



TOWN COUNCIL MEETING

Monday, July 15, 2024 at 6:00 PM

Town Hall - Chapin Hall - 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>

Or One tap mobile: +13017158592, 86495385600#

Or Dial: +1 301 715 8592 Webinar ID: 864 9538 5600

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

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

B. Moment of Silent Prayer

C. Approval of Minutes

1. Meeting Minutes of Town Council Meeting June 24, 2024

D. Announcements from the President

E. Presentations

1. Proclamation for Stajez
2. Proclamation for Kerri Anne Berry

F. Public Hearings

1. 6:15 PM - Council Order 2024-023: 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 Section 200-5, Zoning Map, to include 661 North Street in the Residential Multi-Family District (RMFD) Pursuant to M.G.L. ch. 40A, sec. 5

G. Public Comments/Discussions

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

H. Appointments

I. Motions, Orders, and Resolutions

J. Town Manager's Report

K. Old/Unfinished Business

- [1.](#) Council Order 2024-035: Appropriation of Public, Education, Government (PEG) Access Funds

L. New Business

- [1.](#) Council Order 2024-039: Request for the Town Council to Initiate Amendments to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph - To add a new Section 200-14.5 Randolph Community Multifamily Overlay District (RCMOD) and amend sections 200-3 Definitions, 200-5 Zoning Map, and 200-6 Establishments to comply with the requirements of MGL Chapter 40A Section 3A Multi-family zoning as-of-right in MBTA Communities
- [2.](#) Council Order 2024-040: FY24 Year End Transfers
- [3.](#) Council Order 2024-041: Acceptance of Local Option Statute M.G.L. Ch. 59, Section 5, Clause Twenty-second G Concerning Veterans and Domiciles Held By a Fiduciary
- [4.](#) Council Order 2024-042: Acceptance of Gift of a Truck from the Randolph Housing Authority to the Town of Randolph

M. Correspondence

- [1.](#) Randolph Hiking Adventures
- [2.](#) Randolph Recreation Presents Randolph Summer Sounds: Concerts & Farmers Artisan Markets
- [3.](#) Department of Public Utilities - Notice of Public Hearing and Evidentiary Hearing, and Request for Comments
- [4.](#) Randolph Council on Aging Logo Design Contest
- [5.](#) Comcast Xfinity Program Changes

N. Committee Reports

O. Open Council Comments

P. Adjournment

Notification of Upcoming Meeting Dates

July 29
August 12 and 26
September 9 and 30
October 7 and 28
November 4 and 25
December 9



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, June 24, 2024, at 6:00 p.m.

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

Call to Order: Council Vice-President Brewer called the meeting to order.

Roll Call – Council Members Present: William Alexopoulos, (Via Zoom), Richard Brewer (In-Person), Jesse Gordon (In-Person), Katrina Huff-Larmond (In-Person), and Kevin O’Connell (In-Person).

Pledge of Allegiance: Pledge of Allegiance led by Councillor O’Connell.

Moment of Silent Prayer: Moment of Silent Prayer held in remembrance of Gale Walsh. Gale Walsh was a long-time election poll worker, was a member of the Randolph Woman’s Club, and was very involved in the community.

Approval of Meeting Minutes:

1. Meeting Minutes of Town Council Meeting April 1, 2024
2. Meeting Minutes of the Town Council Meeting April 29, 2024
3. Meeting Minutes of the Town Council Meeting June 10, 2024

Motion to approve the minutes of Town Council meetings on April 1, 2024, April 29, 2024, and June 10, 2024, made by Councillor O’Connell, seconded by Councillor Huff-Larmond.

Roll Call Vote: 5-0-0 (Absent: C. Alexopoulos, Burgess, Egan, and Thompson)

Motion passes.

Presentation:

Councillor C. Alexopoulos entered the meeting, in person, at 5:35 PM.

1. Randolph Police Department Scholarship Presentation

Councillor Thompson entered the meeting, in person, at 5:41 PM.

Randolph Police Chief Anthony Marag presented the First Annual Michael Beal Scholarship in memory of fallen Officer Michael Beal who was tragically killed in May of 2022. I’d like to acknowledge some of the people who helped put this together and raise the money. Sergeant Kevin Gilbery was at the forefront of our department getting everything in motion. Keri and Joe Gilbert from 1048 Bar and Grill helped tremendously and devised ideas to fundraise. And Carol Beal, Michael Beal’s widow, who couldn’t be here with us tonight but was a big proponent of keeping Mike’s memory alive and his legacy

for the Town. The money we raised will be able to fund the scholarship for the next five years going to give the scholarship to a student from the Randolph High School who decides to major in criminal justice.

This year, we would like to present the scholarship to Pharytza Bernard who went to Bridgewater State University this year and finished on the Dean's List! The schools highly recommended her and everyone said great things about her. She was treasurer of the Student Council and led the Book Club at the Turner Free Library. Her dream is to join the police department and expand her studies to other areas of criminology. The amount of the scholarship is a tribute to Mike which represents his badge number of 46. We are extremely proud to present this scholarship of \$4,600 to Pharytza Bernard.

The Councillors had an opportunity to congratulate Pharytza Bernard on her achievements.

2. Mobility Hub Feasibility Study

Town Planning Director Michelle Tyler and Consultant David Perlmutter presented the feasibility study presentation which included a project overview, goals, objectives, existing conditions analysis, service alternative development, and the cost-benefit analysis.

Councillor Thompson: How many people did you talk to at the community event? Were any of these vehicles energy efficient? The Uber and Lyft data is a little concerning. Was micro transit tech-enabled? Did you get the current number of riders we have during the study? Ms. Tyler: I believe eight individuals were present at the community event. Mr. Perlmutter: Many vehicles have the possibility of being energy efficient but it becomes more of a challenge with the larger vehicles or buses. The number of current riders we have is not included in the report for this presentation but that was one of the first steps we did.

Councillor O'Connell: Do we have any numbers on what it would cost to start the program? Are the numbers presented for the entire year? Ms. Tyler: Correct, this is for the year. In addition to these costs, there would be not only vehicles to purchase and maintain, insure, and hire employees capable of driving said vehicles but then you need an operational process, somewhere within the Town, to manage these operations. Mr. Perlmutter: State law prohibits the town from operating its own commuter service. The Town would need to contract this out to a third-party vendor because the Town is already an MBTA community. The hiring and operations manager, obtaining vehicles, would also require one or some of the Town's employee(s) time to oversee these operations. Councillor O'Connell: Can we use the Randolph Intergenerational Community Center (RICC) vehicles for this transit? Town Attorney Griffin: If we go the micro-transit route and continue to limit it to those who qualify for those services, then we can.

Councillor Huff-Larmond: Thank you to Councillor Gordon who thought this was important and did the research by going out into the community to make sure it was needed. Who were the other stakeholders? Ms. Tyler: The RICC, Elder Services, Randolph Community Partnership, Quincy Asian resources. We reached out to many other organizations who did not respond. Councillor Huff-Larmond: When looking at these three options with the understanding that there may be more options, which do you think is best for Randolph? Mr. Perlmutter: Option four would be available to the general public, and vehicles are smaller.

Councillor C. Alexopoulos: How long would the contract be for? Town Manager Howard: If we're starting from scratch we would need at least a three-year contract maybe even five to make use of the initial costs for getting everything started.

Council Vice-President Brewer: What are the fares going to be for residents utilizing this service?
 Perlmutter: We have studied fares of \$2 for the fixed and microtransit route, and \$3 for the rideshare service.

Councillor Gordon: I see that the Stoughton shopping area was included in the map and I'm wondering why other shopping centers were not included. Mr. Perlmutter: We were aiming to push as much service coverage while being limited to three vehicles. We didn't run simulations on the routes you are suggesting but we can certainly look into it however it would significantly drive up the cost. Councillor Gordon: Could we make a fare-based system where riders from other cities would pay their share for utilizing this service?

Town Manager Howard: Thank you for the presentation. We need to cut this short and move on to the public hearing. If there are additional questions, please get them to Ms. Tyler and she can get the answers from Mr. Perlmutter if she does not have the answer already.

Public Hearings:

1. 6:15 PM - Council Order 2024-027: FY2025 Water and Sewer Rates

Council Order 2024-027 was introduced at the Town Council meeting on June 10, 2024. Council Vice-President Brewer opened the public hearing on this matter. The Town Council Clerk referenced the legal advertisement which was published in the Patriot Ledger on June 7, 2024.

Town Manager Brian Howard and Matthew Abrahams, of the Abrahams Group gave an updated presentation on the Water and Sewer Rates.

Council Vice-President Brewer opened the public comments portion of the public hearing.

1. Joe Burke, 54 Hills Street: What is the cheapest option for the taxpayers right now? Town Manager Howard: The "do nothing" scenario allows us to operate this year but it would not allow us to put funds aside for the projects we have been discussing. Option 1 is a 1.0% rate increase which would allow us to continue to set funds aside.
2. Sandy Cohen, 63 Bittersweet Lane: An increase would be an investment in more reliable water for the residents. We know we will have a large amount of money to pay once the Water Treatment Plan comes online and in my opinion it's better to do it in increments versus doing a big increase all at once.

There were no more public comments. Council Vice-President Brewer closed the public comment portion of the public hearing and opened it to the Council for questions or comments.

Councillor O'Connell made a motion to increase water and sewer rates for the Town of Randolph by 1% for fiscal year 2025, seconded by Huff-Larmond.

Discussion: Councillor Huff-Larmond: If we have an opportunity to increase it by 0% then I think we should take advantage of that and save our residents some money.

