmental stewardship, and long-term community value. Through the flexibility afforded by the PRD process, the project provides a superior site design compared to what could otherwise be achieved through a conventional subdivision approach.

The revised plan consists of ten detached homes arranged within a cohesive neighborhood setting that prioritizes pedestrian connectivity, high-quality landscaping, and attractive residential design. The development includes five two-bedroom homes and five three-bedroom homes, creating a diverse mix of housing opportunities for first-time homebuyers, workforce households, young families, empty nesters, and downsizing residents. Most importantly, Violet Hills will provide nine attainable and affordable homeownership opportunities across multiple income tiers, creating pathways to homeownership for households that are increasingly priced out of the traditional housing market.

Planned Residential Development Vision

The Randolph Planned Residential Development regulations encourage innovative residential design that preserves open space, protects natural features, promotes neighborhood compatibility, and creates residential environments that are superior to those achievable through conventional development patterns.

The design of Violet Hills reflects these objectives by minimizing the visual impact of parking areas, enhancing perimeter landscaping, preserving meaningful open space, and creating a pedestrian oriented neighborhood environment. Rather than focusing solely on maximizing development potential, the project prioritizes neighborhood character, environmental stewardship, housing opportunity, and long-term livability.

The result is a residential community that reflects both the purpose and intent of the PRD regulations while providing meaningful public benefits through attainable and affordable homeownership opportunities.

Site Design and Neighborhood Compatibility

The layout of Violet Hills has been carefully planned to balance housing opportunities, neighborhood compatibility, environmental considerations, and the objectives of the Town's Planned Residential Development regulations.

Throughout the review process, Everstead Partners evaluated multiple site configurations to improve buffering, circulation, open space preservation, and overall functionality. The revised plan includes modifications to visitor parking areas, expanded buffer areas along portions of the site perimeter, increased snow storage capacity, and enhanced pedestrian circulation.

One of the most significant revisions involved increasing portions of the required buffer by approximately four feet along the eastern and southern property boundaries. These modifications create additional landscaped separation between the development and neighboring residential properties while further advancing the intent of the PRD regulations.

The current layout represents a balanced approach that accommodates the physical constraints of the property while preserving the density necessary to support the project's attainable and affordable homeownership objectives. The development utilizes an innovative financing structure that allows nine of the ten homes to be sold at affordable price points across multiple income tiers. Maintaining

the proposed density is critical to preserving the financial feasibility necessary to deliver these ownership opportunities.

The revised site design also reflects changes to the housing mix. Earlier iterations of the project included six three-bedroom homes and four two-bedroom homes. The current plan includes five two-bedroom homes and five three-bedroom homes, creating a broader range of housing opportunities while moving closer to the dimensional objectives contemplated by the PRD regulations.

Vehicle circulation has been designed to safely accommodate residents, visitors, service vehicles, and emergency access while minimizing the visual impact of paved areas. Visitor parking has been consolidated near the site entrance, reducing pavement throughout the development and creating opportunities for additional buffering, open space, and snow storage.

Overall, the revised site plan reflects Everstead Partners' commitment to creating a development that is compatible with the surrounding neighborhood while advancing the Town's goals for attainable and affordable homeownership.

Attainable and Affordable Homeownership

At its core, Violet Hills is a homeownership community.

The project has been designed to create attainable and affordable ownership opportunities for a broad range of households that are often underserved by traditional housing programs. Through an innovative financing structure, Violet Hills will provide nine income-restricted homes serving multiple income levels, allowing working families, educators, healthcare workers, municipal employees, and other members of the local workforce the opportunity to purchase a home and build long-term wealth through ownership.

The development represents a meaningful investment in housing stability and economic mobility by creating opportunities for residents to establish roots within Randolph while benefiting from the long-term advantages associated with homeownership.

Housing Diversity and Unit Mix

The revised development includes five two-bedroom homes and five three-bedroom homes.

This unit mix reflects a deliberate effort to provide a broader range of housing options while responding to comments received during the review process. Earlier iterations of the project included a greater concentration of three-bedroom homes. The revised mix creates additional opportunities for first-time homebuyers and smaller households while maintaining family-oriented housing opportunities within the community.

The homes are designed with functionality, comfort, and flexibility in mind. Features include open-concept living spaces, cathedral ceilings, private outdoor areas, dedicated laundry facilities, energy-efficient building systems, and adaptable layouts that support aging in place and future accessibility needs.

Architectural Design

The architectural character of Violet Hills reflects a traditional New England residential aesthetic while incorporating modern building systems and energy-efficient construction practices.

In response to comments received during the review process, the exterior color palette has been expanded to include taupe, blue, light gray, and dark gray siding colors. The addition of the taupe color introduces a warmer natural tone that enhances visual diversity throughout the development and reduces repetition among homes.

Front porches, pitched roofs, pedestrian pathways, landscaped front yards, and consistent architectural detailing contribute to the overall residential character of the development and reinforce its compatibility with surrounding neighborhoods.

Landscaping and Buffering

Landscape design is one of the defining features of Violet Hills and plays a significant role in enhancing neighborhood compatibility.

The revised landscape plan substantially expands perimeter screening and visual buffering while creating an attractive residential environment throughout the development. In response to comments received during the review process, the landscaping plan was comprehensively redesigned to incorporate additional evergreen screening, expanded planting areas, and enhanced separation from neighboring properties.

The planting program includes Green Giant Arborvitae, Inkberry, Winterberry, Arrowwood Viburnum, Silky Dogwood, Juniper, Red Chokeberry, Clethra, Hydrangea, Beautyberry, and other native and adaptive landscape materials. New canopy trees, including Eastern Redbud, Tulip Poplar, and Swamp White Oak, will contribute to the long-term landscape character of the development and help establish a mature tree canopy over time. The revised plan includes significant evergreen screening along portions of the northern property boundary, including arborvitae plantings intended to provide year-round visual buffering for adjacent homes.

In addition to the extensive landscape improvements, a four-foot privacy fence is proposed along selected portions of the site perimeter and will be installed atop the proposed retaining wall. Working together with the retaining wall and enhanced landscape plantings, the fence provides additional visual screening, improved privacy, and a clearly defined transition between Violet Hills and adjacent residential properties. This integrated approach creates a more effective buffer than fencing alone and supports the PRD objective of establishing a landscaped and attractive separation between neighboring properties.

The revised plan also increases portions of the required buffer area along the eastern and southern property boundaries. These improvements, combined with the enhanced landscaping program, expanded evergreen screening, and reduced visitor parking area, create a stronger landscaped separation between the development and neighboring properties and further advance the intent of the Planned Residential Development regulations to provide a "parklike separation" between uses.

Parking, Circulation, and Snow Management

The circulation system has been designed to safely and efficiently serve residents and visitors while minimizing the visual impact of parking areas.

Visitor parking has been reduced and consolidated near the entrance of the development, creating opportunities for additional landscaping, enhanced buffering, expanded green space, and improved snow storage areas. This approach reduces pavement throughout the site while creating a more attractive and pedestrian-friendly environment.

The development includes designated snow storage areas and has been designed to accommodate routine snow management operations. During significant winter weather events, excess snow may

be removed from the site by Everstead Partners' contracted snow management vendor to maintain safe access and circulation throughout the community.

Traffic and Public Safety

A professional traffic analysis has been completed for the project and demonstrates that Violet Hills will generate traffic volumes consistent with a small residential neighborhood.

The development is not expected to create measurable impacts on Mill Street or surrounding roadways and will not adversely affect nearby intersections. Internal circulation has been designed to promote safety through clearly defined travel lanes, stop signs, pedestrian crossings, pavement markings, and traffic-control measures.

Everstead Partners is committed to working collaboratively with the Town regarding future traffic-calming improvements in the vicinity of the site and is willing to support the installation of speed limit signs, warning signs, and other traffic-safety measures deemed appropriate by municipal officials.

Sustainability and Environmental Stewardship

Violet Hills has been designed with sustainability and long-term efficiency in mind.

The homes will be fully electric and solar-ready, supporting Massachusetts climate goals while reducing long-term utility costs for homeowners. Energy-efficient building systems and modern construction practices will improve performance and reduce operating expenses for residents.

During construction, standard erosion-control, stormwater-management, dust-control, and pest-management practices will be implemented to minimize impacts on neighboring properties and the surrounding environment.

Construction activities will comply with the Town of Randolph's construction hour regulations, including Section 141-4, which limits construction activities to weekdays between 7:00 a.m. and 6:00 p.m. unless otherwise authorized by the Building Commissioner.

No blasting is anticipated as part of the project.

Long-Term Ownership and Management

The long-term success of Violet Hills will be supported through the establishment of a legally binding condominium association consistent with the requirements of the Randolph Planned Residential Development regulations.

The association will be responsible for the maintenance, repair, operation, and funding of all common facilities and shared improvements, including landscaping, private roadways, snow removal, drainage infrastructure, lighting, parking areas, and common open space.

Draft condominium documents have been prepared and submitted as part of the application materials and demonstrate Everstead Partners' commitment to responsible long-term stewardship of the community.

Prior to the sale of any dwelling unit, the condominium association and governing documents will be formally established and recorded in accordance with applicable state law and the requirements of the Randolph Zoning Ordinance. These documents will ensure proper maintenance and funding of all shared facilities and amenities for the benefit of future residents.

Conclusion

Violet Hills represents an opportunity to create a thoughtfully designed residential community that advances the goals of the Town of Randolph while expanding access to attainable and affordable homeownership. Through enhanced buffering, significant landscaping improvements, diversified housing opportunities, architectural quality, environmental stewardship, and responsible long-term management, the project demonstrates the benefits envisioned by the Planned Residential Development regulations.

The revised plan reflects meaningful improvements resulting from collaboration with Town staff, the Planning Board, Town Council, and neighboring residents. Everstead Partners appreciates the continued guidance provided throughout the review process and looks forward to continuing to work collaboratively to deliver a community that will provide lasting benefits to Randolph and its residents for generations to come.

Sincerely,

James Guerrier

Gillon Associates
Traffic & Parking Specialists

111 River Street
Weymouth, MA 02191-2104
Tel: (781) 589-7339
e-mail: jt.gillon@comcast.net

May 28, 2026

James Guerrier, Principal
Everstead Partners, LLC
182 Prospect Street
South Easton, MA, 02375

Reference: Traffic Characteristics of Subdivision known as: "Violet Hills"
217 Mill St., Randolph, MA

Dear Mr. Guerrier,

As requested, I have reviewed the traffic characteristics of a 10-lot single family subdivision known as "Violet Hills" at 217 Mill Street in Randolph, MA. (Figure 1). A single all-access driveway will serve the site (Figure 2).

The existing traffic volumes were collected on May 26th and May 27th as provided on Figure 3 where Mill Street carries about 3,150 vehicles per day. The directional distribution shows a slight predominate southeast flow in the morning peak hour while northwest bound flow is slightly higher in the evening peak hour (Figure 5).

The latest edition of the Institute of Transportation Engineer's Trip Generation Manual was used to project the number of vehicle trips that may be generated by the residential project. As can be seen on Figure 6, the site is expected to generate about 7 morning peak hour trips with 2 inbound and 5 outbound. During the evening peak hour, the site is expected to generate about 9 peak hour trips with 6 inbound and 3 outbound. Projected peak hour traffic volumes are provided on Figure 7.

The Highway Capacity Manual (HCM) 2000 defines the capacity as: Capacity of a route is the maximum hourly rate at which persons or vehicles can move in a reasonable order of a point or a lane of road, during a period of time under the prevailing conditions of path, traffic and control. The capacity suggested by the new HCM for two-lane rural roadway is 2 ,800 passenger vehicles per hour, both directions, under ideal conditions. The old HCM gave an ideal value of 2,000 passenger vehicles per hour which is over eight times higher than the current level on Mill Street during the commuting peak hours.

I have conducted an independent speed survey of the proposed # 217 Mill Street driveway to identify the required stopping sight distance for the project and determine if there will be sufficient stopping sight distance. The approaching vehicle on Mill Street must be able to stop in time to avoid making contact with a vehicle emerging from a residential driveway.

The required stopping sight distance is obtained from "A Policy on Geometric Design of Highways and Streets" as published by the American Association of State Highway and Transportation Officials (AASHTO) 7th Edition published in 2018. Unlike the minimum safe stopping distance (MSSD) along a section of roadway, stopping sight distance at a minor street is not measured along either the center line or gutter line of a roadway. On page 9-35 of the manual, it is stated "If the available sight distance for an entering or crossing vehicle (at an intersection corner) is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions." Existing Speed Characteristics of Mill Street are provided on Figure 8.

The stopping distance for the design speed is based on the formula as follows:

$$MSSD = 1.47\ Vt + 1.075\ \frac{V^2}{a}$$

Where t = brake reaction time, 2.5 sec.
V = design speed, mph
a = deceleration rate, 11.2 ft/sec^2

Since the calculated 85th percentile speed in the northwest direction is 36 mph, the required stopping sight distance lfor bothdirections can be computed as follows:

$$MSSD = 1.47 * 36 * 2.5 + 1.075 * \frac{(36)^2}{11.2}$$

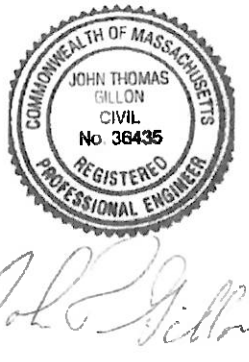
$$MSSD = 132 + 125 = 257 \text{ feet}$$

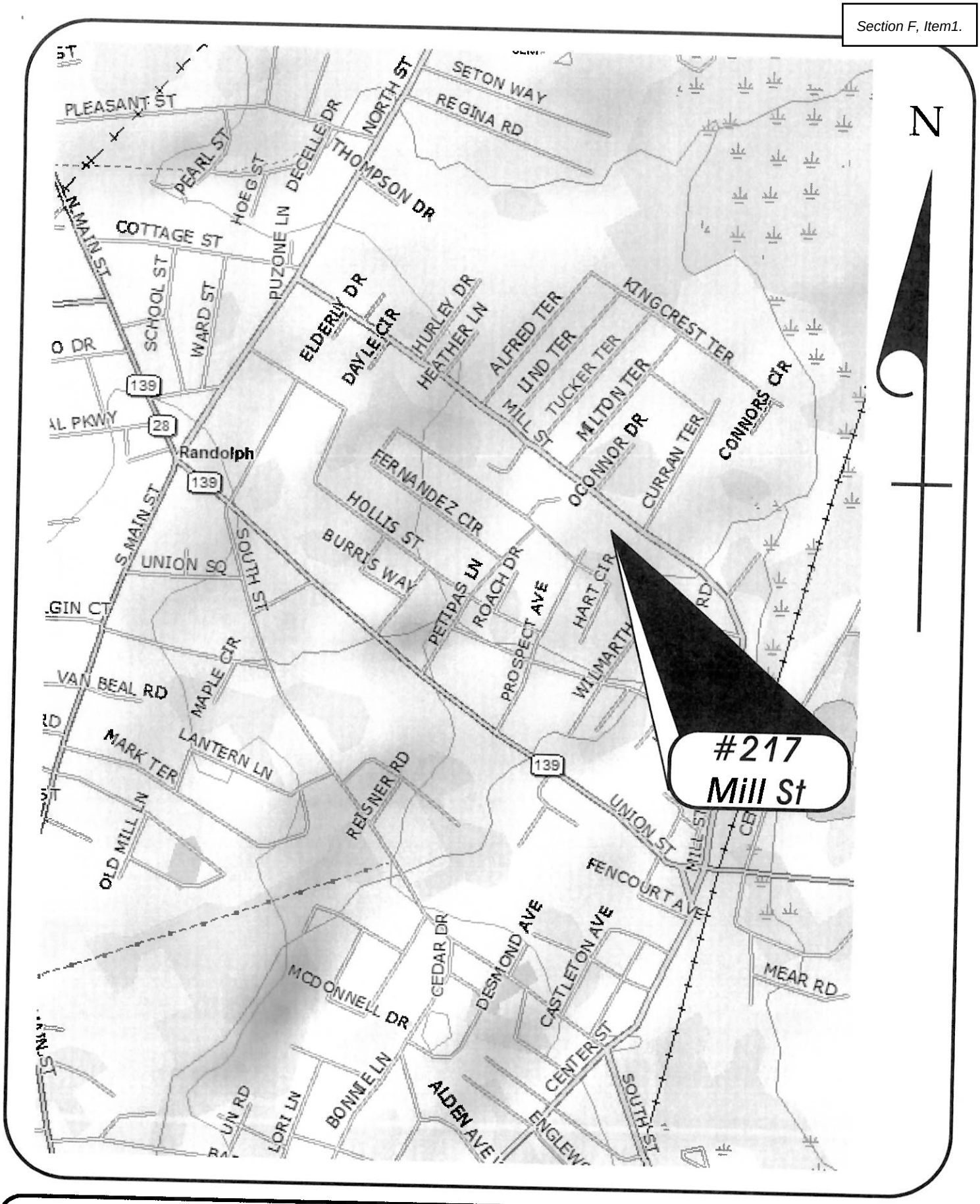
Mill Street is both straight and relatively flat while looking both northwest and southeast of the driveway and there is over 400 feet of sight distance in each direction. Thus, the driveway location is safe.

I have also reviewed the crash history in the study area and have found there were no crashes on Mill Street in the vicinity of the driveway over a five-year period between 2021 through 2025. his crash history is not considered unique or hazardous.

In essence, while the intensity of the site is expected to increase slightly, the roadway is safe and the minor increase in volume can be accommodated quite easily.

I hope this information proves useful but please do not hesitate to call if you have any questions regarding this material.

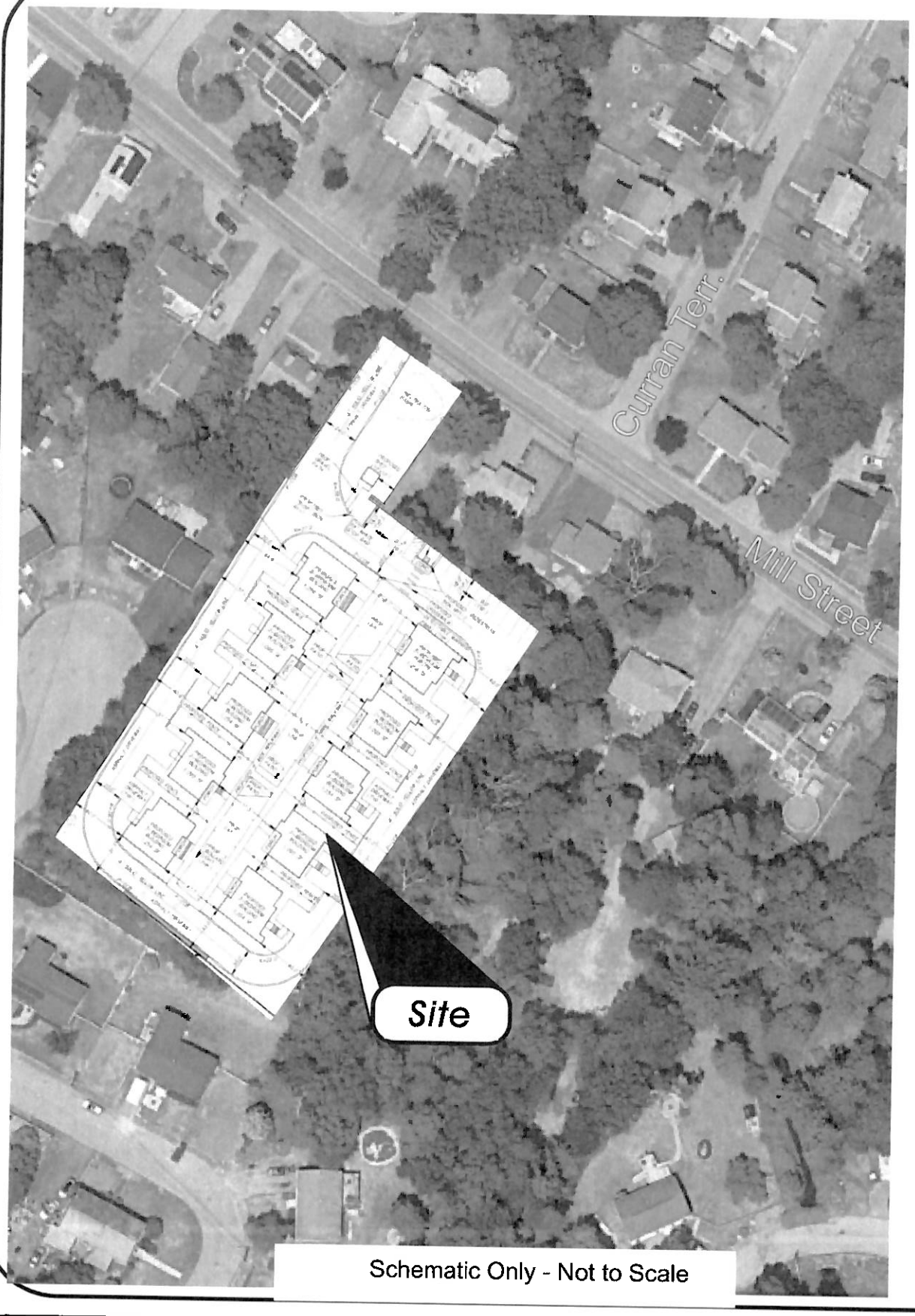




General Location Map

Figure 1

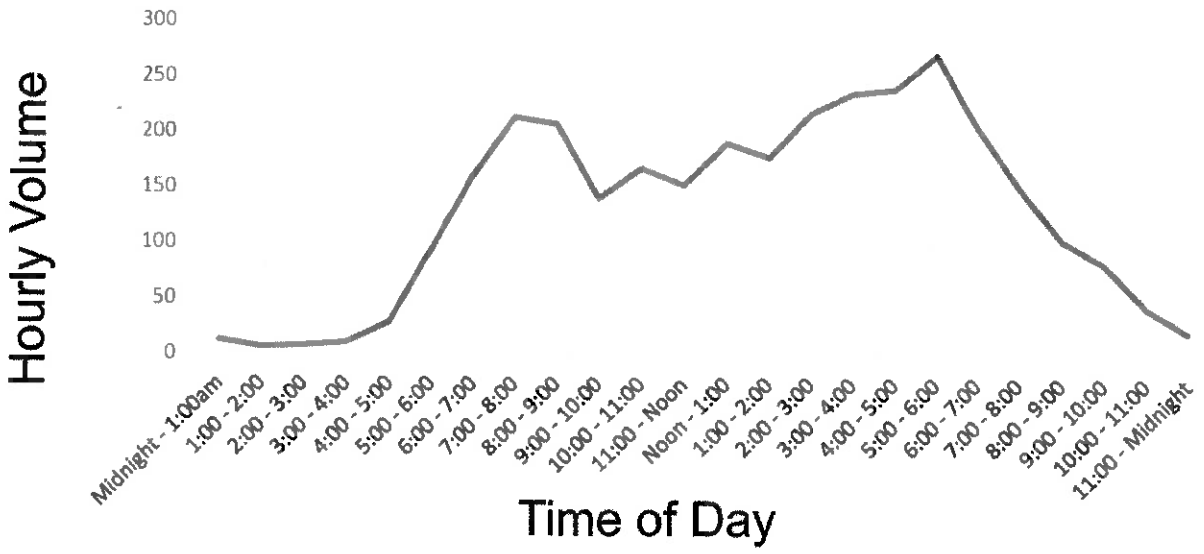
Gillon Associates



Locus Map

Figure 2

Gillon Associates

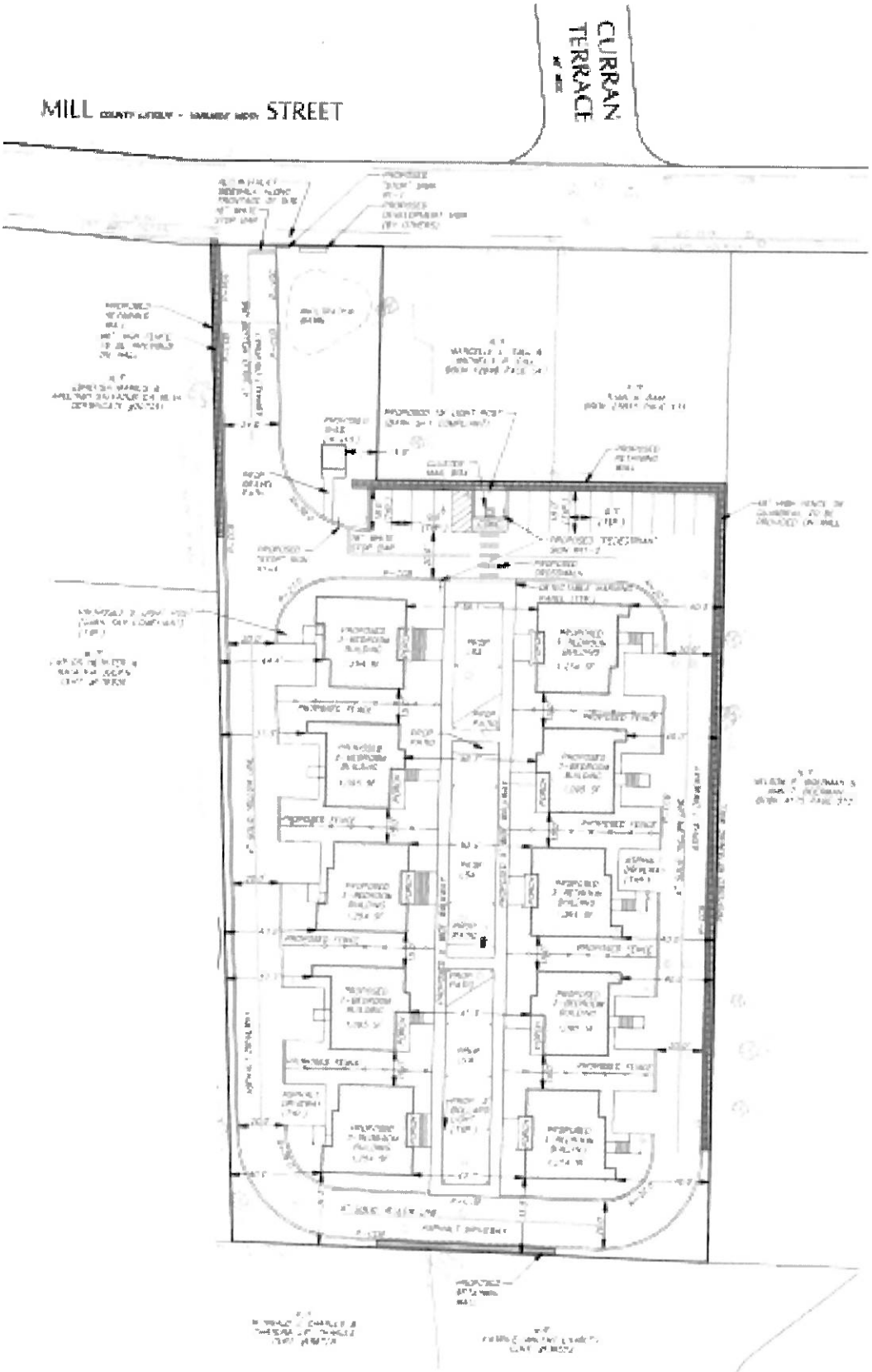


Time of Day	Hourly Volume
Midnight - 1:00am	13
1:00 - 2:00	7
2:00 - 3:00	8
3:00 - 4:00	11
4:00 - 5:00	29
5:00 - 6:00	94
6:00 - 7:00	161
7:00 - 8:00	214
8:00 - 9:00	208
9:00 - 10:00	141
10:00 - 11:00	168
11:00 - Noon	153
Noon - 1:00	191
1:00 - 2:00	178
2:00 - 3:00	218
3:00 - 4:00	236
4:00 - 5:00	240
5:00 - 6:00	271
6:00 - 7:00	206
7:00 - 8:00	151
8:00 - 9:00	104
9:00 - 10:00	82
10:00 - 11:00	43
11:00 - Midnight	21
Total	3,148

Mill Street Weekday Hourly Traffic Volume

Figure 3

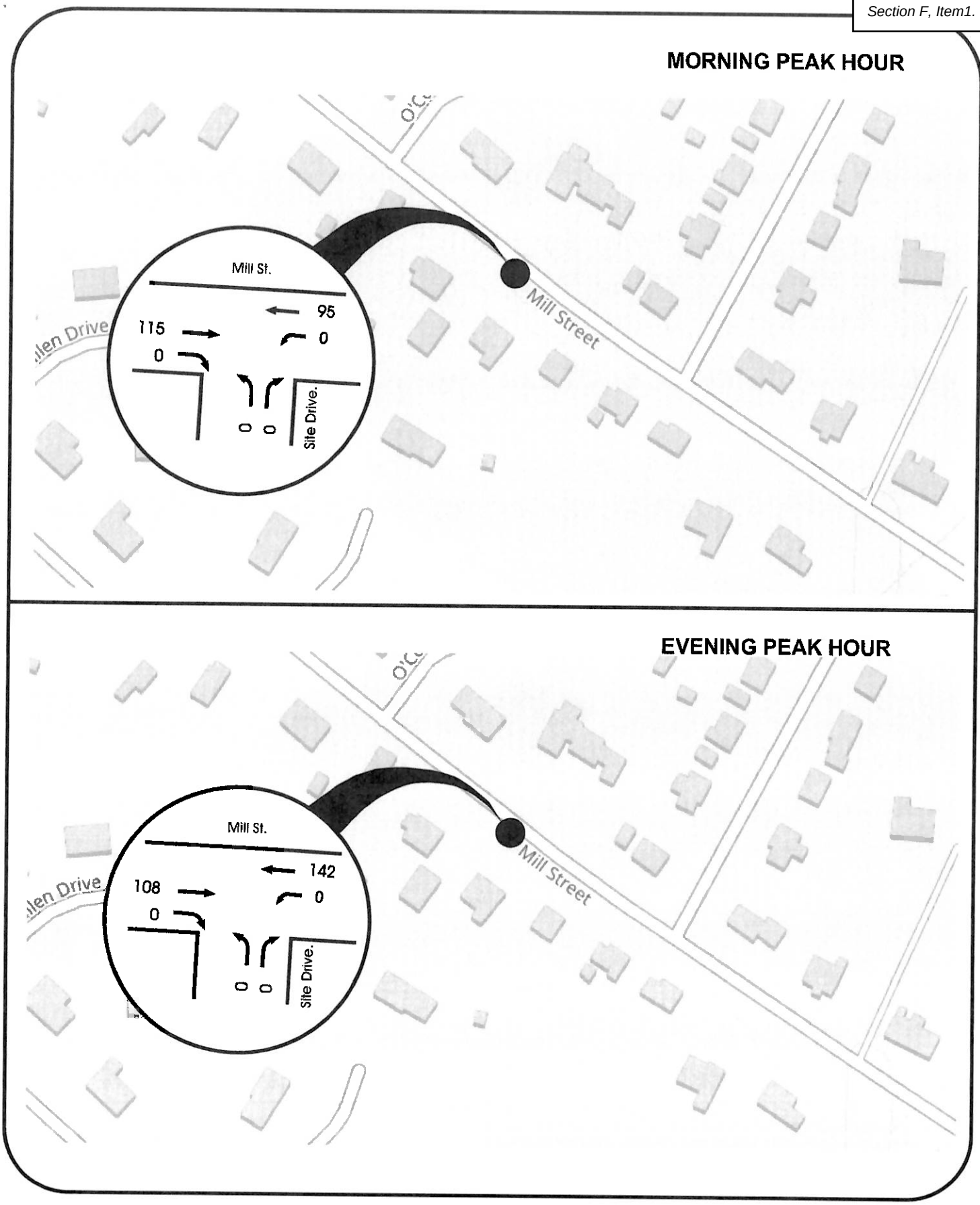
Gillon Associates



Site Plan

Figure 4

Gillon Associates



Existing Mill Street Peak Hour Traffic Volumes

Figure 5

Gillon Associates

Source of Data
ITE Report 12th Edition
ITE Land Use Code: 210
Single Family Detached Housing

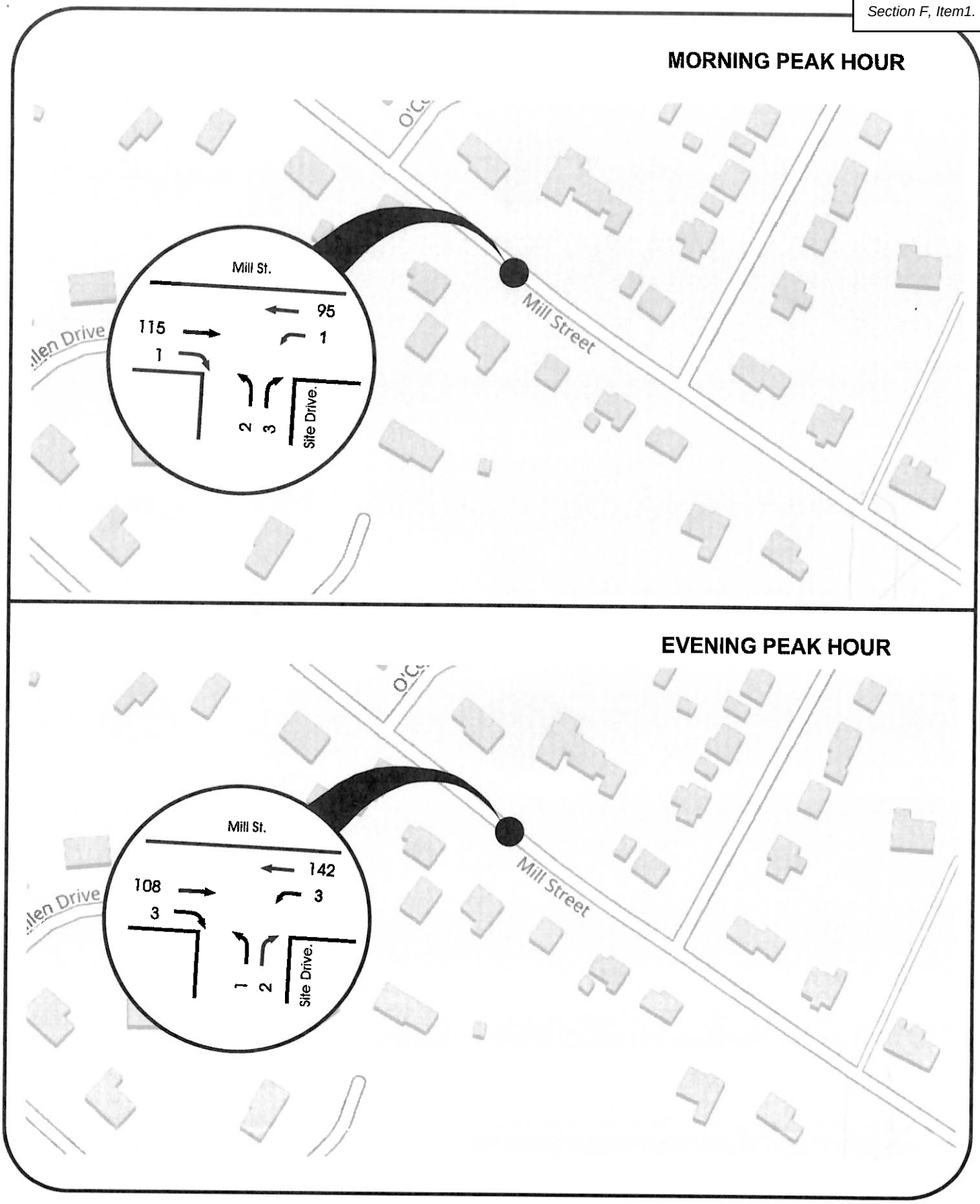
	AM IN	AM OUT	AM TOTAL	PM IN	PM OUT	PM TOTAL
Trips per Unit	T = 0.70 (x)			T = 0.93 (x)		
Directional Split	27%	73%		62%	38%	
Trips Projected (Based on 10 Units)	2	5	7	6	3	9

Trips per Weekday
Single Family Detached Housing
T = 9.09(x)
Trips Based on 10 Units and Average Rate:
T = 91 (45 Inbound and 46 Outbound)

Trip Generation Summary

Figure 6

Gillon Associates



Projected Mill Street Peak Hour Traffic Volumes

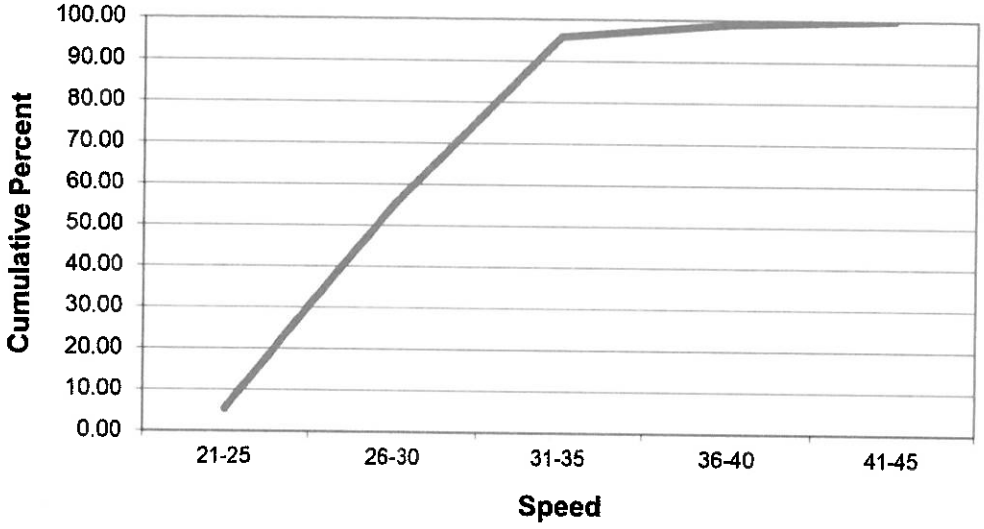
Figure 7

Gillon Associates

Speed Data

	21-25	26-30	31-35	36-40	41-45	Total
Northwest	3	20	16	0	0	39
Southeast	2	27	22	3	1	55
	5	47	38	3	1	94

Speed	Cum. %
21-25	5.32
26-30	55.32
31-35	95.74
36-40	98.94
41-45	100.00



East Bound

SPEED	Percent	Cum %
25	4.80%	4.80%
27	5.18%	9.98%
28	5.37%	15.36%
29	5.57%	20.92%
31	5.95%	26.87%
31	5.95%	32.82%
33	6.33%	39.16%
33	6.33%	45.49%
33	6.33%	51.82%
34	6.53%	58.35%
34	6.53%	64.88%
35	6.72%	71.59%
35	6.72%	78.31%
35	6.72%	85.03%
37	7.10%	92.13%
41	7.87%	100.00%

Avg.= 33 85th % = 35 mph

West Bound

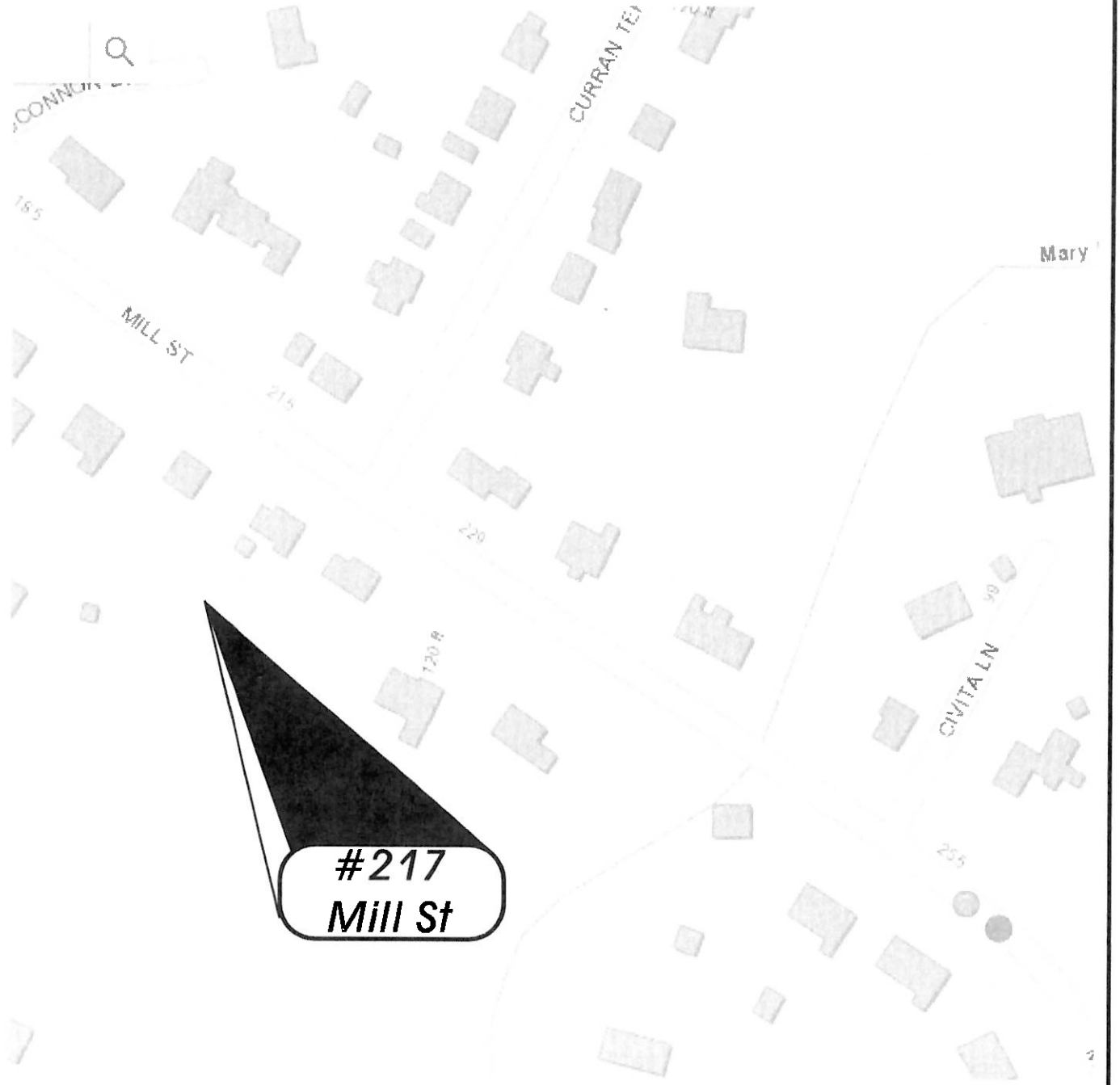
SPEED	Percent	Cum %
28	5.28%	5.28%
29	5.47%	10.75%
30	5.66%	16.42%
32	6.04%	22.45%
32	6.04%	28.49%
32	6.04%	34.53%
33	6.23%	40.75%
33	6.23%	46.98%
33	6.23%	53.21%
34	6.42%	59.62%
34	6.42%	66.04%
34	6.42%	72.45%
35	6.60%	79.06%
36	6.79%	85.85%
37	6.98%	92.83%
38	7.17%	100.00%

Avg.= 33 85th % = 36 mph

Mill Street Speed Characteristics

Figure 8

Gillon Associates



Mill Street Crash Data = Zero in Vicinity of Site

Figure 9

Gillon Associates

APPENDIX

Signalized Intersections

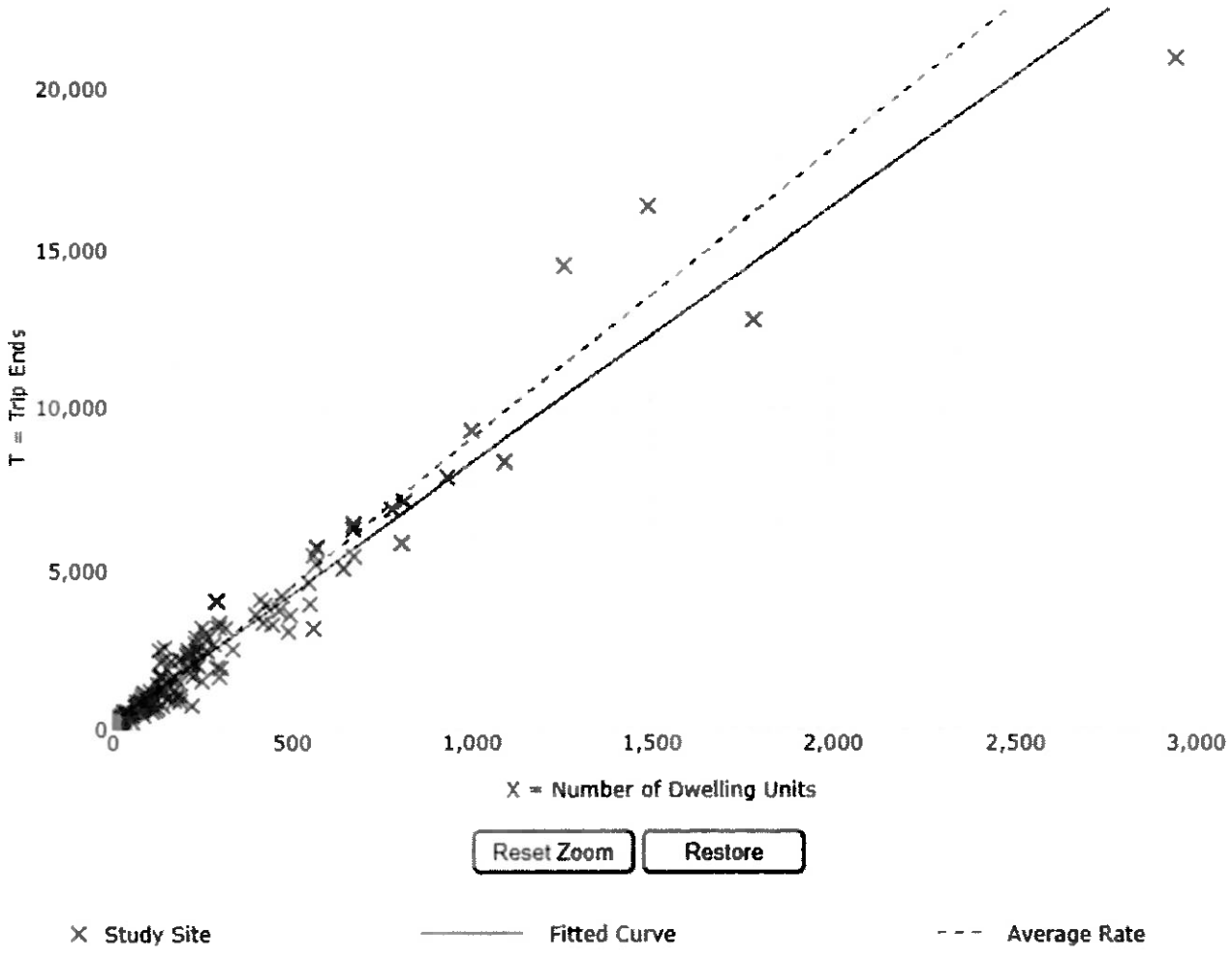
LOS	Control Delay per Vehicle (s/veh)
A	≤ 10
B	> 10–20
C	> 20–35
D	> 35–55
E	> 55–80
F	> 80

Un-Signalized Intersections

Level of Service	Average Control Delay (s/veh)
A	0–10
B	> 10–15
C	> 15–25
D	> 25–35
E	> 35–50
F	> 50

Intersection Levels of Service

Data Plot and Equation



DATA STATISTICS

Land Use:
Single-Family Detached Housing (210) (Click for Description and Data Plots)