Councillor Gordon made a motion to amend Councillor O'Connell's motion to increase water rates by 0% and sewer rates by 1% for fiscal year 2025.

Roll Call Vote: 2-5-0 (Nays: C. Alexopoulos, W. Alexopoulos, Brewer, O'Connell, Thompson; Absent: Burgess and Egan)

Motion fails.

Councillor C. Alexopoulos: I think Councillor O'Connell and Sandy Cohen have the right to should continue to add funds to the reserves. There was a recent emergency in one of our water treatment plants requiring a significant cost and we have large expenses for the new Water Treatment Plant coming up that we need to plan for. I think that we should look into the discussion we had when this was introduced regarding increasing savings options for our seniors.

Councillor Huff-Larmond: I understand we are trying to be fiscally responsible, which I want to be fiscally responsible as well, but I am trying to think of the residents in addition to the seniors. I have an appetite for 1% but I don't want to look beyond the needs of our residents.

Councillor Gordon requested a point of order to do a roll call vote on the main motion.

Roll call vote to approve the main motion to increase water and sewer rates for the Town of Randolph by 1% for fiscal year 2025.

Roll Call vote: 4-3-0 (Nays: C. Alexopoulos, W. Alexopoulos, Brewer; Absent: Burgess and Egan)
Motion passes.

Councillor Gordon: I'd like to request additional discussion on Councillor C. Alexopoulos' point of increasing savings for our seniors. Can a different rate be set for seniors? Town Manager Howard provided additional information regarding the current senior discounts. Town Attorney Griffin also provided additional information and said that extensive research would need to be done to come up with different scenarios to increase savings for seniors but that it is possible.

2. 6:15 PM - Council Order 2024-023: 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 Section 200-5, Zoning Map, to include 661 North Street in the Residential Multi-Family District (RMFD) Pursuant to M.G.L. ch. 40A, sec. 5

Council Order 2024-023 was introduced at the Town Council meeting on April 29, 2024. Council Vice-President Brewer opened the public hearing on this matter. The Town Council Clerk referenced the legal advertisements which were published in the Patriot Ledger on June 7, and June 14, 2024.

Motion to continue the public hearing on Council Order 2024-023 to July 15, 2024, at 6:15 PM made by Councillor C. Alexopoulos, seconded by Councillor Huff-Larmond.

Roll Call Vote: 7-0-0 (Absent: Burgess and Egan)

Motion passes.

3. 6:15 PM - Council Order 2024-033: Community Preservation Budget and Reserves

Council Order 2024-033 was introduced at the Town Council meeting on June 10, 2024. Council Vice-President Brewer opened the public hearing on this matter. The Town Council Clerk referenced the legal advertisement which was published in the Patriot Ledger on June 18, 2024.

Council Vice-President Brewer opened the public comments portion of the public hearing.

3. Sandy Cohen, 63 Bittersweet Lane: Can we get a breakdown of the various categories you have to see what has gone and what the balances are? Does this include renovations to Stetson Hall?
Town Manager Howard: Yes, when the Community Preservation Committee comes forward, they will provide a sheet that shows that data. There was money set aside from the Community Preservation Committee and the Town's general funds from the operating budget for Stetson Hall.

4. Joe Burke, 54 Hills Street: How did we make out with the lands being dedicated to pickleball courts? Town Manager Howard and Town Attorney Griffin provided information regarding the process for the transfer of ownership of the land.

There were no more public comments. Council Vice-President Brewer closed the public comment portion of the public hearing and opened it to the Council for comments and questions.

Motion to approve Council Order 2024-033 as presented made by Councillor C. Alexopoulos, seconded by Councillor O'Connell.

On discussion, Councillor Gordon asked about open space and recreation and the possibility of changing the title of "open space" to "open space and recreation" Town Accountant/Finance Director Janine Smith: We are required by the State to have three categories on our balance sheet and what is scripted here is what the statute prescribes.

Roll Call Vote: 7-0-0 (Absent: Burgess and Egan)

Motion passes.

4. 6:15 PM - Council Order 2024-034: FY2025 Capital Plan

Council Order 2024-034 was introduced at the Town Council meeting on June 10, 2024. Council Vice-President Brewer opened the public hearing on this matter. The Town Council Clerk referenced the legal advertisement which was published in the Patriot Ledger on June 18, 2024.

Council Vice-President Brewer opened the public comments portion of the public hearing.

5. Joe Burke, 54 Hills Street: Is the \$100,000 for the camera coming out of the water and sewer enterprise fund? And for the fire department, are we using any money from the ambulance enterprise fund? Town Manager Howard: The ambulance enterprise fund can only be used for ambulance-related matters. As for the water and sewer enterprise fund, yes, we will be using those funds.
6. Sandy Cohen, 63 Bittersweet Lane: What are we buying for \$100,000? Town Manager Howard: We are buying a camera that will allow us to go through the sewer system and look for blockages or cracks in the system caused by tree routes. It will be for cleanouts and repairs.

There were no more public comments. Council Vice-President Brewer closed the public comment portion of the public hearing and opened it to the Council for comments and questions.

Councillor Gordon: I am thrilled about road paving which is triple the amount of funds used in the previous years. We passed a Council Order two years ago requesting a list of recognized and unrecognized roads and we have not seen that list. Can we please get that list? At the last meeting, we discussed guidance for how we should do sidewalks and curbs and I'd like to offer that guidance at our next meeting so I'll prepare a Council Order regarding that.

Motion to approve Council Order 2024-034 made by Councillor C. Alexopoulos, seconded by Councillor Gordon.

Roll Call Vote: 7-0-0 (Absent: Burgess and Egan)

Motion passes.

Town Manager's Report:

1. Town Manager Howard received a request from the Chair of the Council on Aging to fill an open seat with John MacPhelemy who has expressed interest in being a member.

Motion to appoint John MacPhelemy to the Council on Aging made by Councillor C. Alexopoulos, seconded by Councillor Huff-Larmond.

Roll Call Vote: 7-0-0 (Absent: Burgess and Egan)

Motion passes.

2. Councillor Huff-Larmond requested an update on the Assistant Town Manager position. The Diversity, Equity, and Inclusion Coalition expressed interest in participating in the hiring process. Councillor Gordon: I have heard from several people that they have applied for a position and never got any acknowledgment. I'd like to change that process so they know their application has been successfully received. Town Manager Howard: The IT department set up an automatic email acknowledging an application was received by the Human Resources department which will solve that issue.

Old/Unfinished Business:

1. Council Order 2024-028: Water and Sewer Enterprise Budget

Council Order 2024-028 was introduced at the Town Council meeting on June 10, 2024. Council Vice-President Brewer opened the public hearing on this matter. The Town Council Clerk referenced the legal advertisement which was published in the Patriot Ledger on June 18, 2024.

Council Vice-President Brewer closed the public comment portion of the public hearing and opened it to the Council for questions or comments.

Motion to approve Council Order 2024-028 as presented made by Councillor O'Connell, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 7-0-0 (Absent: Burgess and Egan)

Motion passes.

New Business:

1. Council Order 2024-035: Appropriation of Public, Education, Government (PEG) Access Funds

Town Manager Howard introduced Council Order 2024-035 and provided additional information regarding the purpose of this Council Order.

Councillor Thompson asked about the possibility of using these funds to make improvements on the Randolph Community Television website. Town Manager Howard will look into this further.

This Council Order requires an advertisement and to be on two meetings before a vote takes place so Council Order 2024-035 will be continued to future Town Council Meeting.

2. Council Order 2024-036: FY24 Budget Transfer

Town Manager Howard introduced Council Order 2024-036 and provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2024-036 as presented made by Councillor Thompson, seconded by Councillor O'Connell.

Roll Call Vote: 7-0-0 (Absent: Burgess and Egan)

Motion passes.

3. **Council Order 2024-037: Transfer of Water/Sewer Retained Earnings for Joint Water Emergency Operations and Repairs**

Town Manager Howard introduced Council Order 2024-037 and provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2024-037 as presented made by Councillor O'Connell, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 7-0-0 (Absent: Burgess and Egan)

Motion passes.

4. **Council Order 2024-038: Transfer of General Fund Free Cash to Support Town Celebrations**

Town Manager Howard introduced Council Order 2024-038 and provided additional information regarding the purpose of this Council Order.

Councillor O'Connell asked about the possibility of having a "laser fireworks display" instead of real fireworks.

Motion to approve Council Order 2024-038 as presented made by Councillor O'Connell, seconded by Councillor Gordon.

Roll Call Vote: 7-0-0 (Absent: Burgess and Egan)

Motion passes.

Correspondence:

1. **2024 Randolph Reads Program:** Randolph Reads is an annual summer reading program to inspire community, connection, and a love of reading while exploring important themes. This year, we are diving into stories of resilience and the innovation of scientists, activists, and everyday citizens fighting to renew the health of our Planet Earth.
2. **Randolph Hiking Adventures,** a program run by the Randolph Intergenerational Community Center and Randolph Mass in Motion Initiative is hosting two more Hiking Adventures on July 14, 2024, at the Wolcott Path Loop Green Dot and August 18, 2024, at the Blue Hills (Skyline Trail). To register: bit.ly/LetsGoHiking24
3. **Randolph Recreation Presents Randolph Summer Sounds: Concerts & Farmers Artisan Markets:** On the first Sunday of every month from June to September, stop at the Joseph J. Hart Memorial Park at 240 North Street in Randolph for concerts and Farmers Artisan Markets. The concerts are from 1:30 to 3:30 PM, and the Farmers Market runs from 1 PM to 4 PM.
4. **Life and Basketball Mentorship Program:** Open to Randolph Residents in grades 6 to 12 on Wednesdays, from 5:30 PM to 7:30 PM at the Randolph Intergenerational Community Center. No registration is required. For more information or if you are interested in being a mentor, please email driley@randolph-ma.gov.
5. **Quincy Asian Resources, Inc. Presents: Summer Nights!:** From July 8 through August 14, 2024, every Monday, Wednesday, and Friday, from 5:00 PM to 8:00 PM there will be basketball, crafts, boxing, and more at the Randolph Intergenerational Community Center. Space is limited. Pre-register!
6. **Randolph 2024 Night Before the Fourth Parade:** The Parade kicks off at 7:00 PM on 7/3/2024! The route begins on North Main Street from the Higashi School into Crawford Square. Information on registration, volunteering, and sponsorships is available at www.randolphicc.com/parade

Committee Reports:

1. Councillor Gordon provided an update regarding the Green Communities Process and requested correspondence from the Environmental Planner at the Metropolitan Area Planning Council

Council Comments:

1. Councillor Thompson: Thank you to the Red Sox Foundation and Robyn Rinehart for their work on the Little League fields. The mural looks great and the fields look awesome. Hopefully, we'll be able to get more activities going now.
2. Councillor O'Connell: There is an International Room in the Turner Free Library and I'd like to see if we can show more culture in that room and dedicate it to the late Councillor, Ken Clifton since he had a love for reading.
3. Councillor Huff-Larmond: I'd like to congratulate Lucinda Mills who was recently awarded for her award on social work efforts. I also want to congratulate Superintendent Thea Stovell for receiving an award for advancing equity and civil justice and for putting forth efforts to ensure inclusivity in the school system. Randolph Youth Council will also be in the parade this year so look out for them and we will be putting together a Car Wash to raise funds so keep an eye out for more details. Thanks for a great Juneteenth! There are Pride events this Friday, Saturday, and Sunday so stop by! The NAACP is restarting and looking for fifty members from the Norfolk Community to participate so if you're interested please inquire for more information.
4. Councillor C. Alexopoulos: The Red Sox Foundation did a great job with the baseball field and they will be organizing a tutorial in the future. Juneteenth was great, thank you Councillor Huff-Larmond for putting that together. Nine dancers from Stajeze will be joining Team USA to compete at the World Hip Hop International Dance Competition in August. Thank you, Keri Sullivan and Liz LaRossee for putting together another great Senior Prom. The room was packed with everyone dancing and having a good time. It was so much fun! I hope to see you all on the parade route on the Night Before the Fourth!
5. Councillor Gordon: On June 11, Stoughton held a special election for a debt exclusion to build a new school and the voters said no. Braintree also held a recent special election for a 2.5% override for their share of the Water Treatment Plant and the voters said yes.

Adjournment:

Motion to adjourn made by Councillor C. Alexopoulos, seconded by Councillor Thompson.
 Roll Call Vote: 6-0-0 (Absent during vote: W. Alexopoulos; Absent: Burgess and Egan)
 Meeting adjourned at 9:00 PM.

Council Order: 2024-023

**Introduced By: Town Manager Brian Howard
on behalf of the Planning Board
April 29, 2024**

**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 Section 200-5, Zoning Map,
to include 661 North Street in the Residential Multi-Family District (RMFD)
Pursuant to M.G.L. ch. 40A, sec. 5**

That the Town Council of the Town of Randolph hereby approves the request from the Randolph Planning Board to initiate an Amendment to the Randolph Zoning Ordinance, Chapter 200 of the of the General Code of the Town of Randolph, as follows:

To Amend Section 200-5, Zoning Map, pursuant to M.G.L. ch. 40A, section 5, to change the Zoning designation for the property known and numbered as 661 North Street, Randolph, MA, parcel ID number 34-A-5, so that said parcel is rezoned and shall no longer be included in the Residential Single Family High Density District (RSHDD) and Industrial District (ID) and shall henceforth be included in the Residential Multifamily District (RMFD).

A map showing the designated parcel is attached hereto.

PETITION FOR ZONING AMENDMENT



RESPECTFULLY SUBMITTED TO TOWN COUNCIL BY (check one)

☐ TOWN COUNCIL☐ BOARD OF APPEALS☒ PLANNING BOARD☐ SUBJECT LAND OWNER(s)*PETITIONER'S NAME Planning Board on behalf of AC Land Development, LLCAGENT/REPRESENTATIVE/CONTACT (if any) Michael Khoury, Esq. of MADOFF & KHOURY LLPADDRESS 124 Washington Street, Suite 202, Foxborough MA 02035PHONE (508) 543-0040EMAIL khoury@mandkllp.com

REASON FOR PROPOSED AMENDMENT (attach additional justification as warranted) The parcel is a large 9-acre lot with split zoning, a significant wetland and an historic structure. Rather than changing the zoning to INDUSTRIAL and further encroaching on the adjacent residential parcels, and, rather than limiting the use of 9 acres for one single family home, amending the zoning map to permit multifamily housing on the upland. The land is under agreement for sale and the potential owners have developed a plan to maintain the historic structure (there have been initial conversations and reviews with the Historical Commission) while permitting additional housing units. Further, the potential owners are considering the donation of 2-3 acres of wetland to the Conservation Commission. This proposed rezoning is an effective use of land for housing while preserving green space and historic inventory.

PETITIONER'S SIGNATURE

*all parties must sign

DATE

4/9/24

ZONING TEXT AMENDMENT (if applicable)

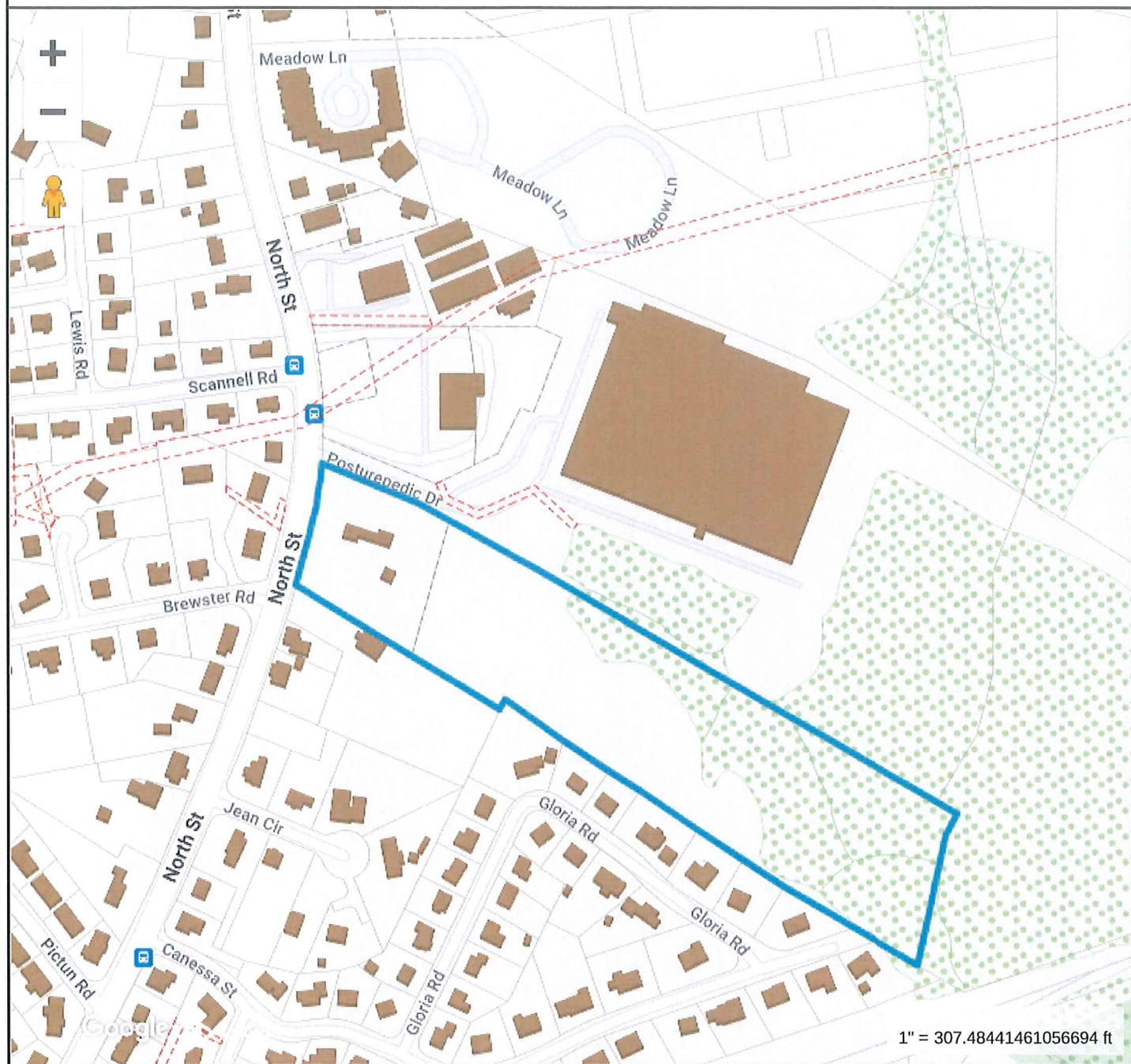
ARTICLE(s)/SECTION(s) _____

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


ZONING MAP AMENDMENT (if applicable)