Independent Variable:
Dwelling Units

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
155

Avg. Num. of Dwelling Units
261

Average Rate
9.09

Range of Rates
3.47 - 23.80

Standard Deviation
2.29

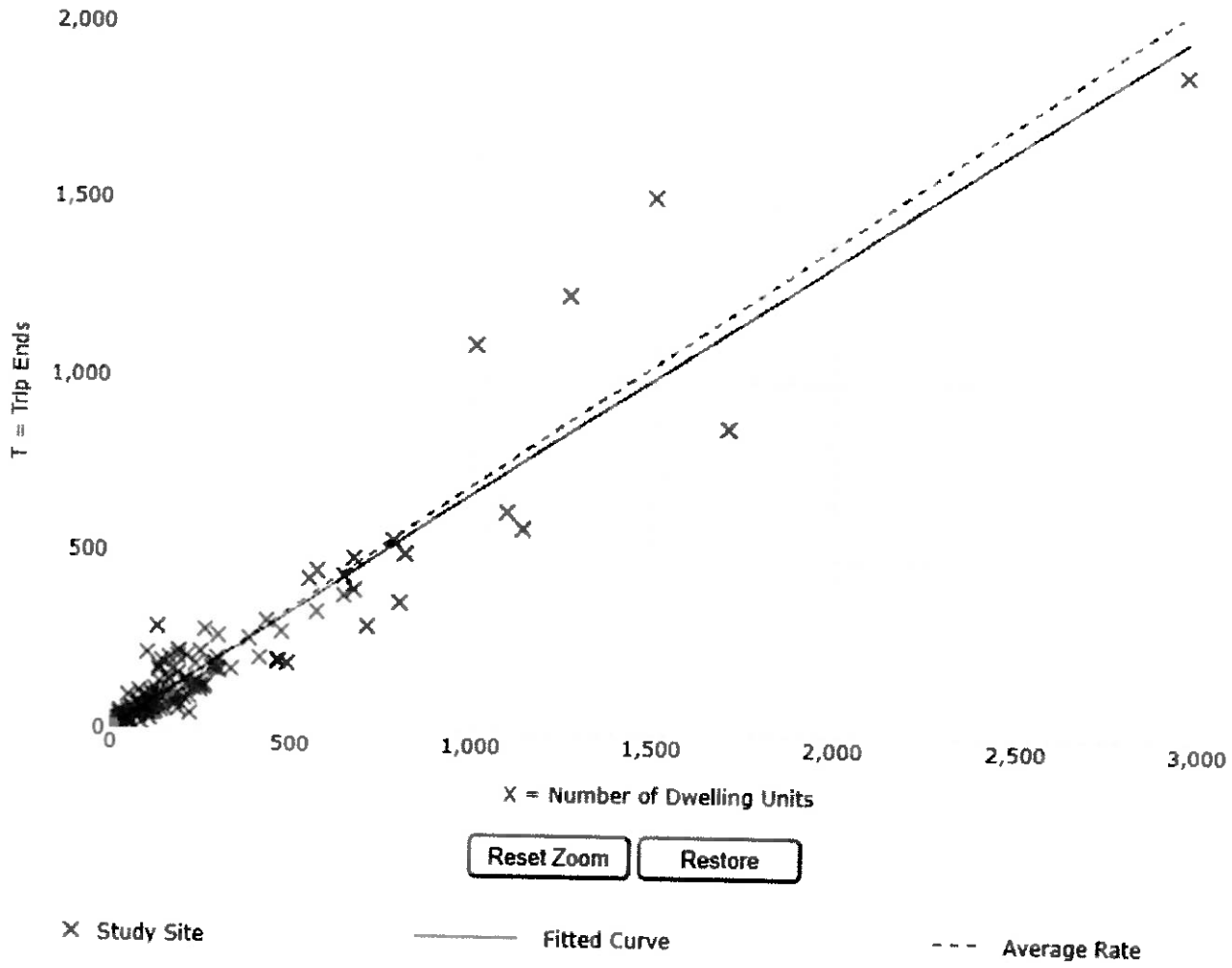
Fitted Curve Equation:
T = 8.07(X) + 265.45

R^2
0.94

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate 91 (Total), 45 (Entry), 46 (Exit)
Fitted Curve 346 (Total), 173 (Entry), 173 (Exit)

Data Plot and Equation



DATA STATISTICS

Land Use:
Single-Family Detached Housing (210) (Click for Description and Data Plot)

Independent Variable:
Dwelling Units

Time Period:
Weekday,
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
153

Avg. Num. of Dwelling Units
239

Average Rate
0.70

Range of Rates
0.22 - 2.27

Standard Deviation
0.26

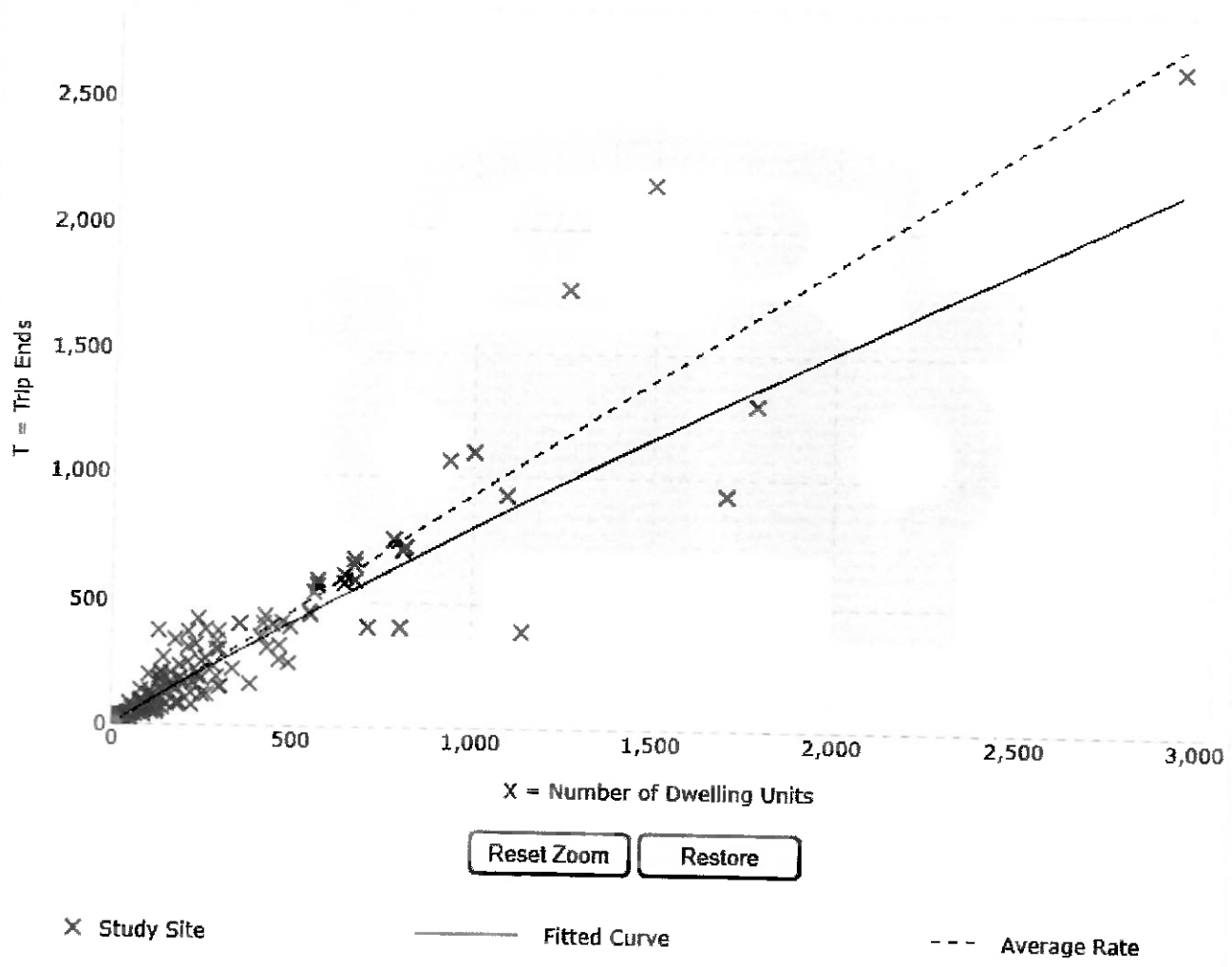
Fitted Curve Equation:
T = 0.67(X) + 5.59

R^2
0.89

Directional Distribution:
27% entering, 73% exiting

Calculated Trip Ends:
Average Rate: 7 (Total), 2 (Entry), 5 (Exit)
Fitted Curve: 12 (Total), 3 (Entry), 9 (Exit)

Data Plot and Equation



DATA STATISTICS

Land Use:
Single-Family Detached Housing (210) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
166

Avg. Num. of Dwelling Units:
266

Average Rate:
0 93

Range of Rates:
0.35 - 2 98

Standard Deviation:
0 33

Fitted Curve Equation:
Ln(T) = 0.92 Ln(X) + 0.33

R^2:
0 90

Directional Distribution:
62% entering, 38% exiting

Calculated Trip Ends:
Average Rate: 9 (Total), 6 (Entry), 3 (Exit)
Fitted Curve 12 (Total), 7 (Entry), 5 (Exit)

"VIOLET HILLS"

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

at

217 MILL STREET
RANDOLPH, MA

APRIL 15, 2026

IMAGE FROM RANDOLPH GIS

LOCUS MAP
1" = 500'

SHEETS

C1.01 COVER SHEET
C1.02 NOTES
C1.03 EXISTING CONDITIONS
C1.04 CONSTRUCTION MANAGEMENT
C1.05 PROPOSED LAYOUT
C1.06 PROPOSED GRADING
C1.07 PROPOSED UTILITIES
C1.08 SWEPT PATH
C1.09 SWEPT PATH
C1.10 DETAILS
C1.11 DETAILS
C1.12 DETAILS
L1.0 PLANTING PLAN AND PLANTING SCHEDULE
L3.0 PLANTING DETAILS
L3.1 PLANTING IMAGES
ES-1 ELECTRIC SITE PLAN
ES-2 ELECTRIC PHOTOMETRIC PLAN

REVISIONS:

No.	DATE	
1	04/27/2026	DRIVEWAY PROFILE
2	05/05/2026	WATER LOOP / BRG-DIST
3	06/17/26	REVISED LAYOUT

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

JAMES BURKE, P.E.

APPLICANT
EVERSTEAD PARTNERS
182 PROPSECT STREET
SOUTH EASTON, MA 02375

ARCHITECT
JCBT ARCHITECTS
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

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

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

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

JOB NUMBER: 26.020

GENERAL NOTES:

1. LOCUS:

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

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

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

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

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

5. OVERALL LOT SIZE: 1.8± ACRES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EROSION & SEDIMENTATION CONTROL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ABBREVIATIONS

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

EXISTING LEGEND

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

PROPOSED LEGEND

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

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

PREPARED FOR:
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182 PROSPECT STREET
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LANDSCAPE ARCHITECT
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276 BROADWAY
CAMBRIDGE, MA 02139

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

REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG-DIST	05/05/2026
3	REVISED LAYOUT	06/17/26

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

JAMES W. BURKE, P.E.

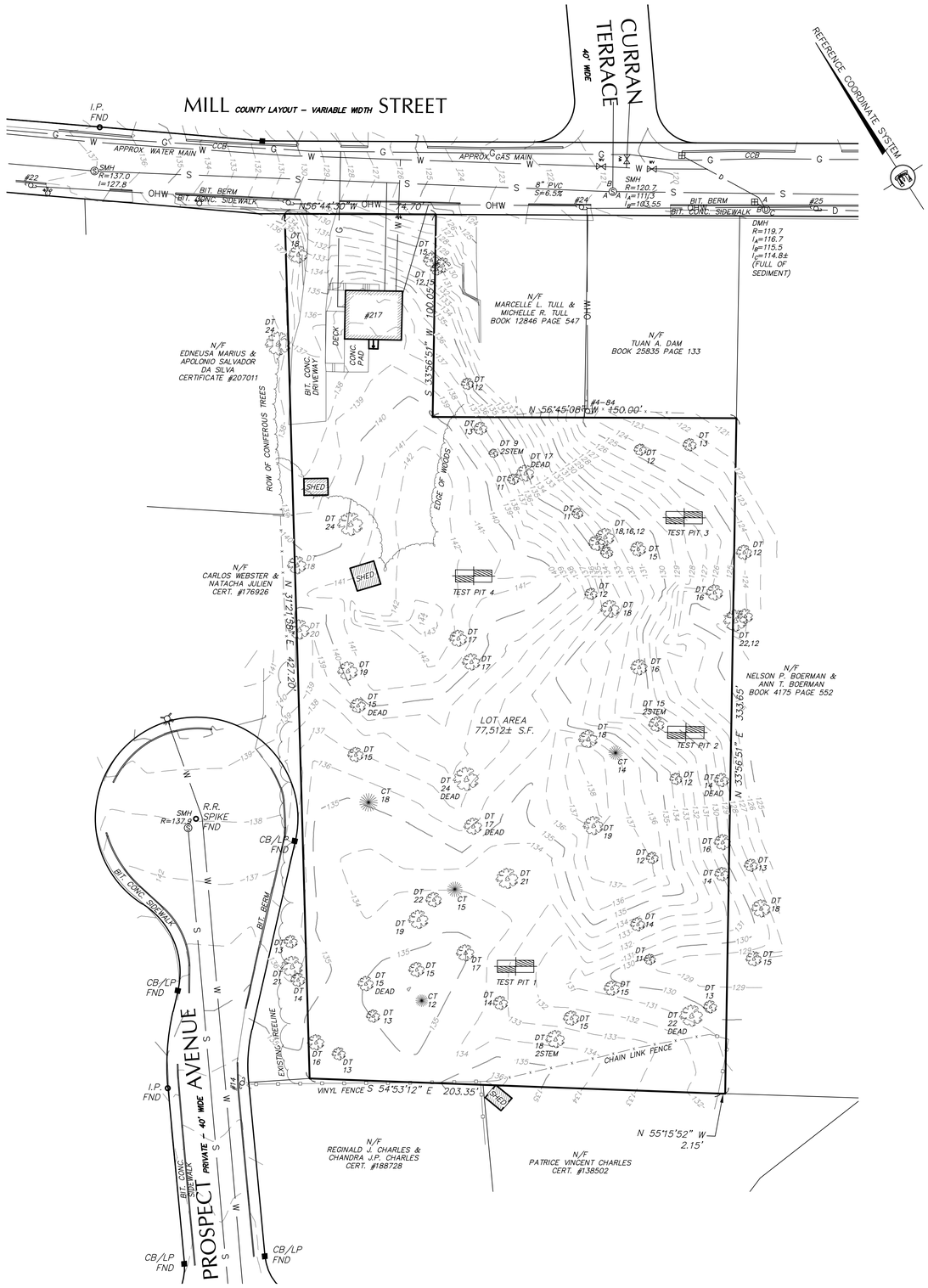
SHEET TITLE:
NOTES

DRAWING INFORMATION
ISSUE: PERMIT SET
DATE: APRIL 15, 2026
PROJECT NO.: 26.020

C1.02
SHEET 2 OF 12

IMAGE FROM RANDOLPH GIS

LOCUS MAP
SCALE: 1"=500'



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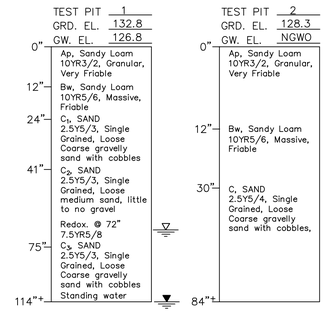

DATE: 02/22/2023

TEST BY: Kameron Campbell, SE #14227

▽ INDICATES ESTIMATED SEASONAL HIGH GROUND WATER

▼ INDICATES OBSERVED GROUND WATER

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

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SHEET TITLE:
EXISTING CONDITIONS

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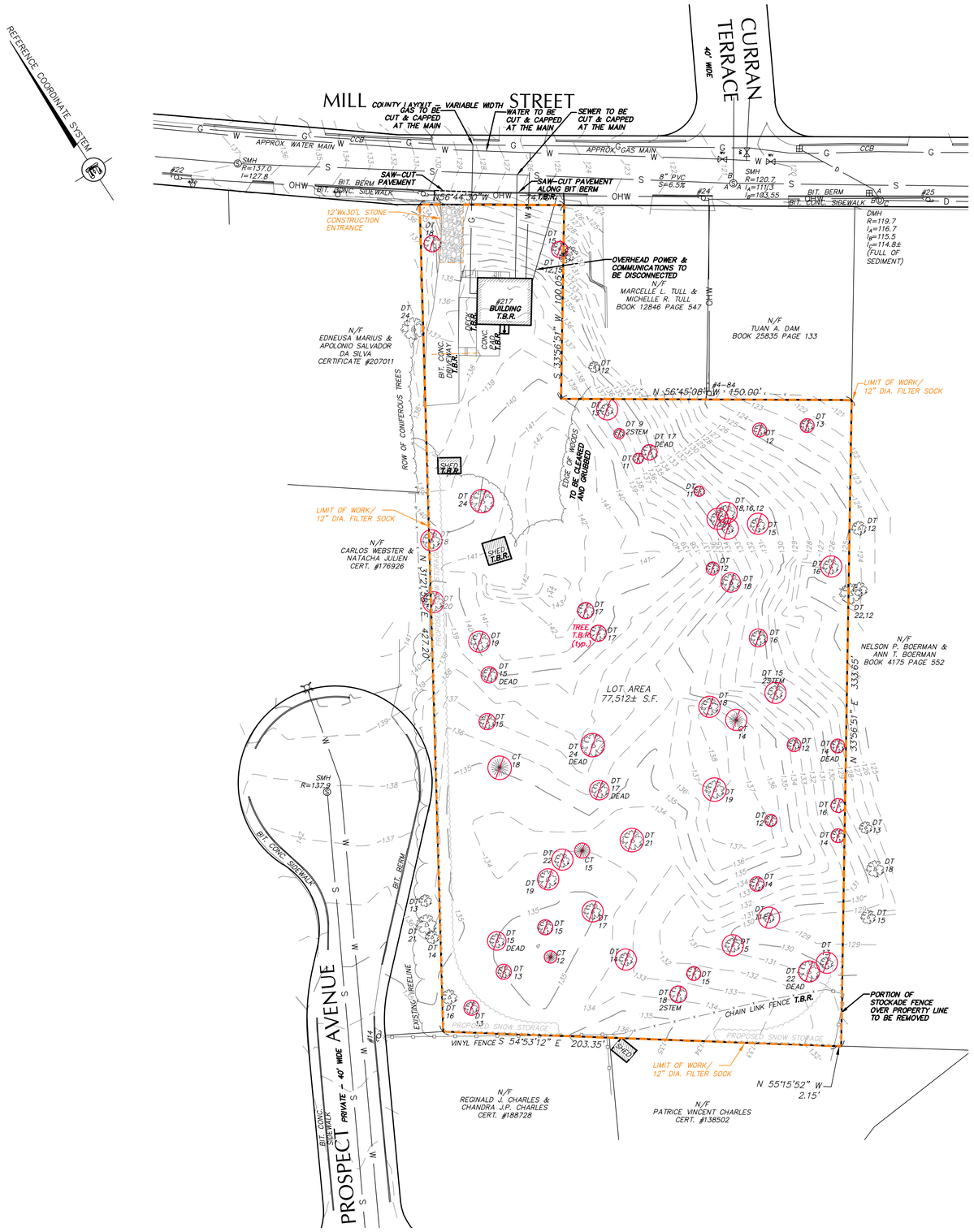
SHEET 3 OF 12



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SCALE: 1" = 30'

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SHEET TITLE:

CONSTRUCTION MANAGEMENT

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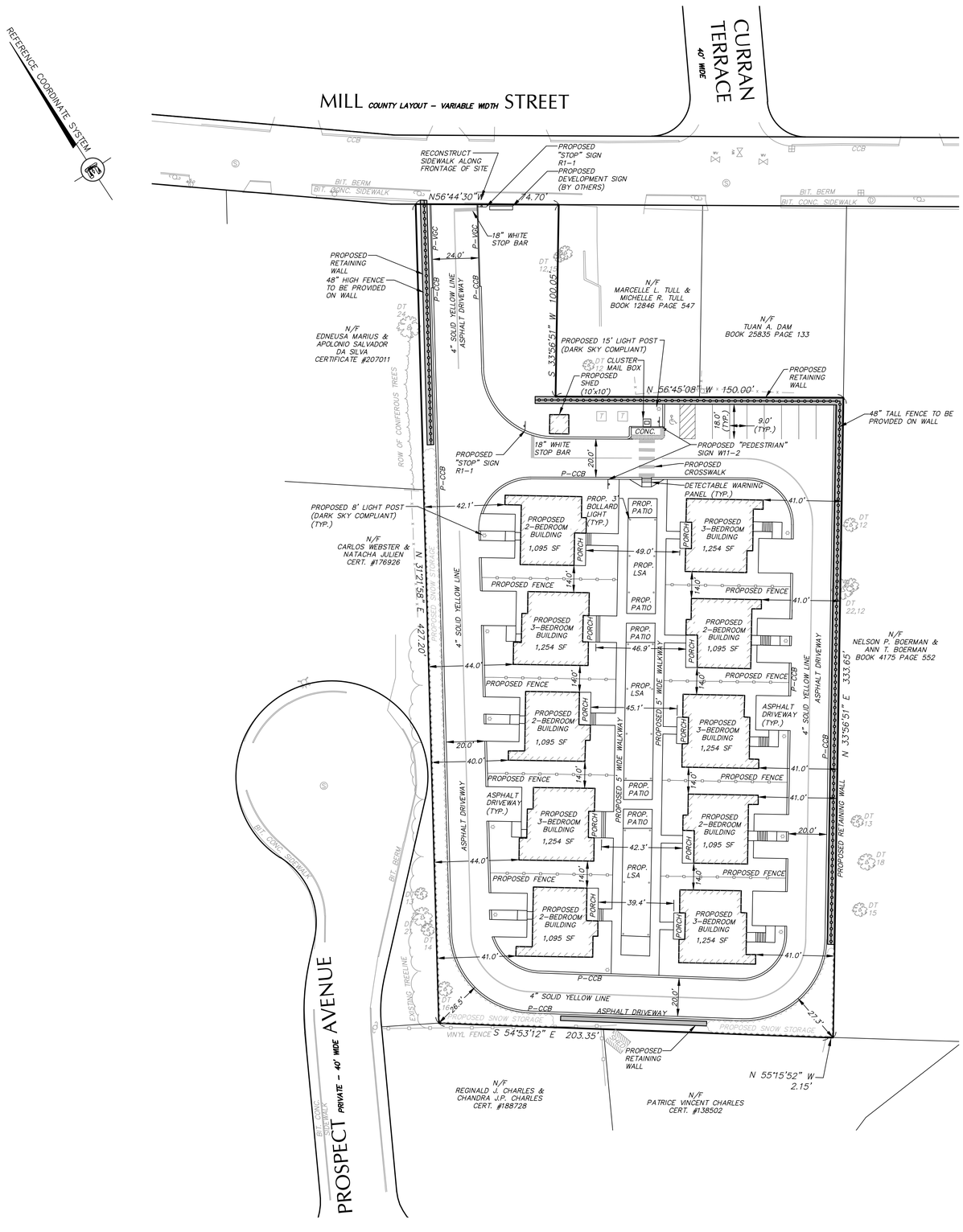
SHEET 4 OF 12



30 15 0 30 60

SCALE: 1" = 30'

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LAYOUT

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ISSUE: PERMIT SET

DATE: APRIL 15, 2026

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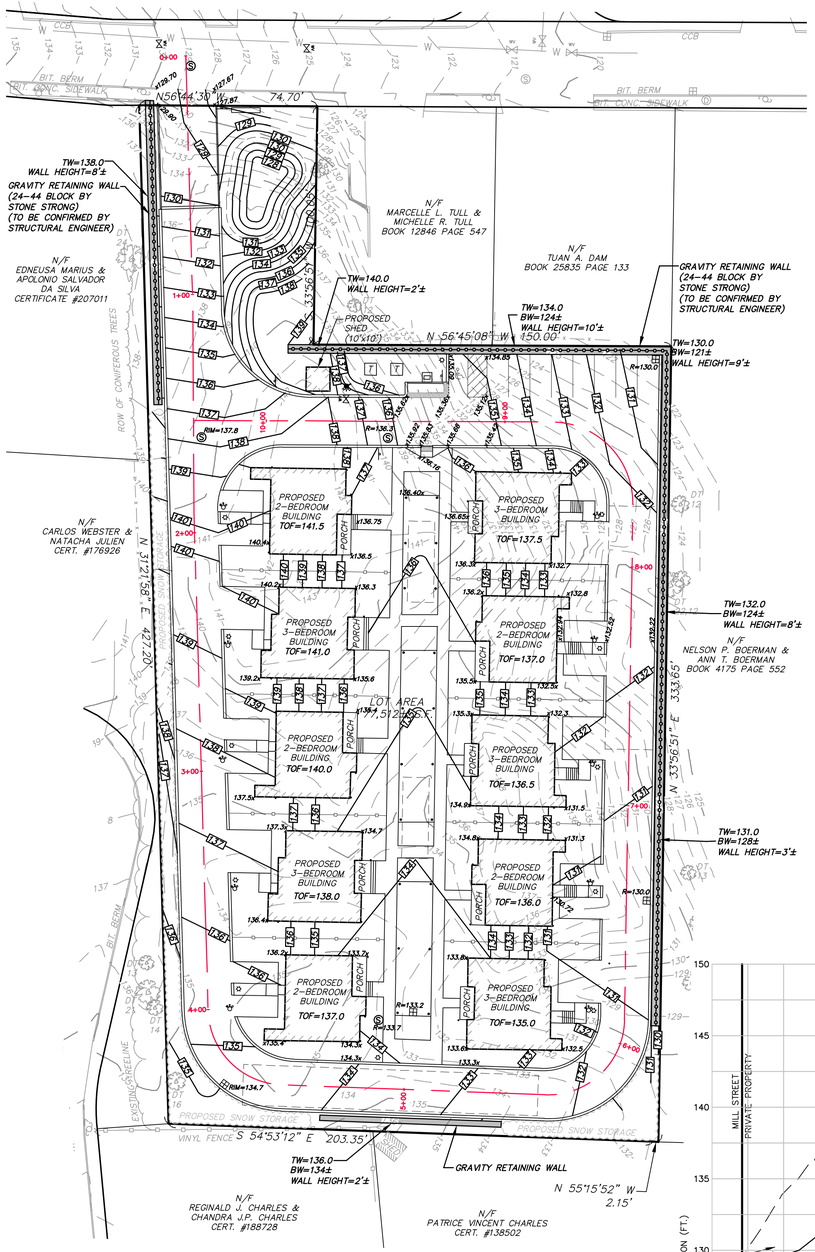
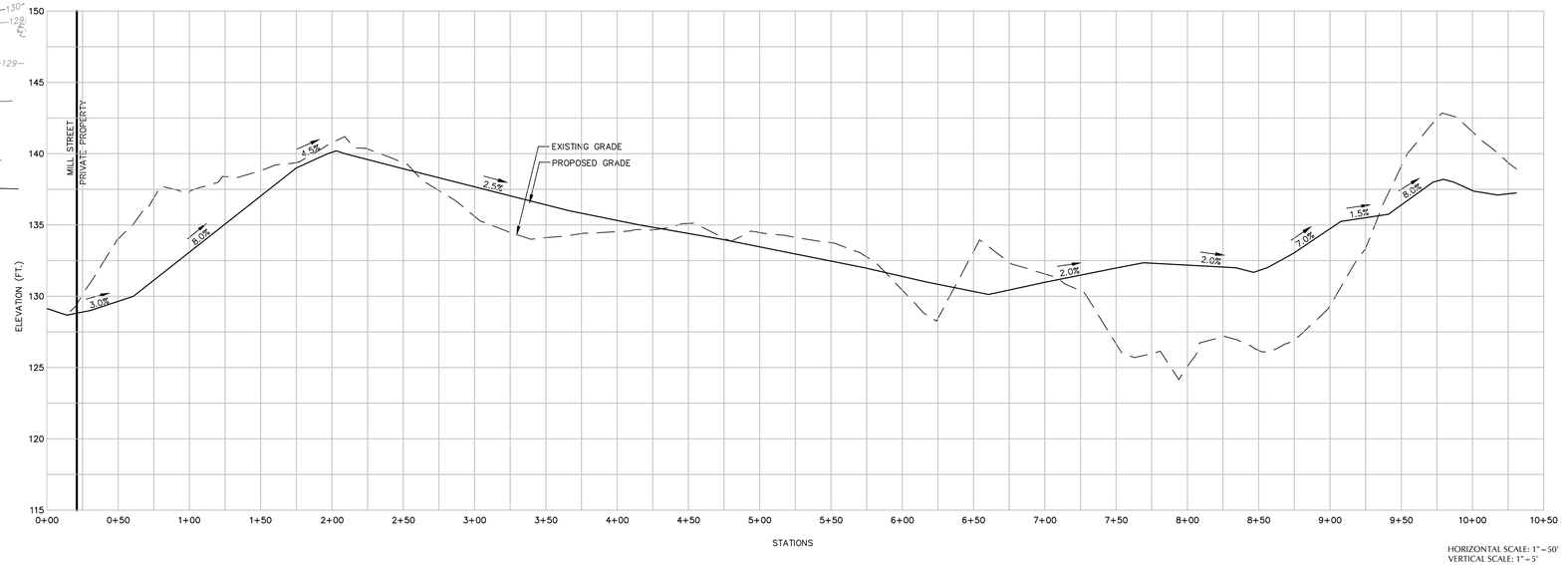
SHEET 5 OF 12

MILL COUNTY LAYOUT – VARIABLE WIDTH STREET



PROPOSED DRIVEWAY PROFILE



HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

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SHEET TITLE:
GRADING

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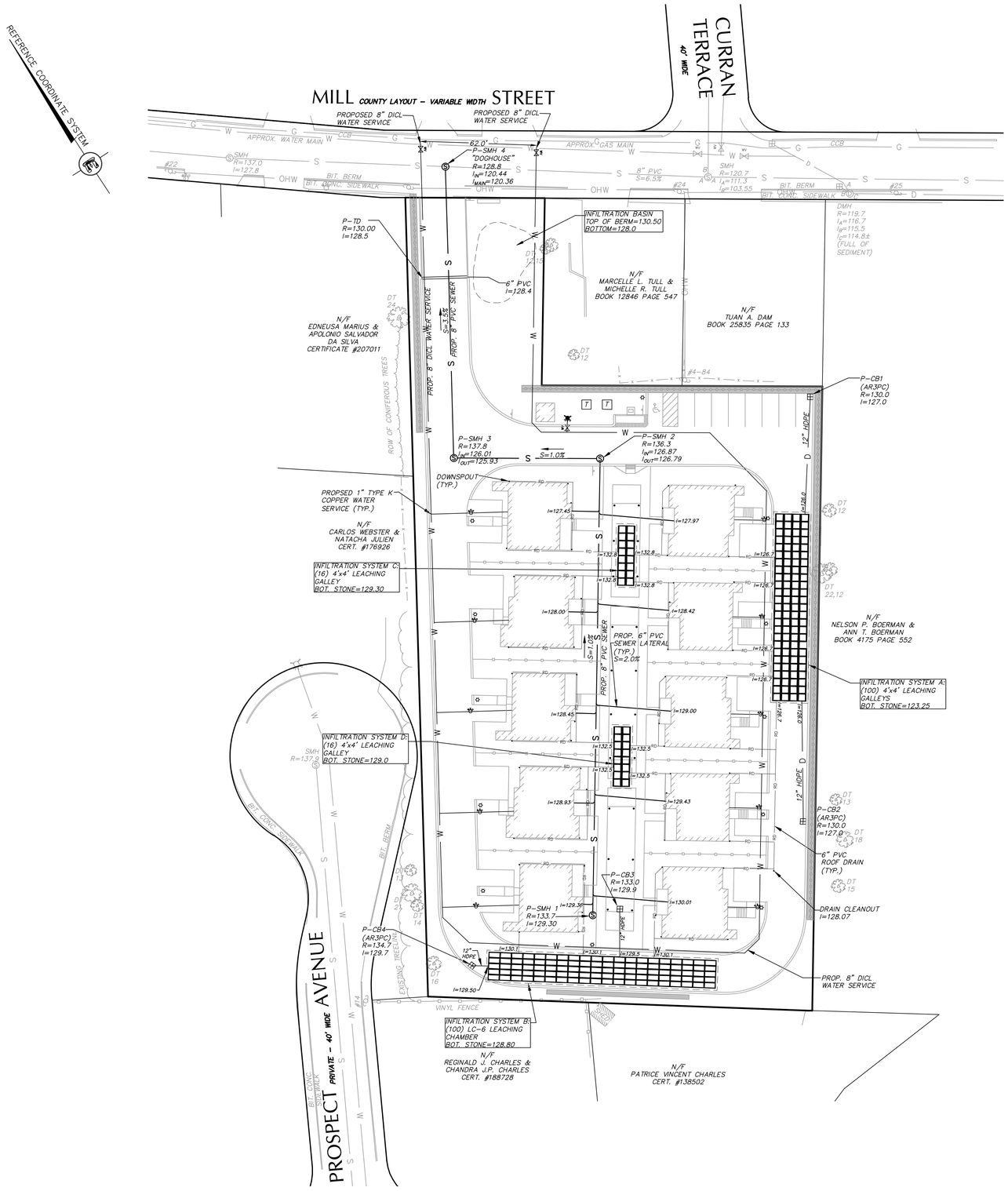
C1.06
SHEET 6 OF 12



CATCH BASIN NOTE:

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

30 15 0 30 60

SCALE: 1" = 30'

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

PREPARED FOR:

EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

CONSULTANTS

ARCHITECT
JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:

"VIOLET HILLS"
PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

217 MILL STREET
RANDOLPH, MA 02368

REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG-DIST	05/05/2026
3	REVISED LAYOUT	06/17/26

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

JAMES W. BURKE, P.E.

SHEET TITLE:

UTILITIES

DRAWING INFORMATION

ISSUE: PERMIT SET

DATE: APRIL 15, 2026

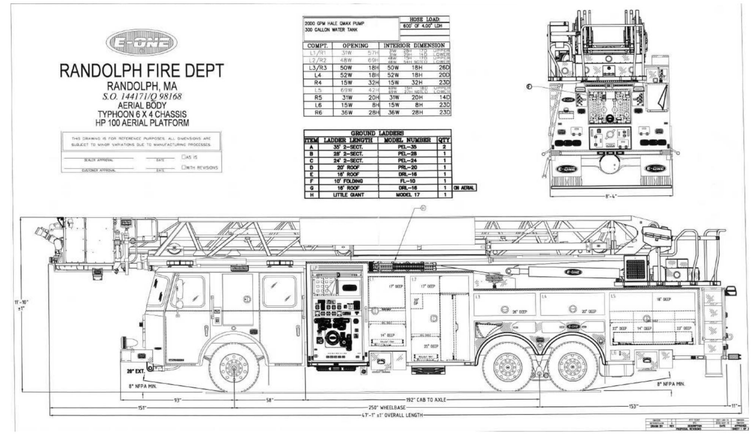
PROJECT NO.: 26.020

C1.07

SHEET 7 OF 12

Legend

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



SAE Turning Radius Calculations for Quote No. 98168

Wheelbase:	250"	Front Bumper Size:	10"
Body Width:	100"	Front Bumper Extension:	20"
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM
Front Axle Track:	84.46"	Rear Wheel Type:	ALUMINUM
Front Axle Tire Width:	16.6"	Tire Brand:	MICHELIN
Dimension Over Rear Tires:	98.59"		
Body Front Overhang:	92"		

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

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

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SOUTH EASTON, MA 02375

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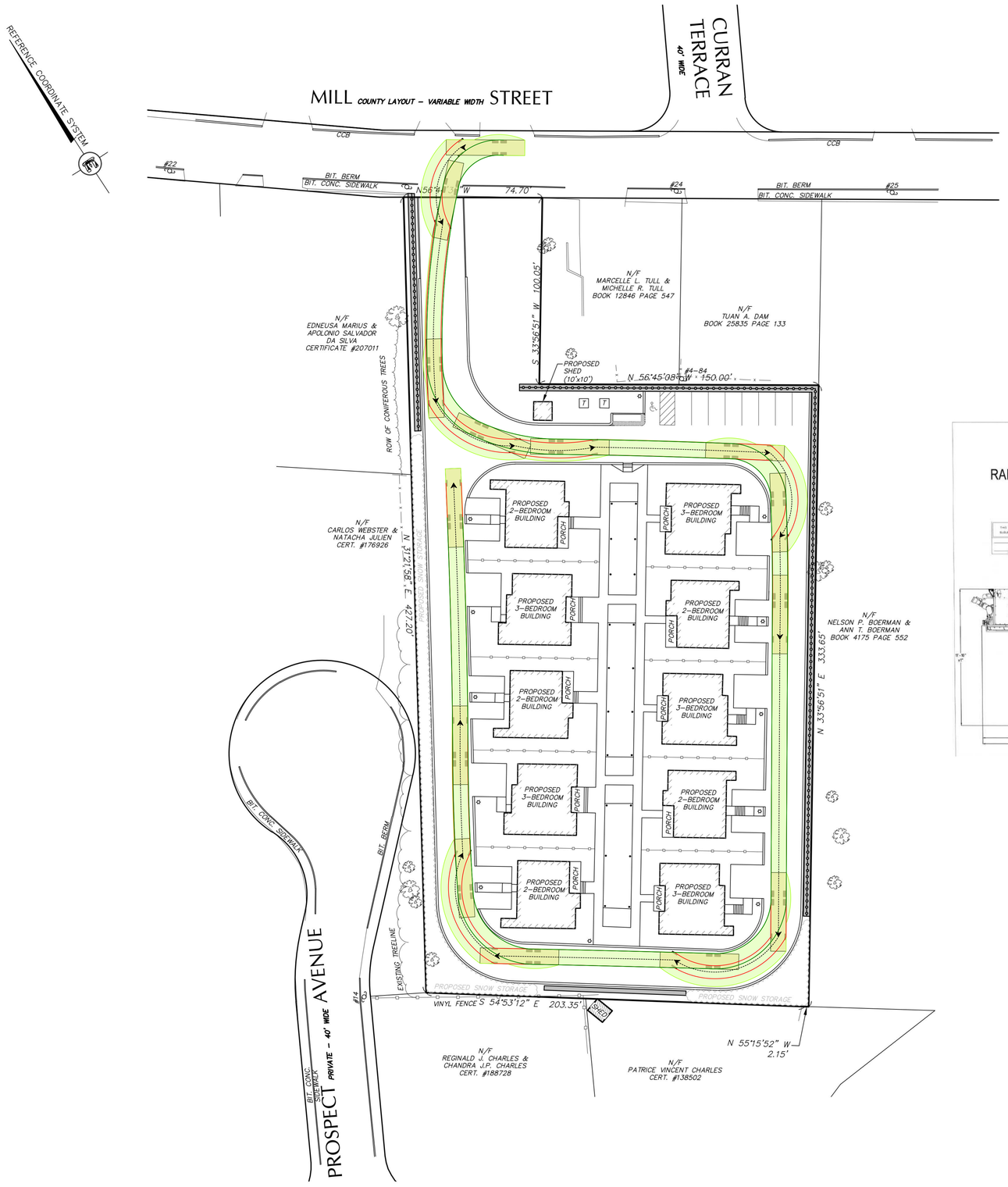
COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE
CIVIL
No. 39418
REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:
SWEPT PATH

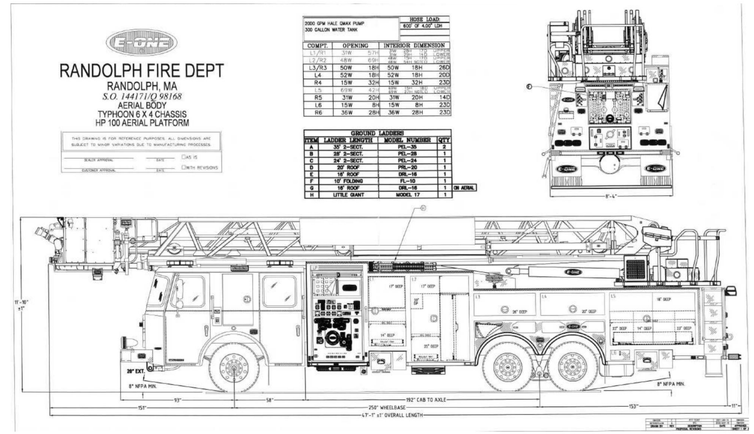
DRAWING INFORMATION
ISSUE: PERMIT SET
DATE: APRIL 15, 2026
PROJECT NO.: 26.020

C1.08
SHEET 8 OF 12



Legend

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



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SCALE: 1" = 30'

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JAMES W. BURKE, CIVIL, No. 39418, REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:
SWEPT PATH

DRAWING INFORMATION
ISSUE: PERMIT SET
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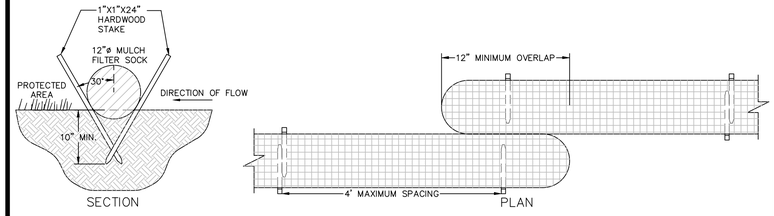
C1.09
SHEET 9 OF 12

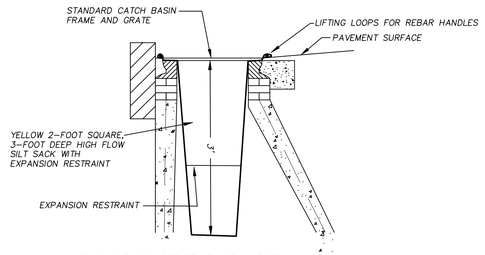


NOTES:

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

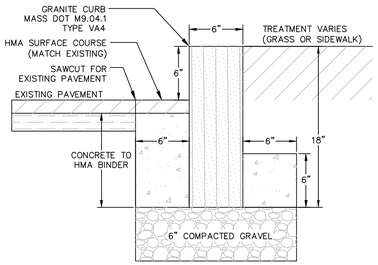
MULCH WATTLE

NOT TO SCALE



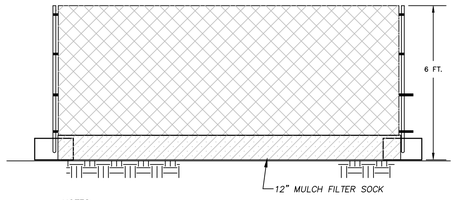
CATCH BASIN SILT SACK

NOT TO SCALE



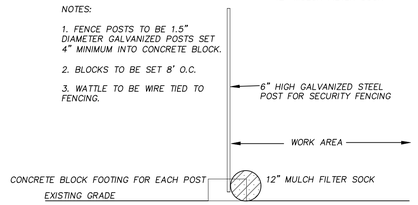
VERTICAL GRANITE CURB INSTALLATION

NOT TO SCALE



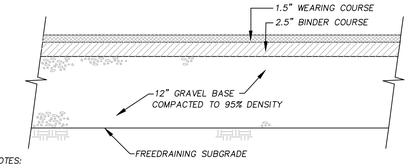
NOTES:

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



SECURITY FENCING W/ EROSION CONTROL

NOT TO SCALE

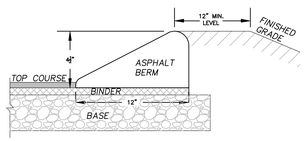


NOTES:

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

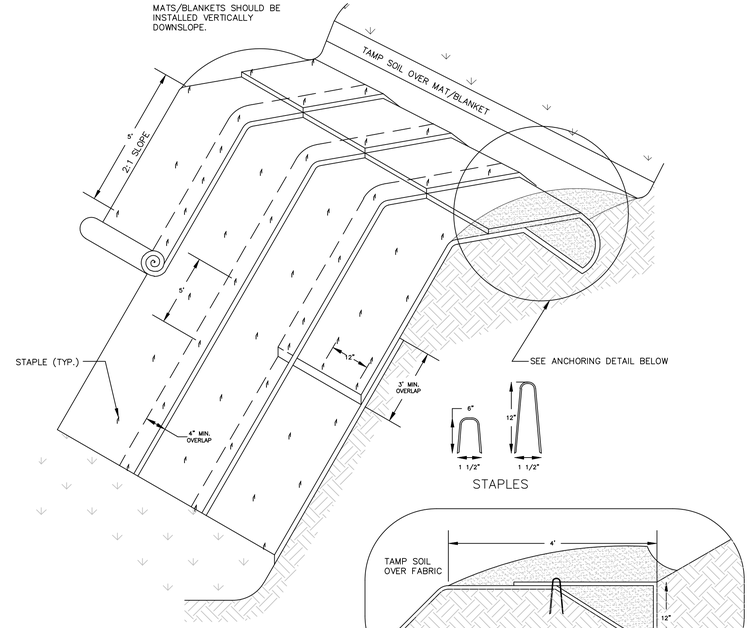
PAVEMENT SECTION

NOT TO SCALE



CAPE COD BERM

NOT TO SCALE

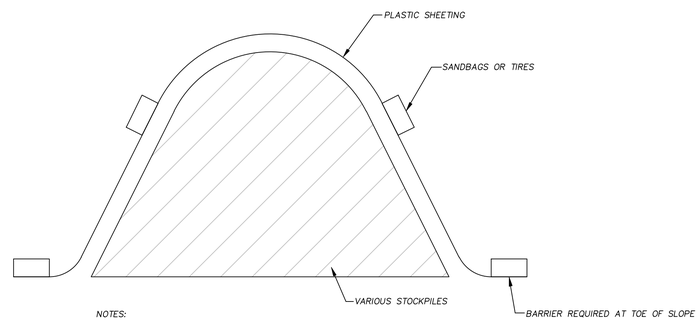


NOTES:

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

SLOPE MATTING DETAIL

NOT TO SCALE



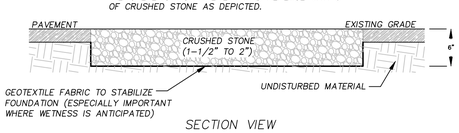
NOTES:

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

PLASTIC SHEETING OVER STOCKPILED MATERIALS

NOT TO SCALE

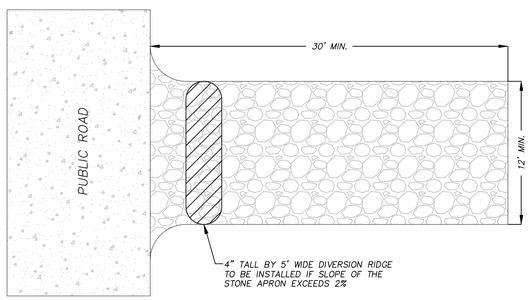
*REMOVE EXISTING PAVEMENT AND REPLACE WITH 6" OF CRUSHED STONE AS DEPICTED.



SECTION VIEW

NOTES:

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



PLAN VIEW

12'x30' CRUSHED STONE APRON

NOT TO SCALE

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SHEET TITLE:

DETAILS

DRAWING INFORMATION

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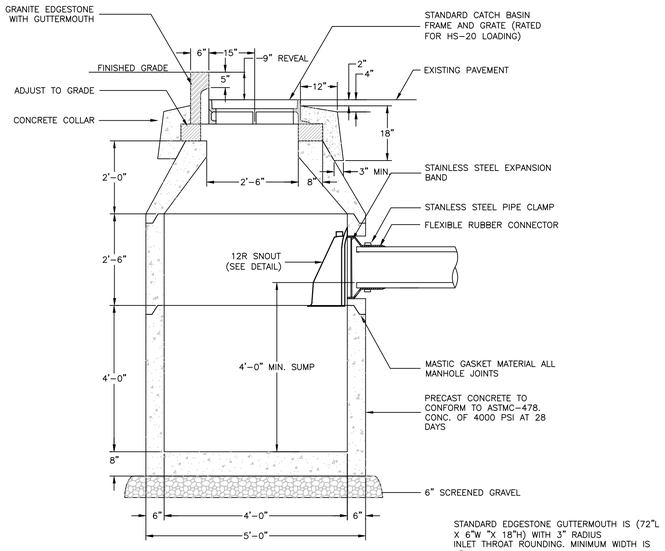
C1.10

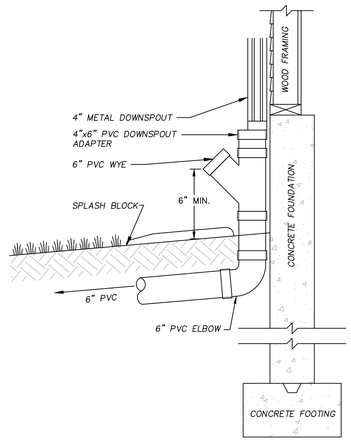
SHEET 10 OF 12



STANDARD EDGESTONE GUTTERMOUTH IS (72"L X 6"W "X 18"H) WITH 3" RADIUS INLET THROAT ROUNDING. MINIMUM WIDTH IS 6", ALL OTHER DIMENSIONS TOLERANCES TO ±1".