PROPERTY LOCATION/STREET ADDRESS 661 North StreetCURRENT ZONING Residential High Density AND Industrial TOTAL ACREAGE TO BE REZONED 9 acresPROPOSED ZONING RMFD – Residential multifamily DistrictASSESSOR'S MAP(s) & PARCEL(s) 34-A-5CURRENT USE(s) Residential single familyANTICIPATED USE (if known) Townhouse development

DESCRIPTION OF EXISTING LAND USES OF SURROUNDING AREA The parcel to the north is zoned industrial (Stacy's Pita Chips). The parcels to the south are a church (Beraca Evangelical) and residential single family (abutting Gloria Road). Parcels to the east are residential



Property Information	
Property ID	34-A-5
Location	661 NORTH ST
Owner	661 NORTH ST REALTY TRUST

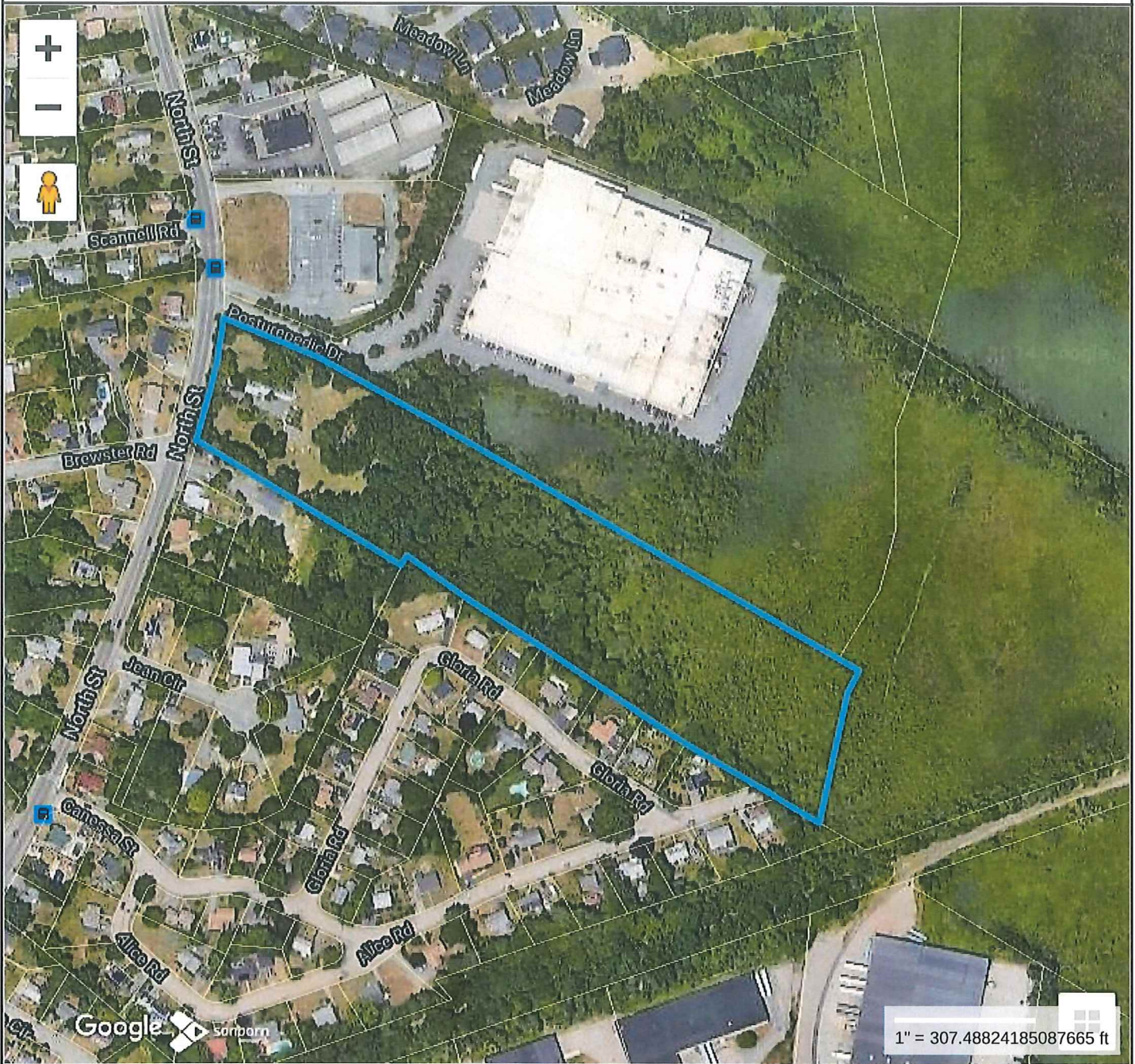


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Randolph, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/04/2023
Data updated 08/04/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

Property ID 34-A-5
 Location 661 NORTH ST
 Owner 661 NORTH ST REALTY TRUST



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CITY OF QUINCY
SCHEDULE FOR WATER & SEWER
FISCAL YEAR – 2025
(EFFECTIVE JULY 1, 2024)

WATER USAGE: \$8.65 per hundred cubic feet
SEWER USAGE: \$17.00 per hundred cubic feet

New Connection Charge \$375
Application and inspection of a new connection to the sewer system.

Unauthorized Sewer Connection \$5,000
Unauthorized connection to the sewer system for which an application was not submitted and approval was not granted by the Commissioner of Public Works.

Unauthorized Sewer Use
Any discharge to the sewer system that does not come from an approved connection. Examples would be dumping of waste directly into the sewer system via a sewer manhole, a sump pump that drains directly into the sewer, or downspouts from gutters that drain directly into the sewer system.
1st Offense \$500
2nd Offense \$1000
3rd Offense \$2500

Sewer Pipe Inspection \$200 per day - Site visit to inspect sewer connections.

Denial of Access to Premise/Property \$25 per visit
Site visit necessary to determine the extent and cause of a sewer system issue and access has been denied by the customer or the property owner(s).

Private Infrastructure Analysis - Cost of Labor & Materials
Inspection and/or analysis of a private sewer. The property owner(s) will be responsible for reimbursing the Sewer Department for the cost of labor and materials used.

Private Infrastructure Repair - Cost of Labor & Materials
Repair by the City of a private sewer. The property owner(s) will be responsible for reimbursing the Sewer Department for the cost of labor and materials used.

Lateral Maintenance-Residential (4 units or fewer) - \$375
Property owner(s) are responsible for maintenance and repair of the sewer line between their foundation and the edge of the sidewalk. In the event that cleaning of the sewer line is required, the City will clean out the sewer line once per fiscal year at no cost to the customer. Property owner(s) will be charged for subsequent cleanings.

Lateral Maintenance-Large Residential and Mixed Use Residential (5 units or more) \$500 or \$250/hr whichever is greater.
The property owner(s) are responsible for maintenance and repair of the sewer line between their foundation wall and the edge of the sidewalk. Upon request, the City will clean the sewer line for the charge identified above.

Lateral Maintenance-Non-residential \$1000 or \$500/hr, whichever is greater
The property owner(s) are responsible for maintenance and repair of the sewer line from their foundation wall to the point where the line connects to the sewer main (generally in the center of the street). Upon request, the City will clean the sewer line for the charge identified above.
Lateral Repair or Replacement - Cost of Labor & Materials
Upon request, the City will repair or replace a lateral sewer line. The property owner will be charged for the cost of labor and materials used.

Prohibited discharges include all substances, waters, or wastes that may harm or interfere with any wastewater system. They include cooking fat, bacon grease, oil, fuel, etc. A complete listing of prohibited discharges can be obtained from the DPW at 55 Sea St.

Prohibited Discharge—Residential and Large Residential or Residential Mixed Use - First Offense \$1,000
Prohibited Discharge—Residential and Large Residential or Residential Mixed Use - 2nd Offense \$2,500
Prohibited Discharge—Residential and Large Residential or Residential Mixed Use - 3rd and Subsequent Offense \$5,000
Prohibited Discharge—Non-residential First Offense - \$2,500
Prohibited Discharge—Non-residential 2nd Offense - \$5,000
Prohibited Discharge—Non-residential - 3rd and Subsequent Offense \$7,500

Water Service Turn On/Turn Off \$75.00
Manual Meter Read \$100.00 per billing interval
Water Meter Test – Meter 1” or smaller \$100.00
Water Meter Test – Meter larger than 1”
If commercial customer fails to comply with city’s request to test meter, then the city is authorized to engage a private vendor to disassemble and test the meter and charge the cost of same to commercial customer
Meter Freeze Up \$100.00 plus cost of meter
Damaged, tampered, or missing meter \$150.00 plus cost of meter
Damaged, tampered, or missing meter reading device \$175.00 which includes replacement of meter reading device
Valve Replacement \$150.00 which includes labor, parts and valves
Lawn Service Application \$75.00
Water Service Application – 1” or smaller \$75.00
Water Service Application - 1 1/4” to 3” \$100.00
Water Service Application - 4” or larger \$150.00
Unauthorized Water Connection \$550.00 plus cost of meter
Massachusetts Water Resource Authority Special Assessment Water Service Line Leak Repair
After notice to customer to repair a leak on the customer’s property, if customer does not repair same, then the city shall complete the repairs and charge the customer for the cost of said labor
Fire Service Application \$300.00
Fire Flow Test Observation and Assistance \$250.00
Hydrant Meter Application \$75.00
Hydrant Meter Deposit – Meter 1” or smaller \$500.00 Deposit
Hydrant Meter Deposit – Meter larger than 1” \$3500.00
Hydrant Meter Late Return \$10.00 per calendar day
Hydrant Meter Service \$100.00
Hydrant Meter – Minimum Monthly Usage - 5/8” meter \$75.00 per month
Hydrant Meter – Minimum Monthly Usage - 3/4” & 1” meter \$100.00 per month
Hydrant Meter – Minimum Monthly Usage - Meter larger than 1” \$300.00 Minimum Monthly Usage
Unauthorized Hydrant Use – 1st Offense \$1000.00
Unauthorized Hydrant Use – 2nd Offense \$5000.00
Cross Connection/New Construction – Initial Survey \$200.00
Backflow Prevention Device Test & Inspection – Double Check Valve \$75.00
Backflow Prevention Device Test & Inspection – Reduced Pressure Devices (each) - First five (5) \$100.00
Backflow Prevention Device Test & Inspection – Reduced Pressure Devices (each) - Next ten \$50.00 each
Backflow Prevention Device Test & Inspection – Reduced Pressure Devices (each) - Sixteen or more \$25.00
Water/Sewer Pipe Inspection – single instance \$600.00
Combined Inspection
Water/Sewer Pipe Inspection – multi-day \$100.00 per day
Denial of Access to Premises/Property \$25.00 per visit
Private Infrastructure Analysis - Cost of analysis/leak detection charged to customer
Private Infrastructure Repair - Cost of repair: including labor, repair and materials
Street/Sidewalk Opening Application \$75.00
Water Testing \$25.00
Final Meter Read \$50.00

AD# 10222488
PL 06/07 & 06/14/2024

Public Notices

AUDI A6
LEGAL NOTICE
To be auctioned off on
06/15/2024
AUDI A6
V.I.N.
WAUSG74FX9N052356
Pursuant to MGL
C.255, S.39A.
Express Towing
(781) 843-6909

AD# 10223308
PL 05/31,06/07,06/14/2024

BURKE 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. NO24P1370EA
CITATION ON PETITION
FOR
FORMAL ADJUDICATION

Estate of: James Edward Burke
Date of Death: 04/09/2019

To all interested persons: A

238 Pleasant St, Pembroke
LEGAL NOTICE
MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by James W. Davis to MetLife Home Loans, a Division of MetLife Bank, N.A., dated December 22, 2009 and recorded in Plymouth County Registry of Deeds in Book 38077, Page 215 (the “Mortgage”) of which mortgage GITSIT Solutions LLC is the present holder by Assignment from MetLife Home Loans, a Division of MetLife Bank, N.A. to Nationstar Mortgage LLC dated August 6, 2012 and recorded at said Registry of Deeds in Book 41894, Page 177, and Assignment from Nationstar Mortgage LLC to Secretary of Housing and Urban Development dated October 2, 2017 and recorded at said Registry of Deeds in Book 49002, Page 346, and Assignment from The Secretary of Housing and Urban Development to GITSIT Solutions, LLC dated January 25, 2024 and recorded at said Registry of Deeds in Book 58658, Page 288, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 238 Pleasant Street, Pembroke, MA 02359 will be sold at a Public Auction at 12:00 PM on June 21, 2024, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon, in Pembroke, Plymouth county, Massachusetts, shown as Lot 7 on a plan entitled, "Land in Pembroke to be conveyed to Highland Park Estate, Scale 1" = 80", November 13, 1963, Delano & Keith, Surveyors, duly recorded with Plymouth County Registry of Deeds as Plan 829 of 1963, Pion Book 13, Page 20.

Meaning and intending to convey the same premises described in a deed dated 10/13/1993, and recorded with the said Registry in Book 12284, Page 75.

For mortgagor’s title see deed recorded with the Plymouth County Registry of Deeds in Book 12284, Page 75.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

GITSIT Solutions LLC
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
Davis, Estate of James W., 24-044756

AD# 10182703
PL 05/24, 05/31, 06/07/2024

Public Notices

ISTRATION UNDER THE
MASSACHUSETTS
UNIFORM PROBATE
CODE (MUPC)
A Personal Representative
appointed under the MUPC
in an unsupervised adminis-
tration 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. Patricia
Gorman , First Justice of
this Court.
Date: May 24, 2024
Colleen M. Brierley
Register of Probate

AD#10241557
PL 06/07/2024

Public Notices

BURKE ESTATE
LEGAL NOTICE
Commonwealth of Massa-
chusetts
The Trial Court
Probate and Family Court
Norfolk Probate and Family
Court
35 Shawmut Road
Canton, MA 02021
(781) 830-1200
Docket No. NO24P1323EA
CITATION ON PETITION
FOR
FORMAL ADJUDICATION

Estate of: Robert Burke
Date of Death: 04/21/1999

To all interested persons: A
Petition for Formal Adjudi-
cation of Intestacy has been
filed by William Burke of
Holbrook MA requesting
that the Court enter a formal
Decree and Order and for
such other relief as
requested in the Petition.

IMPORTANT NOTICE
You have the right to obtain
a copy of the Petition from
the Petitioner or at the
Court. You have a right to
object to this proceeding. To
do so, you or your attorney
must file a written appear-
ance and objection at this
Court before: 10:00 a.m. on
the return day of 06/26/2024.
This is NOT a hearing date,
but a deadline by which you
must file a written appear-
ance and objection if you
object to this proceeding. If
you fail to file a timely writ-
ten appearance and objection
followed by an affidavit of
objections within thirty (30)
days of the return day, ac-
tion may be taken without
further notice to you.

Public Notices

UNSUPERVISED ADMIN-
ISTRATION UNDER THE
MASSACHUSETTS
UNIFORM PROBATE
CODE (MUPC)
A Personal Representative
appointed under the MUPC
in an unsupervised adminis-
tration 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. Patricia
Gorman , First Justice of
this Court.
Date: May 22, 2024
Colleen M. Brierley
Register of Probate

AD#10241818
PL 06/07/2024

Public Notices

General Code of the Town of
Randolph- To Amend Section
200-5, Zoning Map, to include
661 North Street in the Resi-
dential Multi-Family District
(RMFD) Pursuant to M.G.L.
ch. 40A, sec 5 - That the
Town Council of the Town of
Randolph hereby approves
the request from the
Randolph Planning Board to
initiate an Amendment to the
Randolph Zoning Ordinance,
Chapter 200 of the of the
General Code of the Town of
Randolph, as follows: To
Amend Section 200-5, Zoning
Map, pursuant to M.G.L. ch.
40A, section 5, to change the
Zoning designation for the
property known and
numbered as 661 North
Street, Randolph, MA, parcel
ID number 34-A-5, so that
said parcel is rezoned and
shall no longer be included in
the Residential Single
Family High Density District
(RSHDD) and Industrial
District (ID) and shall
henceforth be included in the
Residential Multifamily
District (RMFD). A map
showing the designated
parcel is attached hereto.

Additional information on
this Council Order including
text of the proposed zoning
ordinance and related maps
may be viewed on the
Town’s website and in the
Randolph Town Clerk’s
Office. The link to connect to
the meeting/public hearing
may be found on the Town of
Randolph website on the
website meeting calendar.

AD# 10230200
PL 06/07 & 06/14/2024

Public Notices

TOWN OF RANDOLPH
TOWN COUNCIL
LEGAL NOTICE
The Randolph Town Council
will hold a public hearing on
Monday, June 24, 2024, at
6:15 p.m. on Council Order
2024-027: ORDERED that the
Randolph Town Council
hereby votes to establish
water and sewer rates for
the Town of Randolph for
Fiscal Year 2025.

The public hearing may be
attended in person at
Randolph Town Hall - Chapin
Hall, 2nd Floor, 41 South
Main Street, Randolph, MA
02368, or remotely by Zoom
or by telephone. Additional
details on how to attend the
public hearing virtually may
be found on the Randolph
website calendar, on the day
of the meetings.
AD#10250017
PL 06/07/2024

CURLEY ESTATE
LEGAL NOTICE
Commonwealth of Massa-
chusetts
The Trial Court
Probate and Family Court
Norfolk Probate and Family
Court
35 Shawmut Road
Canton, MA 02021
(781) 830-1200
Docket No. NO24P1487EA
CITATION ON PETITION
FOR
FORMAL ADJUDICATION

Estate of: Brian Anthony
Curley
Also known as: Brian A.
Curley
Date of Death: 05/14/2021

To all interested persons:
A Petition for Formal
Probate of Will with
Appointment of Personal
Representative has been
filed by Paul F. Curley, Jr.
of Quincy 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:
Paul F. Curley, Jr. of
Quincy MA be appointed as
Personal Representative(s)
of said estate to serve With-
out Surety on the bond in
unsupervised administra-
tion.

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 appear-
ance and objection at this
Court before: 10:00 a.m. on
the return day of
07/03/2024.
This is NOT a hearing date,
but a deadline by which you
must file a written appear-
ance and objection if you
object to this proceeding. If
you fail to file a timely writ-
ten appearance and objec-
tion followed by an affidavit
of objections within thirty
(30) days of the return day,
action may be taken without
further notice to you.