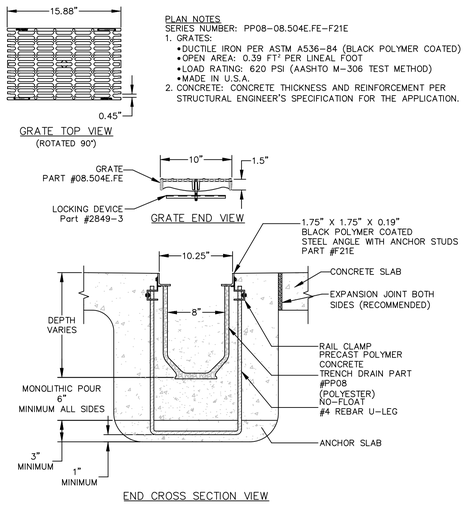
PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



TYPICAL ROOF DRAIN W/ OVERFLOW

NOT TO SCALE

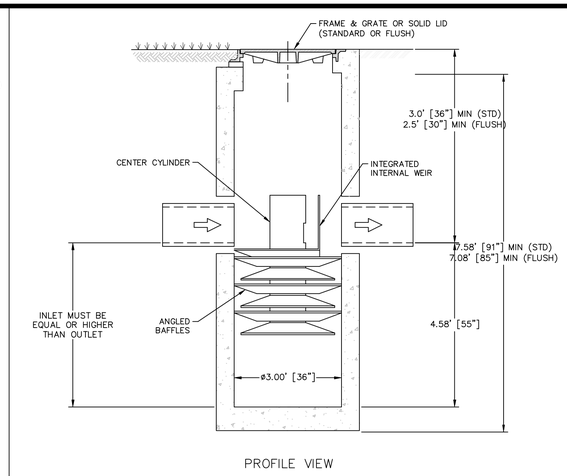


PLAN NOTES
SERIES NUMBER: PP08-08.504E.FE-F21E

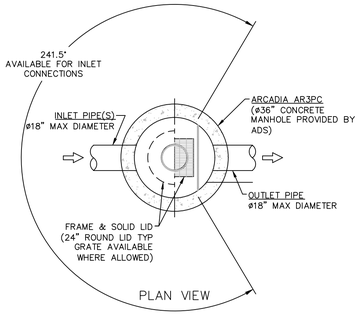
1. GRATES:
   - DUCTILE IRON PER ASTM A536-84 (BLACK POLYMER COATED)
   - OPEN AREA: 0.39 FT² PER LINEAL FOOT
   - LOAD RATING: 620 PSI (AASHTO M-306 TEST METHOD)
   - MADE IN U.S.A.
2. CONCRETE: CONCRETE THICKNESS AND REINFORCEMENT PER STRUCTURAL ENGINEER'S SPECIFICATION FOR THE APPLICATION.

TRENCH DRAIN DETAIL

NOT TO SCALE



PROFILE VIEW



PLAN VIEW

PRODUCT SPECIFICATIONS:

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

  – OR –

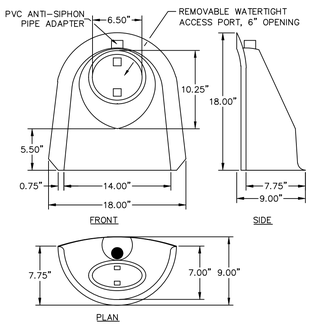
  THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH D50=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION PER CURRENT NJDEP/NJCAT HDS PROTOCOL.

NOTES:

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

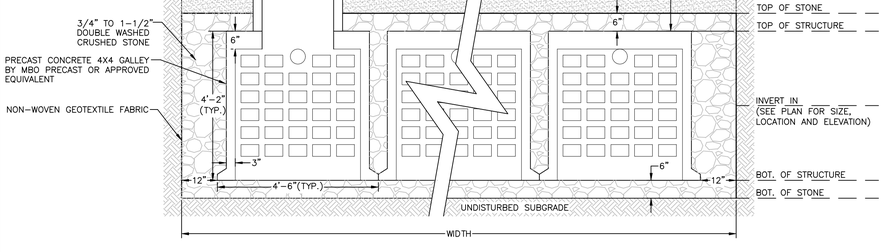
ARCADIA AR3PC CONCRETE MANHOLE STORMWATER SEPARATOR BY ADS

NOT TO SCALE



12R SNOUT OUTLET HOOD

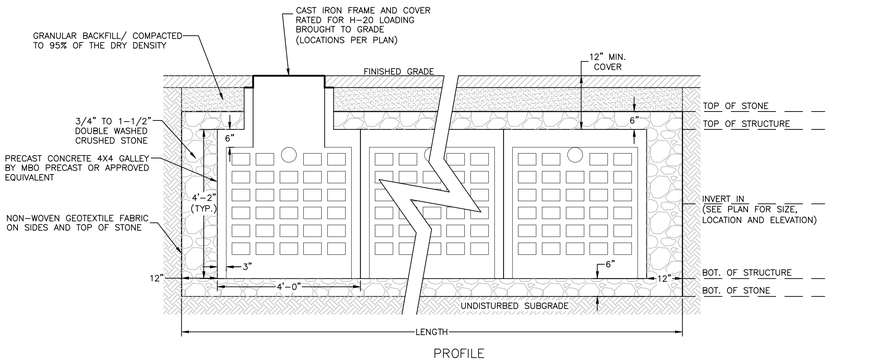
NOT TO SCALE



SECTION

	SYSTEM A	SYSTEM C	SYSTEM D
NO. OF STRUCTURES	100	16	16
DEPTH OF SYSTEM	5.17'	5.17'	5.17'
WIDTH OF SYSTEM	20.00'	11.00'	11.00'
LENGTH OF SYSTEM	102.00'	34.00'	34.00'
TOP OF STONE	128.42'	134.47'	133.17'
TOP OF STRUCTURE	127.92'	133.97'	133.67'
INLET ELEVATION (SIZE)	126.7' (6–6" PVC) 126.0' (2–12" HDPE)	132.8' (4–6" PVC)	132.5' (4–6" PVC)
BOTTOM OF STRUCTURE	123.75'	129.80'	129.50'
BOTTOM OF STONE	123.25	129.30'	129.00'

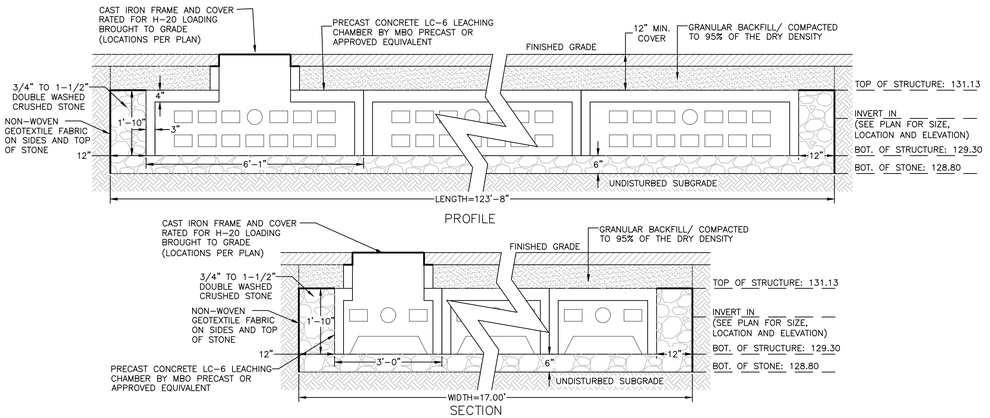
DIMENSION TABLE



PROFILE

PRECAST CONCRETE GALLEY INFILTRATION SYSTEM

NOT TO SCALE



PROFILE

SECTION

PRECAST CONCRETE LC-6 INFILTRATION SYSTEM

NOT TO SCALE

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

PREPARED FOR:

EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

CONSULTANTS

ARCHITECT
JCBT ARCHITECT
806 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:

"VIOLET HILLS"
PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
217 MILL STREET
RANDOLPH, MA 02368

REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG-DIST	05/05/2026
3	REVISED LAYOUT	06/17/26

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

JAMES W. BURKE, P.E.

SHEET TITLE:

DETAILS

DRAWING INFORMATION

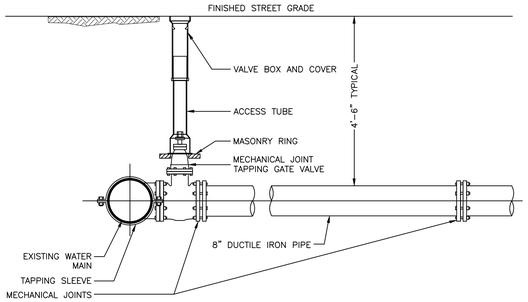
ISSUE: PERMIT SET

DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.11

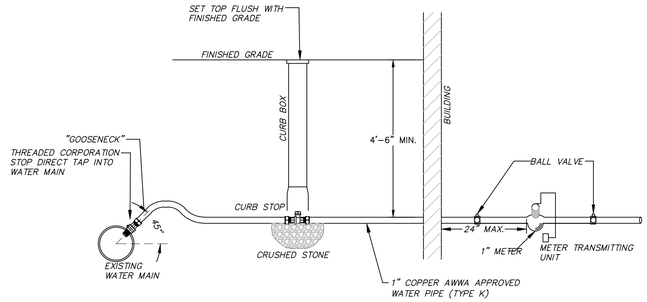
SHEET 11 OF 12



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

GATE VALVE AND TAPPING SLEEVE CONNECTION

NOT TO SCALE



1" WATER SERVICE DETAIL

NOT TO SCALE

NOTES:

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

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

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

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

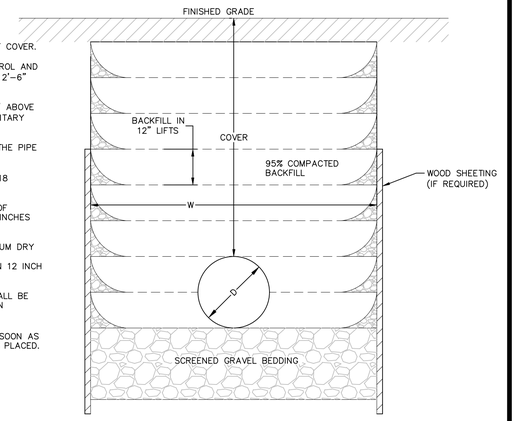
6). SHEETING, IF USED, SHALL BE CUT OFF A MINIMUM OF 18 INCHES BELOW FINISHED GRADE.

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

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

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

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

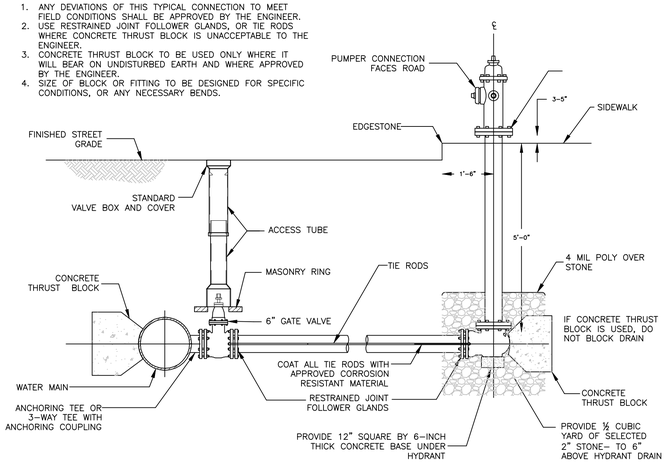


TYPICAL UTILITY TRENCH

NOT TO SCALE

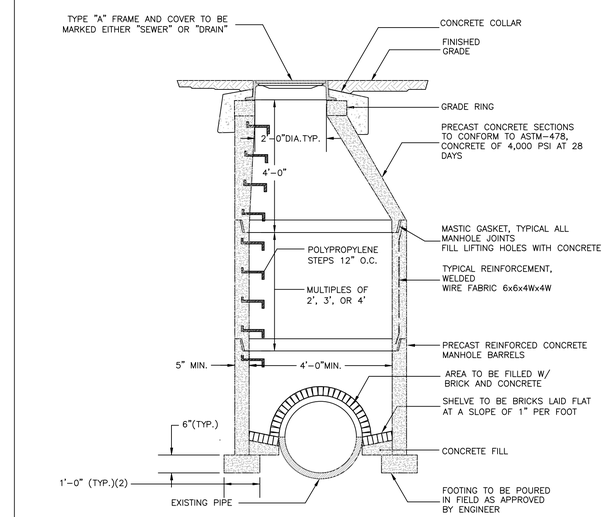
NOTES:

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



TYPICAL FIRE HYDRANT CONNECTION FOR HIGH OR LOW SERVICE LINE

NOT TO SCALE

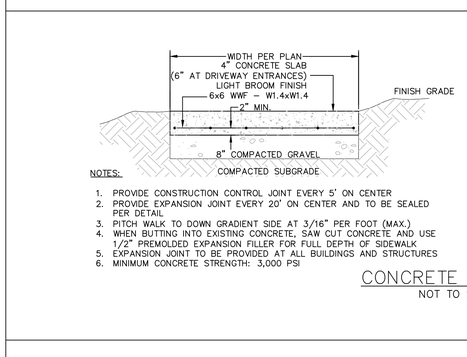


NOTES:

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

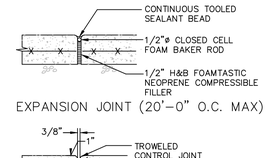
TYPICAL DOG HOUSE MANHOLE

NOT TO SCALE



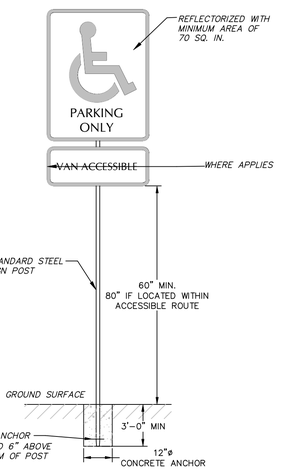
NOTES:

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



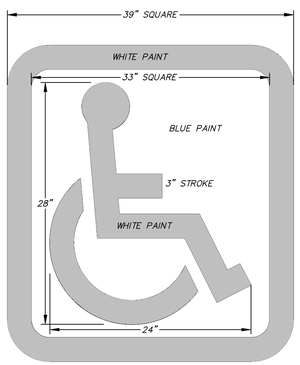
CONCRETE WALKWAY

NOT TO SCALE



HANDICAP PARKING SIGN/POST DETAIL

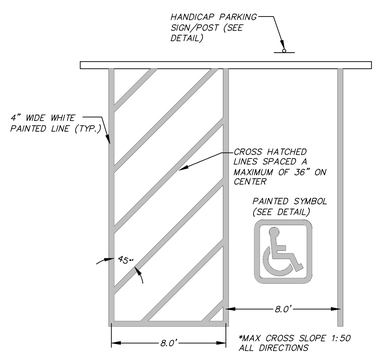
NOT TO SCALE



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

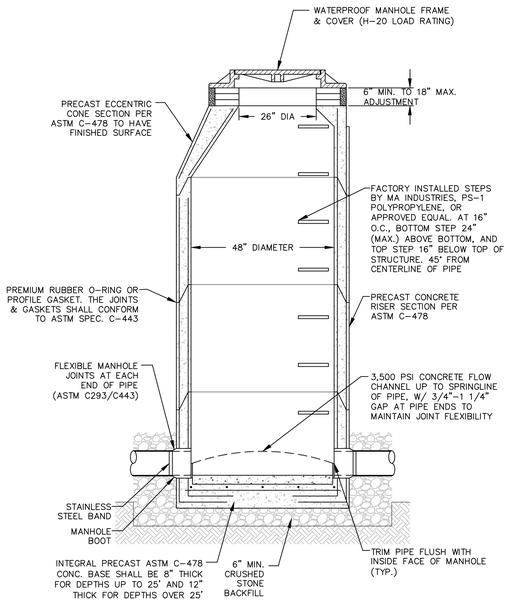
ACCESSIBLE PARKING STALL PAVEMENT MARKING

NOT TO SCALE



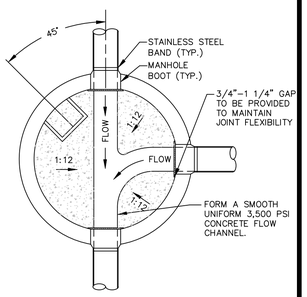
VAN ACCESSIBLE HANDICAPPED PARKING SPACE

NOT TO SCALE



STANDARD SANITARY SEWER MANHOLE

NOT TO SCALE



MANHOLE CHANNEL

NOT TO SCALE

BURKE CIVIL-SITE ENGINEERING
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LANDSCAPE ARCHITECT
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CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:
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PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
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RANDOLPH, MA 02368

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COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE.
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JAMES W. BURKE, P.E.

SHEET TITLE:
DETAILS

DRAWING INFORMATION
ISSUE: PERMIT SET
DATE: APRIL 15, 2026
PROJECT NO.: 26.020

C1.12
SHEET 12 OF 12

PLANTING SCHEDULE

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
9	Cc	*Cercis canadensis*	EASTERN REDBUD	8" H	MULTI-STEM
7	Lt	*Liriodendron tulipifera*	TULIP POPLAR	2" CAL. B&B	SINGLE STEM
4	Qb	*Quercus bicolor*	SWAMP WHITE OAK	2" CAL. B&B	SINGLE STEM
SHRUBS					
18	A	*Aronia arbutifolia*	RED CHOKEBERRY	3 GAL	
10	B	*Buddleja davidii*	BUTTERFLY BUSH	3 GAL	PROVIDE PURPLE FLOWER VARIETY
9	C	*Callicarpa americana*	BEAUTYBERRY	3 GAL	
14	Ca	*Clethra alnifolia*	SUMMERSWEET	3 GAL	
13	H	*Hydrangea macrophylla* 'Endless Summer'	HYDRANGEA	3 GAL	
200	I	*Ilex glabra*	INKBERRY	3 GAL	
21	Iv	*Ilex verticillata*	WINTERBERRY	3 GAL	
25	J	*Juniperus chinensis* 'Hetzii Columnaris'	GREEN COLUMNAR JUNIPER	6" H	
84	R	*Rhus aromatica* 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	2 GAL	
9	S	*Swida amomum*	SILKY DOGWOOD	3 GAL	
39	T	*Thuja plicata x standishii* 'Green Giant'	GREEN GIANT ARBORVITAE	6" H	
18	V	*Viburnum dentatum*	ARROWWOOD	3 GAL	
PERENNIALS					
420 SF	MIX A	*Aster novi-belgii*	NEW YORK ASTER	1 GAL	25% OF EACH SPECIES 18" OC
		Baptisia australis	BLUE FALSE INDIGO	1 GAL	
		Liatris spicata	DENSE BLAZING STAR	1 GAL	
		Rudbeckia hirta	BLACK EYED SUSAN	1 GAL	
300 SF	MIX B	*Astilbe chinensis 'purple candles'*	CHINESE ASTILBE	1 GAL	25% OF EACH SPECIES 18" OC
		Geranium macrorrhizum	BIGROOT CRANESBILL	1 GAL	
		Hakonechloa macra	JAPANESE FOREST GRASS	1 GAL	
		Polygonatum odoratum 'variegatum'	SOLOMON'S SEAL	1 GAL	
18,750 SF		SEED		BAG	SEED MIX TO BE BY WEIGHT 60% IMPROVED KENTUCKY BLUE GRASS CULTIVARS AND 40% FESTUCA RUBRA 'RUBRA' CREEPING RED FESCUE. ANY VARIETY SUBSTITUTIONS OR DEVIATIONS FROM THESE SPECIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.
5,950 SF		SOD		ROLL	AT LEAST 70% OF THE SOD BLEND SHALL BE AT LEAST TWO OF THE FOLLOWING VARIETIES: ABLE I, ASPEN, BANFF, BLACKSBURG, CHALLENGER, CLASSIC, ECLIPSE, ESTATE, EVEREST, EVERGLADE, IMPACT, JUMPSTART, LEGEND, MIDNIGHT, NUGLADE, P-105, RAM I, TOUCHDOWN, OR TRENTON. ANY VARIETY SUBSTITUTIONS OR DEVIATIONS FROM THESE SPECIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.

GENERAL NOTES

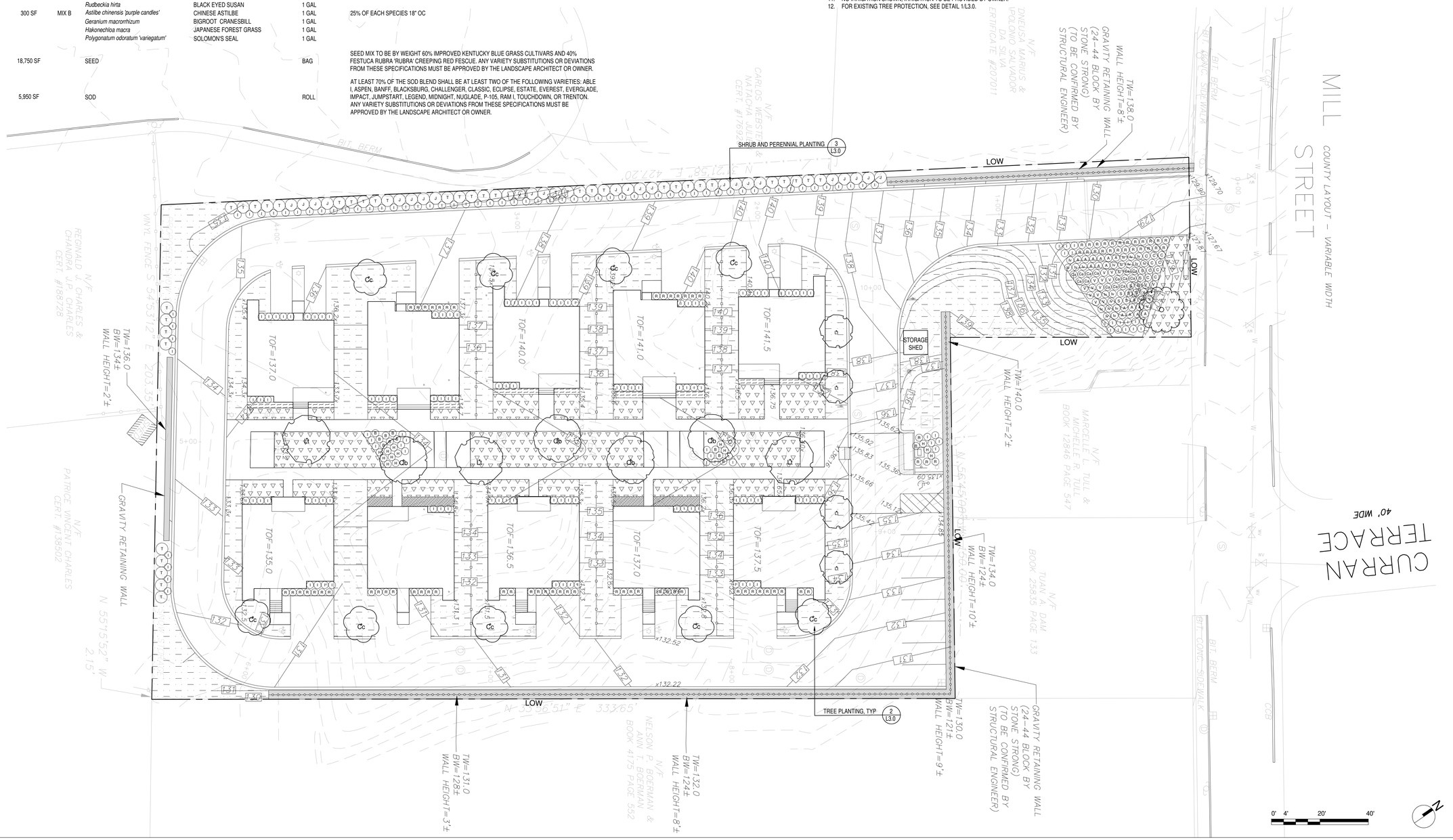
1. SURVEY PROVIDED BY OWNER.
2. PLANTING PLAN SHOWS PLANTING ONLY; SEE CIVIL DRAWINGS FOR ALL OTHER SITE WORK.
3. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO LANDSCAPE ARCHITECT BEFORE BEGINNING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

PLANTING NOTES

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

PLANTING LEGEND

- LOW — LIMIT OF WORK AREA, 1' OFF SET FROM PROPERTY LINE
- PROPERTY LINE, SEE SURVEY
- XX — NEW CONTOUR, SEE CIVIL DRAWINGS
- Ex — EXISTING TREES, TO BE PROTECTED
- Xx Xx — NEW TREES, SEE PLANTING SCHEDULE
- X — NEW SHRUBS OR PERNNIALS, SEE PLANTING SCHEDULE
- MIX A: SUN MIX, SEE PLANTING SCHEDULE OWNER TO CONFIRM INCLUSION OF PERENNIAL MIXES. IF NOT PROVIDE SOD.
- MIX B: SHADE MIX, SEE PLANTING SCHEDULE OWNER TO CONFIRM INCLUSION OF PERENNIAL MIXES. IF NOT PROVIDE SOD.
- LAWN - SEED, SEE DETAIL 5/L3.0
- LAWN - SOD, SEE DETAIL 4/L3.0



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

FOR PERMITTING

NO.	REVISION	DATE

PERMIT DOCUMENTS

Seal:

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

Job Number: 260103

Project: 217 Mill Street

Drawn By: ON Checked By: SC

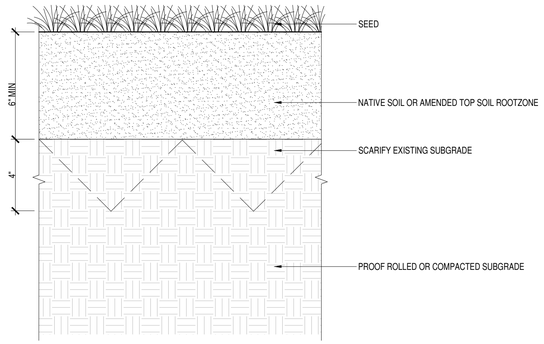
Date: 06/12/2026

Scale: 1" = 20'-0"

Sheet Title:
PLANTING PLAN
& PLANTING SCHEDULE

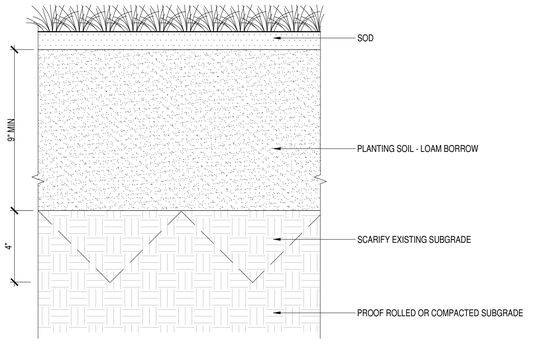
Sheet No:
L1.0

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



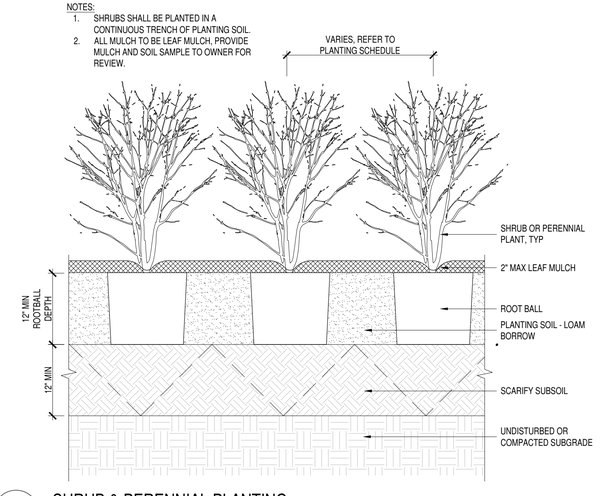
5 SEEDING, TYP.
SCALE: 3" = 1'-0"

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



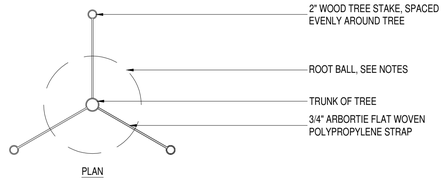
4 LAWN - SOD, TYP
SCALE: 3" = 1'-0"

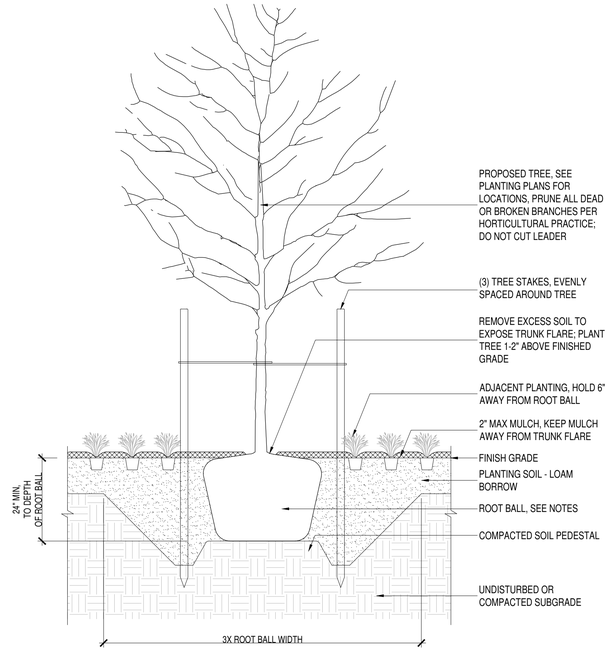
NOTES:
1. SHRUBS SHALL BE PLANTED IN A CONTINUOUS TRENCH OF PLANTING SOIL.
2. ALL MULCH TO BE LEAF MULCH, PROVIDE MULCH AND SOIL SAMPLE TO OWNER FOR REVIEW.



3 SHRUB & PERENNIAL PLANTING
SCALE: 1" = 1'-0"

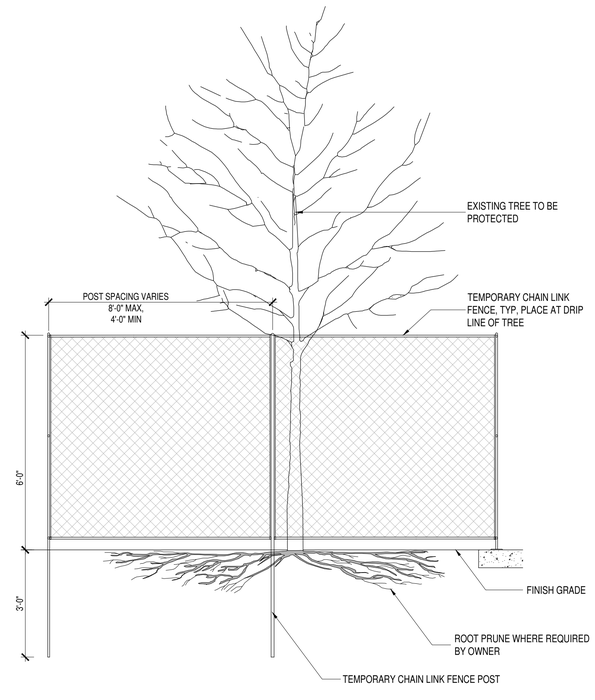
NOTES
1. CONTRACTOR TO KEEP TREE TRUNK UPRIGHT AND PLUMB VERTICAL.
2. DO NOT BURY BASE OF TREE TRUNK. KEEP ROOT FLARE ABOVE GRADE.
3. ROOT BALL: UNTIE & CUT BURLAP FROM TOP 1/3 OF ROOT BALL, CUT & REMOVE ENTIRE WIRE BASKET FROM ROOT BALL. REMOVE CUT WIRE BASKET FROM TREE PIT.
4. STAKE ALL TREES AT INSTALLATION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





2 TREE PLANTING, TYP
SCALE: 1/2" = 1'-0"

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



1 EXISTING TREE PROTECTION, TYP
SCALE: 1/2" = 1'-0"

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Job Number: 260103
Project: 217 Mill Street
Drawn By: ON Checked By: SC
Date: 06/12/2026
Scale: SEE DETAIL
Sheet Title:
PLANTING DETAILS

Sheet No:
L3.0

Trees

Cercis canadensis
Eastern Redbud

Liriodendron tulipifera
Tulip Tree

Quercus bicolor
Swamp White Oak

Perennials

Aster novi-belgii
New York Aster

Baptisia australis
Blue False Indigo

Liatris spicata
Dense Blazing Star

Rudbeckia hirta
Black Eyed Susan

Astilbe Chinensis 'Purple Candles'
Chinese Astilbe

Geranium macrorrhizum
Bigroot Cranesbill

Hakonechloa macra
Japenese Forest Grass

Polygonatum odoratum 'Variegatum'
Solomon's Seal

Shrubs

Aronia arbutifolia
Chokeberry

Buddleja davidii
Butterfly Bush

Callicarpa americana
Beautyberry

Clethra alnifolia
Sweet Pepperbush

Hydrangea macrophylla
Endless Summer Hydrangea

Ilex glabra
Inkberry

Ilex verticillata
Winterberry

Juniperius chinensis 'Hetzii'
Green Columnar Juniper

Rhus aromatica 'Low Grow'
Gro-Low Fragrant Sumac

Swida amomum
Silky Dogwood

Thuja plicata x standishii 'Green Giant'
Green Giant Arborvitae

Viburnum dentatum
Arrowwood

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

FOR PERMITTING

NO.	REVISION	DATE

PERMIT
DOCUMENTS

Seal:

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

Job Number: 260103

Project: 217 Mill Street

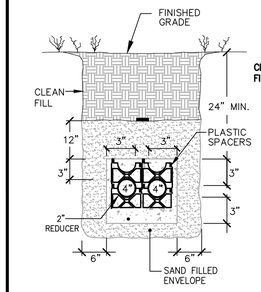
Drawn By: ON Checked By: SC

Date: 06/12/2026

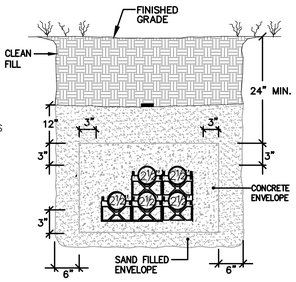
Scale: SEE DETAIL

Sheet Title:
PLANTING IMAGES

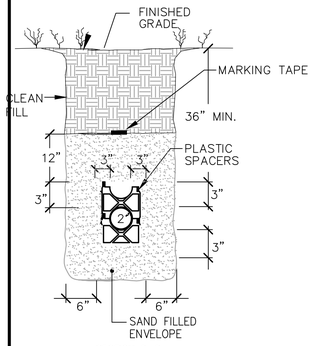
Sheet No:
L3.1



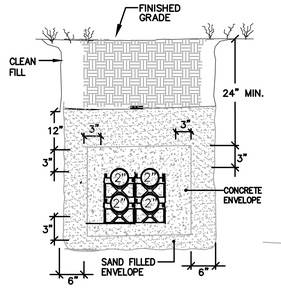
SECTION A–A
PRIMARY



SECTION B–B
SECONDARY



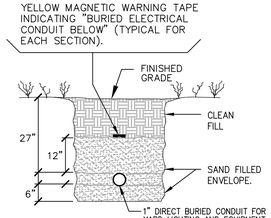
SECTION D–D
TELE/COM



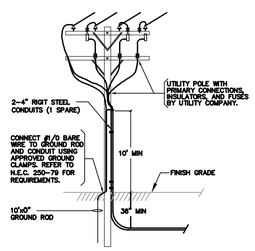
SECTION C–C
TELE/COM

NOTES:

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

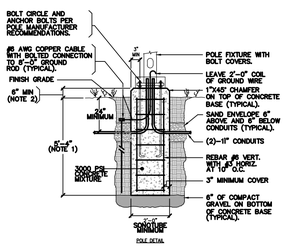


SECTION D–D



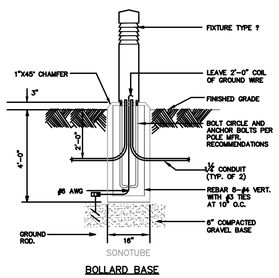
NOTE:
1. TELEPHONE FA AND POWER CODUITS INSTALLATION SIMILAR.

UTILITY POLE

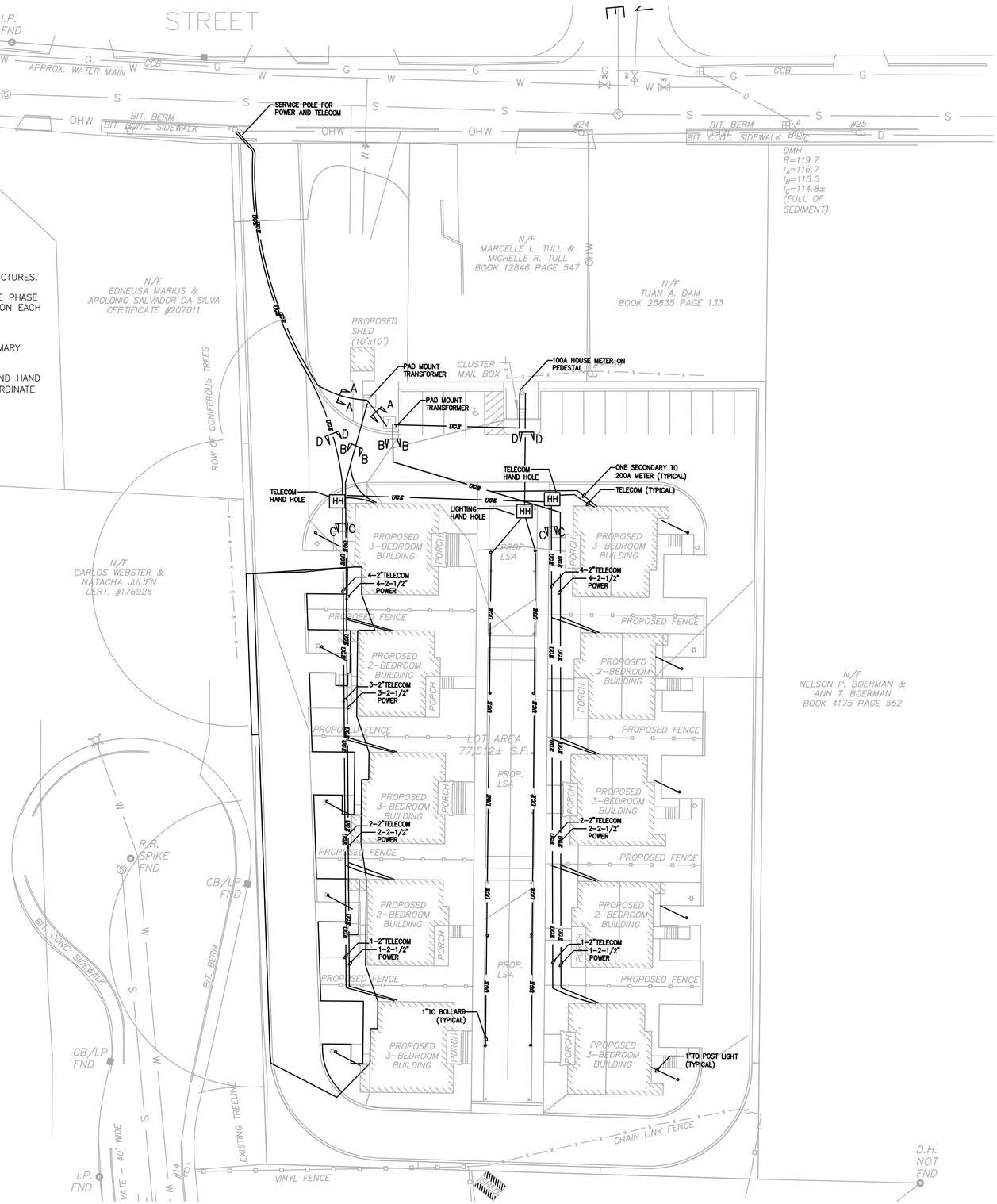


NOTES
1. TOTAL LENGTH OF SONOTUBE IS A 3–1 RATIO WITH RESPECT TO THE TOTAL HEIGHT OF POLE INCLUDING 6" EXTENSION ABOVE FINISHED GRADE.
2. EXTEND 6" ABOVE FINISHED GRADE MIN.

LIGHT POLE BASE



BOLLARD BASE



Project Title:

217 MILL STREET
RANDOLPH, MA

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

SEAL:

ELECTRIC SITE PLAN

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

Scale: None
Date: 4/14/26

DRAWING NO.

ES-1

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

NOTES:

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

T – VARIABLE WIDTH

RRAN

RACE

40' WIDE

APPROX. GAS MAIN

MILE STREET

AL

PROPOSED SHED (10'x10')

[E]

PROPOSED RETAINING WALL

CLUSTER MAIL BOX

#4-84

PROP. GRAVEL PATH

CONC.

SHED

P-CCB

PROPOSED 3-BEDROOM BUILDING

PROPOSED 2-BEDROOM BUILDING

PROPOSED FENCE

PROP. PATIO

PROP. LSA

PORCH

ASPHALT DRIVEWAY (TYP.)

PROPOSED 5' WIDE WALKWAY

LOT AREA 77,512± S.F.

ASPHALT DRIVEWAY

PROPOSED RETAINING WALL

P-CCB

ASPHALT DRIVEWAY

P-CCB

Project Title:

217 MILL STREET
RANDOLPH, MA

Prepared By:

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

SEAL:

ELECTRIC PHOTOMETRIC PLAN

Scale: 1"=30'

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

Date: 4/14/26

DRAWING NO.

ES-2

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

CONSULTANT

REGISTRATION

REGISTERED ARCHITECT JIM CHEN No. 51071 COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.Z.	REVISION#1	6-10-2026

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED ARCHITECTURAL SITE PLAN

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

JC BT
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CONSULTANT

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JIM CHEN
No. 51071
QUINCY, MA

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.Z.	REVISION#1	6-10-2026

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

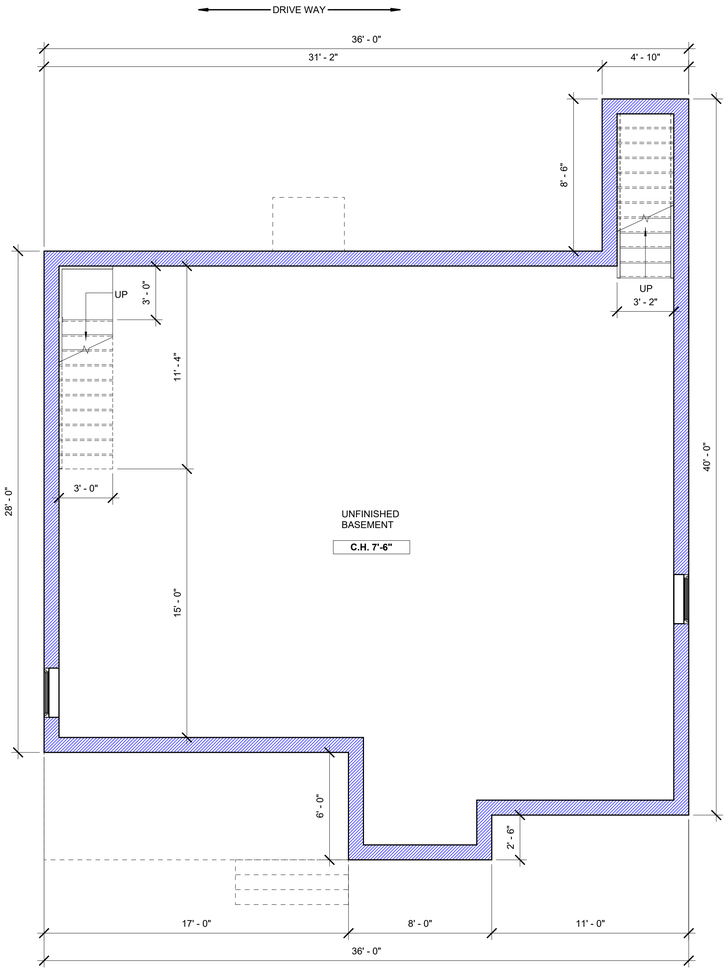
217 MILL ST,
RANDOLPH, MA

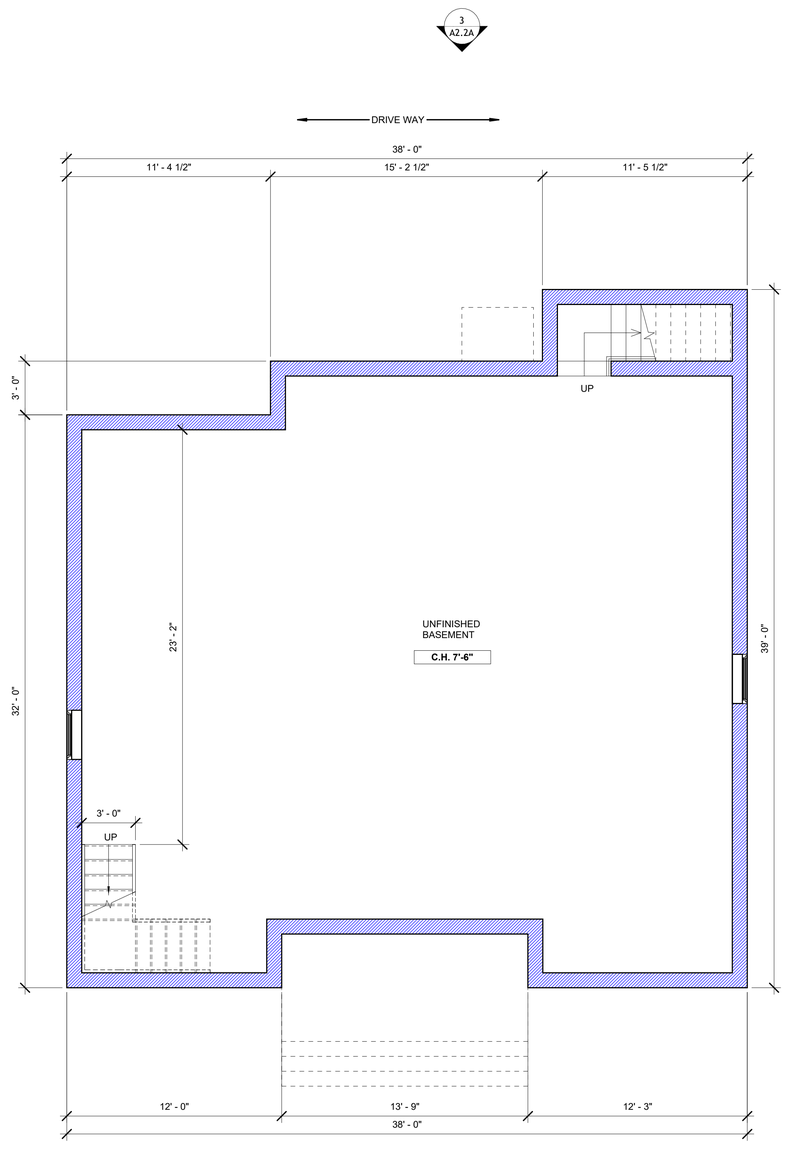
PROJECT NO. 25173

SHEET TITLE

RENDERING
ARCHITECTURAL
SITE PLAN

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





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

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

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

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COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