UNSUPERVISED ADMIN-
ISTRATION UNDER THE
MASSACHUSETTS
UNIFORM PROBATE
CODE (MUPC)
A Personal Representative
appointed under the MUPC
in an unsupervised adminis-
tration 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. Patricia
Gorman , First Justice of
this Court.
Date: May 24, 2024
Colleen M. Brierley
Register of Probate

AD#10223791
PL 06/07/2024

Council Order 2024-023
LEGAL NOTICE
Public Hearing Notice
Town of Randolph, MA
Council Order 2024-023
The Randolph Town Council
will conduct a public hearing
on Monday, June 24, 2024, at
6:15 P.M., which may be
attended in person at
Randolph Town Hall, Chapin
Hall, 41 South Main Street,
Randolph, MA 02368, or
virtually by Zoom or phone,
on Council Order 2024-023 -
Request for the Town Coun-
cil to Initiate An Amendment
to Randolph Zoning Ordi-
nance – Chapter 200 of the

Public Notices

(781) 830-1200
Docket No. NO24P1407EA
CITATION ON PETITION
FOR
FORMAL ADJUDICATION

Estate of: Charles James
Doulos
Also known as: Charles
Doulos, Charles J. Doulos
Date of Death: 02/05/2024

To all interested persons: A
Petition for Formal Probate
of Will with Appointment of
Personal Representative has
been filed by Reni Cadigan
of Milton 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:
Reni Cadigan of Milton MA
be appointed as Personal
Representative(s) of said
estate to serve Without
Surety on the bond in unsu-
pervised 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 appear-
ance and objection at this
Court before: 10:00 a.m. on
the return day of 06/26/2024.
This is NOT a hearing date,
but a deadline by which you
must file a written appear-
ance and objection if you
object to this proceeding. If
you fail to file a timely writ-
ten 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 ADMIN-
ISTRATION UNDER THE
MASSACHUSETTS
UNIFORM PROBATE
CODE (MUPC)
A Personal Representative
appointed under the MUPC
in an unsupervised adminis-
tration 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. Patricia
Gorman , First Justice of
this Court.
Date: May 24, 2024
Colleen M. Brierley
Register of Probate

AD#10222574
PL 06/07/2024

Public Notices

FERNANDES MATTER
LEGAL NOTICE
Commonwealth of Massa-
chusetts
The Trial Court
Probate and Family Court
Plymouth Probate and
Family Court
52 Obery Street
Suite 1130
Plymouth, MA 02360
(508) 747-6204
Docket No. PL24A0119AD
CITATION
G.L. c.210, § 6

In the matter of: Nathan
Alves Fernandes

To
Antonio Fernandes
Andrade
Any unnamed or unknown
parent and persons inter-
ested in a petition for the
adoption of said child and to
the Department of Children
and Families of said
Commonwealth.

A petition has been
presented to said court
by Antunes Barbosa
Fernandes of Marshfield
MA; Nilsa Alves Fernandes
of Marshfield MA request-
ing for leave to adopt said child
and that the name of the
child be changed to

If you object to this adop-
tion you are entitled to the
appointment of an attorney
if you are an indigent
person.

An indigent person is defined
by SJC Rule 3:10. The defini-
tion includes but is not
limited to persons receiving
TAFDC, EACDC, poverty
related veteran’s benefits,
Medicaid, and SSI. The Court
will determine if you are
indigent. Contact an Assis-
tant Judicial Case Manager
or Adoption Clerk of the
Court on or before the date
listed below to obtain the
necessary forms.

IF YOU DESIRE TO
OBJECT THERETO YOU
OR YOUR ATTORNEY
MUST FILE A WRITTEN
APPEARANCE IN SAID
COURT AT Plymouth ON
OR BEFORE TEN O’CLOCK
IN THE FORENOON (10:00
AM) ON 07/15/2024

WITNESS, Hon. Patricia W.
Stanton, First Justice of this
Court. Date: May 17, 2024
Matthew J McDonough
Register of Probate

AD#10204171
PL 05/31, 06/07, 06/14/2024

Jobcase

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PLANNING BOARD Report to Town Council

Order: 2024-023

Petitioner: Planning Board

Date referred: April 29, 2024

Date hearing opened: June 25, 2024

Date hearing closed: June 25, 2024

Date of report: June 27, 2024

PETITION

For the Town Council to amend section 200-5, Zoning Map, to include the property known and numbered as 661 North Street, Randolph, MA, parcel ID number 34-A-5 so that said parcel is rezoned and shall no longer be included in the Residential Single Family High Density (RSFHD) zoning district and Industrial District (I) and shall henceforth be included in the Residential Multi-Family District (RMFD).

BACKGROUND

The subject parcel contains approximately 9 acres of land, a dwelling unit that is greater than 100 years in age, affiliated outbuildings and a significant wetland on the east side of North Street. The parcel has a zoning line running through it with the westerly most portion that fronts on North Street zoned for residential single family high density and the remaining rear acreage zoned for industrial use. The property owner and a number of developers have indicated a desire to redevelop the property given its significant acreage.

RECOMMENDATION

The Planning Board voted 5-0-0 to **amend** the original order and **recommend** rezoning the rear portion of the parcel currently zoned industrial to **residential single family high density**. The result is that the entire 9-acre parcel is zoned residential single family high density (RSFHD).

DISCUSSION

The land uses abutting the subject parcel are industrial (Frito Lay) and commercial (strip mall) to the north; faith-based (Beraca Church) and residential to the west and south. The Planning Board understands that the size of the subject parcel could accommodate multifamily housing as permitted in the zoning ordinance for RMFD but that the rezoning of a single parcel would be considered “*spot zoning*” where “*a small section of land to be used in a completely different fashion than the surrounding land for the sole benefit of the landowner and the disadvantage of nearby landowners*”.

The Planning Board reviewed the possibility of incorporating adjacent parcels to establish a larger multifamily zoning district and determined that doing so would render the included parcels non-conforming. This would result in a burden to property owners for renovation/redevelopment of their land.

The Board also considered the option to change the zoning of the westerly portion of the parcel from residential to industrial rendering the entire parcel eligible for those proscribed uses outlined in the Table of Allowable Activity for Industrial Districts. Given the abutting residential properties and wetlands within the parcel, the Board found that not to be a viable option.

Considering existing land uses, development restrictions and size of the subject parcel, the Board believes that the most appropriate zoning for the entire parcel is residential single family high density permitting those proscribed uses outlined in the Table of Allowable Activity.

Council Order 2024-035

Introduced By: Town Manager Brian Howard
June 24, 2024

Appropriation of Public, Education, Government (PEG) Access Funds

To see if the Randolph Town Council will vote to appropriate \$84,822.50 from the PEG Access receipts reserved account to support the replacement of server hardware and related items that will accommodate a new PEG HD channel.

Explanation:

Pursuant to its cable licensing agreements with Verizon and Comcast, the Town of Randolph receives funds from those entities that are to be used for the purposes of Public, Education and Government (PEG) Cable Access for the community. Randolph provides that cable access through Randolph Community Television (RCTV).

The Town Manager has negotiated a new PEG HD channel with Xfinity and Verizon for use by RCTV to broadcast in High Definition. The Town Manager is requesting to use the PEG Access Funds as a source of funding for new hardware and installation for that new channel, as follows:

Hardware

Description Price Qty Ext. Price

- CBL-VIO4PLUS-600 - Cablecast VIO 4 Plus Video Server - 10TB RAID5 VIO4
4-Channel video playback with high-definition video for TV channels; Public, Education, Government, and PEG HD. Allows RCTV viewing of programming on Comcast and Verizon FiOS cable TV network.
1 at a price of \$27,557.50
- CBL-STRUPG-40TB - Cablecast 30TB Storage Upgrade for Cablecast VIO
Expanded larger hard drives for TV channels.
1 at a price of \$3,237.50
- CBL-SVR700-VOD-10 - Cablecast Pro VOD - 10TB RAID5
4-Channel video-on-demand VOD with high-definition player for on-line channels; Public, Education, Government, and PEG HD . Allows RCTV online viewers to view, stream, and save RCTV programming to their computer or mobile device.
1 at a price of \$10,325.00
- CBL-STRUPG-40TB - Cablecast 30TB Storage Upgrade for Cablecast VOD
Expanded larger hard drives for video-on-demand VOD.
1 at a price of \$3,237.50
- CBL-LIVE-700 - Cablecast Live Streaming Video Server
Bulletin Board announcement TV channels; Public, Education, Government, and PEG HD. Allows RCTV online viewers to livestream live programming to their computer or mobile device.
Price is \$4,031.25 per unit

4 at a price of \$16,125.00

CBL-VIOLITE-CGSVR - Cablecast VIO Lite 600 for CG Only
Bulletin Board announcement TV channels; Public, Education, Government, and PEG HD.
Allows both cable TV and online viewers to see announcements pertaining to the Town of
Randolph, MA.
Price is \$6,230.00 per unit
2 at a price of \$12,460.00

CBL-CGPLAYERLIC - Cablecast CG Player License
Software licenses for Bulletin Boards; Public, Education, Government, and PEG HD.
Price is \$1,452.50 per unit
2 at a price of \$2,905.00

CBL-GOLD-CH-1YR - Cablecast Gold Assurance for 1year per channel (I/O)
Extended software warranty for hardware.
Price is \$400.00 per unit
12 at a price of \$4,800.00

Cablecast Servers come with a 3 year hardware warranty.

Subtotal for Hardware: \$80,647.50

Services

Description Price Qty Ext. Price

LABOR - BROADCAST - Ockers Broadcast Installation Labor
Professional installation.
1 at a price of \$3,600.00

Subtotal for Services: \$3,600.00

Quote Summary

<u>Description</u>	<u>Amount</u>
Hardware	\$80,647.50
Services	\$3,600.00
Subtotal:	\$84,247.50
Shipping:	\$575.00
Total:	\$84,822.50

Public Notices

PUBLIC HEARING 7/15
LEGAL NOTICE
TOWN OF RANDOLPH
TOWN COUNCIL

The Randolph Town Council will conduct a meeting on Monday, July 15, 2024, at 6:00 P.M., which may be attended in person at Randolph Town Hall, Chapin Hall, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or by telephone, to see if the Randolph Town Council will vote to appropriate \$84,822.50 from the PEG Access receipts reserved account to support the replacement of server hardware and related items that will accommodate a new PEG HD channel.

Additional information on this Council Order is 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 number to connect to the meeting may be found on the Randolph website calendar, on the day of the meeting.

AD#10319924
PL 7/9/2024

Public Notices

STOUGHTON, CAMDEN
STREET AND PARK
STREET
LEGAL NOTICE
TOWN OF STOUGHTON
Notice of Hearing

A public hearing will be held by the Select Board on Wednesday, July 16, 2024 at 8:00 p.m., to consider the joint petition of National Grid and Verizon New England, Inc., who are requesting permission to locate poles, wires and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way: Camden Street - Install two JO poles on the corner of Camden Street and Park Street. Beginning at a point approximately 40 feet West of the centerline of the intersection of Park and Camden Street and continuing approximately 230 feet in the West direction. Installing Pole 3-50 with push-brace on the corner of Camden and Park Street. Also installing Pole 3 on Camden Street. Project #30799245. The hearing will be conducted in the Great Hall, 3rd floor, Town Hall - 10 Pearl Street, Stoughton MA and/or virtually & via Google Meets, and may be broadcast via Stoughton Media Access television and livestream. Google Meets video link and telephone connection for

Public Notices

public comment available by calling the Select Board office at 781-341-1300, ext. 9212 or email to spereira@stoughton-ma.gov.

Per Order of:
Stephen M. Cavey, Chair
Select Board

AD#10354554
PL 7/9/2024

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The Patriot Ledger

We're looking to install our
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☐ Dry Skin

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Council Order: 2024-039

Introduced by: Planning Board
July 15, 2024

**Request for the Town Council to Initiate Amendments to the Randolph Zoning Ordinance
– Chapter 200 of the General Code of the Town of Randolph –
To add a new Section 200-14.5 Randolph Community Multifamily Overlay District
(RCMOD)
and amend sections 200-3 Definitions, 200-5 Zoning Map, and 200-6 Establishment to
comply with the requirements of MGL Chapter 40A Section 3A Multi-family zoning as-of-
right in MBTA communities.**

That the Town Council of the Town of Randolph hereby approves the request from the Randolph Planning Board to initiate amendments to the Randolph Zoning Ordinance, Chapter 200 of the of the General Code of the Town of Randolph, as follows:

1. ADD new Section 200-14.5:

Section 200-14.5: Randolph Community Multi-family Overlay District (RCMOD)

A. Purpose

The purpose of the Randolph Community Multi-family Overlay District (RCMOD) is to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

- (1) Comply with Section 3A of M.G.L. Chapter 40A, the “MBTA Communities Act.”
- (2) Encourage the production of a variety of housing sizes and typologies to provide equal access to new housing throughout the community for people with a variety of needs and income levels;
- (3) Support vibrant neighborhoods by encouraging an appropriate mix and intensity of uses to support an active public space that provides equal access to housing, jobs, gathering spaces, recreational opportunities, goods, and services within a half-mile of a transit station.
- (4) Preserve open space in a community by locating new housing within or adjacent to existing developed areas and infrastructure.
- (5) Increase the municipal tax base through private investment in new residential developments.

B. Establishment and Applicability

This RCMOD is an overlay district having a land area of approximately 144.2 acres in size that is superimposed over the underlying zoning district (s) and is shown on the Zoning Map.

- (1) **Applicability of RCMOD.** An applicant may develop multi-family housing located within a RCMOD in accordance with the provisions of this Section 200-14.5.
- (2) **Underlying Zoning.** The RCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimensions, and all other provisions of the Zoning Ordinance governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right in the RCMOD. Uses not identified in Section 200-14.5 are governed by the requirements of the underlying zoning district(s).
- (3) **Sub-districts.** The RCMOD contains the following sub-districts, all of which are shown on the RCMOD Boundary Map:
 - (a) Station District
 - (b) Chestnut West
 - (c) Gill Farm District

C. Permitted Uses

- (1) **Uses Permitted As of Right.** The following uses are permitted as of right within the RCMOD.
 - (a) Multi-family housing.
 - (b) Conversion of a single-family home to no more than four dwelling units.
- (2) **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section C.1.
 - (a) Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.

D. Dimensional Standards

- (1) **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable to projects constructed in the RCMOD under the RCMOD zoning are as follows:

Standard	Station District	Chestnut West	Gill Farm District
Minimum Lot Size (Square Feet)	12,000	43,560	130,680
Minimum Frontage (feet)	100	75	75
Minimum Lot Depth (feet)	75	75	75
Height			
Stories (Maximum)	3	4	5
Feet (Maximum)	40	50	60
Lot Coverage (%)			
Building (Maximum)	30	20	20
Impervious Surface (Maximum)	20	20	20
Lot Coverage (Maximum)	50	40	40
Green Area/ Open Space (Minimum)	50	60	60
Maximum Dwelling Units per Acre	15	14	30
Setbacks (feet)			
Front	25, and see §200-28.A.	40, and see §200-28.D.	
Side	15	40, and see §200-29.C.	
Rear	15, and see §200-30.A.	40, and see §200-30.B.	
Buffer Strips (Side and Rear) (feet)	5	20	

- (2) **Multi-Building Lots.** In the RCMOD, lots may have more than one principal building on a single lot, provided that the Site Plan Review Authority finds through the site plan review process that safe and convenient access will be provided to all structures.
- (3) The limitations on floor area and units per acre within **§200-34.E. Multifamily districts** shall not apply to projects within the RCMOD.
- (4) **Exceptions.** The limitation on the height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building. This paragraph supersedes **§200-35. Maximum building height.**
- (5) **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority may waive the height and setbacks in **Section 200-14.5.D. Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

E. Off-Street Parking

These parking requirements are applicable to development in the RCMOD.

- (1) **Vehicle parking spaces.** The following **maximum** numbers of off-street parking spaces shall be permitted either in surface parking or within garages or other structures:

Use	Station District	Chestnut West	Gill Farm District
Multi-family (spaces per Residential Dwelling Unit)	2	2	1

- (2) **Bicycle parking spaces.** There shall be a minimum of 1 covered bicycle storage space for every ten (10) dwelling units.
- a. For a multi-family development of twenty-five (25) units or more, covered parking bicycle parking spaces for a minimum of twenty-five percent (25%) of the requirement shall be integrated into the structure of the building(s).
- (3) **Article IV. Off-Street Parking Requirements,** except **§200-22 Required number of spaces**, applies to developments within the RCMOD.

F. Affordability Requirements.

(1) **Purpose.**

- (a) Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
- (b) Provide for a full range of housing choices for households of all incomes, ages, and sizes;
- (c) Increase the production of affordable housing units to meet existing and anticipated housing needs; and
- (d) Work to overcome economic segregation, allowing the Town of Randolph to be a community of opportunity in which low and moderate-income households can advance economically.

(2) **Applicability.** This requirement is applicable to all residential developments with ten (10) or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion (Applicable Projects). No project may be divided or phased to avoid the requirements of this section.

(3) **Affordability requirements.**

- (a) **Subsidized Housing Inventory (SHI).** All units affordable to households earning eighty percent (80%) or less of AMI created in the RCMOD under this section must be eligible for listing on EOHLC's Subsidized Housing Inventory.

(4) **Provision of Affordable Housing.** In Applicable Projects, not fewer than ten percent (10%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded down to the next whole number. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI.

(5) **Development Standards.** Affordable Units shall be:

- (a) Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
- (b) Dispersed throughout the development;

- (c) Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;
- (d) Located such that the units have equal avoidance of any potential nuisances as [market-rate units] within the development;
- (e) Distributed proportionately among unit sizes; and
- (f) Distributed proportionately across each phase of a phased development.
- (g) Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.

(6) **Administration.**

- (a) The Zoning Enforcement Officer shall be responsible for administering and enforcing the requirements in this section.
- (b) Occupancy permits shall not be issued without confirmation that a regulatory agreement for a Local Initiative Program (LIP) or Local Action Unit (LAU) is in place with EOHLC.

G. Site Plan Review

- (1) **Applicability.** Site Plan Review is required for all projects within the RCMOD. The Site Plan Review Authority shall review an application for Site Plan Review for consistency with the purpose and intent of **Sections 200-14.5.C through F.**
 - (c) Applications for a project within the RCMOD that meet the following requirements are eligible for Administrative Site Plan and Design Review. The Planning Board's designee shall be the Site Plan Review Authority.
 - [1] A single-family conversion to no more than four units requiring exterior changes of less than 2,500 SF;
 - [2] A new construction of less than 2,500 SF; or
 - [3] or an addition of less than 2,500 SF to an existing building
 - (d) The Planning Board shall be the Site Plan Review Authority for applications for a project within the RCMOD that do not meet the requirements for Administrative Site Plan and Design Review.
 - (e) The requirements of **§200-12 Industrial districts** do not apply to projects in the RCMOD.
 - (f) The requirements of **§200-16 Watershed and Wetland Protection Overlay Districts** are incorporated into this Site Plan Review process. No project within the RCMOD requires a special permit for the purposes of this overlay district.
- (2) **Submission Requirements.** As part of any application for Site Plan Review for a project within the RCMOD submitted under §200-14.5(C) through (F), the Applicant must submit the following documents to the Town of Randolph:
 - (a) Application and fee for Site Plan Review.
 - (b) In accordance with MGL c. 44, § 53G, the Planning Board may require that applicants pay the reasonable cost (project review fee) for the employment of outside consultants to review a proposed site plan and/or an as-built plan. The project review fee may be used to engage experts, other than attorneys, as outside consultants to assist the applicable acting body in the technical evaluation of a site plan and/or an as-built plan.
 - (c) Site plans that show the position of the building on the site, points of vehicular access to and from the site and vehicular circulation on the site, stormwater management, utilities, and landscape treatments, including any screening of adjacent properties, and other information commonly required by Municipality for Site Plan Review.
 - (d) Elevations of the building(s) showing the architectural design of the building.