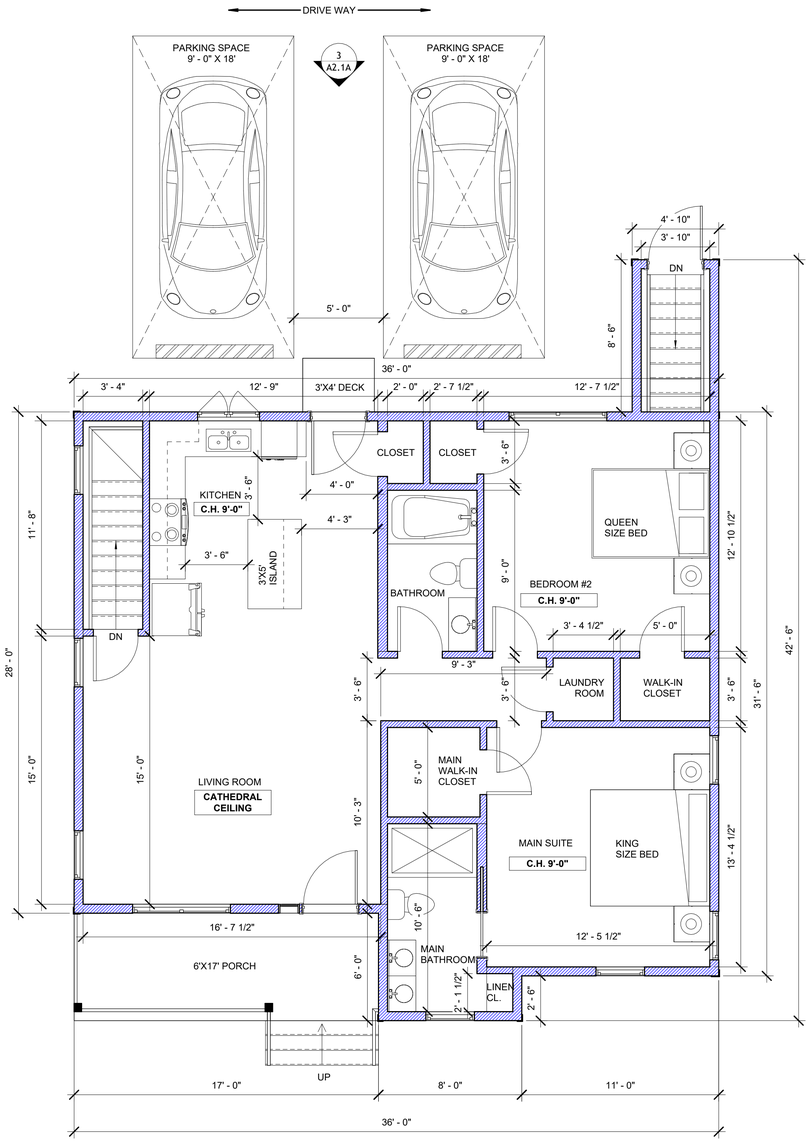
217 MILL ST,
RANDOLPH, MA

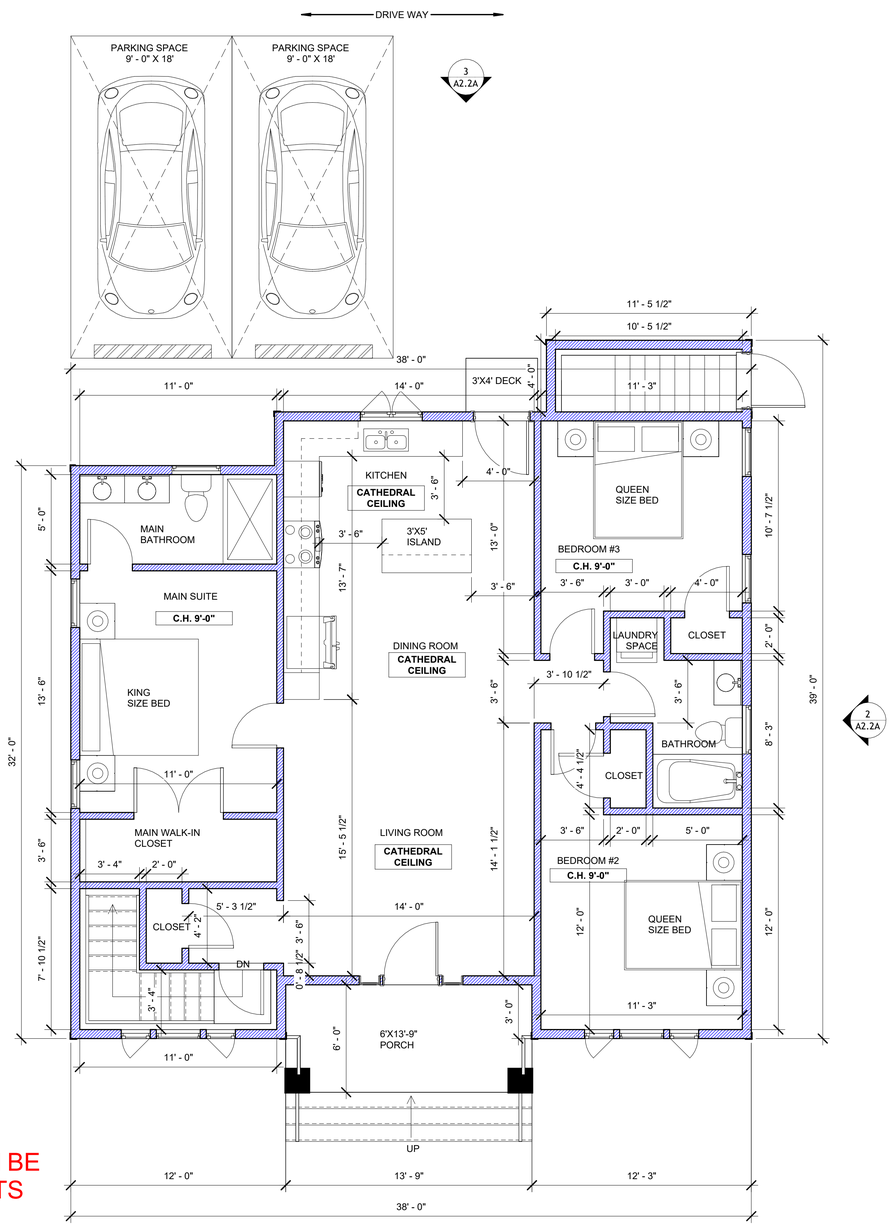
PROJECT NO. 25173

SHEET TITLE

PROPOSED
A VERSION
FLOOR PLANS

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





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

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

- UNITS ARE DESIGNED AS GROUP 1 ADAPTABLE AND CAN BE MODIFIED TO MEET FULL ADA (GROUP 2A) REQUIREMENTS WITH MINIMAL STRUCTURAL CHANGES.
- GROUP 1 ADAPTABLE UNIT – DESIGNED WITH UNIVERSAL DESIGN PRINCIPLES
- PRIMARY ENTRY PORCH CAN ACCOMMODATE FUTURE RAMP INSTALLATION
- REAR ENTRY AND PORCH AREA CAN ALSO BE ADAPTED FOR FUTURE RAMP USE (UTILIZING EXISTING GRADE)
- OPEN-CONCEPT LIVING/KITCHEN LAYOUT SUPPORTS FLEXIBLE MANEUVERING SPACE
- TYPICAL DOOR WIDTHS (3’-0” TO 3’-6”) FOR ACCESSIBILITY
- BATHROOMS FRAMED FOR FUTURE GRAB BARS
- FIRST-FLOOR LIVING (BEDROOMS, BATHROOMS, LAUNDRY) SUPPORTS AGING IN PLACE
- KITCHEN LAYOUT CAN BE MODIFIED FOR KNEE CLEARANCE IF NEEDED

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

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

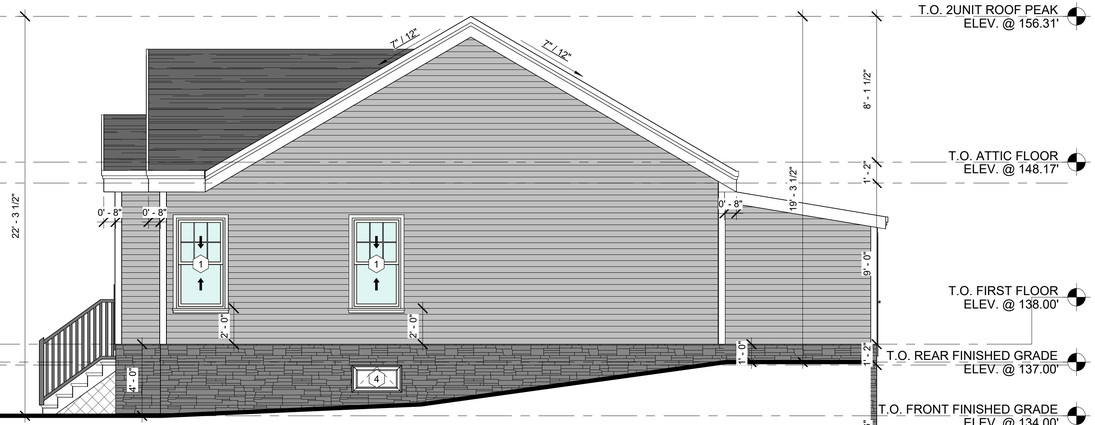
PROJECT NO. 25173

SHEET TITLE

PROPOSED
A VERSION
FLOOR PLANS

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

T.O. 2UNIT ROOF PEAK ELEV. @ 156.31'
MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE ELEV. @ 151.40'
T.O. ATTIC FLOOR ELEV. @ 148.17'
T.O. FIRST FLOOR ELEV. @ 138.00'
T.O. REAR FINISHED GRADE ELEV. @ 137.00'
T.O. FRONT FINISHED GRADE ELEV. @ 134.00'
T.O. BASEMENT FLOOR ELEV. @ 129.33'



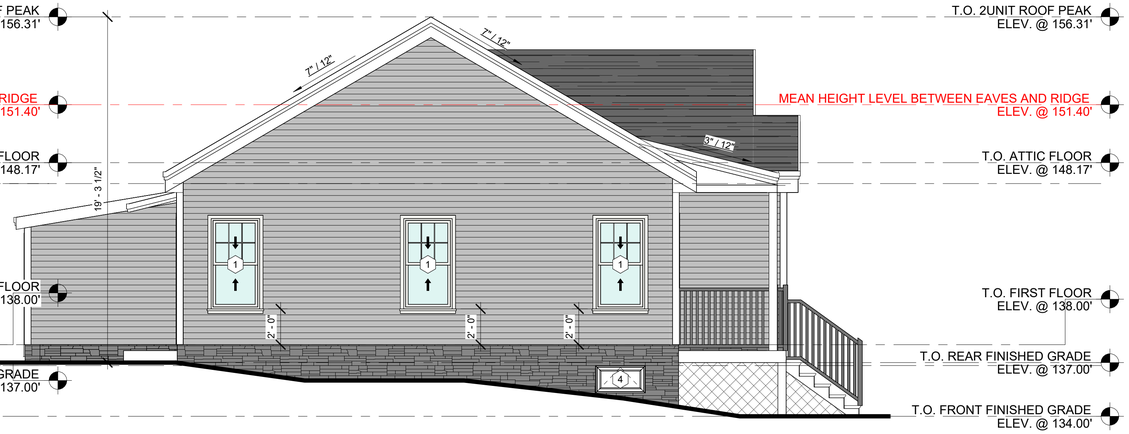
T.O. 2UNIT ROOF PEAK ELEV. @ 156.31'
T.O. ATTIC FLOOR ELEV. @ 148.17'
T.O. FIRST FLOOR ELEV. @ 138.00'
T.O. REAR FINISHED GRADE ELEV. @ 137.00'
T.O. FRONT FINISHED GRADE ELEV. @ 134.00'
T.O. BASEMENT FLOOR ELEV. @ 129.33'

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

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

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

T.O. 2UNIT ROOF PEAK ELEV. @ 156.31'
MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE ELEV. @ 151.40'
T.O. ATTIC FLOOR ELEV. @ 148.17'
T.O. FIRST FLOOR ELEV. @ 138.00'
T.O. REAR FINISHED GRADE ELEV. @ 137.00'
T.O. BASEMENT FLOOR ELEV. @ 129.33'



T.O. 2UNIT ROOF PEAK ELEV. @ 156.31'
MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE ELEV. @ 151.40'
T.O. ATTIC FLOOR ELEV. @ 148.17'
T.O. FIRST FLOOR ELEV. @ 138.00'
T.O. REAR FINISHED GRADE ELEV. @ 137.00'
T.O. FRONT FINISHED GRADE ELEV. @ 134.00'
T.O. BASEMENT FLOOR ELEV. @ 129.33'

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

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

WINDOW SCHEDULE

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

EXTERIOR DOOR SCHEDULE

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

JCBT ARCHITECT
606 WASHINGTON STREET, QUINCY, MA 02169
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TEL: (617) 404-8182

CONSULTANT

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No. 51071
QUINCY, MA
COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

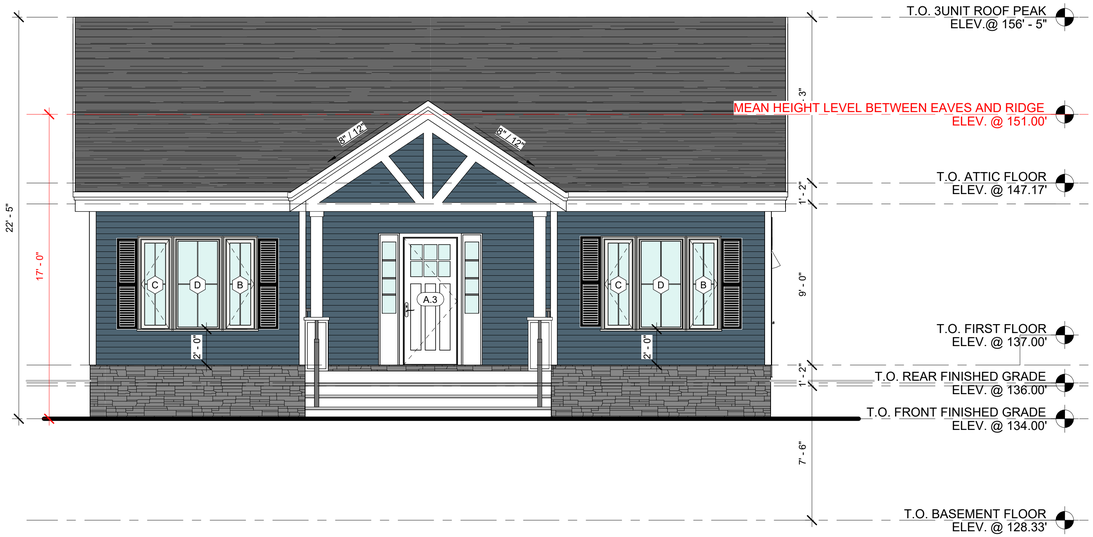
PROJECT NO. 25173

SHEET TITLE

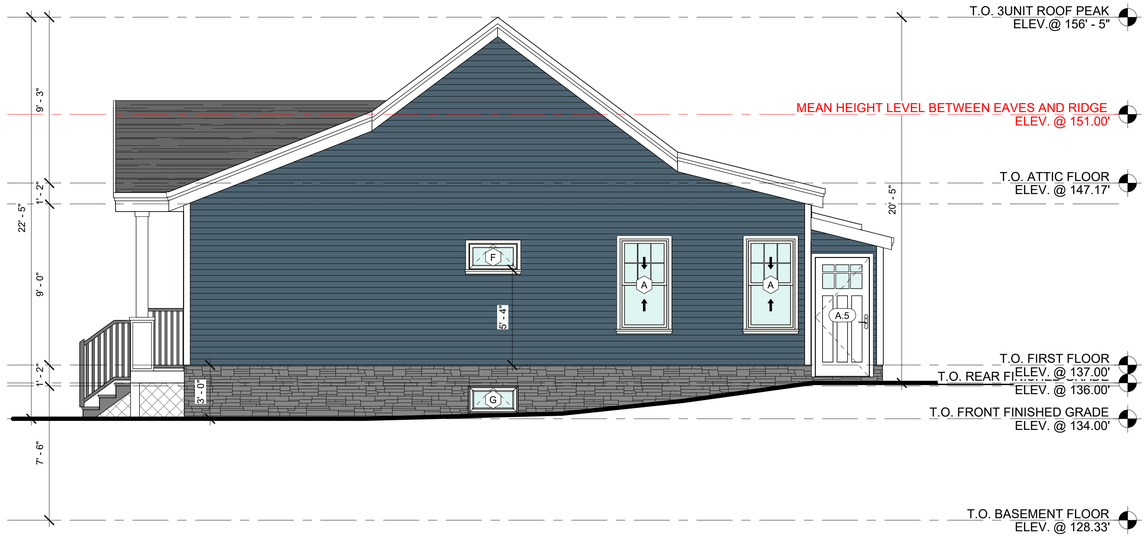
PROPOSED
2BED UNIT
A VERSION
ELEVATIONS

DRAWN: JZ
SCALE: As indicated
DATE: 3/25/2026
CHECKED:
SHEET OF

DRAWING NO: A2.1A



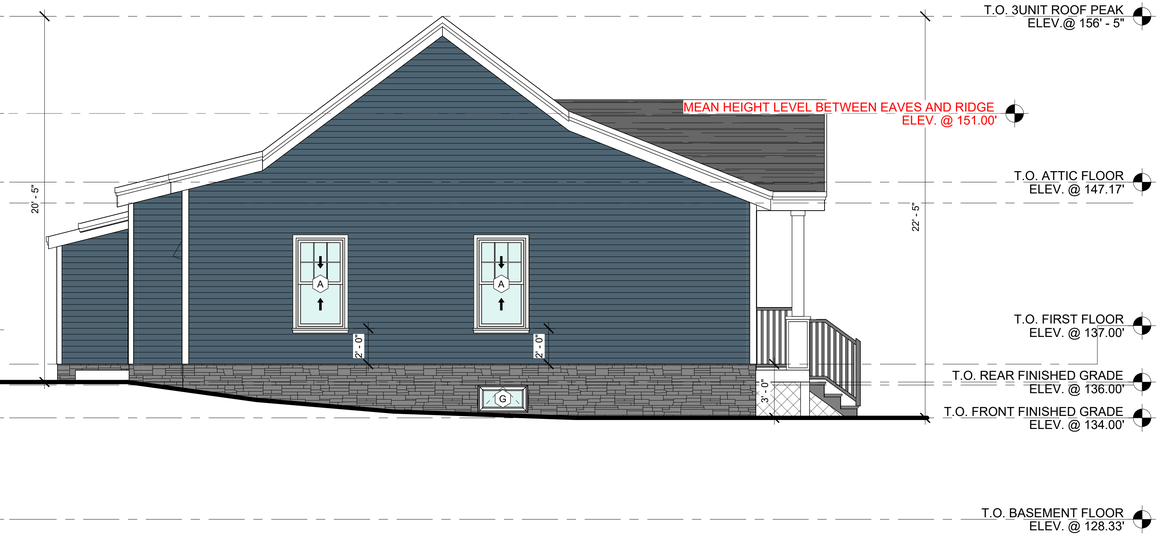
PROPOSED 3BED UNIT FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1 A2.2A



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

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

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



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

WINDOW SCHEDULE

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

EXTERIOR DOOR SCHEDULE

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

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CONSULTANT

REGISTRATION

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JIM CHEN
No. 51071
QUINCY, MA
COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

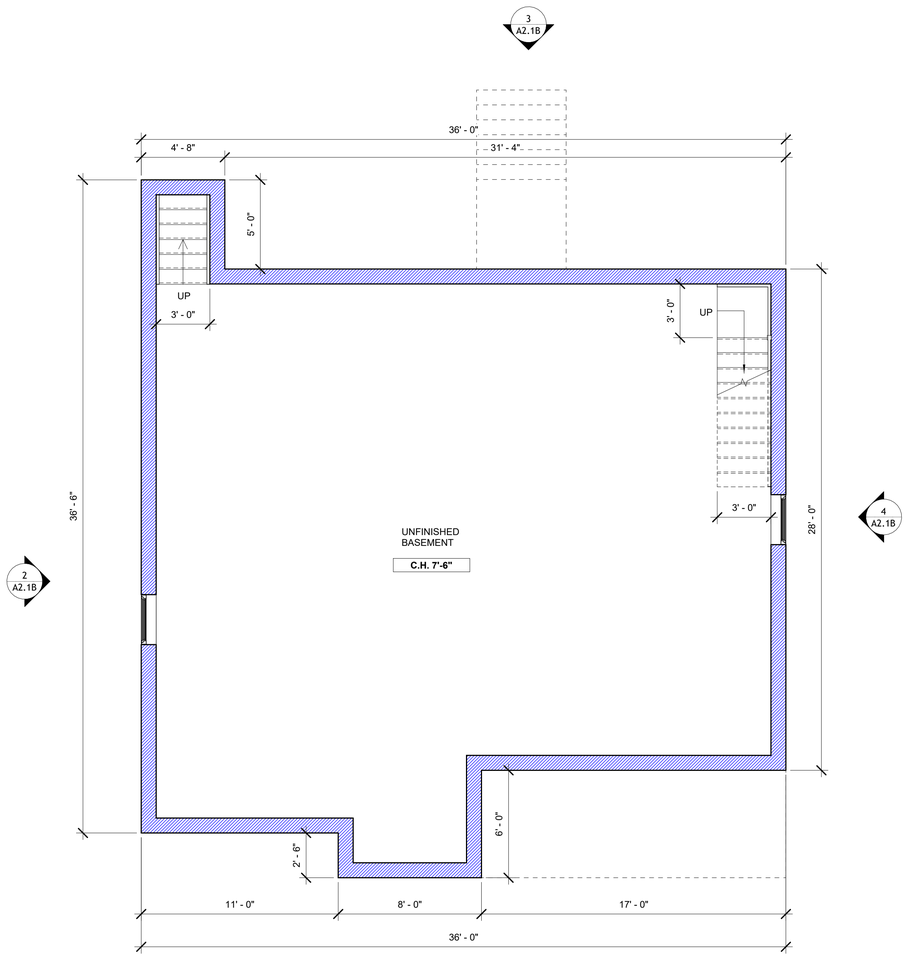
217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

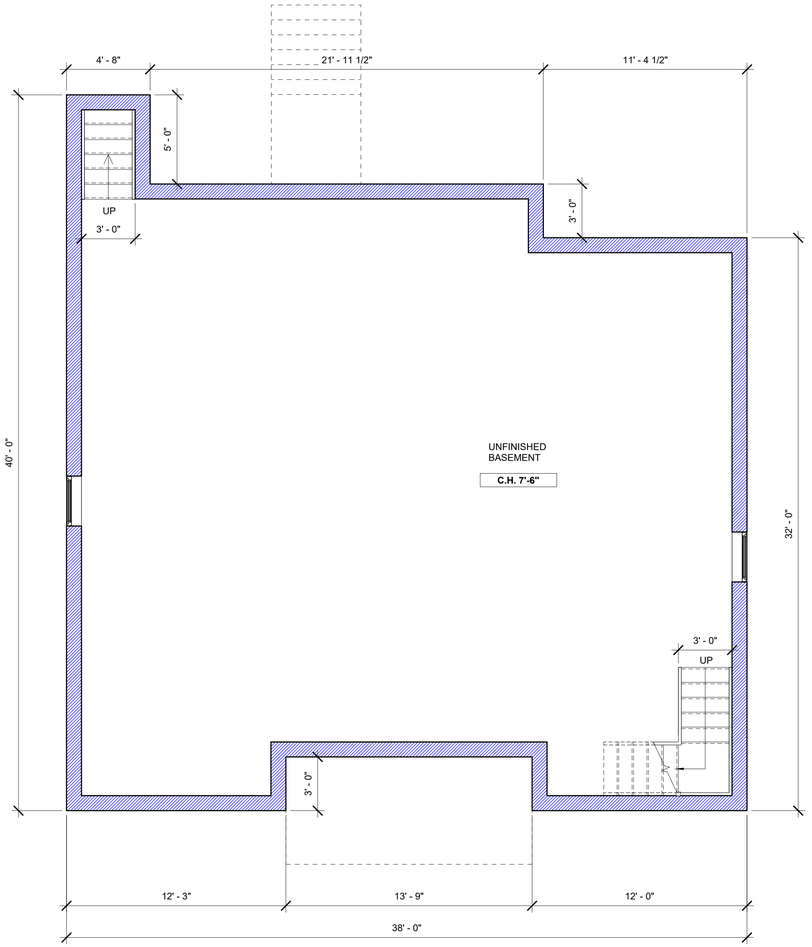
PROPOSED
3BED UNIT
A VERSION
ELEVATIONS

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



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

1
A2.1B



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

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

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

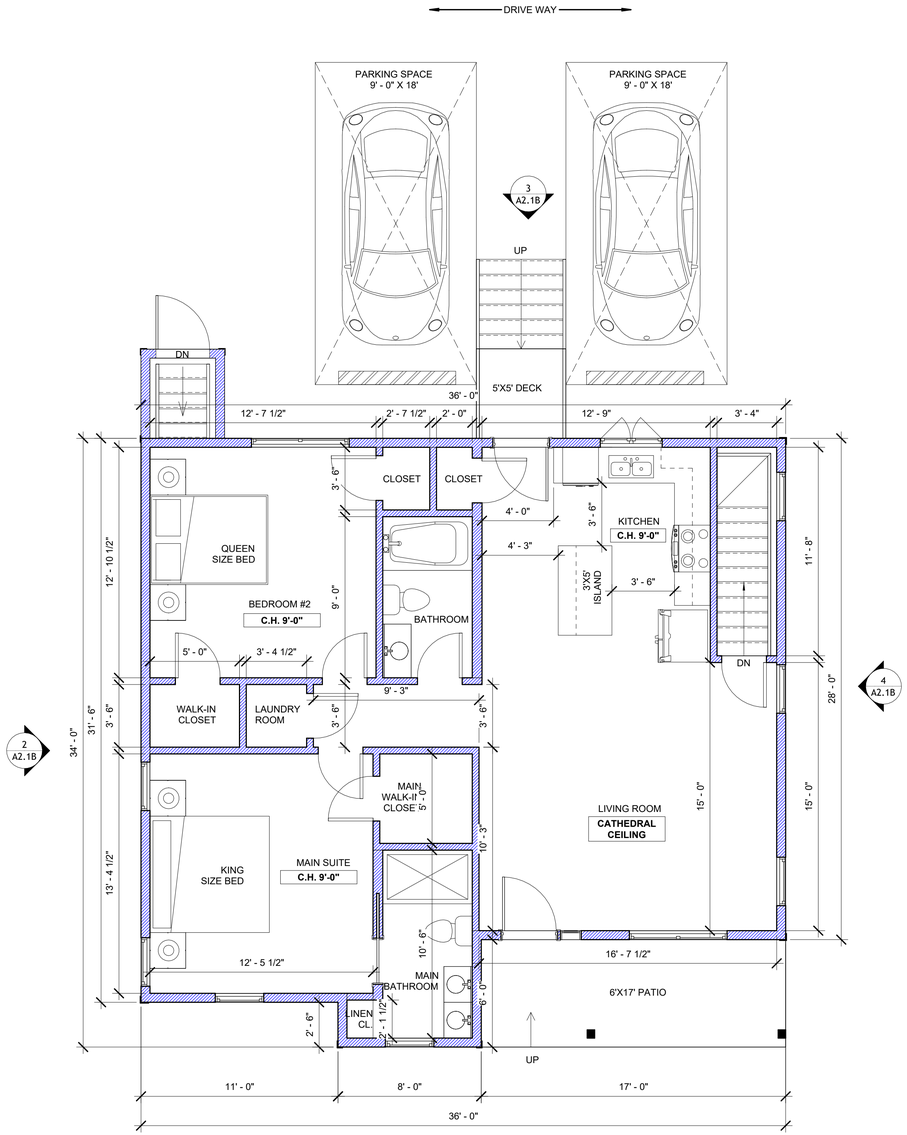
217 MILL ST,
RANDOLPH, MA

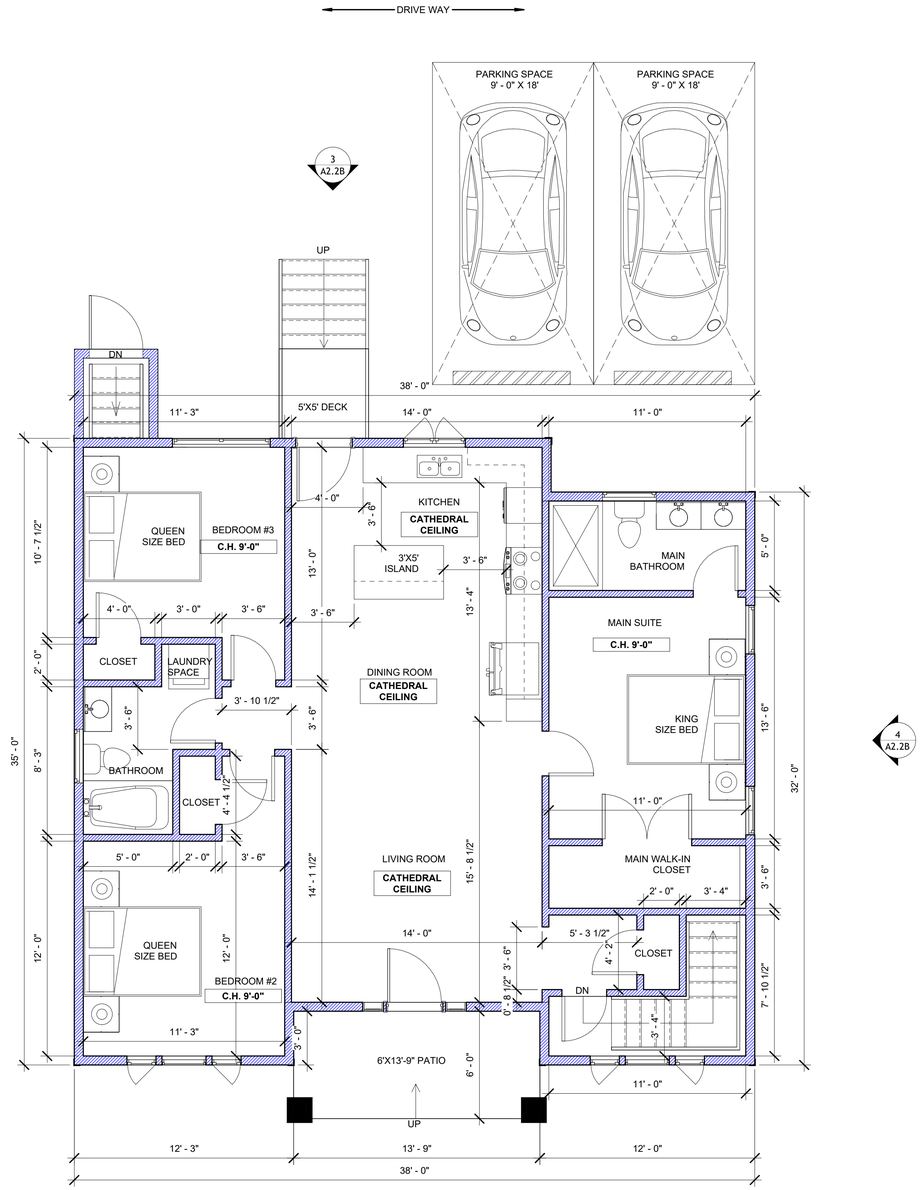
PROJECT NO. 25173

SHEET TITLE

PROPOSED
B VERSION
FLOOR PLANS

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





1
A2.1B

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

1
A2.2B

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

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

1
A1.2B

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NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

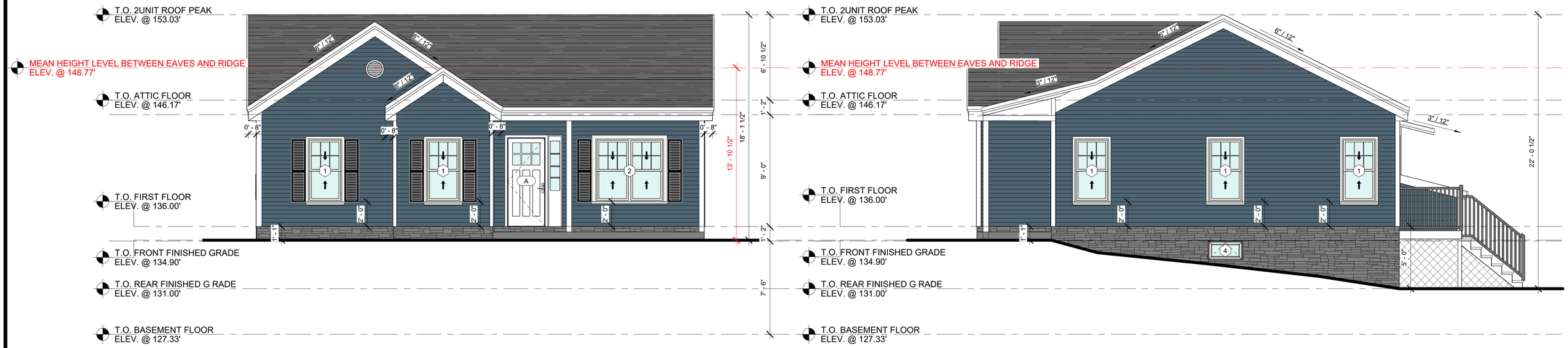
217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED
B VERSION
FLOOR PLANS

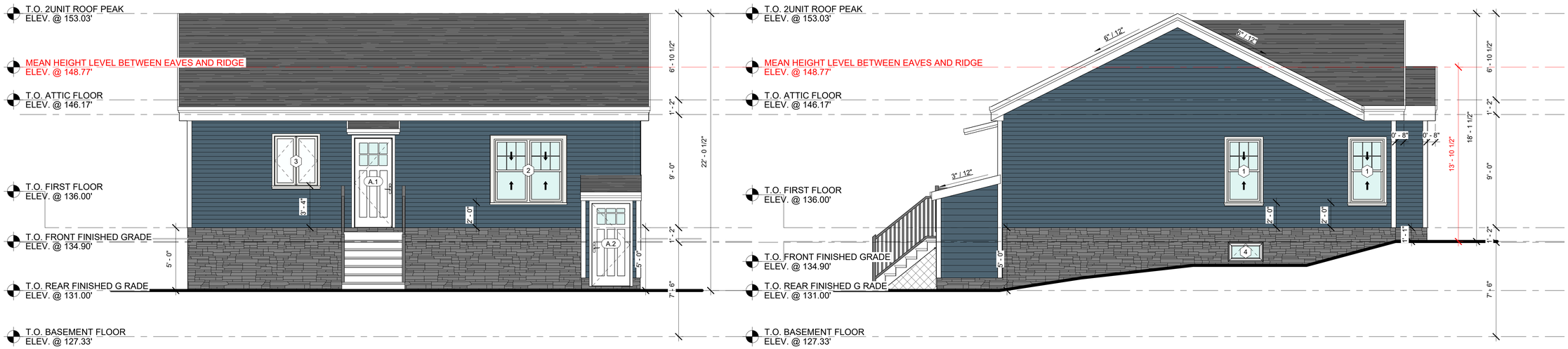
DRAWN:	J.Z.	DRAWING NO:
SCALE:	1/4" = 1'-0"	
DATE:	3/2/2026	
CHECKED:		A1.2B
SHEET	OF	



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

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

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



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

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

WINDOW SCHEDULE

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

EXTERIOR DOOR SCHEDULE

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

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JIM CHEN
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QUINCY, MA
COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

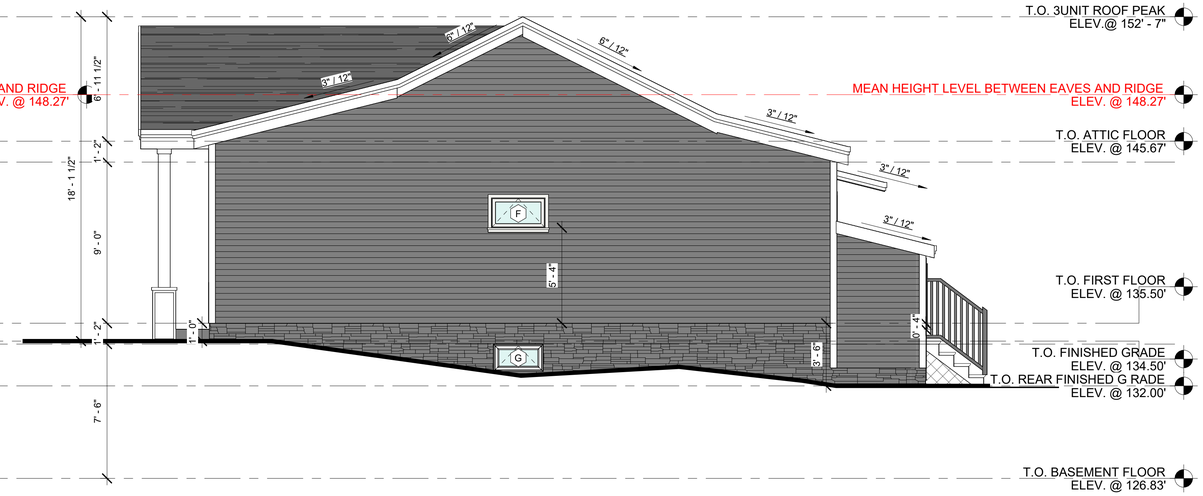
PROJECT NO. 25173

SHEET TITLE

PROPOSED
2BED UNIT
ELEVATIONS

DRAWN: JZ	DRAWING NO:
SCALE: As indicated	
DATE: 06.23.2024	
CHECKED:	A2.1B
SHEET OF	

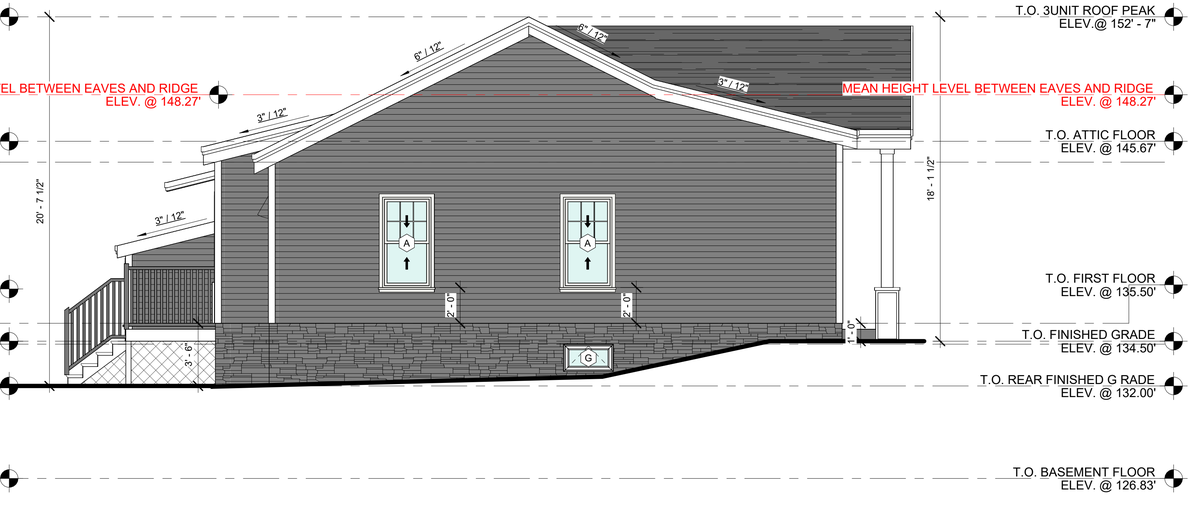
PROPOSED 3BED UNIT FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1 A2.2B



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

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

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



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

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

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

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QUINCY, MA
COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED
3BED UNIT
ELEVATIONS

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

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

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
VERSION A
RENDERING PLAN

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

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN:	J.Z.
SCALE:	NOTED
DATE:	4/2/2026
CHECKED:	
SHEET	1 OF

DRAWING NO:

R2

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

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

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COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

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

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NO.	BY	DESCRIPTION	DATE

PROJECT

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NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

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

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REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.Z.	REVISION#1	6-10-2026

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
VERSION A
RENDERING PLAN

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

MATERIAL DESCRIPTION:
SIDING:
SPECIFY HARDIEPLANK: MONTEREY TAUPE

WALKWAY:BLUEISH GREY PAVER
FOUNDATION:
WHITE : ARCTIC SMOKE PANEL OR
BLACK : IRON ORE PANEL

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JIM CHEN
No. 51071
DATE

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.Z.	REVISION#1	6-10-2026

PROJECT

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NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

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

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
INTERIOR
RENDERING PLAN

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

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
INTERIOR
RENDERING PLAN

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

"VIOLET HILLS"

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

at

217 MILL STREET
RANDOLPH, MA

APRIL 15, 2026

IMAGE FROM RANDOLPH GIS

LOCUS MAP
1" = 500'

SHEETS

C1.01 COVER SHEET
C1.02 NOTES
C1.03 EXISTING CONDITIONS
C1.04 CONSTRUCTION MANAGEMENT
C1.05 PROPOSED LAYOUT
C1.06 PROPOSED GRADING
C1.07 PROPOSED UTILITIES
C1.08 SWEPT PATH
C1.09 SWEPT PATH
C1.10 DETAILS
C1.11 DETAILS
C1.12 DETAILS
L1.0 PLANTING PLAN AND PLANTING SCHEDULE
L3.0 PLANTING DETAILS
L3.1 PLANTING IMAGES
ES-1 ELECTRIC SITE PLAN
ES-2 ELECTRIC PHOTOMETRIC PLAN

REVISIONS:

No.	DATE	
1	04/27/2026	DRIVEWAY PROFILE
2	05/05/2026	WATER LOOP / BRG-DIST
3	06/17/26	REVISED LAYOUT

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

JAMES BURKE, P.E.

APPLICANT
EVERSTEAD PARTNERS
182 PROPSECT STREET
SOUTH EASTON, MA 02375

ARCHITECT
JCBT ARCHITECTS
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

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

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

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

JOB NUMBER: 26.020

GENERAL NOTES:

1. LOCUS:

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

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

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

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

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

5. OVERALL LOT SIZE: 1.8± ACRES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EROSION & SEDIMENTATION CONTROL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ABBREVIATIONS

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

EXISTING LEGEND

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

PROPOSED LEGEND

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

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

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

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JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

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

REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG-DIST	05/05/2026
3	REVISED LAYOUT	06/17/26

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

JAMES W. BURKE, P.E.

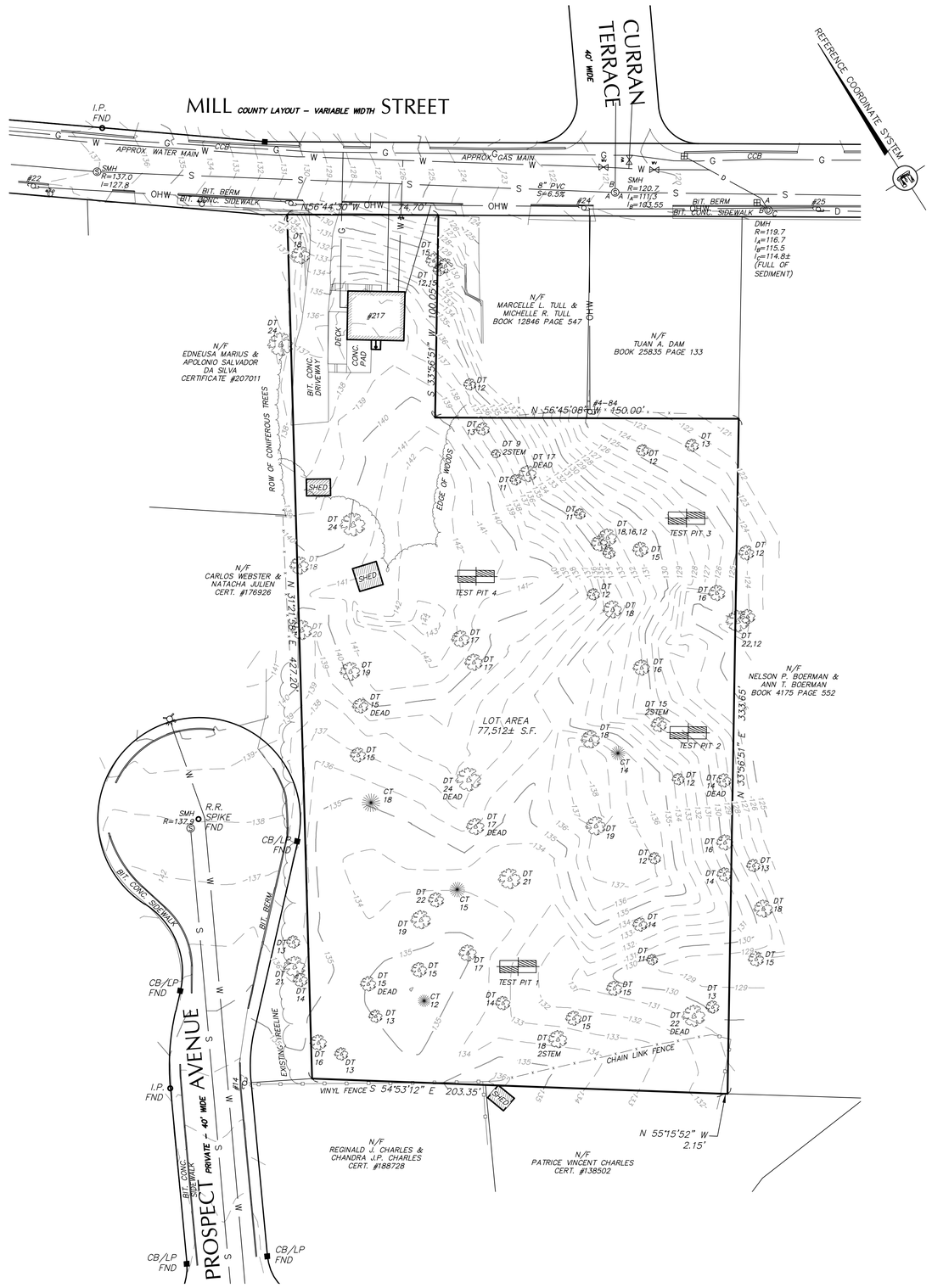
SHEET TITLE:
NOTES

DRAWING INFORMATION
ISSUE: PERMIT SET
DATE: APRIL 15, 2026
PROJECT NO.: 26.020

C1.02
SHEET 2 OF 12

IMAGE FROM RANDOLPH GIS

LOCUS MAP
SCALE: 1"=500'



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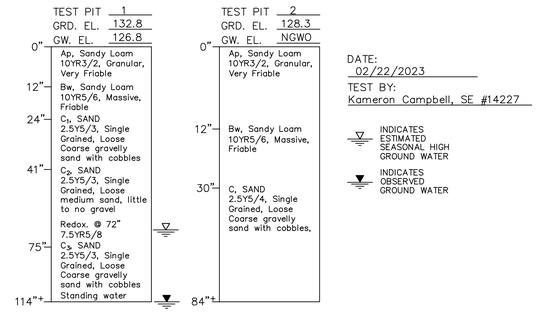

DATE: 02/22/2023

TEST BY: Kameron Campbell, SE #14227

▽ INDICATES ESTIMATED SEASONAL HIGH GROUND WATER

▼ INDICATES OBSERVED GROUND WATER

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

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SOUTH EASTON, MA 02375

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LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

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

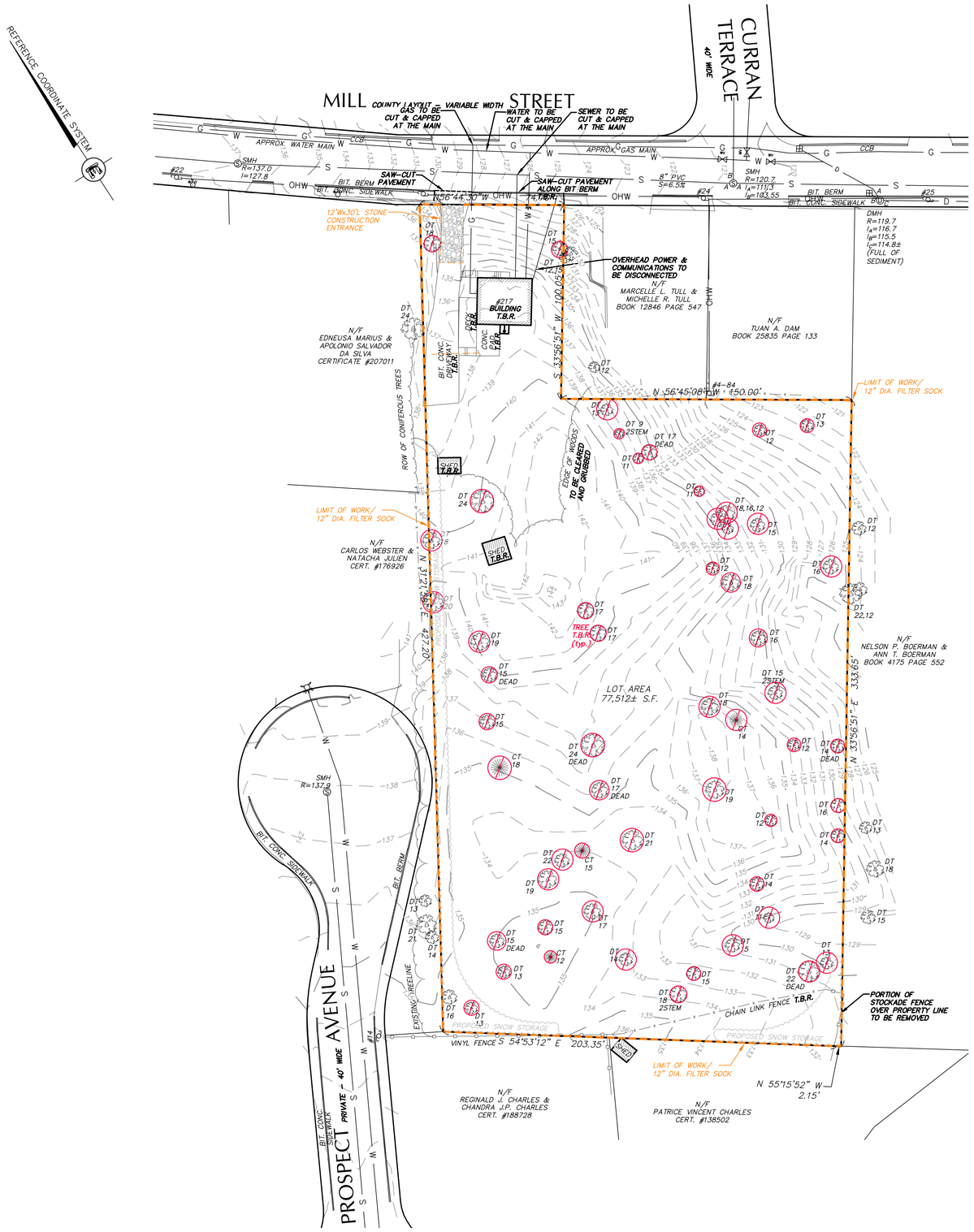
REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG-DIST	05/05/2026
3	REVISED LAYOUT	06/17/26

SHEET TITLE:
EXISTING CONDITIONS

DRAWING INFORMATION
ISSUE: PERMIT SET
DATE: APRIL 15, 2026
PROJECT NO.: 26.020

C1.03
SHEET 3 OF 12



30 15 0 30 60

SCALE: 1" = 30'

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

PREPARED FOR:

EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

CONSULTANTS

ARCHITECT
JCBT ARCHITECT
806 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:

"VIOLET HILLS"
PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

217 MILL STREET
RANDOLPH, MA 02368

REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG-DIST	05/05/2026
3	REVISED LAYOUT	06/17/26

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

JAMES W. BURKE, P.E.

SHEET TITLE:

CONSTRUCTION MANAGEMENT

DRAWING INFORMATION

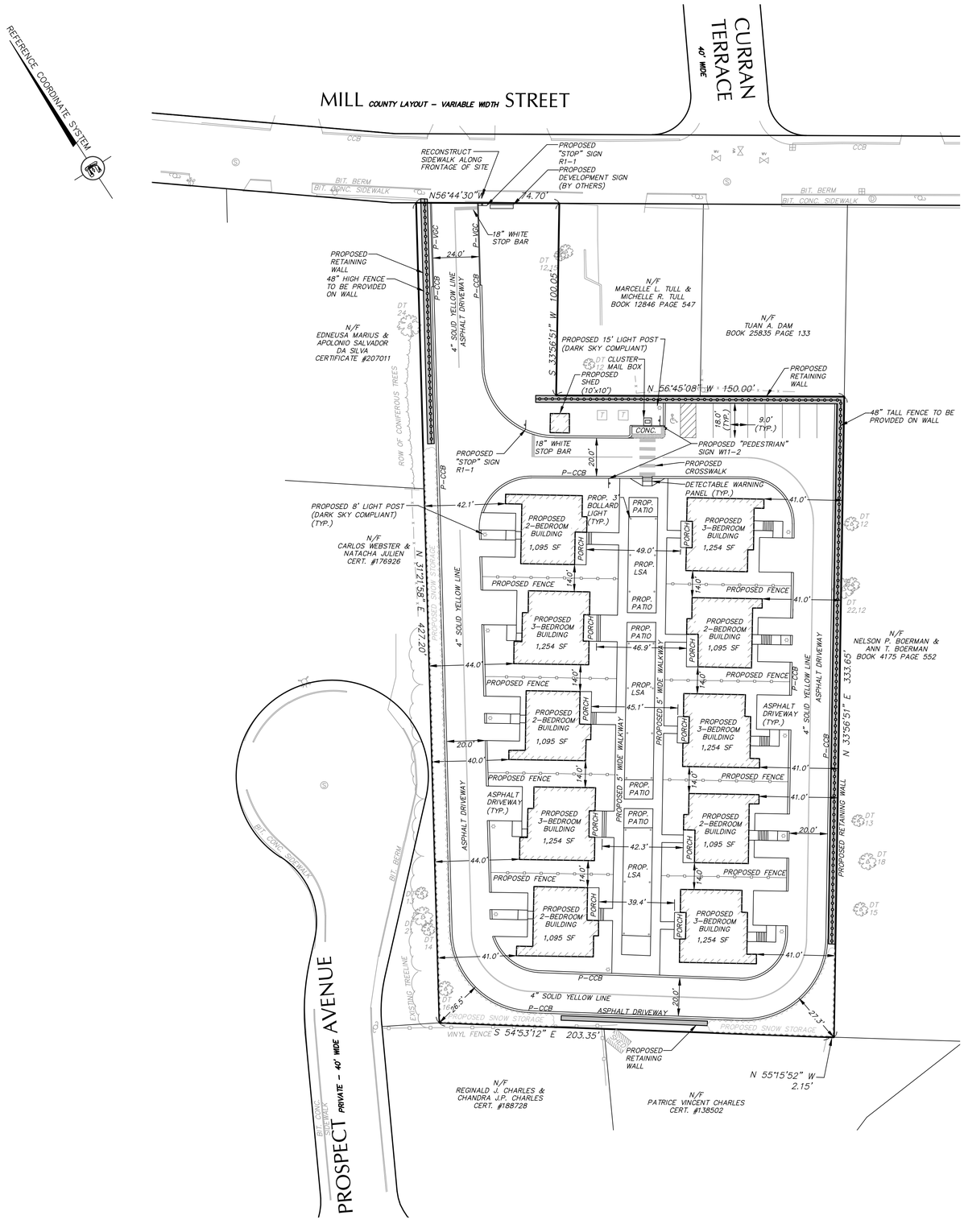
ISSUE: PERMIT SET

DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.04

SHEET 4 OF 12



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

JAMES W. BURKE, P.E.

SHEET TITLE:

LAYOUT

DRAWING INFORMATION

ISSUE: PERMIT SET

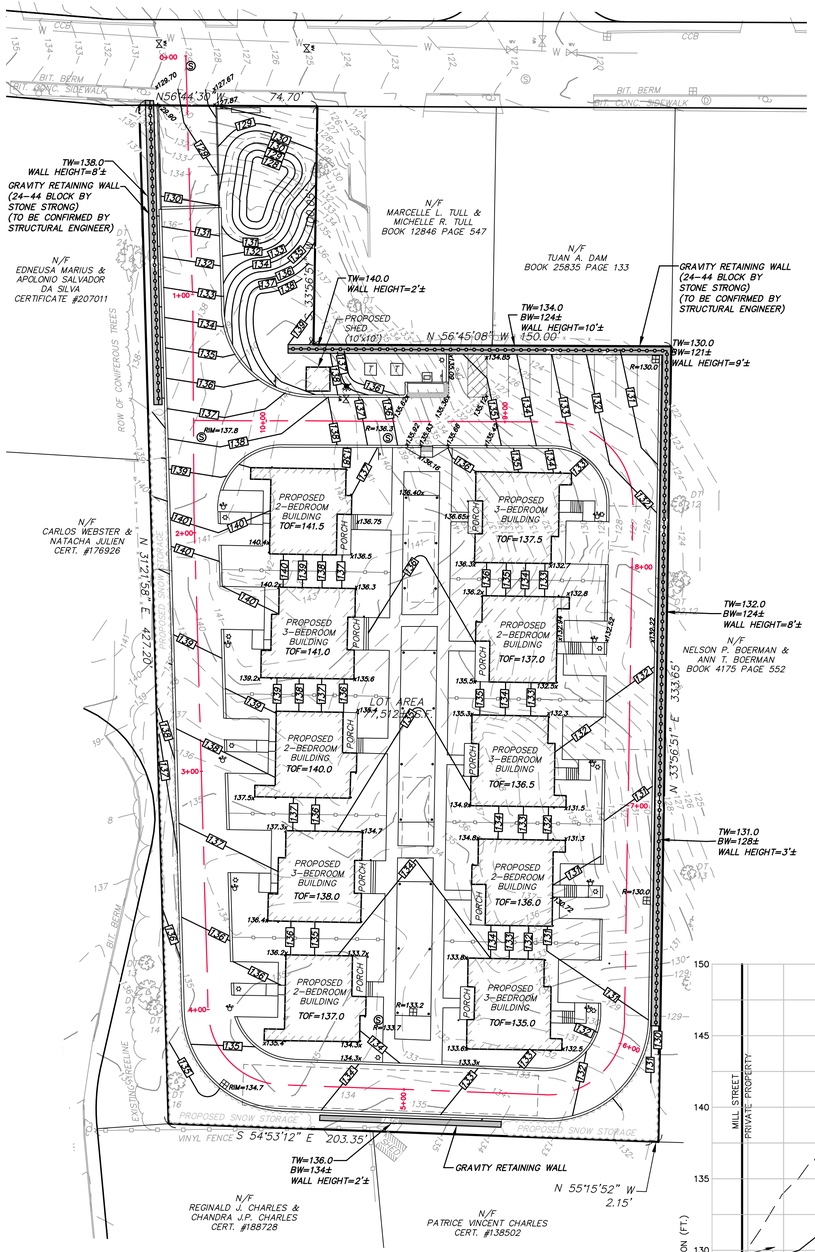
DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.05

SHEET 5 OF 12

MILL COUNTY LAYOUT – VARIABLE WIDTH STREET



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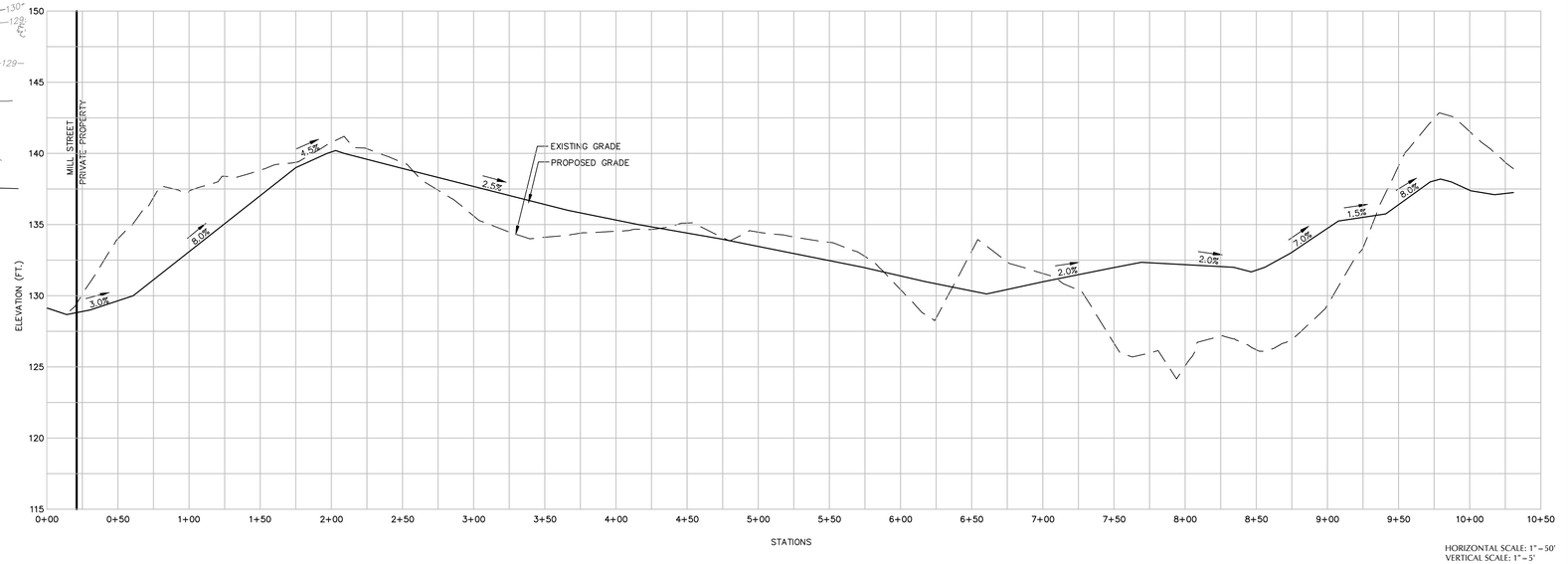
SCALE: 1" = 30'

PROPOSED DRIVEWAY PROFILE



HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

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COMMONWEALTH OF MASSACHUSETTS
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No. 39418
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JAMES W. BURKE, P.E.

SHEET TITLE:

GRADING

DRAWING INFORMATION

ISSUE: PERMIT SET

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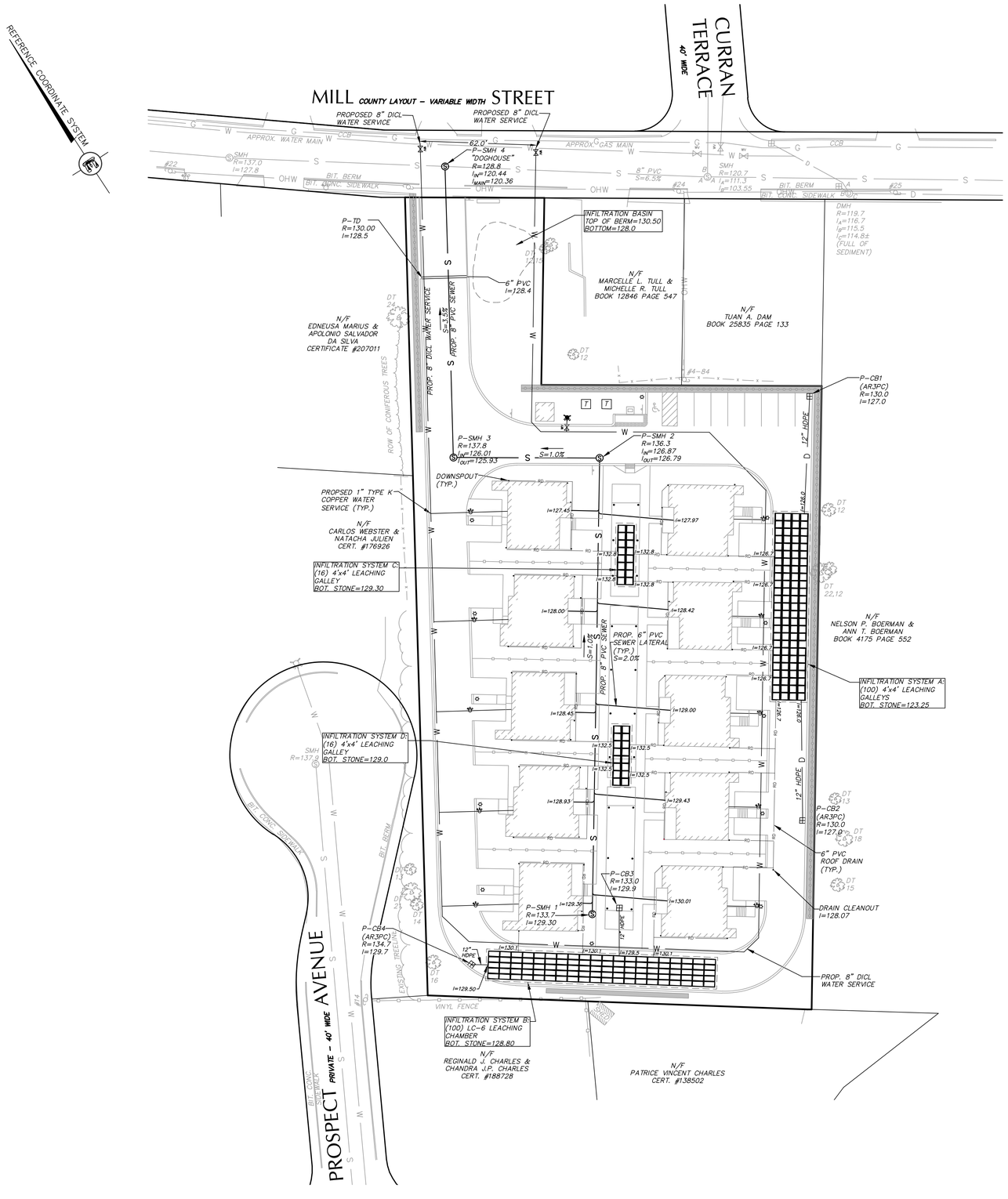
C1.06

SHEET 6 OF 12



CATCH BASIN NOTE:

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

SCALE: 1" = 30'

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SHEET TITLE:

UTILITIES

DRAWING INFORMATION

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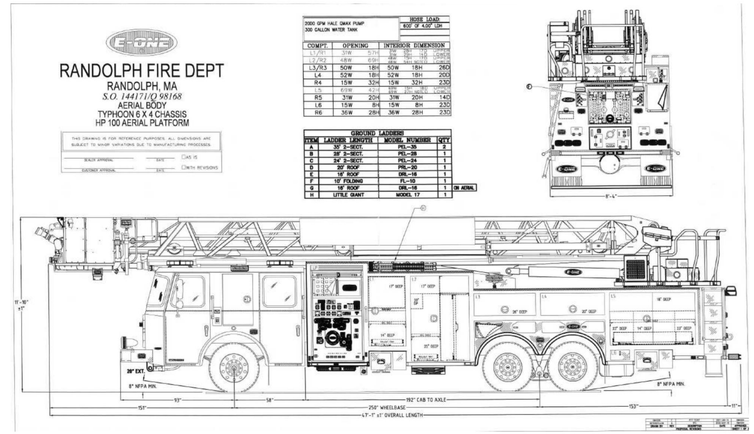
C1.07

SHEET 7 OF 12



SAE Turning Radius Calculations for Quote No. 98168			
Wheelbase:	250"	Front Bumper Size:	10"
Body Width:	100"	Front Bumper Extension:	20"
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM
Front Axle Track:	84.46"	Rear Wheel Type:	ALUMINUM
Front Axle Tire Width:	16.6"	Tire Brand:	MICHELIN
Dimension Over Rear Tires:	98.59"		
Body Front Overhang:	92"		

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

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

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

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SOUTH EASTON, MA 02375

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LANDSCAPE ARCHITECT
ASK+
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CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:
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PROPOSED MULTI-FAMILY
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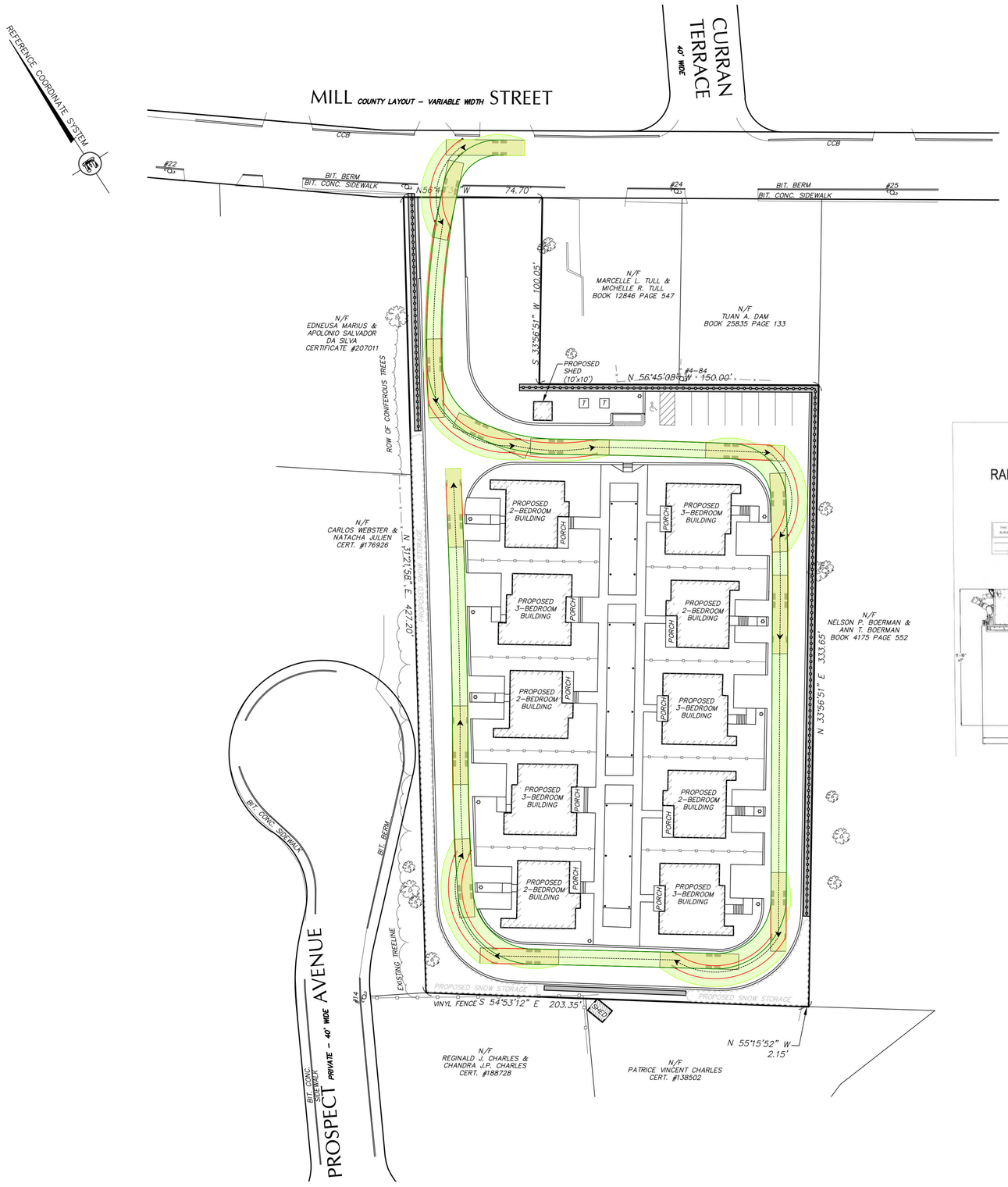
COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE
CIVIL
No. 39418
REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:
SWEPT PATH

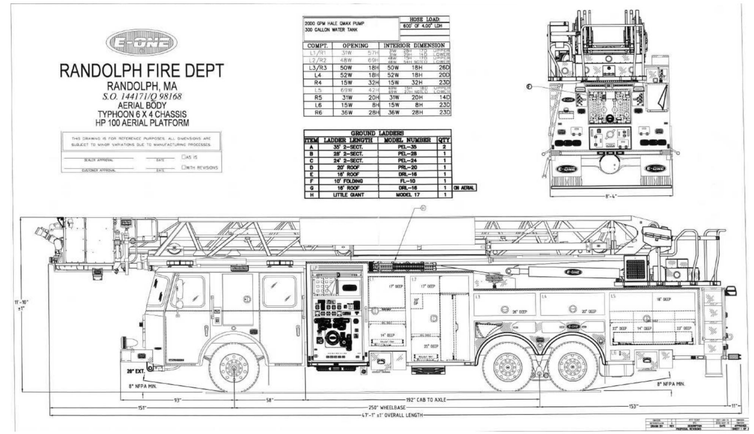
DRAWING INFORMATION
ISSUE: PERMIT SET
DATE: APRIL 15, 2026
PROJECT NO.: 26.020

C1.08
SHEET 8 OF 12



Legend

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



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

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

JAMES W. BURKE, P.E.

SHEET TITLE:
SWEPT PATH

DRAWING INFORMATION
ISSUE: PERMIT SET
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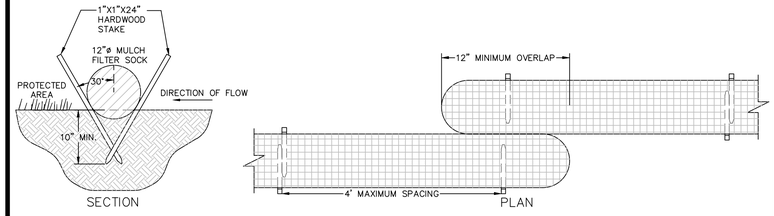
PROJECT NO.: 26.020

C1.09
SHEET 9 OF 12

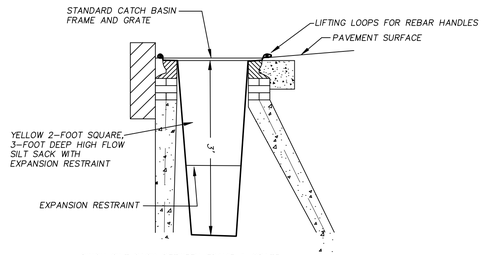


NOTES:

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

MULCH WATTLE

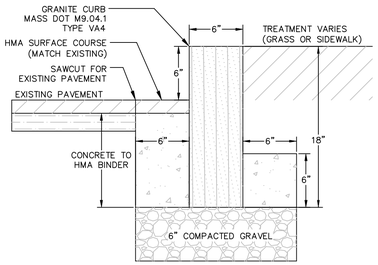
NOT TO SCALE



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

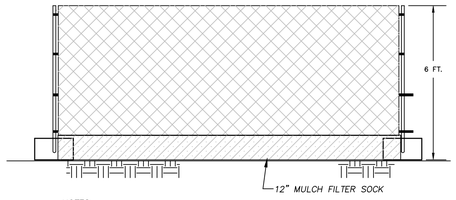
CATCH BASIN SILT SACK

NOT TO SCALE



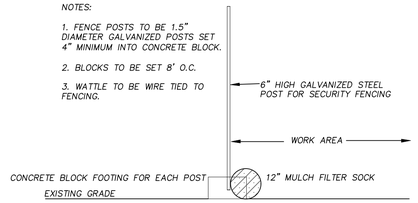
VERTICAL GRANITE CURB INSTALLATION

NOT TO SCALE



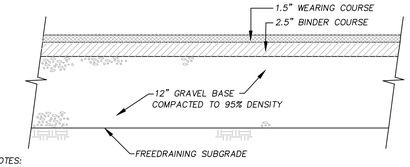
NOTES:

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



SECURITY FENCING W/ EROSION CONTROL

NOT TO SCALE

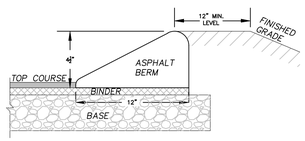


NOTES:

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

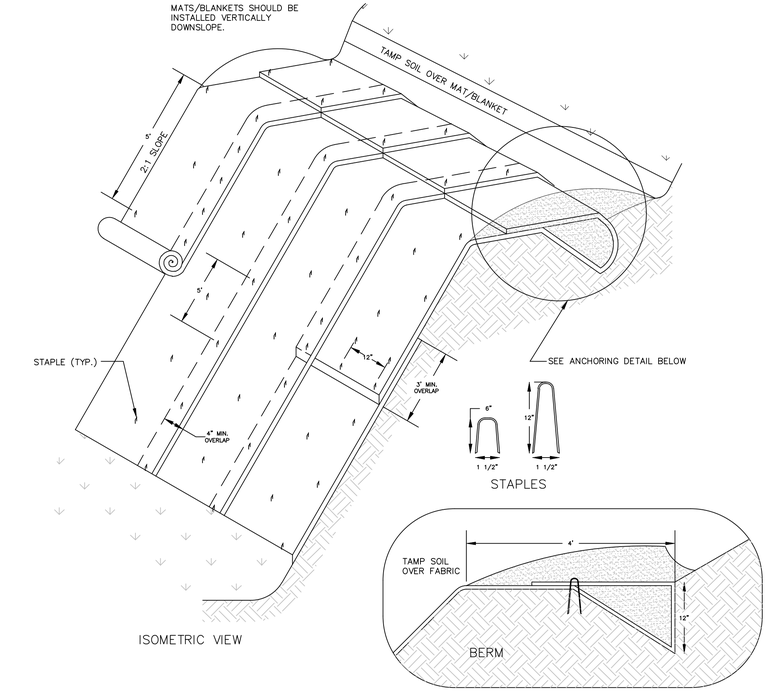
PAVEMENT SECTION

NOT TO SCALE



CAPE COD BERM

NOT TO SCALE



ISOMETRIC VIEW

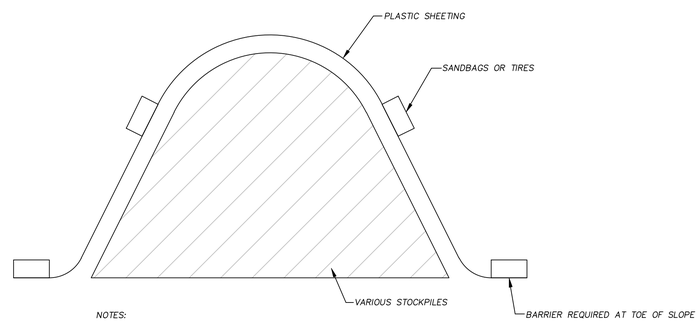
ANCHORING DETAIL

NOTES:

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

SLOPE MATTING DETAIL

NOT TO SCALE



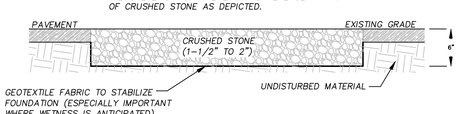
NOTES:

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

PLASTIC SHEETING OVER STOCKPILED MATERIALS

NOT TO SCALE

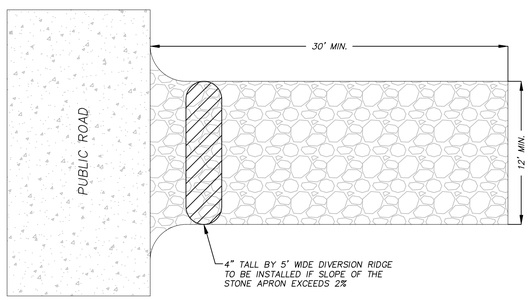
*REMOVE EXISTING PAVEMENT AND REPLACE WITH 6" OF CRUSHED STONE AS DEPICTED.



SECTION VIEW

NOTES:

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



PLAN VIEW

12'x30' CRUSHED STONE APRON

NOT TO SCALE

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COMMONWEALTH OF MASSACHUSETTS
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SHEET TITLE:

DETAILS

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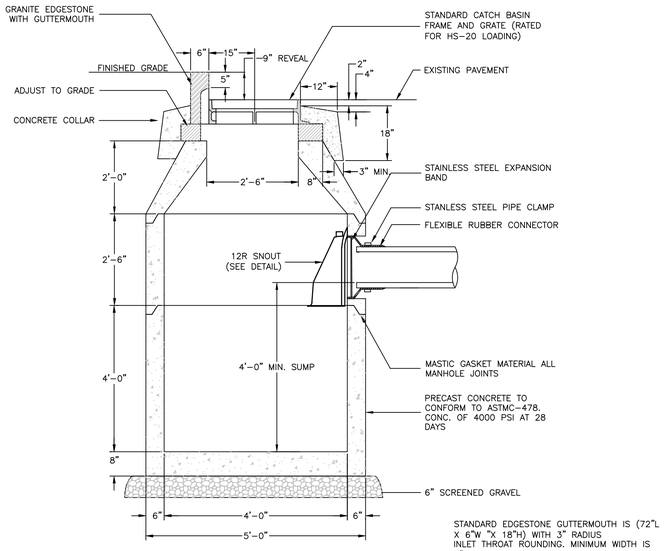
C1.10

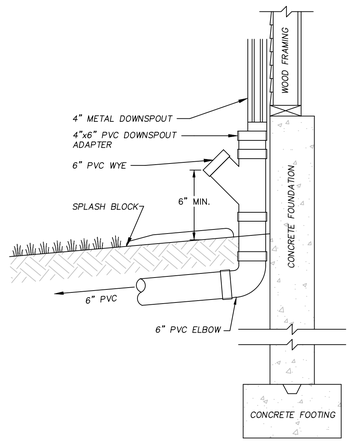
SHEET 10 OF 12



STANDARD EDGESTONE GUTTERMOUTH IS (72"L X 6"W "X 18"H) WITH 3" RADIUS INLET THROAT ROUNDING. MINIMUM WIDTH IS 6", ALL OTHER DIMENSIONS TOLERANCES TO ±1".

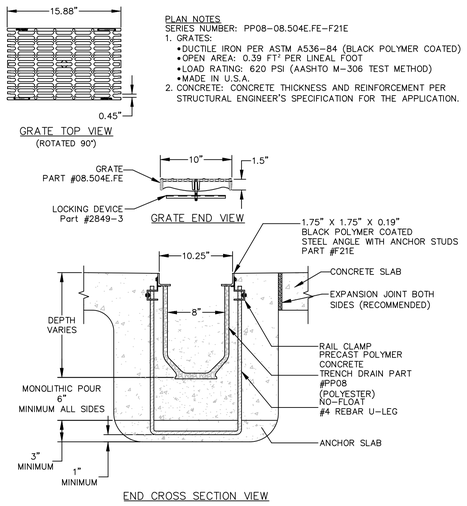
PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



TYPICAL ROOF DRAIN W/ OVERFLOW

NOT TO SCALE

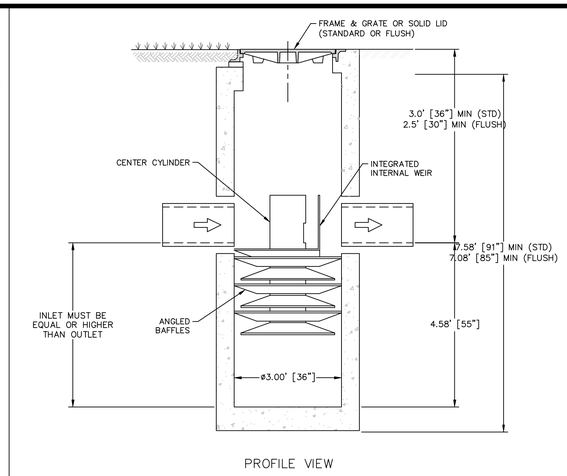


PLAN NOTES
SERIES NUMBER: PP08-08.504E.FE-F21E

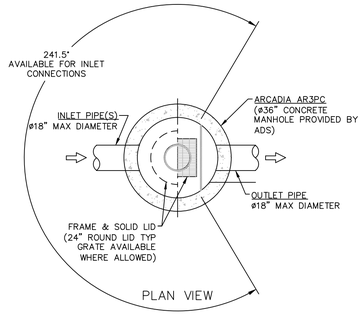
1. GRATES:
   - DUCTILE IRON PER ASTM A536-84 (BLACK POLYMER COATED)
   - OPEN AREA: 0.39 FT² PER LINEAL FOOT
   - LOAD RATING: 620 PSI (AASHTO M-306 TEST METHOD)
   - MADE IN U.S.A.
2. CONCRETE: CONCRETE THICKNESS AND REINFORCEMENT PER STRUCTURAL ENGINEER'S SPECIFICATION FOR THE APPLICATION.

TRENCH DRAIN DETAIL

NOT TO SCALE



PROFILE VIEW



PLAN VIEW

PRODUCT SPECIFICATIONS:

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

  – OR –

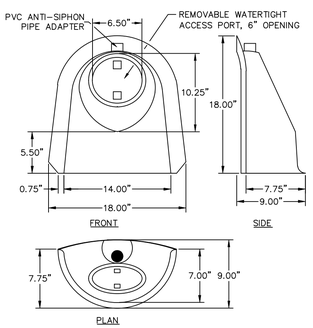
  THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH D50=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION PER CURRENT NJDEP/NJCAT HDS PROTOCOL.

NOTES:

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

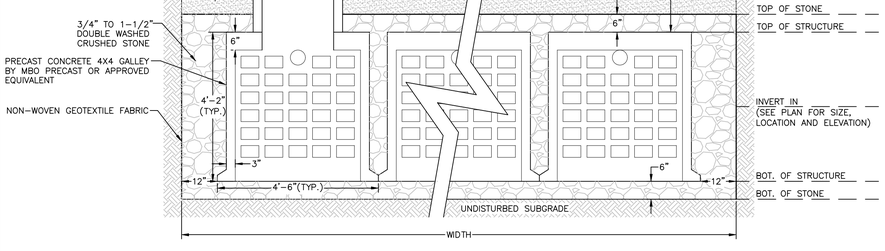
ARCADIA AR3PC CONCRETE MANHOLE STORMWATER SEPARATOR BY ADS

NOT TO SCALE



12R SNOUT OUTLET HOOD

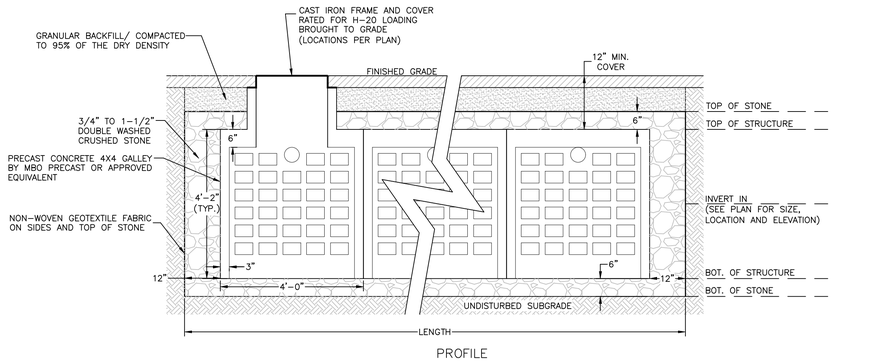
NOT TO SCALE



SECTION

DIMENSION TABLE

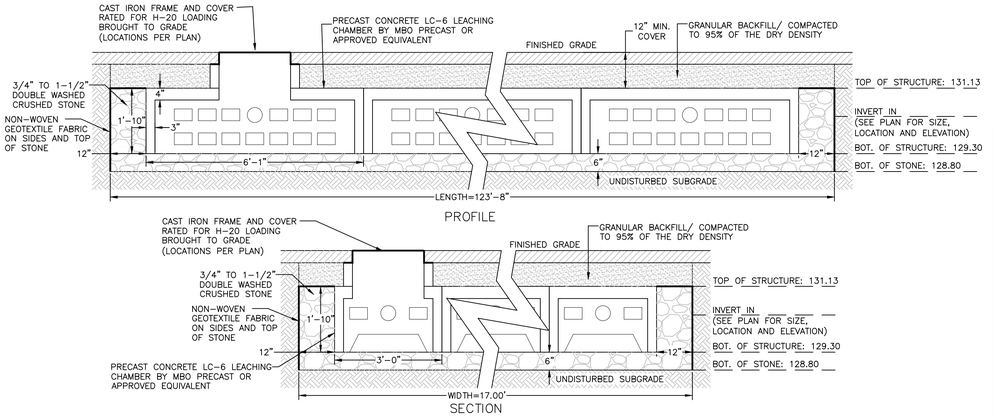
	SYSTEM A	SYSTEM C	SYSTEM D
NO. OF STRUCTURES	100	16	16
DEPTH OF SYSTEM	5.17'	5.17'	5.17'
WIDTH OF SYSTEM	20.00'	11.00'	11.00'
LENGTH OF SYSTEM	102.00'	34.00'	34.00'
TOP OF STONE	128.42'	134.47'	133.17'
TOP OF STRUCTURE	127.92'	133.97'	133.67'
INLET ELEVATION (SIZE)	126.7' (6–6" PVC) 126.0' (2–12" HDPE)	132.8' (4–6" PVC)	132.5' (4–6" PVC)
BOTTOM OF STRUCTURE	123.75'	129.80'	129.50'
BOTTOM OF STONE	123.25	129.30'	129.00'



PROFILE

PRECAST CONCRETE GALLEY INFILTRATION SYSTEM

NOT TO SCALE



PROFILE

SECTION

PRECAST CONCRETE LC-6 INFILTRATION SYSTEM

NOT TO SCALE

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

PREPARED FOR:

EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

CONSULTANTS

ARCHITECT
JCBT ARCHITECT
806 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:

"VIOLET HILLS"
PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
217 MILL STREET
RANDOLPH, MA 02368

REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG-DIST	05/05/2026
3	REVISED LAYOUT	06/17/26

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

JAMES W. BURKE, P.E.

SHEET TITLE:

DETAILS

DRAWING INFORMATION

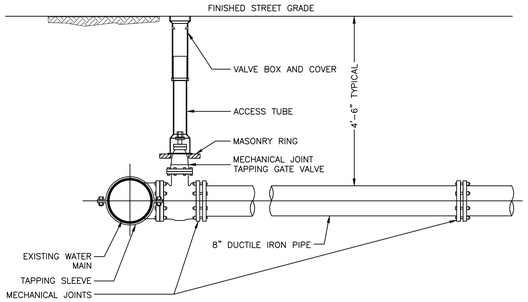
ISSUE: PERMIT SET

DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.11

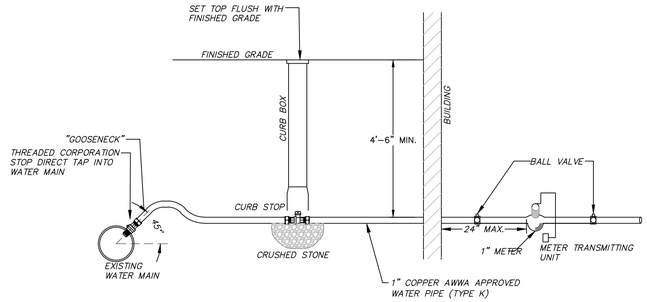
SHEET 11 OF 12



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

GATE VALVE AND TAPPING SLEEVE CONNECTION

NOT TO SCALE



1" WATER SERVICE DETAIL

NOT TO SCALE

NOTES:

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

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

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

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

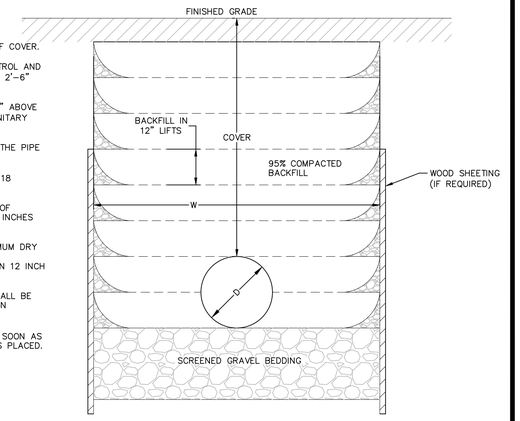
6). SHEETING, IF USED, SHALL BE CUT OFF A MINIMUM OF 18 INCHES BELOW FINISHED GRADE.

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

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

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

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

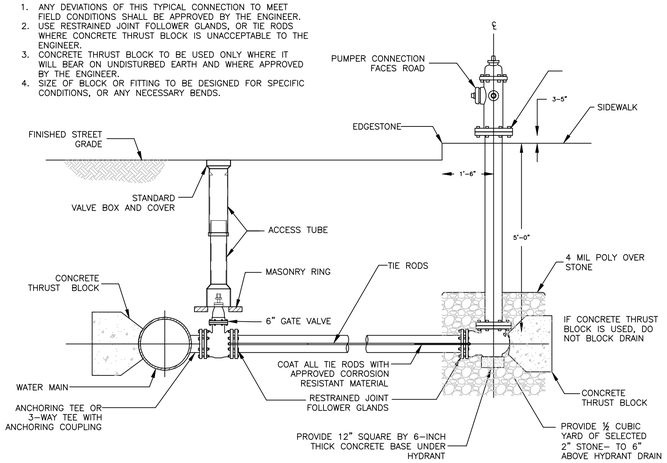


TYPICAL UTILITY TRENCH

NOT TO SCALE

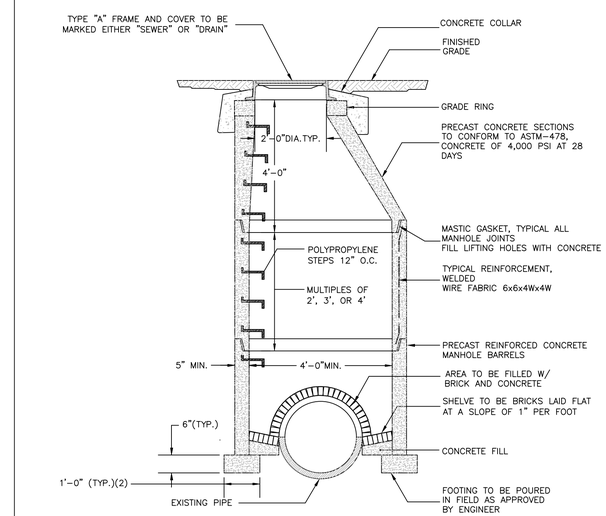
NOTES:

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



TYPICAL FIRE HYDRANT CONNECTION FOR HIGH OR LOW SERVICE LINE

NOT TO SCALE

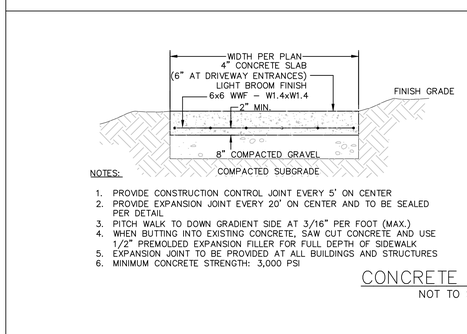


NOTES:

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

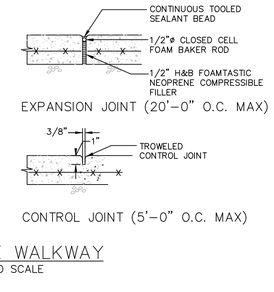
TYPICAL DOG HOUSE MANHOLE

NOT TO SCALE



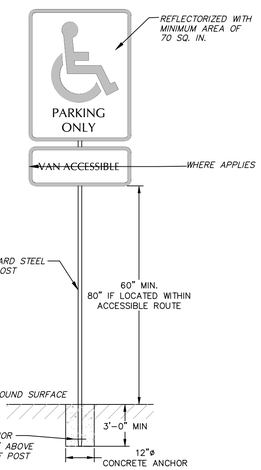
NOTES:

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



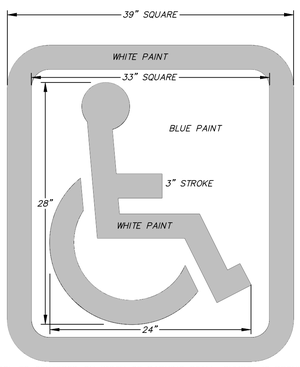
CONCRETE WALKWAY

NOT TO SCALE



HANDICAP PARKING SIGN/POST DETAIL

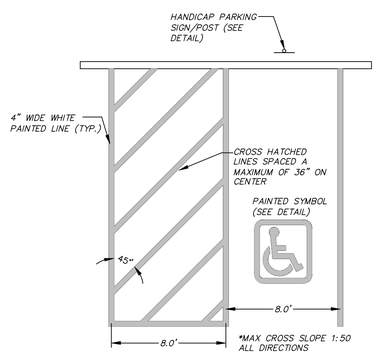
NOT TO SCALE



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

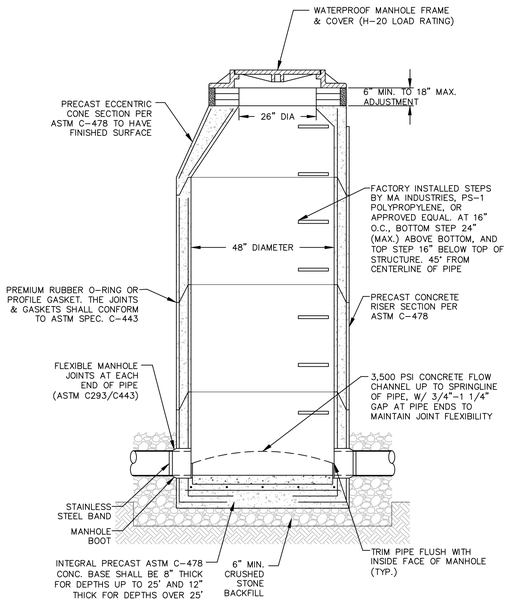
ACCESSIBLE PARKING STALL PAVEMENT MARKING

NOT TO SCALE



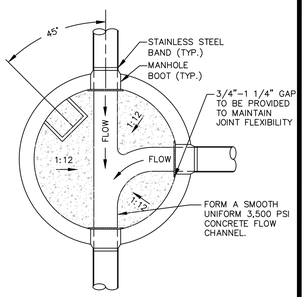
VAN ACCESSIBLE HANDICAPPED PARKING SPACE

NOT TO SCALE



STANDARD SANITARY SEWER MANHOLE

NOT TO SCALE



MANHOLE CHANNEL

NOT TO SCALE

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

PREPARED FOR:
EVERSTEAD PARTNERS
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LANDSCAPE ARCHITECT
ASK+
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CAMBRIDGE, MA 02139

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

REVISIONS

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3	REVISED LAYOUT	06/17/26

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

JAMES W. BURKE, P.E.

SHEET TITLE:
DETAILS

DRAWING INFORMATION
ISSUE: PERMIT SET
DATE: APRIL 15, 2026
PROJECT NO.: 26.020

C1.12
SHEET 12 OF 12

PLANTING SCHEDULE

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
9	Cc	*Cercis canadensis*	EASTERN REDBUD	8" H	MULTI-STEM
7	Lt	*Liriodendron tulipifera*	TULIP POPLAR	2" CAL. B&B	SINGLE STEM
4	Qb	*Quercus bicolor*	SWAMP WHITE OAK	2" CAL. B&B	SINGLE STEM
SHRUBS					
18	A	*Aronia arbutifolia*	RED CHOKEBERRY	3 GAL	
10	B	*Buddleja davidii*	BUTTERFLY BUSH	3 GAL	PROVIDE PURPLE FLOWER VARIETY
9	C	*Callicarpa americana*	BEAUTYBERRY	3 GAL	
14	Ca	*Clethra alnifolia*	SUMMERSWEET	3 GAL	
13	H	*Hydrangea macrophylla* 'Endless Summer'	HYDRANGEA	3 GAL	
200	I	*Ilex glabra*	INKBERRY	3 GAL	
21	Iv	*Ilex verticillata*	WINTERBERRY	3 GAL	
25	J	*Juniperus chinensis* 'Hetzii Columnaris'	GREEN COLUMNAR JUNIPER	6" H	
84	R	*Rhus aromatica* 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	2 GAL	
9	S	*Swida amomum*	SILKY DOGWOOD	3 GAL	
39	T	*Thuja plicata x standishii* 'Green Giant'	GREEN GIANT ARBORVITAE	6" H	
18	V	*Viburnum dentatum*	ARROWWOOD	3 GAL	
PERENNIALS					
420 SF	MIX A	*Aster novi-belgii*	NEW YORK ASTER	1 GAL	25% OF EACH SPECIES 18" OC
		Baptisia australis	BLUE FALSE INDIGO	1 GAL	
		Liatris spicata	DENSE BLAZING STAR	1 GAL	
		Rudbeckia hirta	BLACK EYED SUSAN	1 GAL	
300 SF	MIX B	*Astilbe chinensis 'purple candles'*	CHINESE ASTILBE	1 GAL	25% OF EACH SPECIES 18" OC
		Geranium macrorrhizum	BIGROOT CRANESBILL	1 GAL	
		Hakonechloa macra	JAPANESE FOREST GRASS	1 GAL	
		Polygonatum odoratum 'variegatum'	SOLOMON'S SEAL	1 GAL	
18,750 SF		SEED		BAG	SEED MIX TO BE BY WEIGHT 60% IMPROVED KENTUCKY BLUE GRASS CULTIVARS AND 40% FESTUCA RUBRA 'RUBRA' CREEPING RED FESCUE. ANY VARIETY SUBSTITUTIONS OR DEVIATIONS FROM THESE SPECIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.
5,950 SF		SOD		ROLL	AT LEAST 70% OF THE SOD BLEND SHALL BE AT LEAST TWO OF THE FOLLOWING VARIETIES: ABLE I, ASPEN, BANFF, BLACKSBURG, CHALLENGER, CLASSIC, ECLIPSE, ESTATE, EVEREST, EVERGLADE, IMPACT, JUMPSTART, LEGEND, MIDNIGHT, NUGLADE, P-105, RAM I, TOUCHDOWN, OR TRENTON. ANY VARIETY SUBSTITUTIONS OR DEVIATIONS FROM THESE SPECIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.

GENERAL NOTES

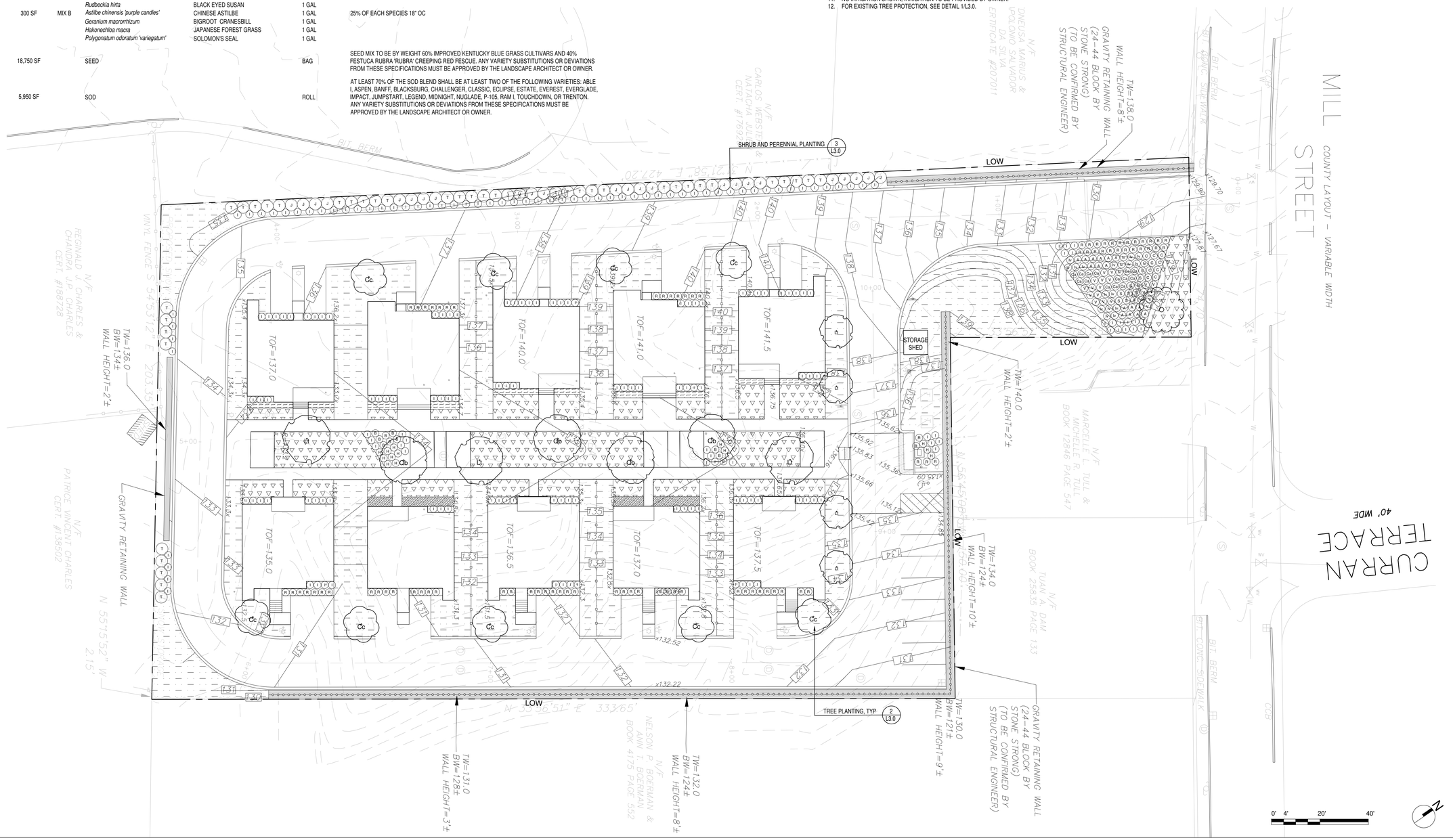
1. SURVEY PROVIDED BY OWNER.
2. PLANTING PLAN SHOWS PLANTING ONLY; SEE CIVIL DRAWINGS FOR ALL OTHER SITE WORK.
3. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO LANDSCAPE ARCHITECT BEFORE BEGINNING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

PLANTING NOTES

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

PLANTING LEGEND

- LOW — LIMIT OF WORK AREA, 1' OFF SET FROM PROPERTY LINE
- PROPERTY LINE, SEE SURVEY
- XX — NEW CONTOUR, SEE CIVIL DRAWINGS
- Ex — EXISTING TREES, TO BE PROTECTED
- Xx Xx — NEW TREES, SEE PLANTING SCHEDULE
- X — NEW SHRUBS OR PERNNIALS, SEE PLANTING SCHEDULE
- MIX A: SUN MIX, SEE PLANTING SCHEDULE OWNER TO CONFIRM INCLUSION OF PERENNIAL MIXES. IF NOT PROVIDE SOD.
- MIX B: SHADE MIX, SEE PLANTING SCHEDULE OWNER TO CONFIRM INCLUSION OF PERENNIAL MIXES. IF NOT PROVIDE SOD.
- LAWN - SEED, SEE DETAIL 5/L3.0
- LAWN - SOD, SEE DETAIL 4/L3.0



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

FOR PERMITTING

NO.	REVISION	DATE

PERMIT DOCUMENTS

Seal:

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

Job Number: 260103

Project: 217 Mill Street

Drawn By: ON Checked By: SC

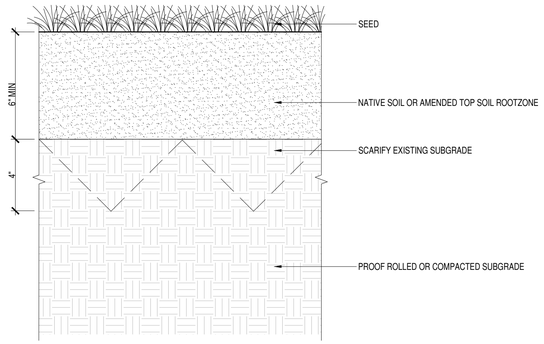
Date: 06/12/2026

Scale: 1" = 20'-0"

Sheet Title:
PLANTING PLAN
& PLANTING SCHEDULE

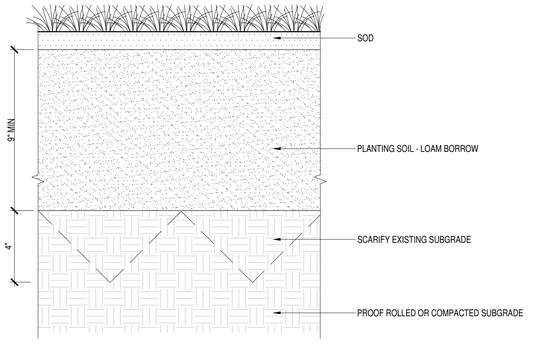
Sheet No:
L1.0

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



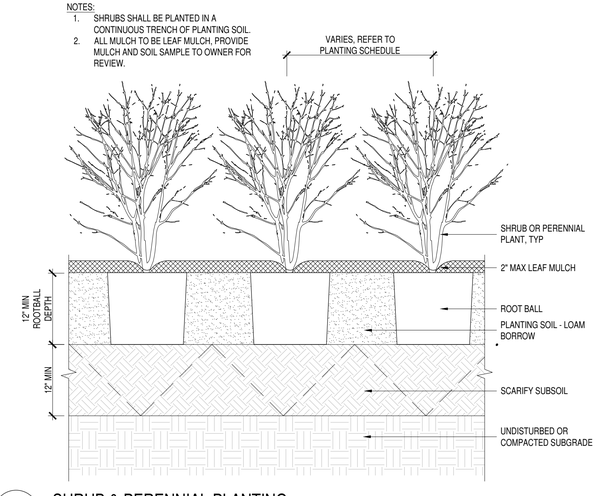
5 SEEDING, TYP.
SCALE: 3" = 1'-0"

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



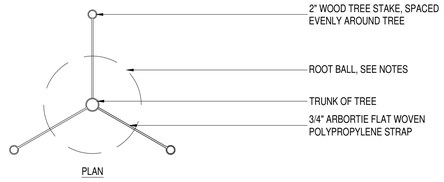
4 LAWN - SOD, TYP
SCALE: 3" = 1'-0"

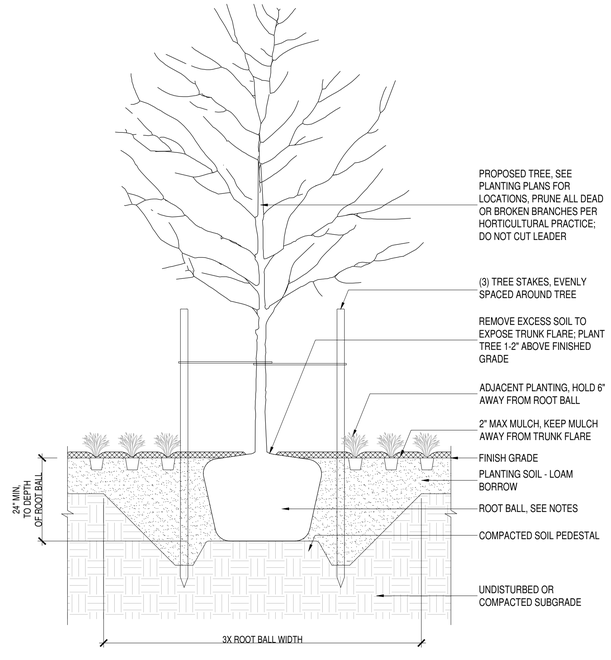
NOTES:
1. SHRUBS SHALL BE PLANTED IN A CONTINUOUS TRENCH OF PLANTING SOIL.
2. ALL MULCH TO BE LEAF MULCH, PROVIDE MULCH AND SOIL SAMPLE TO OWNER FOR REVIEW.



3 SHRUB & PERENNIAL PLANTING
SCALE: 1" = 1'-0"

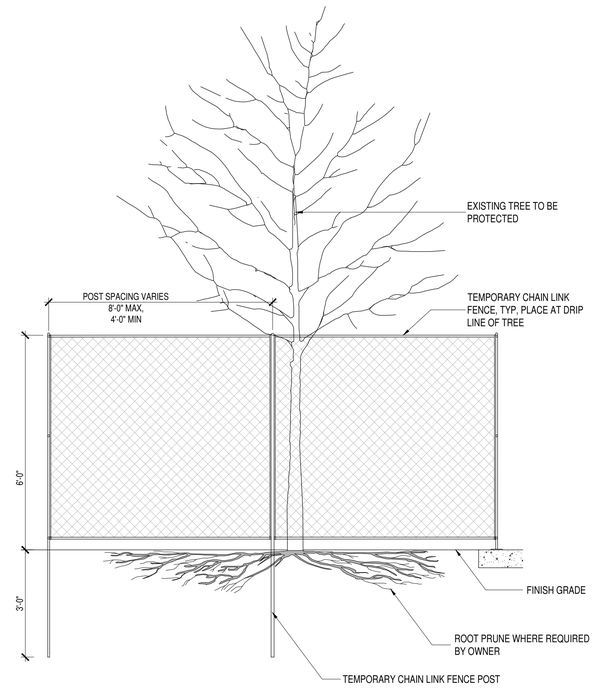
NOTES
1. CONTRACTOR TO KEEP TREE TRUNK UPRIGHT AND PLUMB VERTICAL.
2. DO NOT BURY BASE OF TREE TRUNK. KEEP ROOT FLARE ABOVE GRADE.
3. ROOT BALL: UNTIE & CUT BURLAP FROM TOP 1/3 OF ROOT BALL, CUT & REMOVE ENTIRE WIRE BASKET FROM ROOT BALL. REMOVE CUT WIRE BASKET FROM TREE PIT.
4. STAKE ALL TREES AT INSTALLATION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





2 TREE PLANTING, TYP
SCALE: 1/2" = 1'-0"

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



1 EXISTING TREE PROTECTION, TYP
SCALE: 1/2" = 1'-0"

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

FOR PERMITTING

NO.	REVISION	DATE

PERMIT DOCUMENTS

Seal:

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

Job Number: 260103
Project: 217 Mill Street
Drawn By: ON Checked By: SC
Date: 06/12/2026
Scale: SEE DETAIL
Sheet Title:
PLANTING DETAILS

Sheet No:
L3.0

Trees

Cercis canadensis
Eastern Redbud

Liriodendron tulipifera
Tulip Tree

Quercus bicolor
Swamp White Oak

Perennials

Aster novi-belgii
New York Aster

Baptisia australis
Blue False Indigo

Liatris spicata
Dense Blazing Star

Rudbeckia hirta
Black Eyed Susan

Astilbe Chinensis 'Purple Candles'
Chinese Astilbe

Geranium macrorrhizum
Bigroot Cranesbill

Hakonechloa macra
Japenese Forest Grass

Polygonatum odoratum 'Variegatum'
Solomon's Seal

Shrubs

Aronia arbutifolia
Chokeberry

Buddleja davidii
Butterfly Bush

Callicarpa americana
Beautyberry

Clethra alnifolia
Sweet Pepperbush

Hydrangea macrophylla
Endless Summer Hydrangea

Ilex glabra
Inkberry

Ilex verticillata
Winterberry

Juniperius chinensis 'Hetzii'
Green Columnar Juniper

Rhus aromatica 'Low Grow'
Gro-Low Fragrant Sumac

Swida amomum
Silky Dogwood

Thuja plicata x standishii 'Green Giant'
Green Giant Arborvitae

Viburnum dentatum
Arrowwood

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New Construction
217 Mill Street
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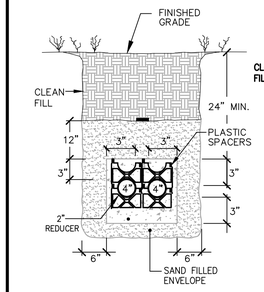
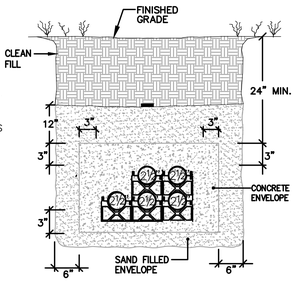
Scale: SEE DETAIL

Sheet Title:
PLANTING IMAGES

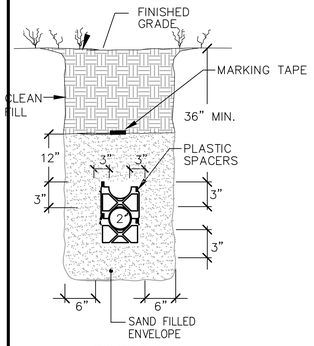
Sheet No:
L3.1



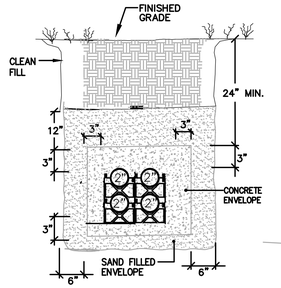
SECTION A–A
PRIMARY



SECTION B–B
SECONDARY



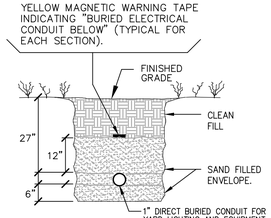
SECTION D–D
TELE/COM



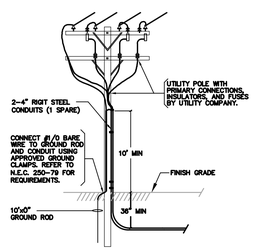
SECTION C–C
TELE/COM

NOTES:

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

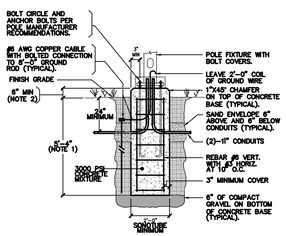


SECTION D–D



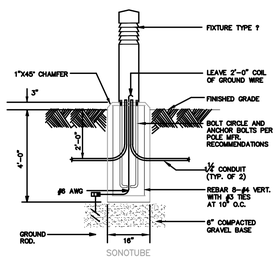
NOTE:
1. TELEPHONE FA AND POWER CODUITS INSTALLATION SIMILAR.

UTILITY POLE

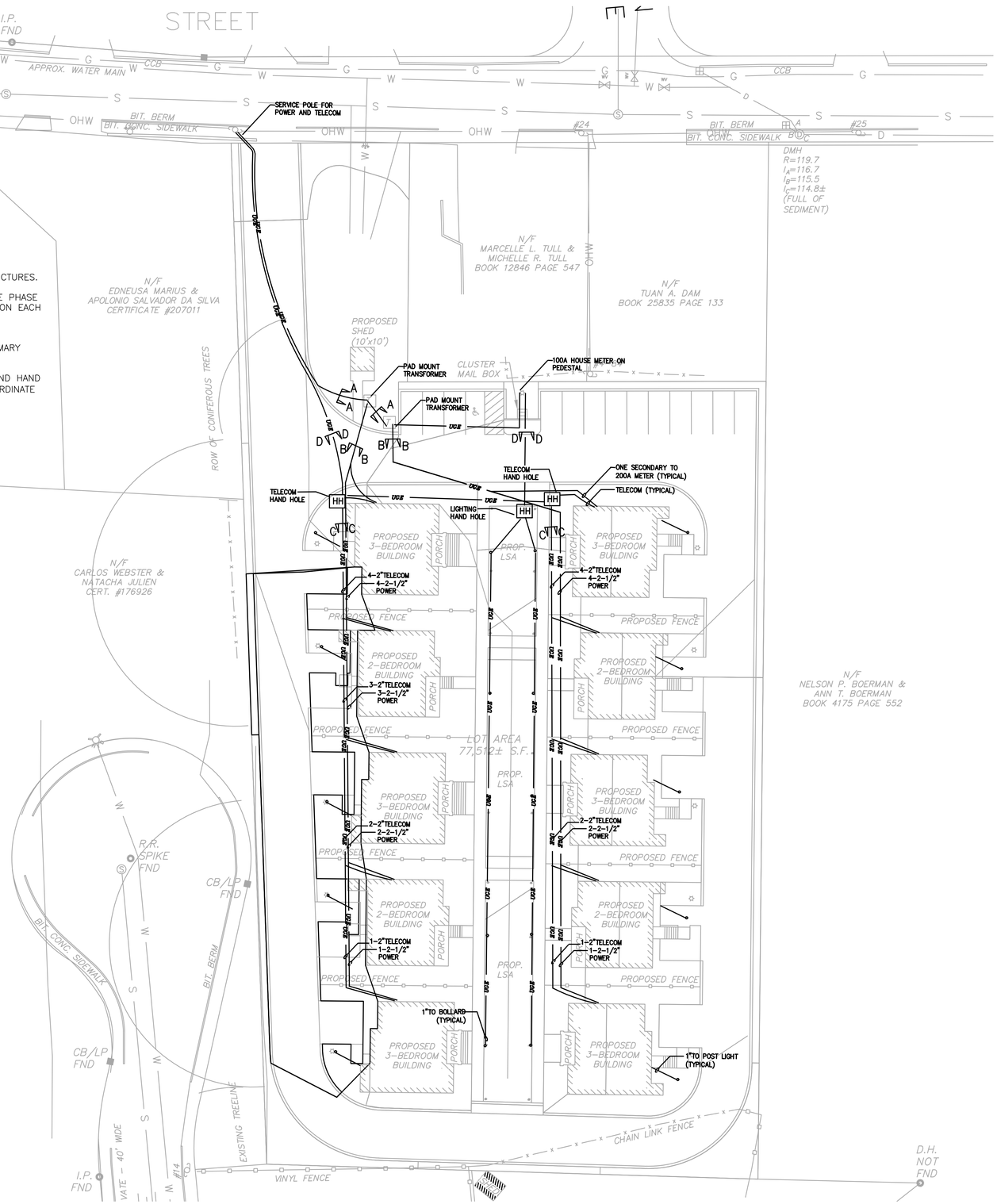


NOTES
1. TOTAL LENGTH OF SONOTUBE IS A 3–1 RATIO WITH RESPECT TO THE TOTAL HEIGHT OF POLE INCLUDING 6" EXTENSION ABOVE FINISHED GRADE.
2. EXTEND 6" ABOVE FINISHED GRADE MIN.

LIGHT POLE BASE



BOLLARD BASE



Project Title:

217 MILL STREET
RANDOLPH, MA

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

SEAL:

ELECTRIC SITE PLAN

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

Scale: None
Date: 4/14/26

DRAWING NO.

ES-1

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

NOTES:

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

T – VARIABLE WIDTH

RRAN

RACE

40' WIDE

APPROX. GAS MAIN

MILE STREET

AL

PROPOSED SHED (10'x10')

[E]

PROPOSED RETAINING WALL

CLUSTER MAIL BOX

#4-84

PROP. GRAVEL PATH

CONC.

SHED

P-CCB

PROPOSED 3-BEDROOM BUILDING

PROPOSED 2-BEDROOM BUILDING

PROPOSED FENCE

PROP. PATIO

PROP. LSA

PORCH

ASPHALT DRIVEWAY (TYP.)

ASPHALT DRIVEWAY

PROPOSED 5' WIDE WALKWAY

LOT AREA 77,512± S.F.

PROPOSED RETAINING WALL

217 MILL STREET
RANDOLPH, MA

Project Title:

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

SEAL:

ELECTRIC PHOTOMETRIC PLAN

Scale: 1"=30'

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

Date: 4/14/26

DRAWING NO.

ES-2

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

CONSULTANT

REGISTRATION

REGISTERED ARCHITECT JIM CHEN No. 51071 COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.Z.	REVISION#1	6-10-2026

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED ARCHITECTURAL SITE PLAN

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

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

CONSULTANT

REGISTRATION

REGISTERED ARCHITECT
JIM CHEN
No. 51071
QUINCY, MA

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.Z.	REVISION#1	6-10-2026

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

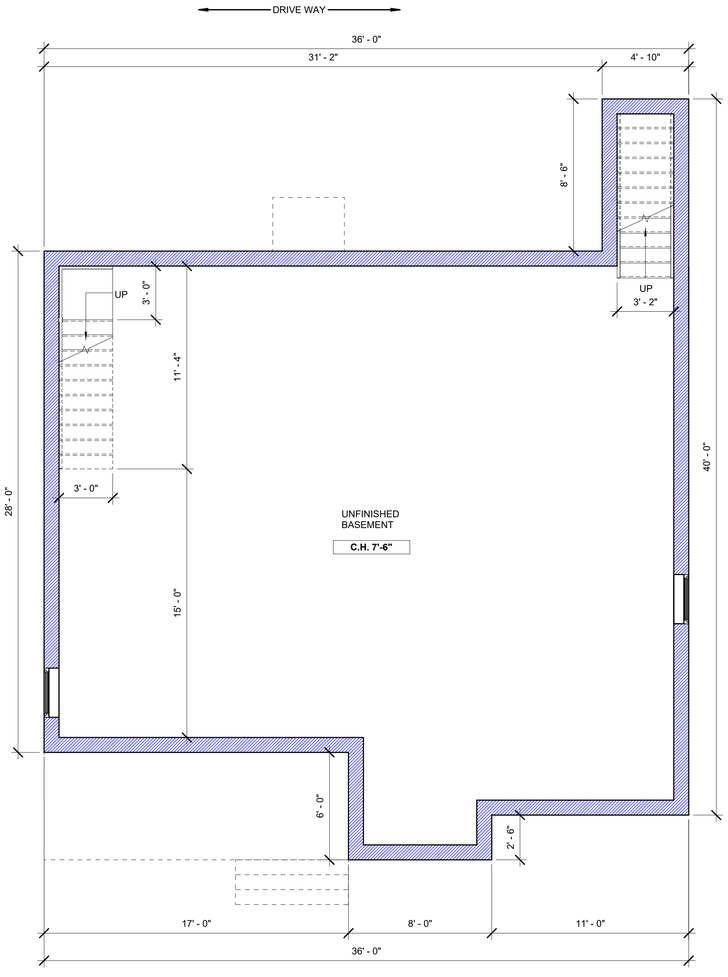
217 MILL ST,
RANDOLPH, MA

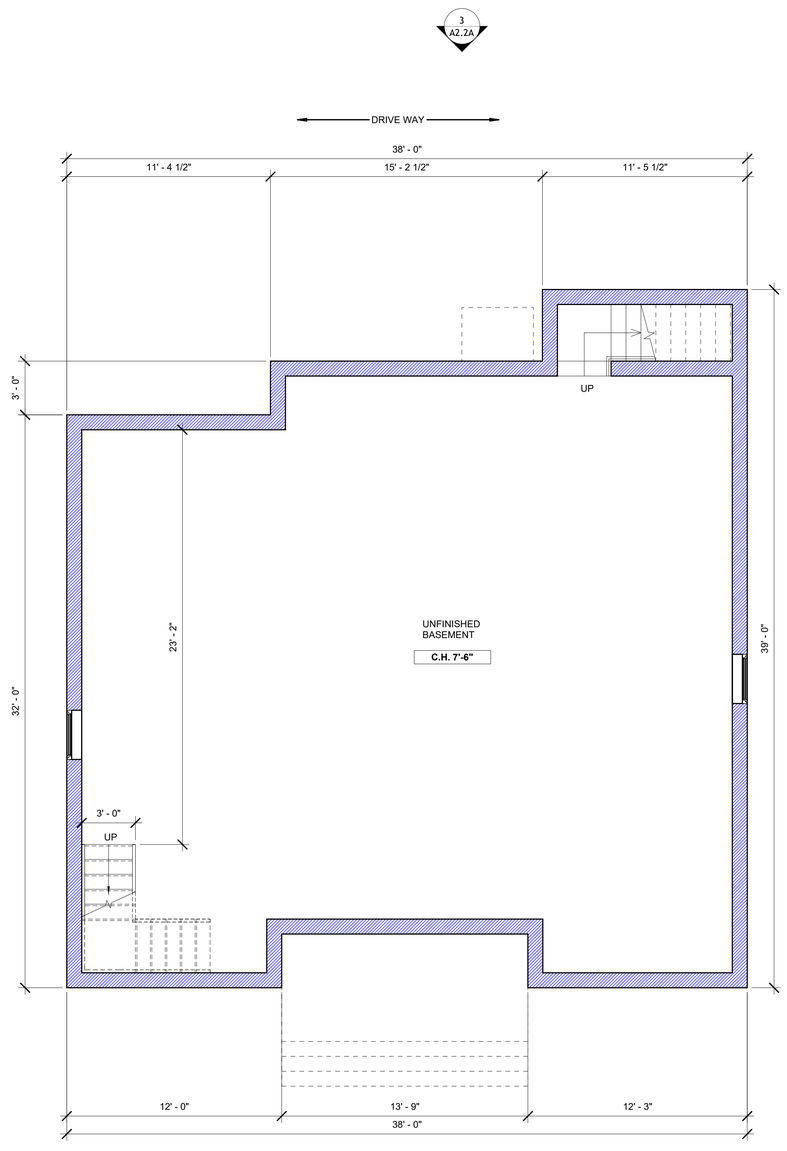
PROJECT NO. 25173

SHEET TITLE

RENDERING
ARCHITECTURAL
SITE PLAN

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





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

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

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

1
A1.1A

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COMMONWEALTH OF MASSACHUSETTS

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PROJECT

MULTI FAMILY
NEW CONSTRUCTION

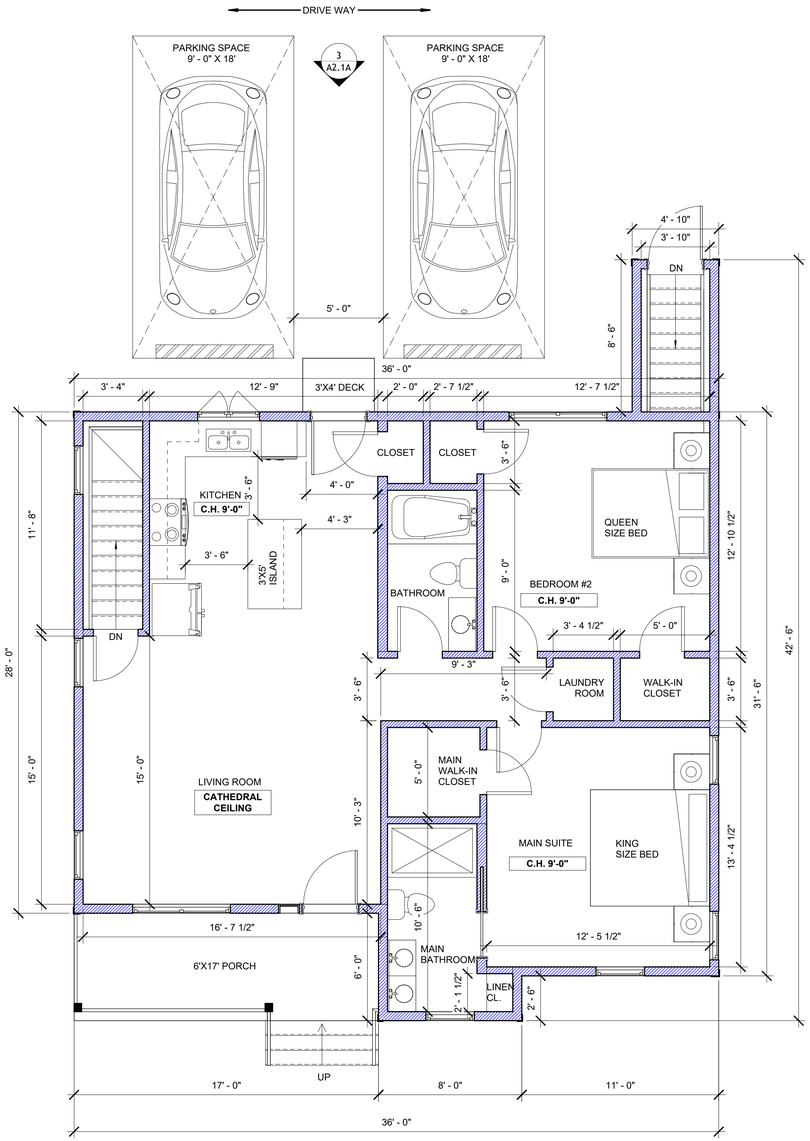
217 MILL ST,
RANDOLPH, MA

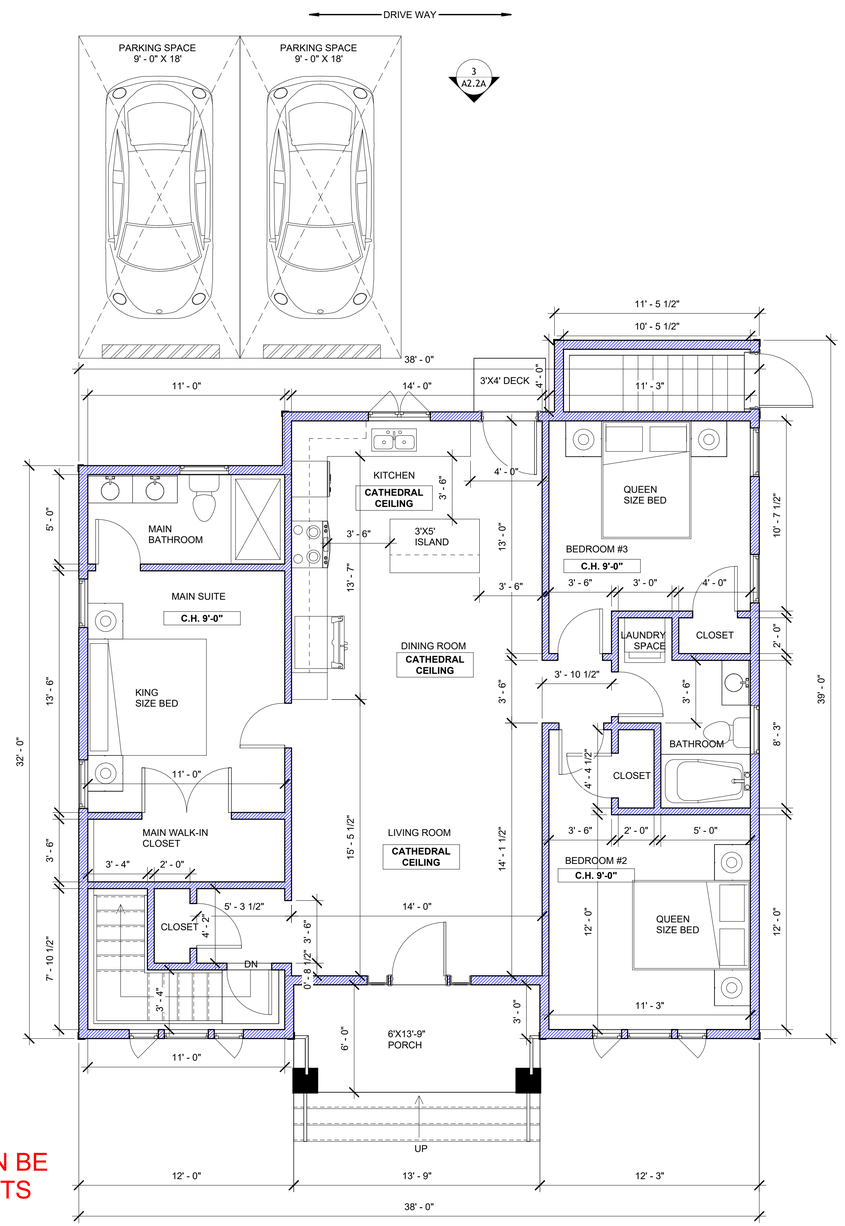
PROJECT NO. 25173

SHEET TITLE

PROPOSED
A VERSION
FLOOR PLANS

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





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

- UNITS ARE DESIGNED AS GROUP 1 ADAPTABLE AND CAN BE MODIFIED TO MEET FULL ADA (GROUP 2A) REQUIREMENTS WITH MINIMAL STRUCTURAL CHANGES.
- GROUP 1 ADAPTABLE UNIT – DESIGNED WITH UNIVERSAL DESIGN PRINCIPLES
- PRIMARY ENTRY PORCH CAN ACCOMMODATE FUTURE RAMP INSTALLATION
- REAR ENTRY AND PORCH AREA CAN ALSO BE ADAPTED FOR FUTURE RAMP USE (UTILIZING EXISTING GRADE)
- OPEN-CONCEPT LIVING/KITCHEN LAYOUT SUPPORTS FLEXIBLE MANEUVERING SPACE
- TYPICAL DOOR WIDTHS (3’-0” TO 3’-6”) FOR ACCESSIBILITY
- BATHROOMS FRAMED FOR FUTURE GRAB BARS
- FIRST-FLOOR LIVING (BEDROOMS, BATHROOMS, LAUNDRY) SUPPORTS AGING IN PLACE
- KITCHEN LAYOUT CAN BE MODIFIED FOR KNEE CLEARANCE IF NEEDED

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

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

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COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

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NEW CONSTRUCTION

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RANDOLPH, MA

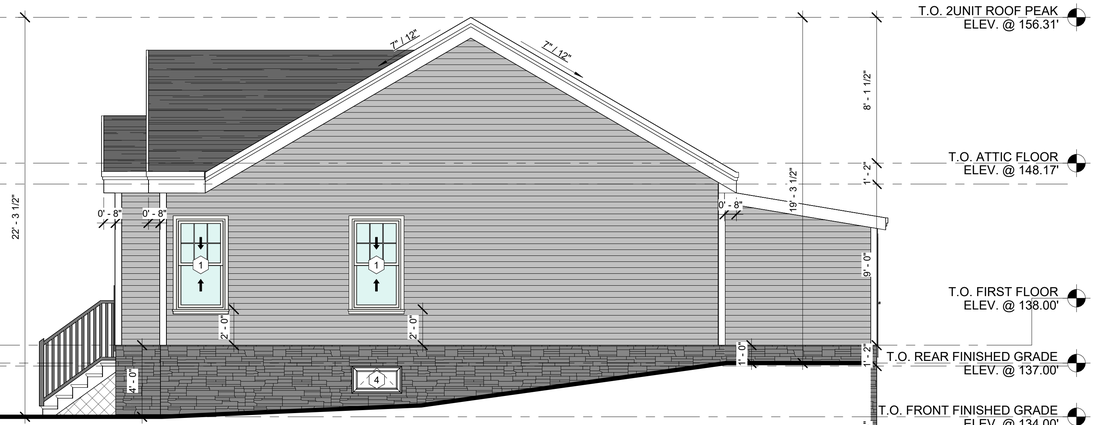
PROJECT NO. 25173

SHEET TITLE

PROPOSED
A VERSION
FLOOR PLANS

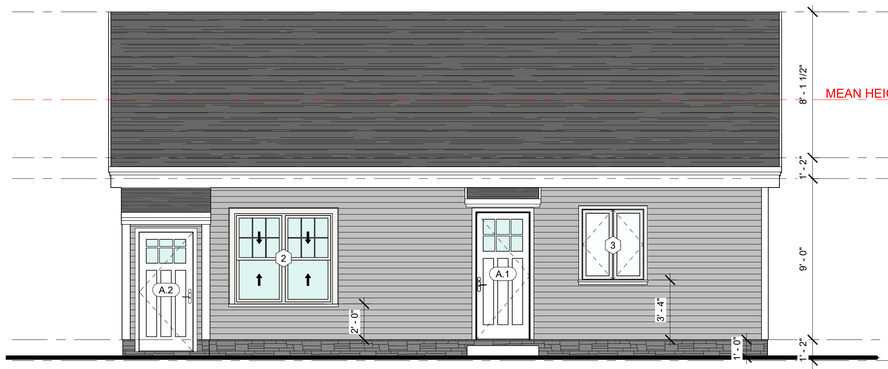
DRAWN: J.Z.	DRAWING NO:
SCALE: 1/4" = 1'-0"	
DATE: 3/2/2026	
CHECKED:	A1.2A
SHEET OF	

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

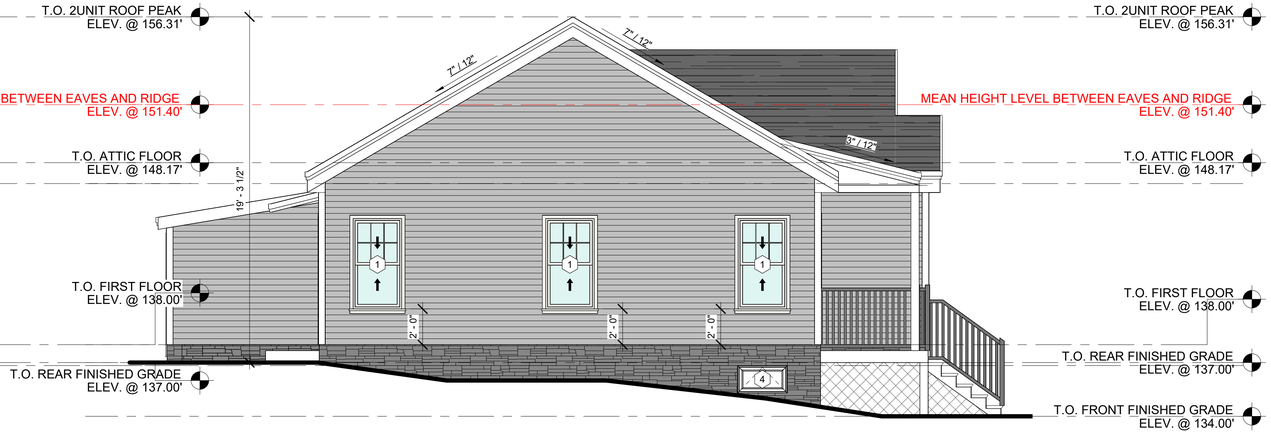


PROPOSED 2BED UNIT RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
2 / A2.1A

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



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



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

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

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

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TEL: (617) 404-8182

CONSULTANT

REGISTRATION

REGISTERED ARCHITECT
JIM CHEN
No. 51071
QUINCY, MA
COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

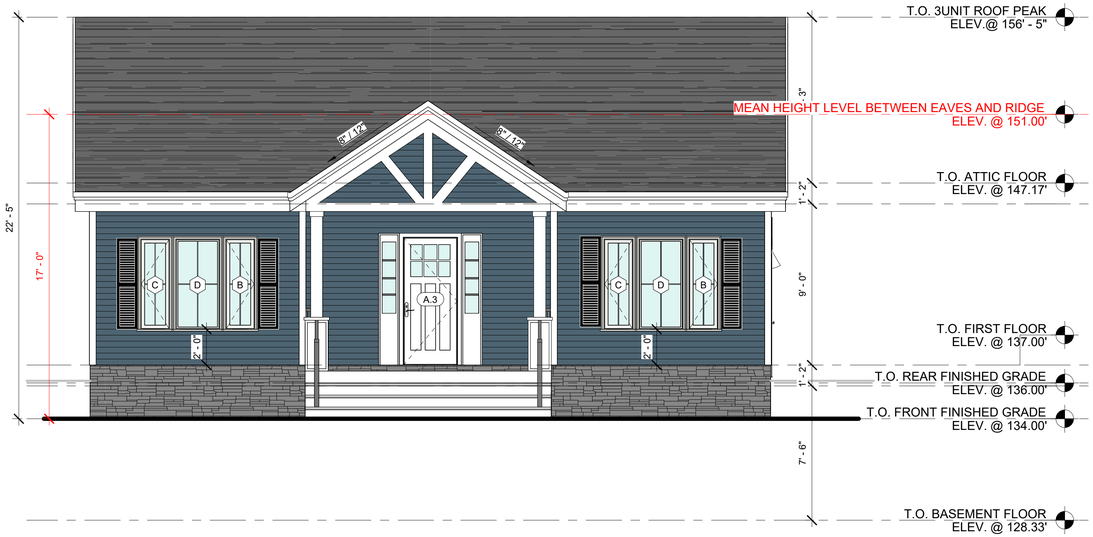
217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

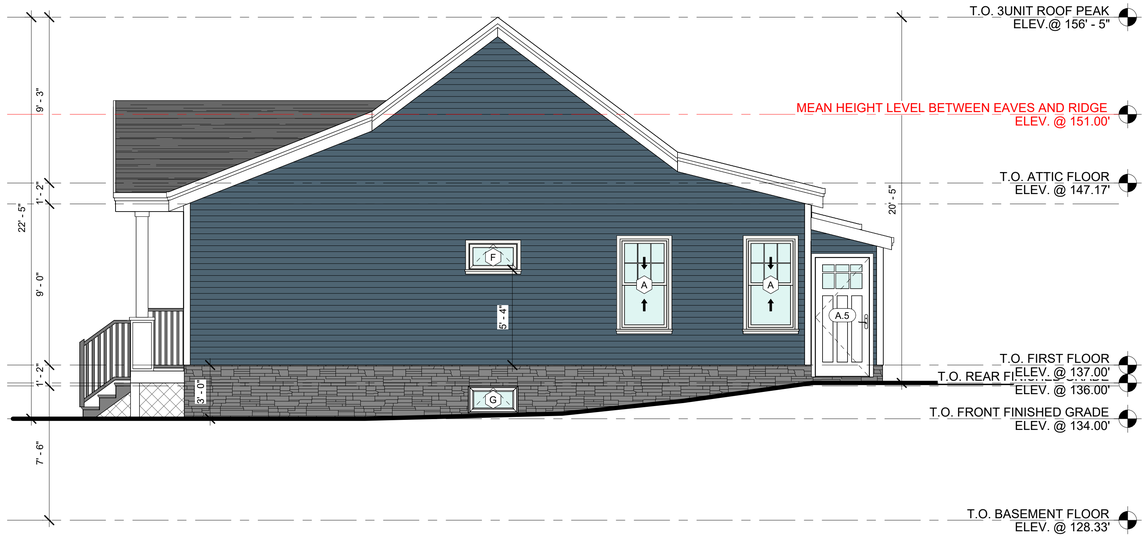
SHEET TITLE

PROPOSED
2BED UNIT
A VERSION
ELEVATIONS

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



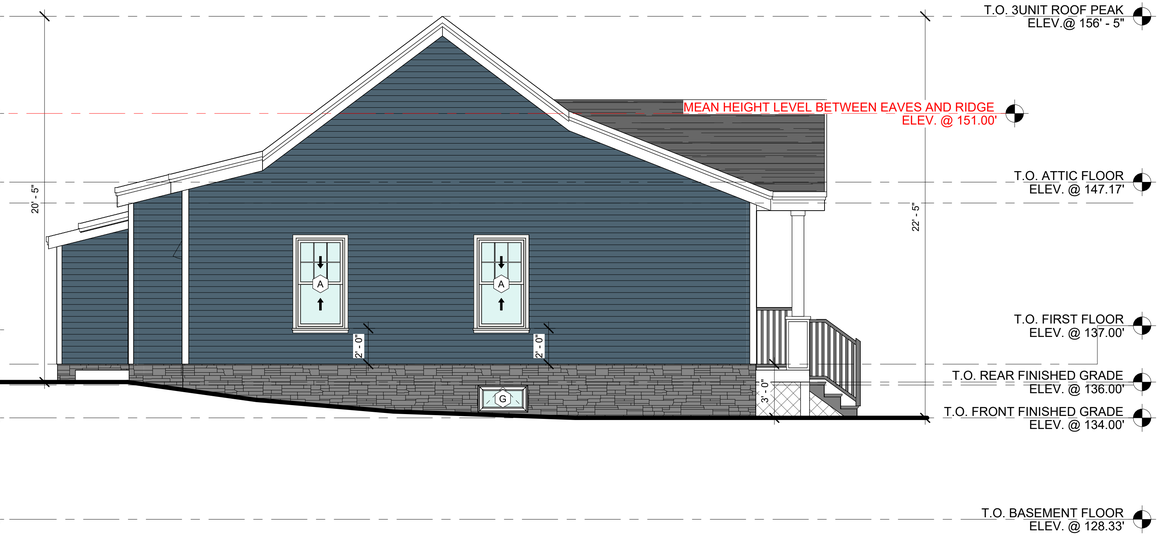
PROPOSED 3BED UNIT FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1 A2.2A



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

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

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



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

WINDOW SCHEDULE

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

EXTERIOR DOOR SCHEDULE

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

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CONSULTANT

REGISTRATION

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JIM CHEN
No. 51071
QUINCY, MA
COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

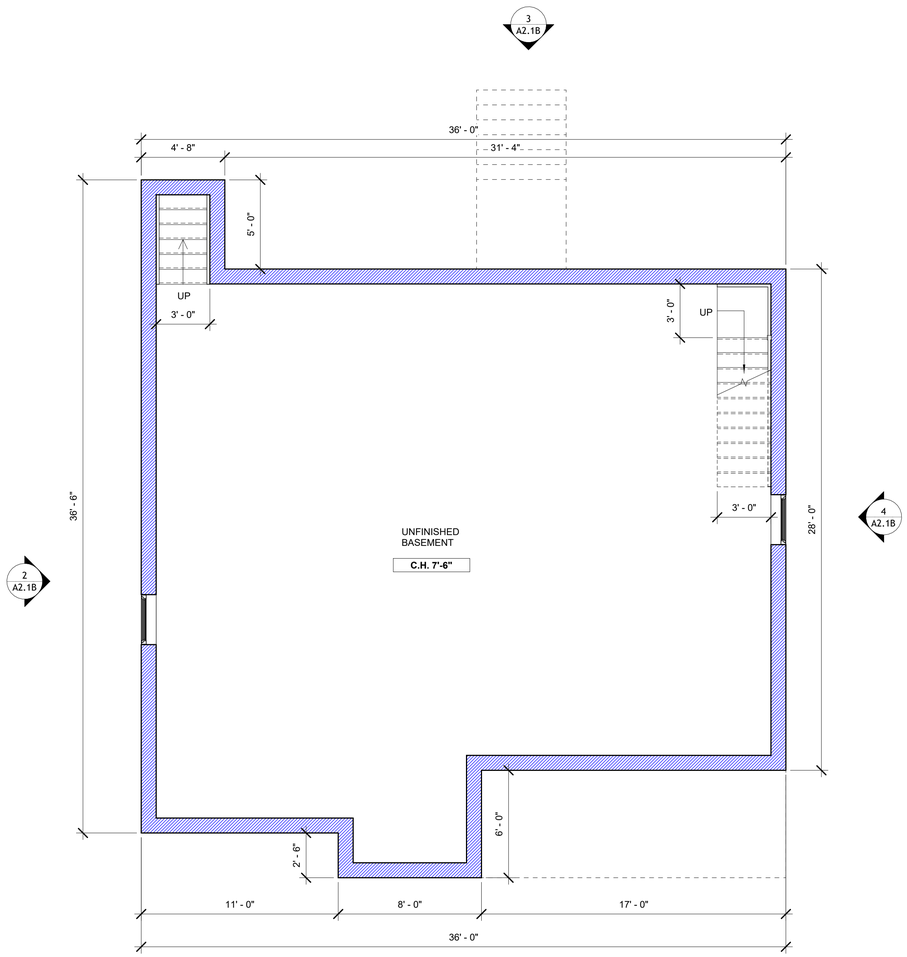
217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

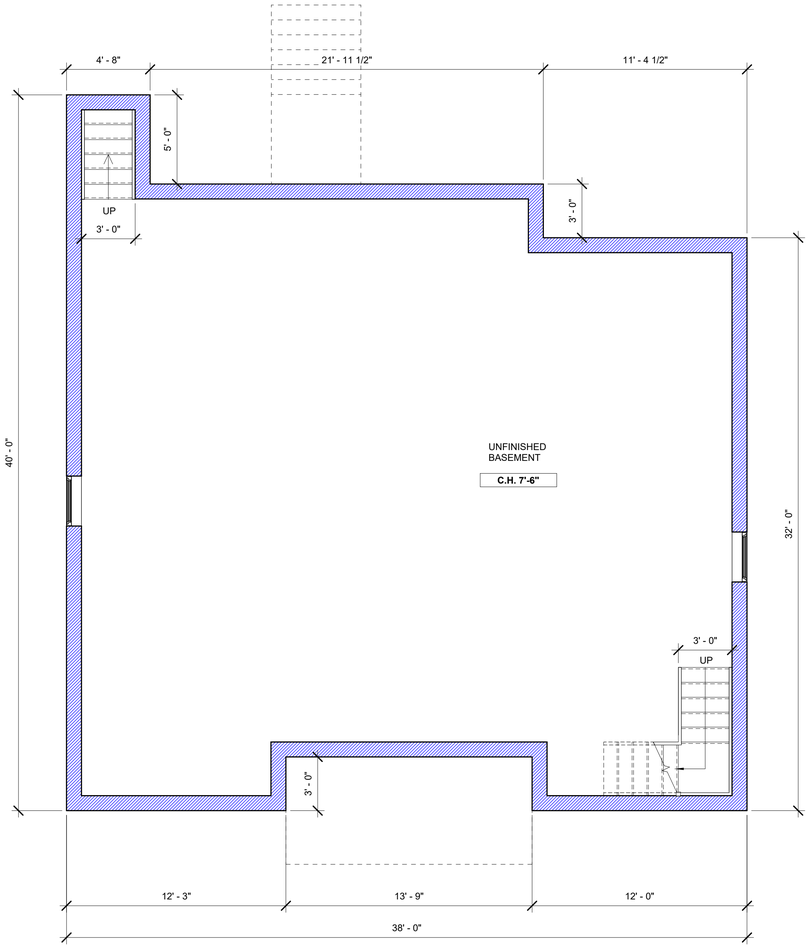
PROPOSED
3BED UNIT
A VERSION
ELEVATIONS

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



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

1
A2.1B



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

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

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COMMONWEALTH OF MASSACHUSETTS

REVISIONS

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PROJECT

MULTI FAMILY
NEW CONSTRUCTION

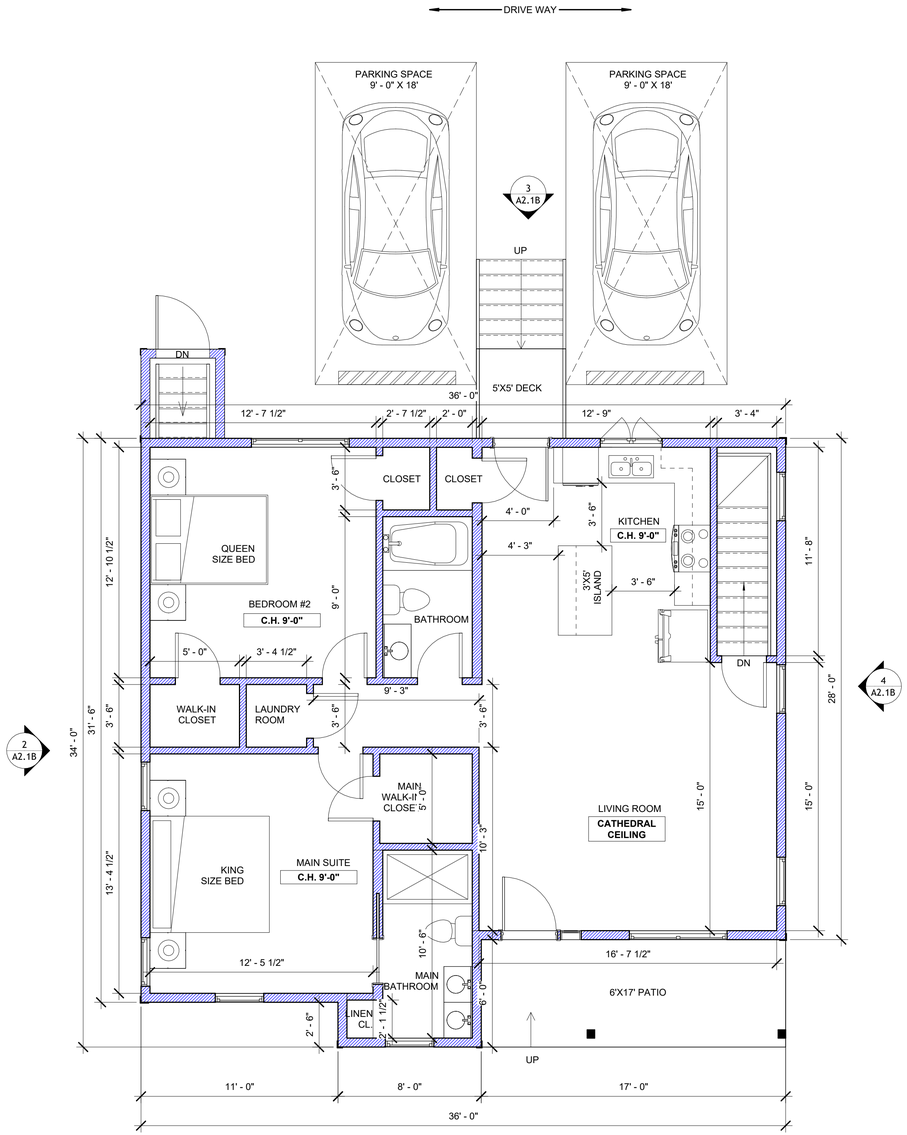
217 MILL ST,
RANDOLPH, MA

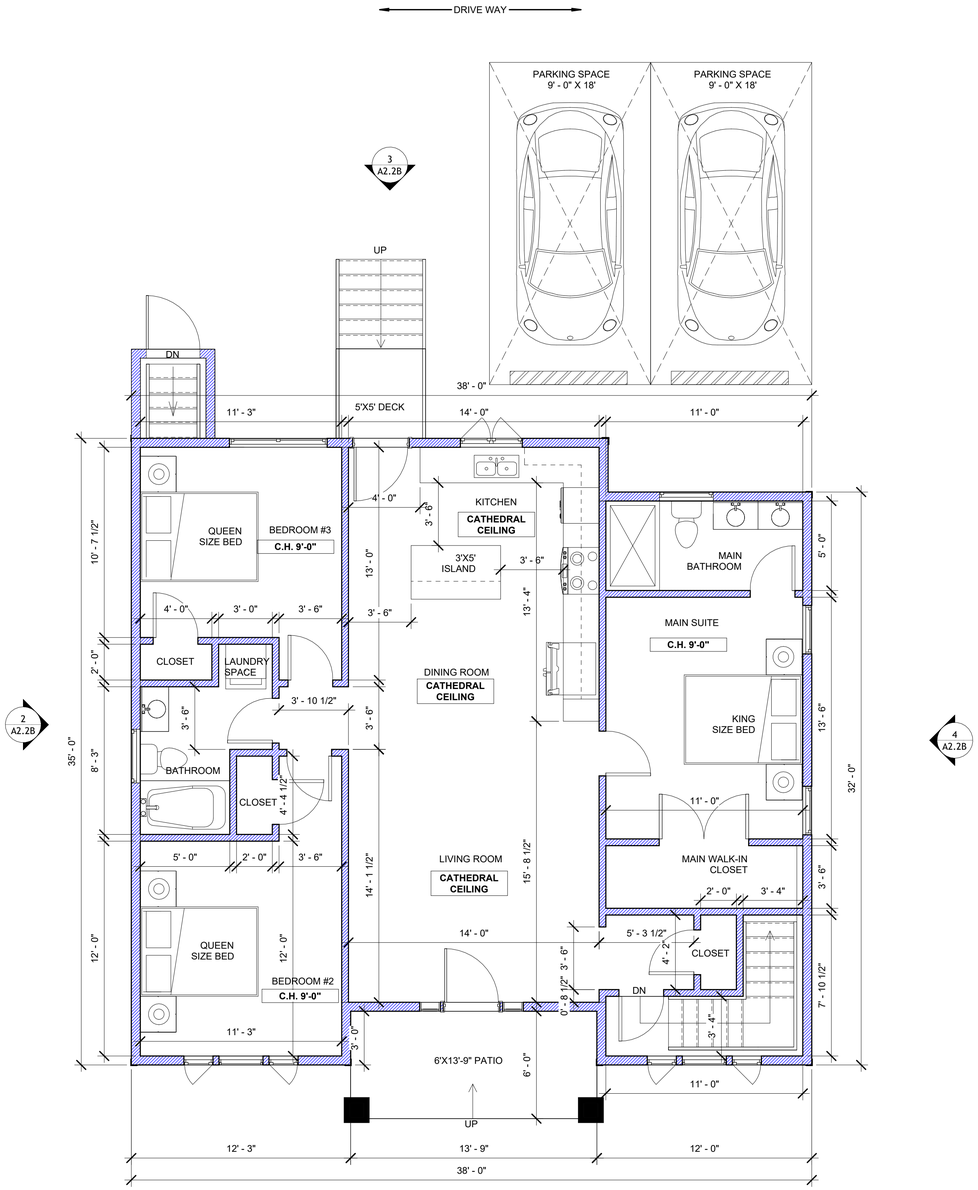
PROJECT NO. 25173

SHEET TITLE

PROPOSED
B VERSION
FLOOR PLANS

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





1
A2.1B

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

1
A2.2B

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

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

1
A1.2B

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REVISIONS

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PROJECT

MULTI FAMILY
NEW CONSTRUCTION

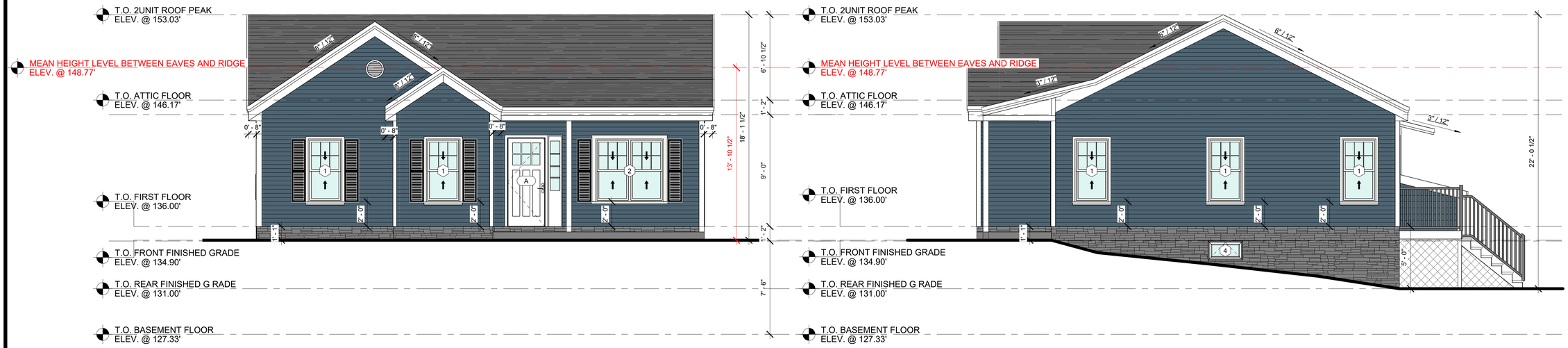
217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED
B VERSION
FLOOR PLANS

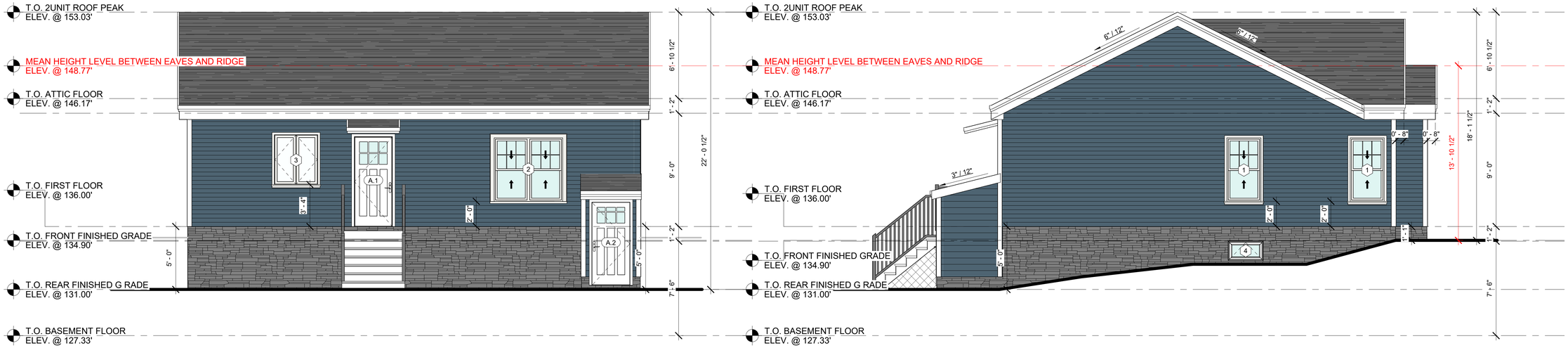
DRAWN:	J.Z.	DRAWING NO:
SCALE:	1/4" = 1'-0"	
DATE:	3/2/2026	
CHECKED:		A1.2B
SHEET	OF	



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

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

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



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

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

WINDOW SCHEDULE

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

EXTERIOR DOOR SCHEDULE

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

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CONSULTANT

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JIM CHEN
No. 51071
QUINCY, MA
COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

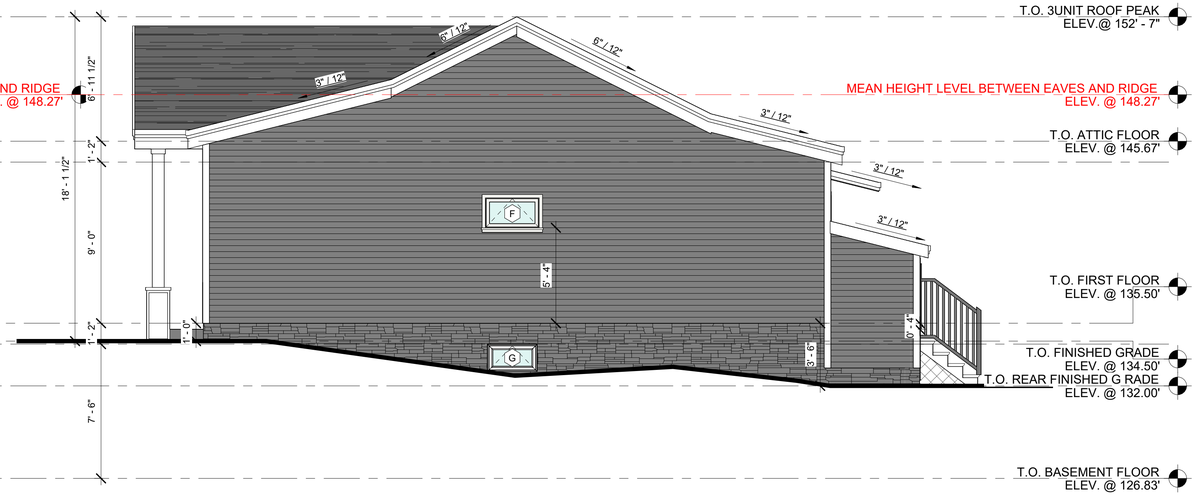
SHEET TITLE

PROPOSED
2BED UNIT
ELEVATIONS

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

DRAWING NO:
A2.1B

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



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

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

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

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

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

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

JCBT ARCHITECT
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CONSULTANT

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JIM CHEN
No. 51071
QUINCY, MA
COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED
3BED UNIT
ELEVATIONS

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

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

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REVISIONS

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PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
VERSION A
RENDERING PLAN

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

JC BT
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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
VERSION A
RENDERING PLAN

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

MATERIAL DESCRIPTION:

SIDING:
SPECIFY HARDIEPLANK: DEEP OCEAN
OR VINYL SIDING: MIDNIGHT BLUE
WALKWAY:BLUEISH GREY PAVER
FOUNDATION:
WHITE : ARCTIC SMOKE PANEL OR
BLACK : IRON ORE PANEL

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REVISIONS

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PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

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

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

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

MATERIAL DESCRIPTION:

SIDING:

SPECIFY HARDIEPLANK: IRON GRAY

OR VINYL SIDING: GRAPHITE GRAY

WALKWAY:BLUEISH GREY PAVER

FOUNDATION:

WHITE : ARCTIC SMOKE PANEL OR

BLACK : IRON ORE PANEL

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PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

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

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REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.Z.	REVISION#1	6-10-2026

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
VERSION A
RENDERING PLAN

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

MATERIAL DESCRIPTION:
SIDING:
SPECIFY HARDIEPLANK: MONTEREY TAUPE

WALKWAY:BLUEISH GREY PAVER
FOUNDATION:
WHITE : ARCTIC SMOKE PANEL OR
BLACK : IRON ORE PANEL

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JIM CHEN
No. 51071
INCY,
MA

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.Z.	REVISION#1	6-10-2026

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

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

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NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
INTERIOR
RENDERING PLAN

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

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

CONSULTANT

REGISTRATION

REGISTERED ARCHITECT
JIM CHEN
No. 51071
QUINCY, MA

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
INTERIOR
RENDERING PLAN

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

PAUL C. FREW

June 27, 2026

Town Of Randolph – Town Manager's Office
Attn: Mr. Brian Howard – Town Manager
41 South Main Street
Randolph, MA 02368

Dear Mr. Howard,

Please accept this letter and accompanying résumé as my application for the position of Fire Chief for the Randolph Fire Department.

Serving this department has been the greatest honor of my professional career. Since joining the Randolph Fire Department on January 1, 1994, I have been privileged to serve the Town and its residents in nearly every leadership capacity within the organization—from Call Firefighter to Firefighter, Lieutenant, Fire Prevention Captain, Shift Captain, Chief of Operations, and Acting Fire Chief. Each assignment has provided invaluable experience, strengthened my leadership abilities, and prepared me to lead this exceptional organization as its next Fire Chief.

Throughout my career, I have remained committed to continuous professional development and lifelong learning. I am a graduate of the Massachusetts Chief Fire Officer Program, have earned Fire Chief Credentialing through the Commonwealth of Massachusetts Fire Service Commission, and have completed extensive training in leadership, emergency operations, fire prevention, code enforcement, emergency medical services, and organizational management. I am also in the final stages of completing my Bachelor of Science degree in Fire Service Administration, with only two courses remaining and slated to finish this fall. These experiences have strengthened my ability to make informed decisions, develop personnel, and guide the department through today's increasingly complex public safety challenges.

Over the past several years as Chief of Operations, I have been responsible for overseeing the department's daily operations, training, emergency response readiness, apparatus and equipment management, personnel development, budgeting, strategic planning, and interdepartmental coordination. I have worked collaboratively with department members, Town leadership, neighboring agencies, and community stakeholders to improve operational efficiency while maintaining the exceptional level of service our residents expect and deserve.

Throughout my career, I have witnessed that effective leadership is built on integrity, accountability, communication, and leading by example. I am committed to fostering a culture where every member is valued, professionally developed, and equipped with the training and resources necessary to perform their duties safely and effectively. I also recognize that the Town of Randolph is a diverse and vibrant community, made up of residents with varied backgrounds, experiences, and needs. As Fire Chief, I will continue to strengthen the relationship between the Fire Department and the community we serve by ensuring our services are delivered with professionalism, respect, compassion, and cultural awareness. I believe the greatest strength of the Randolph Fire Department is its people, and I will work alongside our members to continue building an organization founded on trust, teamwork, and continuous improvement.

As Fire Chief, my priorities will be to strengthen firefighter health and safety, enhance emergency preparedness, support professional development at every level of the organization, maintain fiscal responsibility, pursue grant funding opportunities, and expand community risk reduction initiatives. Most importantly, I will remain committed to providing exceptional fire, rescue, and emergency medical services while preserving the public trust our department has earned through decades of dedicated service.

Thank you for your time and consideration. I would welcome the opportunity to discuss my qualifications, leadership philosophy, and vision for the future of the Randolph Fire Department. I appreciate your consideration and look forward to the opportunity to continue serving the Town of Randolph as its next Fire Chief.

Respectfully,

Paul C Frew

Paul C. Frew

PAUL C. FREW

OBJECTIVE:

To serve as Chief of the Randolph Fire Department by applying more than 30 years of progressive fire service experience, leadership, and operational expertise to advance the department's mission and commitment to the community. I am dedicated to building upon the department's strong tradition of service while embracing innovation, continuous improvement, and responsible leadership to enhance firefighter safety, operational readiness, fiscal responsibility, and community partnerships. As Fire Chief, I will remain committed to ensuring that the department continues to provide equitable, professional, and compassionate service to Randolph's diverse community while fostering an inclusive environment where all residents, businesses, visitors, and employees are treated with dignity and respect.

PROFESSIONAL EXPERIENCE:

Town Of Randolph Fire Department – Randolph, MA 02368
January 1, 1994 to Present

Chief of Operations — January 2023 to Present

- Serve directly under the Fire Chief with responsibility for overseeing daily department operations, coordinating apparatus maintenance, managing the department's training program, directing equipment procurement, and serving as Acting Fire Chief in the Fire Chief's absence.

Acting Deputy Fire Chief / EMT-P — 75 Shifts — May 2003 to December 2023

- Reported directly to the Chief and Chief of Operations to assist in operation of the Department, responsible for command of shift officers and personnel of the firefighting force.

Permanent Fire Captain / Shift Captain / EMT-P — August 2018 to December 2023

- Responsible for the supervision, direction, and safety of all personnel assigned to the shift under the authority of the Shift Commander. Duties included directing personnel during emergency responses, making strategic and tactical decisions to ensure the safe and effective mitigation of incidents, overseeing the safe operation and readiness of apparatus and equipment, managing daily station operations and maintenance, and planning and delivering company-level training to maintain operational readiness and professional competency.

Permanent Fire Captain / Fire Prevention Officer / EMT-P — August 2012 to August 2018

- Reported directly to the Fire Chief and Chief of Operations as head of the Fire Prevention Office, supervising the Fire Prevention Lieutenant. Responsibilities included managing all fire prevention operations, coordinating and conducting occupancy inspections, maintaining inspection records, issuing permits in accordance with state laws and local ordinances, reviewing plans and development projects, conducting fire alarm and sprinkler acceptance testing, and managing fee collection and tracking.

Collaborated with other municipal departments to facilitate the successful commissioning of new occupancies, enforced fire and life safety codes, and led community risk reduction and public education initiatives.

Permanent Fire Lieutenant / EMT-P — June 2008 to August 2012

- Under the direction of the Shift Commander, responsible for the command and daily operations of Station 2. Duties included supervising and ensuring the safety of assigned personnel, establishing the Incident Command System (ICS) and developing incident action plans as the first-arriving company officer, overseeing station maintenance projects, coordinating district training, and conducting district occupancy familiarization and pre-incident planning to enhance operational preparedness.

Department Training Officer — September 2002 to Present

- Reported directly to the Fire Chief and Chief of Operations as the Department Training Officer. Responsibilities included developing, scheduling, coordinating, and delivering department training programs; maintaining comprehensive training records and ensuring compliance with certification requirements; coordinating training opportunities with outside agencies; and assisting with the specification, procurement, maintenance, and evaluation of department apparatus and equipment.

Acting Fire Lieutenant / EMT-P — 325 Shifts — May 2003 to June 2008

Firefighter / EMT-P, EMT-I, EMT — November 1998 to June 2008

Call Firefighter / EMT — January 1994 to November 1998

HCG Associates – Taunton, MA 02780
August 1, 2018 to December 31, 2022

Project Manager – Compliance & Risk Management

- Represent businesses across a wide range of industries in achieving compliance with federal, state, and local regulatory requirements, including those established by the EPA, OSHA, state DEP agencies, and local authorities. Responsibilities include developing Process Safety Management (PSM) programs, Emergency Action Plans (EAPs), conducting comprehensive safety and regulatory compliance inspections, identifying corrective actions, and designing and delivering corporate safety and regulatory training programs.

T. Dustin Alward-Massachusetts Fire Fighting Academy – Stow, MA 01775
June 1, 2005 to June 30, 2009

Academy Instructor – Recruit Training Program

- Responsible for delivering academy developed training programs the recruit fire fighter program. This included working with senior instructors to deliver classroom lectures, hands on training and oversee recruits performing practical evolutions.

Academy Instructor – Impact Series Program

- Responsible delivering academy developed training programs remotely to assigned communities. This included coordinating and scheduling with department Chiefs and Training Officers.

EDUCATION & TRAINING:

University of Massachusetts Edward J. Collins Center for Public Management / Massachusetts Firefighting Academy – Stow, MA
September 2017 thru January 2018

- Chief Fire Officer Management Training Program

Massasoit Community College – Brockton, MA
1998 to 2024

- Classes toward my associate's degree in Fire Science Technology.

Columbia Southern University – Orange Beach, AL
2024 – Present

- Actively attending on-line classes to obtain my Baccalaureate Degree in Fire Service Administration, currently have 2 remaining courses and on target to complete my degree in the fall of 2026.

Massachusetts Department of Fire Services – Stow, MA
1998 to Present

- Fire Officer II – Blended E-Learning
- Fire Officer I – Tactical and Supervisory Training
- Fire Instructor Methodology
- Fire Prevention Officer Basic – Online Training
- Fire Prevention Officer Level 1 Training
- New Fire Code Orientation – NFPA 1
- Senior Fire Officer Forums
  - "Emergency Vehicle Operations"
  - "Professional Service Delivery"
  - "NFPA Standards in Action"
  - "Professional Service Delivery"
  - "Responding to Routine Emergencies"
  - "Highly Reliable Organizations"
  - "Fire and Emergency Services: Ethics, the Future and Professional Development"
  - "Leadership Challenges and Opportunities for the Fire Service"
  - "The New Firefight-20 Tactical Considerations From UL/NIST FF Safety Research"

Massachusetts Emergency Management Association
2005 to Present

- NIMS ICS-700 – Train the Trainer
- NIMS ICS-100 – Introduction to Incident Command
- NIMS ICS 200 – Single Resource Management
- NIMS ICS 300 – Mid-Level Management
- NIMS ICS 400 – Advanced Incident Command

Professional Development Seminars

- Fire Prevention Association of Massachusetts (FPAM)
  2015, 16 Professional Development Conference

- Norfolk County Fire Chiefs
  2014,15,22,23,24,25 Professional Development Seminar

- Fire Chiefs Association of Massachusetts (FCAM)
  2013,15,23,24,25 Professional Development Workshop

- FDIC International
  2024 Fire Department Instructor Conference – Indianapolis, Indiana

- Dennis MA Fire Association – "Developing Leaders in Changing Fire Departments"
  2012 Professional Development Seminar

- Plymouth County Fire Chiefs Association – "The Myth and Mystery of Leadership"
  2012 Professional Development Seminar

Boston Fire Department Training Academy – Boston, MA
1999 to 2000

- Recruit Firefighter Training – 14 Week Firefighter I/II Training

Wentworth Institute of Technology – Boston, MA
1994 - 1997

- Associates and Bachelor of Science Degree in Building Construction Technology

PROFESSIONAL AFFILIATIONS:

Metro Fire Chiefs – Member	2026 to Present
Norfolk County Fire Chiefs – Member	2026 to Present
Fire Chiefs Association of Massachusetts – Member	2023 to Present
National Fire Protection Association – A.H.J. Member	2012 to 2019
Fire Prevention Association of Massachusetts - Member	2012 to 2019
South Shore Fire Prevention Group - Member	2012 to 2019
Automatic Fire Alarm Association – A.H.J. Member	2012 to 2018
Norfolk County Technical Rescue Team	
• Active Team Member	2010 to 2018
• Steering Committee Member	2010 to 2013

CERTIFICATIONS & LICENSES:

Commonwealth of Massachusetts Fire Service Commission

- Certificate of Credential – Fire Chief 2022

Commonwealth of Massachusetts - Office of State Fire Marshall

- Certificate of Credential – Fire Prevention Officer Level – I 2013

Commonwealth of Massachusetts Fire Training Council / Pro Board of Fire Service Qualifications

- Fire Inspector I 2005
- Fire Instructor I 2004
- Fire Officer I 2003
- Fire Officer II 2018
- Firefighter I / II 2003

American Heart Association

- Basic Life Support Instructor 2006 to Present
- Advanced Life Support Provider 2001 to Present
- Advanced Pediatric Life Support Provider 2001 to Present
- Healthcare Provider 1995 to Present

Commonwealth of Massachusetts – Department of Public Health

- Certified EMT – Paramedic 2002 to Present
- Certified EMT – Intermediate 2000 to 2002
- Certified EMT – Basic 1996 to 2000

Commonwealth of Massachusetts – Department of Public Safety

- Licensed Construction Supervisor 1995 to 2018

EXTRA CURRICULAR INVOLVEMENT:

Community Involvement Town Of Randolph, East Bridgewater and Mansfield

- Volunteered cleaning and painting over 25 fire hydrants in the Canton Street Area. 1987
- Blue Hills Regional Construction Technology Advisory Board Student Representative 1989 – 1993
- Volunteered during the original Imagination Station Playground construction 1990
- Blue Hills Regional Construction Technology Advisory Board Trade Representative 1993 – 2000
- Town of Randolph Elected Town Meeting Member 1994 – 2000
- St. Bernadette Church Eucharist Minister 1995 – 2000
- St. Bernadette Church Building Maintenance Committee 1995 – 2000
- Town of Randolph Appointed Member of Municipal Space Needs Committee 1997 – 2000
- T. Dustin Alward Scholarship Committee Member 1998 – Present
- American Heart Association CPR Instructor 2006 – Present
- National Child Passenger Safety Technician 2008 – 2014
- East Bridgewater Cub Scouts Pack 28 – Den Leader 2010 – 2015
- East Bridgewater Cub Scouts Pack 28 – Cub Master 2012 – 2015
- East Bridgewater Youth Baseball & Softball - T-Ball Coach 2014
- East Bridgewater Youth Baseball & Softball – Softball Coach 2014 – 2016
- Mansfield Cub Scouts – Pack 13 – Assist with First Aid Instruction 2025 – 2026

- Camp Norse Kingston, MA – Cub Scout First Aid Station Instructor 2024

Randolph Fire Department:

- Firefighter Sunday Co-Coordinator 1998 – 2022
- Memorial Day Flowers & Flags for Deceased members 1998 – 2018
- Memorial Day and Veterans Day Participant 1998 – Present
- Various Building Maintenance Renovations & Repairs 1998 – Present
- FEMA Fire Act Grant Writing & Application Assistance 2002 – Present
- Fire Apparatus Maintenance, Purchasing & Vendor Networking 2003 – Present
- Fire Fighting and Personal Protective Equipment Specification & Purchasing 2004 – Present
- Randolph Lions Club "Holmatro – Jaws of Life" Grant 2004
- Statewide Rapid Intervention Team Initiative – Train the Trainer 2008
- Massachusetts Department of Fire Services Firefighter Safety Grant Writer 2012 – Present
- Randolph Fire Department Honor Guard 2017 – Present

Randolph Firefighters Local 1268

- Member of Local 1268 Executive Board 2006-2009
- Member of Local 1268 Safety Committee 2002-16, 20-21

REFERENCES:

Commissioner David Murphy – Department of Natural Resources
City Of Quincy - Koch Park & Recreation Complex
1 Merrymount Parkway
Quincy, MA 02170
617-376-1253

Fire Chief Brian Nardelli
Current President Fire Chiefs Association of Massachusetts
City Of Brockton Fire Department
540 West Street
Brockton, MA 02301
508-588-0585

Captain Paul Spillane
Massport Fire Rescue Department
162 Harborside Drive
East Boston, MA 02128
617-561-3400

Additional References May Be Furnished Upon Request

Resolution: 2026-007 **Introduced by: Councilor Gordon**
April 13, 2026

Capital Budget Resolution on the Will of the Council on Street Paving

WHEREAS the people of Randolph have repeatedly expressed, in petitions and numerous complaints, that there is a high demand for repaving streets throughout Randolph; and

WHEREAS the capital budget for street repaving was for many years set at about $1 million per year, which allowed for only a handful of streets to be repaved each year, by ad-hoc contracts for each project, necessitating a decades-long wait for many neighborhoods; and

WHEREAS two years ago, the capital budget for street repaving was increased fourfold to about $4 million per year, including in the current fiscal year, and that investment level allowed for dozens of streets to be repaved, including establishing an ongoing street repaving contract; and

THEREFORE BE IT RESOLVED that the Randolph Town Council supports maintaining the capital budget expenditure level of about $4 million per year for street repaving, for the upcoming fiscal year and for the future until we are "caught up"; and

BE IT FURTHER RESOLVED that the Randolph Town Council considers funding the capital expense an appropriate use of available "Free Cash" funds.

Resolution Number: 2026-008 **Introduced By: Councilor Jesse Gordon**
June 8, 2026

Resolution In Support Of Massachusetts Medicare For All Legislation

Whereas, access to health care has become one of the biggest political issues of the day and is of great concern to ourselves and our neighbors; and

Whereas, the United States remains one of the few countries that does not provide universal publicly funded health care; and

Whereas, the cost of health care keeps increasing, thereby creating a burden and a concern to us all; and

Whereas, as the number of people who do not have affordable access to quality health care increases, the health of our communities decreases; and

Whereas, the cost of health insurance continues to increase and the health insurance policies include up-front costs of co-pays and deductibles that are a burden for employers and employees; and

Whereas, these funds could be better spent to improve the overall quality of life for Massachusetts residents and to increase wages, salaries and other benefits; and

Whereas, Massachusetts has been a leader in providing coverage for quality healthcare for its people; and

Whereas, there are means of providing healthcare for all that also provides better coverage, without co-pays and deductibles, and includes medical, dental, long-term, and preventative care; and

Whereas, An Act Establishing Medicare For All in Massachusetts creates that and has been introduced in the Legislature as H.1405 and S.860; and

Whereas, this Act would save the Town of Randolph an estimated $7.7 million dollars in economic value (FY2024 Mass-Care Spreadsheet) in the first year alone;

Now, therefore, be it resolved, that the Randolph Town Council endorses An Act Establishing Medicare For All in Massachusetts and will communicate its support to Randolph's State Representatives and State Senators.

Resolution: 2026-010 **Introduced by: Councilor Gordon**
July 13, 2026

Resolution for July Third Parade Commission

WHEREAS, the July 3rd parade and fireworks have been a long-standing and beloved tradition in Randolph; and

WHEREAS; the July 3rd parade and fireworks were temporarily converted in 2026 to a daytime July 11 celebration without a parade and without fireworks;

BE IT FURTHER RESOLVED; that the Randolph Town Council supports the creation of a "July 3rd Commission" as follows:

- The Town Manager or a designee shall appoint a minimum of 5 Randolph residents who have submitted applications by Sept. 3rd 2026; and shall fill vacancies by Sept 3rd of subsequent years;
- Those appointees shall elect a chair and will decide among themselves fulfilling the required meetings and submissions below
- The Town Council shall appoint one Town Councilor as liaison and observer, but that Councilor shall not have a vote on Commission decisions;
- The Town Manager shall appoint one representative for recreation/RICC; one representative for police/security; and one representative for DPW.
- The Commission shall meet on or before October 3rd, and shall decide at that time their subsequent meeting schedule;
- The Commission shall set up meetings with the police chief, the DPW Director, the RICC Director, and other Town staff as they warrant necessary, to gather information about the July 3rd event and necessities required, with an opportunity for public input and Q&A at each meeting;
- The Commission shall decide what activities shall occur on the subsequent July 3rd (or on a date near July 3rd if the Commission so determines), including estimates of the costs of required services in advance of July 3rd and on July 3rd, and including a plan for fundraising to meet those costs, and shall report those decisions by December 3rd;
- The Commission and/or the Town Manager will establish a "July 3rd Fund" to which residents and businesses may donate;
- The Commission shall recommend a schedule for implementation, such as when to start outreach to hire police officers, contact and book vendors and performers, and anything else the Commission determines;
- The Commission shall meet during the implementation period (January through June), as they deem necessary, to solicit funding and/or event participation from local organizations, to assist with implementation, and to decide outstanding issues;
- By August 3rd, the Commission members will contact the Town Manager with their desire to continue service or to retire from the Commission.

Council Order: 2026-018 **Introduced by: Councilor Gordon**
March 9, 2026

Amendment To Town Council Rules Section 13
Pertaining to Order of Business and Agenda

To see if the Randolph Town Council will amend Section 13 of the "Town Council of Town of Randolph Rules Manual" ("Rules Manual") pertaining to Order of Business and Agenda, as follows:

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

   Copies of the agenda and any attachments shall be delivered to the Town Council members no later than Thursday preceding the regular Council meeting.

   Replace that portion with the following:

   Electronic copies of the agenda and any attachments shall be delivered to members of the Town Council prior to each Council meeting and shall be posted to the Town website. Attachments to the agenda shall include any presentations planned for the Town Council meeting, and all attachments to the agenda shall be posted on the Town website in a text-searchable format.

Zoning and Ordinance Subcommittee recommends to move to amend the Town Council Rules by striking paragraph 6 in Section 13 and replacing it with the following:

Copies of the agenda and any attachments including but not limited to presentations that are expected to be used during the meeting.
Shall be delivered (to office mailboxes) and email to the members of the Town Council no later than Thursday preceding the regular Council meeting.

The above shall also be transmitted electronically to the Town Council and shall be posted on the Town Website in a text searchable format.

If presentation documents are not complete prior to - then a place holder shall be inserted so that it is known the topic will be forthcoming.

Zoning and Ordinance Subcommittee recommends to move to amend the Town Council Rules by striking paragraph 6 in Section 13 and replacing it with the following:

Copies of the agenda and any attachments including but not limited to presentations that are expected to be used during the meeting shall be delivered (to office mailboxes) and emailed to the members of the Town Council ~~members~~ no later than Thursday preceding the regular Council meeting.

The above shall also be transmitted electronically to the Town Council and shall be posted on the Town Website in a text searchable format.

If presentation documents are not complete prior to - then a place holder shall be inserted so that it is known the topic will be forthcoming.

Council Order 2026-054 **Introduced By: Councilor Brandon Thompson**
June 8, 2026

Amendment to the General Ordinances of the Town of Randolph
To Prohibit the Use of Algorithmic Rent Setting Devices

The Randolph Town Council hereby amends the General Ordinances of the Town of Randolph to prohibit the use of algorithmic rent setting devices, as follows:

I. Add the following new section 185-2 to the General Ordinances of the Town of Randolph:

§ 185-2 Prohibition of algorithmic rent setting devices.

(1) **Purpose.** In recent years, several software programs, often referred to as "algorithmic devices," have threatened to destabilize rental housing markets in municipalities across the United States. More and more landlords in large U.S. cities are now pooling their data and pricing decisions using such software. The use of this software has contributed to double-digit rent increases, higher vacancy rates, and higher rates of eviction. It has distorted markets to the extent that rents and vacancy rates have increased simultaneously. The software permits landlords to coordinate and to collude about pricing. The software also hinders the efforts of consumers to engage in price comparisons or price negotiations. This ordinance prohibits the use of algorithmic devices for the purpose of setting rents on residential dwelling units in Randolph, Massachusetts, to bring immediate relief to tenants and ensure that landlords are adhering to fair standards for setting rental rates.

(2) **Definitions.** As used herein, the following terms shall have the following meanings:

"Algorithmic device" shall mean a product or service involving a system, software, or process using computation that: uses one or more algorithms to perform calculations; uses data concerning historical or contemporaneous prices, price changes, supply levels, occupancy rates, or lease or rental contract termination and renewal dates from:

a. two or more real estate lessors;

b. public databases; or

c. a combination of public databases, or two or more real estate lessors;

that recommends rental prices, fees, rental terms, or occupancy levels to a landlord.

"Algorithmic device" includes a product that incorporates an algorithmic device, but does not include (1) a report that publishes periodically, but not more frequently than monthly, existing rental data in an aggregated and anonymous manner but does not recommend

rent prices, fees, or occupancy rates or other rental contract terms for future leases; or (2) a product used for the purpose of establishing rent or income limits in accordance with the affordable housing program guidelines of a local government, the state, the federal government, or other political subdivision, or a non-profit entity working on behalf of a government entity.

"Price coordination" shall mean engaging in both of the following acts: (1) collecting historical or contemporaneous non-public competitor information concerning prices, price changes, supply levels, occupancy rates, or lease or rental contract termination and renewal dates of residential rental units from two or more real estate lessors, whether or not monetary or other valuable consideration is paid to acquire or collect such information, or information concerning such matters from a public database; and (2) recommending or suggesting rental prices, fees, rental terms, or occupancy levels to a real estate lessor based on such information when such recommendation involves the analysis or processing of such information using an algorithmic device.

"Price coordination" does not include (1) providing information for the purpose of establishing rent or income limits in accordance with the affordable housing program guidelines of a governmental entity; or (2) generation or use of any report, study, or presentation that provides existing rental data in an aggregated manner but does not recommend rent prices, fees, or occupancy rates or other rental contract terms for future leases; or (3) providing or using information for the purpose of conducting market research for project financing, for the purpose of conducting an appraisal, or for conducting research, testing, and training for software development.

"Real estate lessor" shall mean any entity, individual, corporation, partnership, association, joint-stock company, trust, or unincorporated organization that owns or manages real property, or any agent thereof who leases or rents such property or any portion of such property as a residential unit.

(3) Prohibited conduct.

a. No real estate lessor in Randolph shall engage in price coordination for residential rental units in Randolph, including through the sale, licensure, or provision of any service or product that involves price coordination of residential units.

b. No real estate lessor in Randolph shall enter an agreement with any other person to not compete with respect to rental pricing, fees, or any other rental term for residential rental units in Randolph.

c. No real estate lessor shall use, subscribe to, or contract or pay for, the services of another person if such services involve price coordination or otherwise encourage or facilitate an agreement with other persons to not compete with respect to any rental term for residential units in Randolph.

d. No real estate lessor shall use, subscribe to, contract or pay for, or otherwise provide anything of value for use of, any algorithmic device that provides data, information, analysis or recommendations with respect to rental pricing, fees, or any other rental term regarding any residential rental property in Randolph.

(4) Enforcement.

This Ordinance section 185-2 may be enforced by the Police Chief, by the Board of Health, by the Planning Director or by any of their designees.

(5) Penalty.

The penalty for violation of this ordinance shall be in accordance with the fine schedule and shall be in compliance with the provisions of M.G.L. c. 40, § 21D. Each day such violation is committed or permitted to continue shall constitute a separate offense, and shall be punishable as such hereunder. Any fine or penalty imposed by this section and not paid shall become a municipal charge under the lien created by M.G.L. c. 40, § 58.

In addition, the Police Department shall work collaboratively with the District Attorney's Office and/or the Massachusetts Attorney General's Office to share information about violations of this section of the Ordinances in order to aid the appropriate prosecution of these matters under any applicable Massachusetts consumer protection law.

II. Amend Section 301-1 of the General Ordinances of the Town of Randolph, concerning "Fines", to delete the portion regarding General Ordinance Chapter 185 and replace that portion with the following:

Chapter/Section	Title	Fine Amount
Chapter 185, Quality of Life		
§ 185-1H	Violation of any provision of Section 185-1	Minimum of $500 and maximum of $1,000 per violation; each day after notification shall be considered a separate offense
§ 185-2	Violation of any provision of Section 185-2	$300 per offense per day

Council Order 2026-054A **Introduced By: Councilor Brandon Thompson**
June 8, 2026

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§ 185-2 Prohibition of algorithmic rent setting devices.

(1) **Purpose.** In recent years, several software programs, often referred to as "algorithmic devices," have threatened to destabilize rental housing markets in municipalities across the United States. More and more landlords in large U.S. cities are now pooling their data and pricing decisions using such software. The use of this software has contributed to double-digit percentages in rent increases, higher vacancy rates, and higher rates of eviction. It has distorted markets to the extent that rents and vacancy rates have increased simultaneously. The software permits landlords to coordinate and to collude about pricing. The software also hinders the efforts of consumers to engage in price comparisons or price negotiations. This ordinance prohibits the use of algorithmic devices for the purpose of setting rents on residential dwelling units in Randolph, Massachusetts, to bring immediate relief to tenants and ensure that landlords are adhering to fair standards for setting rental rates.

(2) **Definitions.** As used herein, the following terms shall have the following meanings:

"Algorithmic device" shall mean a product or service involving a system, software, or process using computation that: uses one or more algorithms to perform calculations; uses data concerning historical or contemporaneous prices, price changes, supply levels, occupancy rates, or lease or rental contract termination and renewal dates from:

a. two or more real estate lessors;

b. public databases; or

c. a combination of public databases, or two or more real estate lessors;

that recommends rental prices, fees, rental terms, or occupancy levels to a landlord.

"Algorithmic device" includes a product that incorporates an algorithmic device, but that term does not include (1) a report that publishes periodically, but not more frequently than monthly, existing rental data in an aggregated and anonymous manner but does not recommend rent prices, fees, or occupancy rates or other rental contract terms for future leases; or (2) a product used for the purpose of establishing rent or income limits in accordance with the affordable housing program guidelines of a local government, the

state, the federal government, or other political subdivision, or a non-profit entity working on behalf of a government entity.

"Price coordination" shall mean engaging in both of the following acts: (1) collecting historical or contemporaneous non-public competitor information concerning prices, price changes, supply levels, occupancy rates, or lease or rental contract termination and renewal dates of residential rental units from two or more real estate lessors, whether or not monetary or other valuable consideration is paid to acquire or collect such information, or collecting information concerning such matters from a public database; and (2) recommending or suggesting rental prices, fees, rental terms, or occupancy levels to a real estate lessor based on such information when such recommendation involves the analysis or processing of such information using an algorithmic device.

"Price coordination" does not include (1) providing information for the purpose of establishing rent or income limits in accordance with the affordable housing program guidelines of a governmental entity, or a non-profit working on behalf of a government entity; or (2) generation or use of any report, study, or presentation that provides existing rental data in an aggregated manner but does not recommend rent prices, fees, or occupancy rates or other rental contract terms for future leases; or (3) providing or using information for the purpose of conducting market research for project financing, for the purpose of conducting an appraisal, or for conducting research, testing, and training for software development.

"Real estate lessor" shall mean any entity, individual, corporation, partnership, association, joint-stock company, trust, or unincorporated organization that owns or manages real property, or any agent thereof, who leases or rents such property or any portion of such property as a residential unit.

(3) Prohibited conduct.

a. No real estate lessor shall engage in price coordination for residential rental units located in Randolph, including through the sale, licensure, or provision of any service or product that involves price coordination of residential units. No real estate lessor located in Randolph shall engage in price coordination for residential rental units, including through the sale, licensure, or provision of any service or product that involves price coordination of residential units.

b. No real estate lessor shall enter an agreement with any other person to not compete with respect to rental pricing, fees, fee structures, or any other rental term for residential rental units located in Randolph. No real estate lessor located in Randolph shall enter an agreement with any other person to not compete with respect to rental pricing, fees, fee structures, or any other rental term for residential rental units.

c. No real estate lessor shall use, subscribe to, or contract or pay for, the services of another person if such services involve price coordination or otherwise encourage or facilitate an agreement with other persons to not compete with respect to any rental contract term, including price, fees and fee structures, for residential rental units located in Randolph.

d. No real estate lessor shall use, subscribe to, contract or pay for, or otherwise provide anything of value for use of, any algorithmic device that provides data, information, analysis or recommendations with respect to rental unit pricing, fees, fee structures, or any other rental contract term, regarding any residential rental unit located in Randolph.

(4) Enforcement.

This ordinance section 185-2 may be enforced by the Commissioner of Public Health or by the Planning Director, or their designees, and may be enforced in coordination with the Town Attorney.

(5) Penalty.

The penalty for violation of this ordinance shall be in accordance with the fine schedule and shall be in compliance with the provisions of M.G.L. c. 40, § 21D. Each day such violation is committed, or is permitted to continue, shall constitute a separate offense, and shall be punishable as such hereunder. Each advertisement of a unit for rent by a real estate lessor where the terms and conditions of rent are offered in violation of this ordinance shall be considered a separate violation of this ordinance. Each unit that is rented by a real estate lessor in violation of this ordinance shall be considered a separate violation of this ordinance. Any fine or penalty imposed by this section and not paid shall become a municipal charge under the lien created by M.G.L. c. 40, § 58.

In addition, the Police Department shall work collaboratively with the District Attorney's Office and/or the Massachusetts Attorney General's Office to share information about violations of this section of the Ordinances in order to aid the appropriate prosecution of these matters under any applicable Massachusetts consumer protection law.

II. Amend Section 301-1 of the General Ordinances of the Town of Randolph, concerning "Fines", to delete the portion regarding General Ordinance Chapter 185 and replace that portion with the following:

Chapter/Section	Title	Fine Amount
Chapter 185, Quality of Life		
§ 185-1H	Violation of any provision of Section 185-1	Minimum of $500 and maximum of $1,000 per violation; each day after notification shall be considered a separate offense
§ 185-2	Violation of any provision of Section 185-2	$300 per offense per day

Classifieds

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All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Quincy Patriot Ledger reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Quincy Patriot Ledger shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

STUFF

Antiques & Collectibles

MR.BASEBALL IS COMING TO MASSACHUSETTS!
★BUYING ALL VINTAGE SPORTS CARDS★
203-767-2407

Wanted to Buy

CASH FOR TOOLS
Hand/Pwr, Carpenters, Machinists, Mechanics, Plumbers, Rollaways.
1-800-745-8665

LITTLE RICHIE'S ANTIQUES
Records, musical instr., cameras, toys, silver, gold, old signs, tools, furn, costume jewelry, coins, military, swords.
★ CASH PAID ★
50 Hancock St.
Braintree
781-380-8165
littlerichiesantiques.com

CASH FOR RECORD ALBUMS
33's, LP's & 45's WANTED
Call George
617-633-2682

PUBLIC NOTICES

Public Notices

0 Hingham Street
LEGAL NOTICE
TOWN OF ROCKLAND
MASSACHUSETTS
CONSERVATION COMMISSION
NOTICE OF HEARING

Pursuant to G. L. Ch 131, s. 40, the Wetlands Protection Act and the Rockland Wetlands Protection Bylaws – Chapter 407, the Rockland Conservation Commission will hold a public hearing on Tuesday, July 14, 2026 at 7:00 PM at the Rockland High School Lecture Hall, 52 MacKinley Way on the Notice of Intent filed on behalf of Alex Smith for construction of a new single family home on a 4.9 acre lot within the 100-foot Buffer Zone to an area of Bordering Vegetated Wetland (BVW) and Riverfront Area on Ben Mann Brook and FEMA Zone A flood hazard area that extends onto locus at 0 Hingham Street – Parcel 21-005. Plans are on file with the Rockland Conservation Commission and the Massachusetts Department of Environmental Protection, Southeast Regional Office. An electronic copy of the filing is available with the Rockland Town Clerk.

Douglas Golemme, Chairman
Rockland Conservation Commission
AD#12448121
PL 07/07/2026

1157 Washington Street
LEGAL NOTICE
PUBLIC HEARING NOTICE
BRAINTREE PLANNING BOARD
1157 Washington Street: Use Special Permit, Site Plan Review, and Floodplain Protection District

Notice is given by the Planning Board under the provisions of MGL Chapter 40A Sections 9 and 11 and the Braintree Zoning Ordinance Chapter 135 Articles V, VI, VII, VIII, XI, XII, and XIV that a Public Hearing will be conducted on **Tuesday July 14, 2026 at 7:15 P.M. in Braintree Town Hall.** The Planning Board will consider an **Application filed under Use Special Permit (135-601: Apartment House), Site Plan Review, and Floodplain Protection District,** filed by John J Mento, Daniel F Mento – Trustees of Washington ST 1157 Realty Trust, Applicant. The Applicant is seeking approval to construct ten residential townhouse units with associated parking, utilities, landscaping, and restorative planting improvements.

The property is located at **1157 Washington Street**, Zoned General Business and within the Floodplain Protection District, as shown on Assessors Map 1008 Plots 11, 22, and 27. The total lot size is 74,300 sq.ft.

To Review Application: Department of Planning and Community Development in Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website https://braintreema.gov/1033/Current-Applications.

#12430199
PL 6/30, 7/7/26

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167 Sycamore Street, Holbrook
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
Docket No. 26 SM 002064
ORDER OF NOTICE

TO: Ryan Dennis Gorman and Brittney Elizabeth Gorman a/k/a Brittney Elizabeth Brown

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq):

Wells Fargo Bank, N.A.

claiming to have an interest in a Mortgage covering real property in **Holbrook, numbered 167 Sycamore Street, given by Ryan Dennis Gorman and Britney Elizabeth Gorman to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rockland Trust Company, its successors and assigns, dated January 8, 2021, and recorded in Norfolk County Registry of Deeds in Book 38849, Page 505,** and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at **Three Pemberton Square, Boston, MA 02108** on or before 8/10/2026 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, GORDON H. PIPER
Chief Justice of this Court on 6/26/2026.
Attest:
Deborah J. Patterson, Recorder
AD# 12461739
PL 07/07/2026

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2 COUNTRY CLUB CIRCLE, SCITUATE
LEGAL NOTICE
TOWN OF SCITUATE
CONSERVATION COMMISSION

On 7/20/2026 at 6:00 PM, the Scituate Conservation Commission will hold a Wetlands Hearing under Chapter 131 Section 40 of the Massachusetts General Laws and Section 30700 of the Town of Scituate Code of Bylaws for a Notice of Intent filed by Robert Stachura for the construction of an addition to a single-family dwelling within wetland resources and located at 2 Country Club Circle, Scituate. Abutters and other interested parties are invited to attend. Information to access meeting will be available on the agenda posted on town website.

Frank Snow
Chairman

AD#12447522
PL 7/7/2026

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30 Ashworth Ave
LEGAL NOTICE
PUBLIC HEARING NOTICE
BRAINTREE PLANNING BOARD
30 Ashworth Avenue: Grading Permit

Notice is given by the Planning Board under the provisions of MGL Chapter 40A Sections 9 and 11 and the Braintree Zoning Ordinance Chapter 135 Articles V, VI, XI, and XII that a Public Hearing will be conducted on **Tuesday July 14, 2026 at 7:15 P.M. in Braintree Town Hall**. The Planning Board will consider an **Application for Grading Permit (135-1201)** filed by John and Andrea Gibbons, Applicant. The Applicant is seeking a grading permit to replace an existing open infiltration basin with a subsurface stormwater infiltration system on their property.

The proposed grading will approximately remove 8 cubic yards and import 1,980 cubic yards of material, resulting in a total land disturbance of about 16,030 s.f.

The property is located at **30 Ashworth Avenue,** Zoned Residence B and within the Watershed Protection Overlay District, as shown on Assessors Map 1094 Plot 74. The total lot size is 1.63 acres.

To Review Application: Department of Planning and Community Development in Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website https://braintreema.gov/1033/Current-Applications.

AD# 12437135
PL 06/30, 07/07/2026

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370 Shaw Street
LEGAL NOTICE
PUBLIC HEARING NOTICE
BRAINTREE PLANNING BOARD
370 Shaw Street: Site Plan Review and More Than One Dwelling on a Lot

Notice is given by the Planning Board under the provisions of MGL Chapter 40A Sections 9 and 11 and the Braintree Zoning Ordinance Chapter 135 Articles I, VI, VII, VIII, XI, and XII that a Public Hearing will be conducted on **Tuesday July 14, 2026 at 7:15 P.M. in Braintree Town Hall**. The Planning Board will consider an **Application for Site Plan Review and More Than One Dwelling on a Lot** pursuant to Sections 135-711 and 135-710 filed by Bill Jablonski, Applicant. The Applicant is seeking to construct two additional single-family dwellings with associated access, driveway, drainage, and utilities improvements.

The property is located at **370 Shaw Street,** Zoned Residence B District, as shown on Assessors Map 3059, Plot 34. The total lot size is 58,564 sq.ft.

To Review Application: Department of Planning and Community Development in Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website https://braintreema.gov/1033/Current-Applications.

#12430330
PL 6/30, 7/7/26

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7 McDonnell Drive, Randolph
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
Docket No. 26 SM 002056
ORDER OF NOTICE

TO: Marcquis A. Johnson, as Personal Representative of the Estate of Marshall Johnson a/k/a Marshall Anthony Johnson, Sr.; Marcquis A. Johnson; Monet Johnson; Marshall B. Johnson; Christien H. Johnson

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq):

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

claiming to have an interest in a Mortgage covering real property in **Randolph, numbered 7 McDonnell Drive, given by Marshall Johnson and Marcquis A. Johnson to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans Inc., its successors and assigns, dated February 18, 2020, and recorded in Norfolk County Registry of Deeds in Book 37622, Page 290, as affected by a Loan Modification Agreement dated June 18, 2022, and recorded at said Registry of Deeds in Book 40700, Page 568, and further affected by an Assumption Agreement dated September 3, 2022, and recorded at said Registry of Deeds in Book 40825, Page 598,** and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at **Three Pemberton Square, Boston, MA 02108** on or before 8/10/2026 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, GORDON H. PIPER
Chief Justice of this Court on 6/26/2026.
Attest:
Deborah J. Patterson, Recorder
AD# 12460655
PL 07/07/2026

Council Order 2026-054
Legal Notice
Town of Randolph, MA
Council Order 2026-054

The Randolph Town Council will hold a meeting on Monday, July 13, 2026 at 6:00 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and by ZOOM and telephone access on Council Order 2026-054: Amendment to the General Ordinances of the Town of Randolph to Prohibit the Use of Algorithmic Rent Setting Devices. The Full text of Council Order 2026-054 can be located on the bulletin board at the Randolph Town Clerk's office, located on the first floor of Town Hall; 41 S. Main Street, Randolph, Ma, 02368 during regular business hours. 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 may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.
AD#12448453
PL 07/07/2026

Hearing 07/15/2026
LEGAL NOTICE
Southfield Redevelopment Authority
Conservation Commission

In accordance with M.G.L. Chapter 131, Section 40 (The Massachusetts Wetlands Protection Act) and the Wetlands Protection Rules and Regulations for the NAS (Naval Air Station) South Weymouth Mixed Use Development District and Open Space District, (the "SRA Regulations") the Southfield Redevelopment Authority (SRA), acting as the Conservation Commission, will hold a public hearing on Wednesday, July 15, 2026 at 7:00 PM at SRA's office located at 223 Shea Memorial Drive, South Weymouth, MA to consider a Notice of Intent filed by Turquoise Southfield NR LLC pertaining to infrastructure work associated with the proposed construction of a main roadway and associated stormwater system and utilities, together with related landscaping, grading, and limited demolition activities located in Weymouth, MA. The proposed work would occur within the 100-foot buffer zone to Bordering Vegetated Wetlands and within the 200-foot Riverfront Area of the West Branch of French's Stream. The project also involves temporary impacts to Bank. In connection with the Notice of Intent, the applicant is requesting a waiver from the 25-foot setback requirement set forth in Article III, Section B of the SRA Regulations. A copy of the Application is available for viewing at the offices of the Southfield Redevelopment Authority located at 223 Shea Memorial Drive, South Weymouth, MA, and online at:
https://www.southfieldra.com/applications-under-review.html.

Office hours are 8:30 AM to 4:30 PM.
Thomas J. Henderson,
Chairman
Southfield Redevelopment Authority
223 Shea Memorial Drive
South Weymouth, MA 02190
Phone: 781-682-2187

AD# 12461656
PL 07/07/2026

MAZZOCCA ESTATE
LEGAL NOTICE
Commonwealth of Massachusetts
The Trial Court
Norfolk Probate and Family Court
35 Shawmut Road
Canton, MA 02021
(781) 830-1200
Docket No. NO26P1626EA
INFORMAL PROBATE
PUBLICATION NOTICE

Estate of: Richard Phillip Mazzocca
Date of Death: April 18, 2026

To all persons interested in the above captioned estate, by Petition of **Petitioner Lori M. Morgan of Millis, MA; Petitioner John R. Mazzocca of East Walpole MA** a Will has been admitted to informal probate.

Lori M. Morgan of Millis, MA; John R. Mazzocca of East Walpole MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

AD# 12448363
PL 07/07/2026

IFB 27-159
LEGAL NOTICE
Legal Advertisement
IFB 27-159 On Call and Emergency Services Generator

The Town of Stoughton, Massachusetts, the Awarding Authority, invites sealed bids for the IFB 27-159 On Call and Emergency Services for Maintenance, Repair and scheduled Inspections for the Town's Emergency Generator Systems in accordance with the bid documents and specifications. The Work under this Contract includes, on call and emergency services for regular maintenance/repair(s) along with scheduled inspections and necessary and incidental appurtenances to complete the work. Bid documents will be available starting July 13, 2026 9:00am by contacting the Procurement Department at e: bids@stoughton-ma.gov; v: (781) 232-9364. Bids will be received until July 29th, 2026 3pm prevailing time. All sealed bids shall be submitted to Town of Stoughton Procurement Office 3rd Floor 10 Pearl Street Stoughton, MA 02072 and be entitled "27159 Generator"

This contract is being issued with a one year term with two one-year options to renew solely based on the Town's recommendations. Each bid shall also be accompanied by a bid security in the form of a certified, treasurer's, or cashier's check, in the amount of 5 percent of the value of the Bid. Wage rates for this project are subject to the minimum wage rates per M.G.L., Ch. 149, and Sections 26 to 27G, inclusive. Successful bidder must furnish Performance and Payment Bonds with a surety company acceptable to the Owner. The bidding and award of the Contract shall be in full compliance with Section 149 of the General Laws of the Commonwealth of Massachusetts as last revised. The Town of Stoughton reserves the right to waive any informality in or to reject any or all Bids if it be in the public interest to do so.

All bids for this project are subject to applicable public bidding laws of Massachusetts, including, but not limited to G.L. c.149. M.G.L. 149 § 44A(2)(C)

Selection of the contractor will be based upon bidder qualifications, including evidence of past performance in similar projects, and bid price. The contract will be awarded to the bidder deemed by the awarding authority to be the lowest responsible and eligible bidder.

The bidder agrees that its bid shall be good and may not be withdrawn for a period of 45 days, Saturdays, Sundays and legal holidays excluded, after the opening of the bids.

The Town reserves the right to waive any informalities, to accept or reject, in whole or in part any or all bids, or take whatever other action may be deemed to be in the best interest of the Town.

Fran Bruttaniti, MCPPO
Procurement Officer
Town of Stoughton

AD# 12444685
PL 07/07/2026

ROZANSKI ESTATE
LEGAL NOTICE
Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Norfolk Probate and Family Court
35 Shawmut Road
Canton, MA 02021
(781) 830-1200
Docket No. NO26P1575EA
CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Paul J Rozanski
Date of Death: 02/16/2026

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by **Walter Rozanski of Brockton MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: **Walter Rozanski of Brockton MA** be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 07/29/2026.
This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.
WITNESS, Hon. Lee M. Peterson, First Justice of this Court.
Date: June 26, 2026
Colleen M. Brierley
Register of Probate
AD#12448797
PL 07/07/2026

Homes

Submit a Legal Public Notice
patriotledger.com/public-notices

Council Order 2026-059 **Introduced by: Town Manager Brian Howard**
July 13, 2026

FY27 Randolph Community Preservation Project – Housing Coordinator Position

To see if the Town Council will vote to approve the FY2027 projects recommended by the Community Preservation Committee, as identified in the below chart, with expenditures for each project in the amounts shown and from the reserves identified below:

Project	Amount	Reserve
Housing Coordinator	$66,377.00	Housing

Explanation: Attached is the partial Report of the Community Preservation Committee for FY'27 concerning the funding of the Town of Randolph Housing Coordinator Position. The Housing Coordinator position is currently being funded through Community Preservation Act (CPA) Funds. This funding is set to run out before the Committee will complete reviewing and voting on the applications we have received. In order to avoid any disruption in the compensation due to this employee, the Committee has decided to bring this project to the Town Council for your consideration at this time. Once the Committee has finished reviewing and voting on all the remaining projects, there will be a subsequent report submitted detailing all the projects that have been approved and their recommended funding allocations. Please see the attached documents for additional details and CPC fund balances.

FY 2027 Community Preservation Committee Recommendations

	Received	2027 Appropriati	
001 CPA General Fund Account			
FY25 local receipts	$1,256,201		
FY27 estimated abatements/exemptions	-$11,653		
2.5% Tax	$31,114		
State Match	$197,728		
To Community Housing Account		$147,339	
To Open Space/Rec. Account		$147,339	
To Historic Preservation Account		$147,339	
To Budgeted Reserve Account		$923,847	
To Administrative Account		$73,670	
To FY27 Bond Payment		$33,856	
		$1,473,390	
Total Estimated Revenues for FY 2027	$1,473,390		
002 Community Housing Account			
FY26 Balance	$606,635		
Community Housing account 10% Set Aside	$147,339		
Total Account Balance	$753,974		
To: Town Planner- Housing Coordinator		-$66,377	
Balance after 2027 appropriations			$687,597
003 Open Space and Recreation Account			
FY26 Balance	$361,995		
Open Space & Recreation account 10% Set Aside	$147,339		
Total Account Balance	$509,334		
Balance after 2027 appropriations			$509,334
004 Historic Preservation Account			
FY26 Balance	$376,080		
Historic Preservation account 10% Set Aside	$147,339		
Total Account Balance	$523,419		
Balance after 2027 appropriations			$523,419
005 Administrative Account**			
CPA Admin Account from 5% of FY26 CPA Estimated Revenue	$73,670		
Balance after 2027 appropriations			$0
006 CPA Budgeted Reserve Account			
Budgeted Reserve account from FY27 Estimated Reserves	$923,847		
Total Account Balance	$923,847		
Balance after 2027 appropriations			$923,847

Total CPA Estimated Accounts Balance** **$2,644,197**

Oustanding Debt- $224,197 **Undesignated Fund- $4,110,000**

**The Admin. Acct. remaining balance gets turned back into the CPA Undesignated Fund Balance at the end of the Fiscal Y

Report of the Community Preservation Committee for FY'27

The Randolph Community Preservation Committee is submitting this partial FY2027 report for the Town Council's consideration. The Housing Coordinator position is currently being funded through Community Preservation Act (CPA) Funds. This funding is set to run out before the Committee will complete reviewing and voting on the applications we have received. In order to avoid any disruption in the compensation due to the employee, the Committee has decided to bring this project to the Town Council for your consideration at this time. Once the Committee has finished reviewing and voting on all the remaining projects, there will be a subsequent report submitted detailing all the projects that have been approved and their recommended funding allocations.

A. Housing Coordinator ***($66,377- Housing***)

This project will cover the salary of a Housing Coordinator who will oversee all aspects of affordable housing requirements (except those of the Randolph Housing Authority) including: Administration of Local Initiative Program (LIP) and Local Action Unit (LAU), Affirmative Fair Housing Marketing Plan (AFHMP), resident selection and lotteries, including preparing closing documents as required. Monitoring LIP, 40B, HOME and locally restricted rental and ownership units as required including processing owner self-certifications, monitoring resales and other transactions, and reviewing and approving rent increase requests and interfacing with subsidizing and monitoring agents. Administration of local programs, including: Rental Assistance Programs, Small Grant Programs, HOME and others as they become available. Maintaining the Subsidized Housing Inventory (SHI) including adding new units. Supporting Town boards and committees and local housing strategies, including assisting with a Housing Production Plan (HPP). Serving as a resource for current and future residents of affordable housing, assisting with queries and promoting affirmative fair housing marketing plans; developing housing related public educational programs, events, and resource guides. Participation in statewide affordable housing initiatives. Develop relationships with local developers, realtors, service providers, lenders, and community-, regional-, and state-based housing agencies including but not limited to the Executive Office of Housing and Livable Communities and MassHousing. Respond to inquiries regarding development of affordable housing and related municipal services.

Committee's Comments:

Whereas one of the Community Preservation Act's core purposes is to support and contribute to providing 10% affordable housing, the abovementioned responsibilities are not currently assigned to any other member of Randolph's municipal staff and require knowledge and experience with affordable housing programs (local, state, and federal), and this position is a continuation of a previously approved project, the CPC feels this project continues to meet the guidelines of the CPA, and therefore supports the funding of this application.

Respectfully Submitted,
Housing Authority Member- Ronald Lum, Chairman,
Town Council Rep- Ryan Egan,
Community Member-Business- Bruce Fleischmann,
Community Member- Resident- Marcell Robateau,
Conservation Commission Member- Keith Asack,
Historical Commission Member- Mary West,
Planning Board Member- Alexandra Alexopoulos

Council Order: 2026-060 **Introduced by: Town Manager Brian Howard**
July 13, 2026

Acceptance of Board of Registrars' Recommendation
for In-Person Early Voting For September 1, 2026- State Primary

Pursuant to M.G.L. ch. 54, Section 25B, and any other applicable law, and upon a request from the Town of Randolph Board of Registrars' recommending in-person early voting, as described in the attached letter, the Randolph Town Council hereby authorizes in-person early voting for the September 1, 2026 State Primary Election to be held in the Town of Randolph, said in-person early voting to be held during the following hours:

Saturday, August 22	9:00 am – 5:00 pm
Sunday, August 23	12:00 Noon- 4:00 pm
Monday, August 24	8:30 am – 4:30 pm
Tuesday, August 25	8:30 am – 7:00 pm
Wednesday, August 26	8:30 am – 4:30 pm
Thursday, August 27	8:30 am – 7:00 pm
Friday, August 28	8:30 am – 1:00 pm

TOWN OF RANDOLPH
41 SOUTH MAIN STREET
RANDOLPH, MASSACHUSETTS 02368

BOARD OF REGISTRARS

JAMES W. BUIEL
JAMES D. CURTIS
CHERYL D. SASS
TOBY LYNNE SCHWARTZ

July 7, 2026

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

President Egan:

At a regular meeting of the Board of Registrars on July 7, 2026 the board voted to recommend In-person Early voting for the Local Election.

We recommend the following hours, which are in-line with past State Primary Elections:

Saturday, August 22	9:00 am – 5:00 pm
Sunday, August 23	12:00 Noon – 4:00 pm
Monday, August 24	8:30 am – 4:30 pm
Tuesday, August 25	8:30 am – 7:00 pm
Wednesday, August 26	8:30 am – 4:30 pm
Thursday, August 27	8:30 am – 7:00 pm
Friday, August 28	8:30 am – 1:00 pm

Early Voting in person data from the 2022 and 2024 State Primary elections is attached. Please let me know if you have any questions, or need additional information. Thank you.

Sincerely,

Cheryl D. Sass
Town Clerk & Registrar

EARLY VOTING IN PERSON – LAST 2 STATE PRIMARY ELECTIONS

2024 State Primary

DATE	Sat 8/24	Mon 8/26	Tue 8/27	Wed 8/28	Thur 8/29	Fri 8/30	**6 Days**
TIME	9-5	8:3-4:3	8:3-7	8:3-4:3	8:3-7	8:3-4:3	**53 Hrs**
#VOTERS	32	58	40	21	41	42	**234 Voters**

2022 State Primary

DATE	Sat 8/27	Sun 8/28	Mon 8/29	Tue 8/30	Wed 8/31	Thurs 9/1	Fri 9/2	**7 Days**
TIME	9-12	12-3	8:3-4:3	8:3-7	8:3-4:3	8:3-7	8:3-4:3	**51 Hrs**
# VOTERS	22	24	48	45	43	58	65	**305 Voters**

Council Order 2026-061 **Introduced by: Planning Board**
July 13, 2026

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

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

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

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

A use shall be classified as a Data Center under these Ordinances where either:
(a) more than twenty-five percent (25%) of the gross floor area is devoted to server racks, stationary computing equipment, or associated mechanical or electrical infrastructure; or
(b) the primary purpose of the facility, as determined by the Building Commissioner or designee, is the housing and operation of computer servers and related infrastructure, regardless of floor area allocation.

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

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

Council Order: 2026-062 **Introduced By: Town Manager Brian Howard**
July 13, 2026

FY26 Budget Transfers

To see if the Randolph Town Council will vote to approve the following transfers:

General Fund:

TRANSFER FROM			TRANSFER TO		
Department	**Salary**	**Expense**	**Department**	**Salary**	**Expense**
Tax Title		16,781.58	Town Accountant		16,781.58
Planning Board		21,000.00	Operational		20,000.00
			Building Inspector		1,000.00
Contractual Raises		127,555.00	Town Manager	46,690.00	
			Town Accountant	4,629.00	
			Assessors	5,213.00	
			Treasurer/Collector	1,943.00	
			Law	4,510.00	
			System Administration	2,669.00	
			Con. Comm.	6,812.00	
			Planning Board	5,483.00	
			Building Inspector	10,633.00	
			Board of Health	16,217.00	
			Public Library	22,756.00	
Civilian Dispatch	83,125.00		Police	28,327.00	
			Fire	54,798.00	
Other Benefits		16,781.00	FICA Retirement		16,781.00
Treasurer/Collector		2,100.00	Assessors		2,100.00
Total Transfer		$267,342.58	**Total Transfer**		$267,342.58

Water/Sewer Enterprise Fund:

TRANSFER FROM			TRANSFER TO		
Department	**Salary**	**Expense**	**Department**	**Salary**	**Expense**
Water/Sewer Enterprise Fund Expenses		106,578.18	Water/Sewer Enterprise Fund Debt		106,578.18
Total Transfer		$106,578.18	**Total Transfer**		$106,578.18

Explanation: These are the FY26 year end transfers.

Council Order: 2026-063 **Introduced By: Town Manager Brian Howard**

July 13, 2026

FY27 Budget Transfers

To see if the Randolph Town Council will vote to approve the following transfer:

TRANSFER FROM				TRANSFER TO		
Department	**Salary**	**Expense**		**Department**	**Salary**	**Expense**
Town Accountant	100,000.00			Town Accountant		100,000.00
Total Transfer	100,000.00			**Total Transfer**		$ 100,000.00

Explanation: The Town Accountant position is currently vacant. The salary line for that position will be used to cover the expenses associated with the Town's outside accounting consulting firm, which is performing the Town Accountant duties until that position is filled.

Council Order 2026-065 **Introduced by: Town Manager Brian Howard**
July 13, 2026

Appropriation and Approval of Borrowing for Municipal Roof Repairs and Related Exterior and Interior Repairs, Painting and Remediation

That the Randolph Town Council appropriates seven hundred fifty thousand dollars ($750,000) to pay the costs of municipal building roof repairs and other exterior and interior municipal building repairs, painting and remediation, including designing, repairing and constructing said infrastructure, and for the payment of all costs incidental and related thereto, which amount shall be expended in addition to all other amounts previously appropriated by the Town for this project. To meet this appropriation, the Treasurer, with the approval of the Town Manager, is authorized to borrow said amount under and pursuant to G. L. c. 44, §7(1), §8(4) or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. The amount authorized to be borrowed by this order shall be reduced to the extent of any grants received by the Town on account of this project. Any premium received by the Town upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with G. L. c. 44, §20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Council Order 2026-066 **Introduced by: Town Manager Brian Howard**
July 13, 2026

Confirmation of Approval to Apply for Massachusetts Department of Environmental Protection and Massachusetts Water Pollution Abatement Trust Grants, Loan Assistance, and Other Support

That the Randolph Town Council hereby confirms Council Order 2022-10, entitled "Appropriation and Approval of Borrowing for Tri Town Water Treatment Plant", which was introduced to the Town Council by Town Manager Brian Howard on February, 14, 2022 and which was approved by the Council on February 28, 2022. That Council Order authorized the Town Treasurer, with the approval of the Town Manager, to borrow and issue bonds or notes in the amount of $3,855,532 for various purposes relating to the construction of the Tri-Town Water Treatment Plant, to borrow all or a portion of that sum from the Massachusetts Clean Water Trust, and in connection therewith to enter into a financing agreement and/or a security agreement with the Trust and otherwise to contract with the Trust and the Massachusetts Department of Environmental Protection with respect to such loan and for any federal or state aid available for the project or for the financing thereof, and further authorized the Town Manager to enter into a project regulatory agreement with the Massachusetts Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary or convenient to carry out the project.

The Randolph Town Council now hereby confirms that Council Order 2022-10 includes the authority for the Town of Randolph Treasurer/Collector, who is currently Allen Laurent, and the Town of Randolph Town Manager, who is currently Brian Howard, and their successors, to act on behalf of the Town of Randolph, as its agent(s), in filing applications for, executing agreements regarding, furnishing information, data and documents pertaining to, and performing any and all other actions necessary to secure for the Town such loan(s) and/or grant(s) for construction or planning of Water Abatement Projects, as described in Council Order 2022-10, as may be available to the Town pursuant to the provisions of the Massachusetts Clean Waters Act, the Water Pollution Abatement Revolving Loan Program and/or the Massachusetts Clean Water Trust, and to otherwise act as the authorized representatives of the Town in connection therewith.

Council Order 2026-067 **Introduced by: Councilor James F. Burgess, Jr.**
July 13, 2026

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

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

1. **Delete Section 2.3 in Article 2, concerning Definitions Associated with Planned Development Districts.**

2. **Delete Section 9.2 in Article 9, concerning Planned Residential Development.**

3. **Delete the following portion of Section 4.6, the Town of Randolph Table of Uses.**

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

EDWARD J. COLLINS, JR. CENTER FOR PUBLIC MANAGEMENT
JOHN W. McCORMACK GRADUATE SCHOOL OF POLICY AND GLOBAL STUDIES
UNIVERSITY OF MASSACHUSETTS BOSTON

100 Morrissey Boulevard
Boston, MA 02125-3393
P: 617.287.4824
F: 617.287.5566
mccormack.umb.edu/centers/cpm
collins.center@umb.edu

PROFESSIONAL SERVICE AGREEMENT
Town of Randolph, MA
Recruitment Services – Town Manager Search

This Professional Service Agreement ("Agreement") is made as of this 13th day of July, 2026 ("Effective Date") between the Town of Randolph, MA, ("Town"), and the University of Massachusetts ("UMass Boston"), represented by its Edward J. Collins, Jr. Center for Public Management ("Center"), having an address of 100 Morrissey Blvd, Boston, MA 02125-3393 ("the Parties").

The Center has technical expertise, resources, and capacity available to it, and the Town wishes to engage the Center to provide the Town with technical services. UMass Boston has determined that the proposed services to be provided are consistent with its research, economic development, educational, and public service missions.

Therefore, the Parties hereto mutually agree as follows:

1. Professional Services. The Center agrees to provide the professional services described in Exhibit A, which is attached hereto and incorporated herein by reference ("Services"). Trained personnel or sub-consultants of the Center shall render the Professional Services.

2. Term. The Center will use reasonable efforts to provide the Professional Services during the period from the date of this Agreement until June 30, 2027. Unless the parties agree to extend the term in writing, this Agreement shall expire at the end of the term or upon the completion of the Professional Services, whichever shall first occur.

3. Confidentiality/Privacy. The Center shall comply with all applicable state and federal laws and regulations relating to confidentiality and privacy. Notwithstanding the foregoing, the Center as part of the University of Massachusetts, is subject to the provisions of the Massachusetts Public Records Law.

4. Payments. The Town agrees to pay to UMass Boston an all-inclusive fee of $15,000 for these services. This cost shall include all Center staff time and overhead. The Center will invoice the Town as follows:

- $7,500 on issuance of Profiles
- $7,500 at completion of Project

The Town agrees to make payments upon receipt of invoices. The Center reserves the right to discontinue work if the Town fails to pay invoices within thirty (30) days of receipt. Payments shall be made to "University of Massachusetts Boston" and shall be sent to:

Edward J. Collins Jr. Center for Public Management
University of Massachusetts Boston
100 Morrissey Blvd.
Boston, MA 02125-3393
Attn: Robert O'Keefe

5. Warranty Disclaimer. The Center shall perform the Services in a professional and workmanlike manner. The Center shall endeavor to perform the Services within the schedule set forth herein but is not liable for failure to meet the schedule. The foregoing warranties are in lieu of all other warranties, express, implied or statutory, including without limitation any implied or express warranties of merchantability, fitness for a particular purpose, or non-infringement of a patent or other intellectual property right.

6. Limitation of Liability. In no event shall UMass Boston be liable for any loss of profits, loss of use, loss of data, or costs to cover indirect, special, exemplary, punitive, incidental or consequential damages of any kind in connection with or arising out of this Agreement or the Services, even if UMass Boston has been advised of the possibility of those damages. Notwithstanding the foregoing, in no event shall its liability arising out of this Agreement or relating to the Services exceed the amounts actually paid.

UMass Boston, as an agency of the Commonwealth, does not have the authority to and shall not indemnify any entity. UMass Boston agrees to pay subject to the Massachusetts Tort Claims Act, M.G.L. c. 258, for any loss, liability or expense, which arises out of or relates to UMass Boston's negligent acts or omissions with respect to its obligations hereunder, where a final determination of liability on the part of UMass Boston is established by a court of law or where settlement has been agreed to by UMass Boston. This provision shall not be construed to limit UMass Boston's rights, claims or defenses which arise as a matter of law or pursuant to any other provision of this Agreement. This provision shall not be construed to limit the sovereign immunity of UMass Boston.

7. Use of Names. The Town agrees that it will not utilize the name or seal of the University in any advertising promotional material or publicity, without the express written consent of UMass Boston. Reciprocally, UMass Boston will not utilize the name or corporate seal of the Town in any advertising promotional material or publicity, without the express written consent of the Town.

8. Termination. This Agreement may be terminated by either of the Parties upon thirty (30) days written notice of termination to the other. If either of the Parties defaults in the performance of any of its material obligations under this Agreement, then the non-defaulting party may give written notice of the default to the defaulting party. Unless the default is corrected within thirty (30) days after the notice, the notifying party may terminate this Agreement immediately upon written notice. Upon termination of this Agreement by either party, UMass Boston will be reimbursed for all costs and non-cancelable commitments incurred in performance of the Professional Services prior to the date of termination in any amount not to exceed the total commitment set forth in Section 4 of this Agreement. Provided, however, that if professional services are not complete, then UMass Boston will return any pro rata share of payment to the Town not otherwise expended, to the extent permissible.

9. Survival. The obligations of the parties under Sections 3, 4, 5, 6, 7, 8, and 9 survive termination of this Agreement.

10. Independent Contractor. Nothing contained in this Agreement shall be construed to constitute the Center or UMass Boston as a partner, joint venturer, employee, or agent of the Town, nor shall either party have the authority to bind the other in any respect, it being intended that each shall remain responsible for its own actions.

11. Governing Law. This Agreement is governed by the laws of the Commonwealth of Massachusetts without regard to any choice of law rules. The Parties agree to exclusive jurisdiction and venue in the Massachusetts Superior Court in Suffolk County.

12. Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to the Services, supersedes all prior oral and written agreements with respect to the subject matter, and can be modified only by a written instrument signed by both of the Parties which references this Agreement.

UMass Boston and the Town have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

Town of Randolph

By:_____
Ryan Egan – Town Council President

By:_____
Richard Brewer, Jr. –
Town Council Vice President

By:_____
Christos Alexopoulos – Councilor

By:_____
James F. Burgess, Jr. – Councilor

By:_____
Natacha Clerger – Councilor

By:_____
Jesse Gordon – Councilor

By:_____
Katrina Huff-Larmond – Councilor

By:_____
Kevin O'Connell – Councilor

By:_____
Brandon Thompson – Councilor

By:_____
Brian Howard
Randolph Town Manager

UMass Boston

BY: _____
Michael Ward, Director

BY: _____
Shala Bonyun, Associate Director of ORSP

Exhibit A: Scope of Services

How the Collins Center Will Assist the Town to Recruit a Town Manager

The Collins Center will work with the Town to understand the most critical issues the Town is facing, as well as the culture and the leadership styles that would be best suited to move the Town forward.

In implementing this approach, the Center will:

- Carefully consider the challenges a new Town Manager will face in the short and long term.
- Using existing materials and input from stakeholders, develop a Profile of the community and the Town Manager position with particular attention to identifying the Town's priority issues and the professional experience and personal qualities needed to succeed.
- Confirm and refine the schedule for this project to meet the Town's specific requirements. Most recruitments take approximately three to four months from the date the engagement begins.
- Build a competitive pool of candidates utilizing the Center's extensive network, traditional advertising, and targeted outreach.
- Working closely with a screening committee to perform initial screening and preliminary interviews, and
- Support the Council throughout the Town Manager selection process.

Project Approach

The following information is provided to illustrate the Center's approach to executive recruitment and what it believes are successful outcomes of each stage of a search. The Center believes that a significant risk in selection is choosing the best person from a mediocre pool of candidates. The Center's primary effort is directed at giving its clients a pool of well-qualified candidates, thereby reducing this risk.

Task One: Understanding the Town and Preparing a Profile

The recruitment team begins the search with a simple question. What criteria would the organization use to determine that the appointment was successful? The Center will compile information about the challenges and opportunities for the Town and the Town Manager, as well as learning what the Town Council believes are the ideal characteristics for the next Town Manager. The methodology used to gather information to create a Profile is comprehensive. Each member of the Town Council will be interviewed

individually. The questions asked in each of the meetings will be focused on the following:

- What great things about the Town should the Profile highlight?
- What are the challenges facing the Town in the next 3 – 5 years?
- What challenges will the next Town Manager face?
- What characteristics, education, and experience should the next Town Manager possess?

Outcome: A Profile will be prepared for approval by the Town Council. Once approved by the Council, the recruitment will commence using the Profile as a marketing tool for the position.

Task Two: Networking and Recruitment of Candidates

The position will be advertised with the MMA and other targeted organizations, which is typical. However, at the same time, the recruitment team engages in extensive direct networking and recruiting using the Center's broad network and personal contacts. Often the best person for a job is not looking for a job, which is why our direct networking is a critical part of the process. The Center's approach is to find candidates that have faced challenges that are of similar magnitude and complexity to those faced by the town. The Collins Center will forward all resumes to the Screening Committee.

Outcome: At the conclusion of networking, the Center will compile resumes to be presented to the Screening Committee and recommend candidates who best meet the needs of the Town. The screening committee will receive copies of all resumes submitted.

Task Three: Screening, and Presentation of Paper Candidates

The Council will select the screening committee in accordance with any local Charter provisions. The Collins Center is able to help guide the Town Council with ideas for the committee composition. The Council will be provided with a sample Screening Committee Charge to guide the work of the Committee.

While the position is being posted, the Collins Center will meet with the Screening Committee to plan the review process. The Collins Center will provide guidance to the Screening Committee on issues of confidentiality and avoiding social media searches. The Collins Center will assist the Screening Committee to establish a set of standardized questions to be asked of all candidates, in accordance with MCAD guidelines and will work with the Screening Committee to determine the method of interviews. The questions will be finalized by the Screening Committee prior to the review of applications.

After the resume deadline (or date of review) the Collins Center will provide a confidential link to Screening

Committee members including all resumes received. The Center does not screen out any candidates. The Center facilitates the work of the Screening Committee in accordance with the Contract with the Town and the Charge given to the Screening Committee.

The Center recommends and uses a consensus approach to deliberations of candidates to determine which candidates to invite for a preliminary screening interview. Doing so encourages discussion and allows for support of those candidates moving forward without a "score" and enables candidates from non-traditional and diverse backgrounds to be evaluated fairly.

Outcome. Candidates to be invited for a preliminary interview will be identified.

Task Four: Preliminary Interviews

After candidates are selected for a preliminary interview, the recruitment team will schedule and facilitate the preliminary interviews with the Screening Committee. At the conclusion of the interviews the recruitment team will facilitate the deliberations to identify potential finalists. Similar to the review of resumes, a consensus approach is taken to determine which candidates to advance.

Outcome: Screening committee will identify tentative finalists.

Task Five: Reference Checking

Reference checks of tentative finalists are extremely thorough. The recruitment team will speak with employers, professional peers, and subordinates, systematically posing the same questions to references for each potential finalist.

Outcome: Presentation of qualified well-vetted candidates to the Town Council

Task Six: Guidance on Final Interview and Selection

The recruitment team will help the Town Council plan the final interview process by providing guidance with the process and structuring the discussion, questions, and format. While the recruitment team is available to work to clarify issues, establish a framework, and facilitate communication, negotiating the conditions of employment is the sole responsibility of the Town and the Town Council. The Center can assist the Town with a CORI check, if necessary.

Outcome: A well-organized final interview and selection process.

Timeline

The estimated timeline for the recruitment is three to four months. The cause of most delay is scheduling meetings with the Screening Committee. Often the people most willing to serve on a committee are the ones with the busiest schedules.

Month 1	Interviews/meetings with Town Council Development and approval of the Profile Placement of advertisement and begin recruitment
Month 2	Recruitment, Networking, Outreach Meet with Screening Committee to establish process; set dates; determine questions Compile resumes for Screening Committee Distribute application materials to Screening Committee Meet with Screening Committee members to determine candidates to invite for interviews
Month 3	Interview candidates for preliminary interviews with screening committee Perform reference checks
Month 4	Finalists announced and interviewed by Town Council

Quote for Professional Fees, Expenses and Payment Schedule

The all-inclusive professional fee is $15,000. The fee does not include screening committee expenses, such as food and refreshments, or any candidate expenses. The payment schedule is as follows:

- $7,500 on issuance of Profiles
- $7,500 at completion of Project

AMENDMENT TO EMPLOYMENT AGREEMENT
(Town Attorney)

This is an Amendment (“Amendment”) to the Employment Agreement (“Agreement”) entered into on October 6, 2025 with an effective date of July 1, 2025 by and between the TOWN OF RANDOLPH, MASSACHUSETTS (herein referred to as the "TOWN"), acting by and through its TOWN COUNCIL, with its offices at Town Hall, 41 South Main Street, Randolph, MA 02368, and Christine Griffin, (herein referred to as "GRIFFIN" or "EMPLOYEE").

This Amendment is entered into on July 13, 2026 with an effective date of July 1, 2026, by and between the Town, acting by and through its TOWN COUNCIL, and Griffin.

The terms of the Agreement remain in effect unless specifically amended below.

In consideration of the promises, the mutual covenants hereinafter set forth, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties to the Agreement now hereby agree to amend the Agreement as follows:

Clause A
AMENDMENT TO SUBSECTION 2.1 OF THE EMPLOYMENT AGREEMENT

Subsection 2.1 of the Agreement is hereby deleted in its entirety and replaced with the following:

2.1 The term of this Agreement and EMPLOYEE's term of employment shall commence on the effective date of this AGREEMENT, July 1, 2026 (the "Commencement Date") and shall terminate on June 30, 2029 (the "Termination Date"). This Agreement may be extended by written agreement of the parties.

All other references to the “Term” of the Agreement, the “Termination Date” of the Agreement, or events that occur in anticipation of the Termination Date of the Agreement, shall be updated to reflect that the Termination Date of the Agreement shall be June 30, 2029.

Clause B
AMENDMENT TO SUBSECTIONS 4.1(a), 4.1(b) AND 4.1(c) OF THE EMPLOYMENT AGREEMENT

Subsections 4.1(a), 4.1(b) and 4.1(c) of the Agreement are hereby deleted in their entirety and replaced with the following:

a) For the contract year of this Agreement beginning July 1, 2026 and ending June 30, 2027, GRIFFIN's annual compensation rate shall be Two-Hundred Five Thousand Dollars ($205,000).

b) For the contract year of this Agreement beginning July 1, 2027 and ending June 30, 2028, GRIFFIN's annual compensation rate shall be Two-Hundred Ten Thousand Dollars ($210,000).

c) For the contract year of this Agreement beginning July 1, 2028 and ending June 30, 2029, GRIFFIN's annual compensation rate shall be Two-Hundred Fifteen Thousand Dollars ($215,000).

Clause C
AMENDMENT TO SUBSECTION 4.13 OF THE EMPLOYMENT AGREEMENT

In subsection 4.13 of the Agreement, concerning Deferred Compensation, increase the annual deferred compensation payment to be made under Subsection 4.13 by ten thousand dollars ($10,000).

Clause D
OTHER AGREEMENT TERMS CONTINUE IN FULL FORCE AND EFFECT

All provisions of the Agreement not specifically amended in this Amendment shall continue in full force and effect as originally written.

[INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to the Agreement on the day and year first written above.

TOWN OF RANDOLPH, acting by and through its TOWN COUNCIL,

By:_____
Ryan Egan - President

By:_____
Richard Brewer, Jr. – Vice President

By:_____
Christos Alexopoulos

By:_____
James F. Burgess, Jr.

By:_____
Natacha Clerger

By:_____
Jesse Gordon

By:_____
Katrina Huff-Larmond

By:_____
Kevin O'Connell

By:_____
Brandon Thompson

Employee:

By:_____
Christine M. Griffin

THE LOTTERY Massachusetts State Lottery Commission

DEBORAH B. GOLDBERG
Treasurer and Receiver General

MARK WILLIAM BRACKEN
Executive Director

June 26, 2026

Randolph Town Council
41 S. Main Street
Randolph, MA 02368

Dear Sir/Madam:

In accordance with Massachusetts General Laws, chapter 10, section 27A, (as amended on 5/20/96), you are hereby notified that an application for a KENO license has been received by the Massachusetts State Lottery Commission, (MSLC) from:

Crovos Liquors
338 N. Main Street
Randolph, MA 02368

If the city/town objects to the issuance of the KENO license, it must claim its right to a Hearing before the MSLC within twenty-one (21) days of receipt of this notice.

In accordance with section 27A(b), the objection of the city/town must be "as a result of an official action" taken by said city or town regarding the KENO applicant. To be fair and apply the same criteria to all cities, towns, and applicants, the MSLC defines an "official action" to be one in which the applicant appeared, or was given the opportunity to appear, before the licensing authority to discuss the issue at the local level in an open hearing or meeting prior to the Hearing at the MSLC.

If you object to these agent(s) receiving a monitor, you must do so, in writing, within twenty-one (21) days of receipt of this letter. If applicable, please address your written objection to the Massachusetts State Lottery Commission, Legal Department, 150 Mount Vernon Street, Dorchester, MA 02125 and send via email to lzella@masslottery.com or by mail. Should you have any questions regarding this program or any other issues relative to the Lottery, please call the Lottery's General Counsel, Greg Polin, at 781-917-6057 or via email at gpolin@masslottery.com. We look forward to working with you as the Lottery continues its efforts to support the 351 cities and towns of the Commonwealth.

Sincerely,

Diane Scott, MSLC Licensing Department
dscott@masslottery.com