(e) All site plans shall be prepared by a certified architect, landscape architect and/or a civil engineer registered in the Commonwealth of Massachusetts. All landscape plans shall be prepared by a certified landscape architect registered in the Commonwealth of Massachusetts. All building elevations shall be prepared by a certified architect registered in the Commonwealth of Massachusetts. All plans shall be signed and stamped, and drawings prepared at a scale of [one-inch equals forty feet (1"=40') or larger], or at a scale as approved in advance by the Permitting Authority.

(f) Narrative of compliance with the development standards set forth in Section 200-94. Standards and Criteria.

(g) As-built plans shall be required as defined in § 200-95. As-built plans.

(3) Timeline. Site Plan Review should be commenced no later than 30 days after the submission of a complete application and should be completed expeditiously.

(a) The Site Plan Review Authority may, when appropriate, seek the input of other municipal boards or officials. Copies of the application and site plan will be circulated for review and comment to the appropriate Town departments or commissions. Town departments will have fifteen (15) days to forward comments to the applicable acting body.

(b) A decision shall be made within sixty (60) days of receipt of a complete accepted application, unless extended by mutual agreement. When the Planning Board is the Site Plan Review Authority, the Planning Board will vote as a simple majority.

(c) A report of the Planning Board's decision/findings or the Planning Board designee's decision/findings shall be forwarded to applicable departments including Building, Conservation, DPW, Engineering, Fire and Health and a copy included in the building jacket.

(d) Failure of the Planning Board or its designee(s) to act within sixty (60) days of a complete accepted application shall be deemed an approval.

(e) In general, site plan review should be completed no more than six (6) months after the submission of the application.

(4) Site Plan Approval. Site Plan approval for uses listed in Section 200-14.5 D Permitted Uses shall be granted upon determination by the Site Plan Review Authority that the following conditions have been satisfied. The Site Plan Review Authority may impose reasonable conditions, at the expense of the applicant, to ensure that these conditions have been satisfied.

(a) The Applicant has submitted the required fees and information as set forth in the Town of Randolph's requirements for a Building Permit and **Article XI. Site Plan Review** (unless modified by this **Sections 200-14.5.G**); and

- (b) The project as described in the application meets the development standards set forth in **Section 200-94. Standards and Criteria**. Upon the request of the Applicant, the Site Plan Review Authority may waive the requirements of **Section 200-94. Standards and Criteria**, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the RCMOD.
- (5) **Project Phasing.** An Applicant may propose, in a Site Plan Review submission, that a project be developed in phases subject to the approval of the Site Plan Review Authority, provided that the submission shows the full buildout of the project and all associated impacts as of the completion of the final phase. However, no project may be phased solely to avoid the provisions of Section 200-14.5 F. Affordability Requirements. The Planning Board may require a performance guarantee for a phased development to ensure completion according to the conditions of the site plan approval decision. The performance guarantee, if required, shall be one (1) of the methods stated in MGL c. 41, § 81U, and the amount of the guarantee shall be determined by the Planning Board and transmitted to the Planning Board within forty-five (45) days following approval.

2. Amend § 200-3. Word usage; definitions.

Add the following definitions:

AREA MEDIAN INCOME (AMI) – The median family income for the metropolitan statistical region that includes the Town of Randolph, as defined by the U.S. Department of Housing and Urban Development (HUD).

AS OF RIGHT – Development that may proceed under the Zoning in place at the time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.

MULTI-FAMILY HOUSING – A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.

MULTI-FAMILY ZONING DISTRICT – A zoning district, either a base district or an overlay district, in which multi-family housing is allowed.

OPEN SPACE – Contiguous undeveloped land within a parcel boundary.

PARKING, SURFACE – One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.

SUB-DISTRICT – An area within the RCMOD that is geographically smaller than the RCMOD district and differentiated from the rest of the district by use, dimensional standards, or development standards.

SUBSIDIZED HOUSING INVENTORY (SHI) – A list of qualified Affordable Housing Units maintained by EOHLC used to measure a community's stock of low- or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

Replace PARKING GARAGE/DECK with the definition below:

PARKING, STRUCTURED – A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.

3. Amend § 200-4. Establishment.

Add the following text:

W. Randolph Community Multi-family Overlay District (RCMOD)

4. Amend § 200-6. Designation.

Add the following text:

W. Randolph Community Multi-family Overlay District (RCMOD)

The boundaries of the RCMOD are depicted on the Zoning Map on file with the Town Clerk and further divided into three subdistricts as depicted on the Zoning Map and described herein:

Station District: One hundred seventeen (117) parcels as depicted on the Zoning Map.

Gill Farm District: Consists of the parcel(s) on the Assessor's map 50-A-2, GIS ID F_784900_2885800 also known as 268 Centre Street

Chestnut West District: Consists of the parcel(s) on the Assessor's map 26-A-1, GIS ID F_772230_2890830 also known as Chestnut West

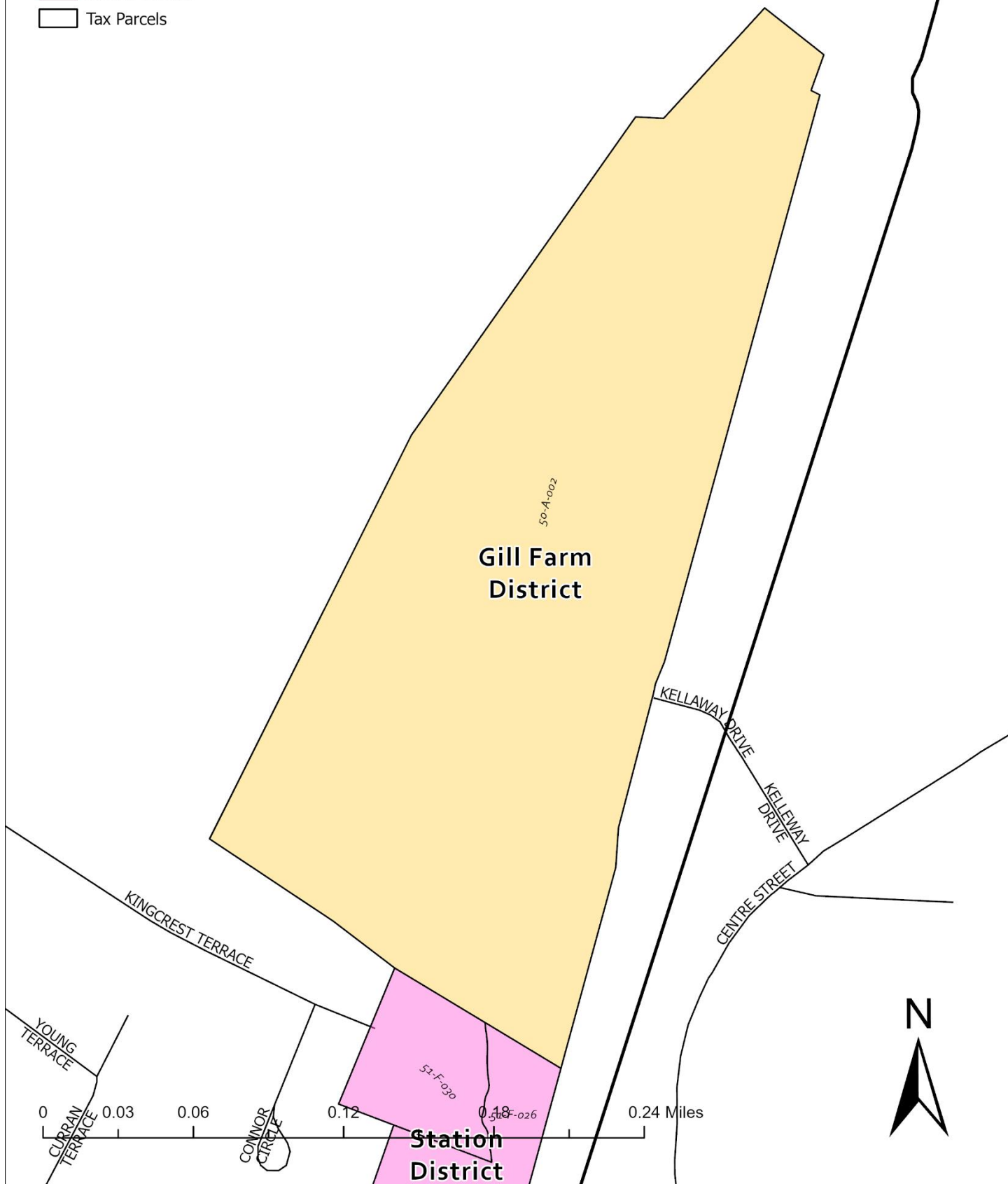
5. Amend Section 200-5, Zoning Map Pursuant to M.G.L. ch. 40A, sec. 5.

A map showing the designated parcels is attached hereto.

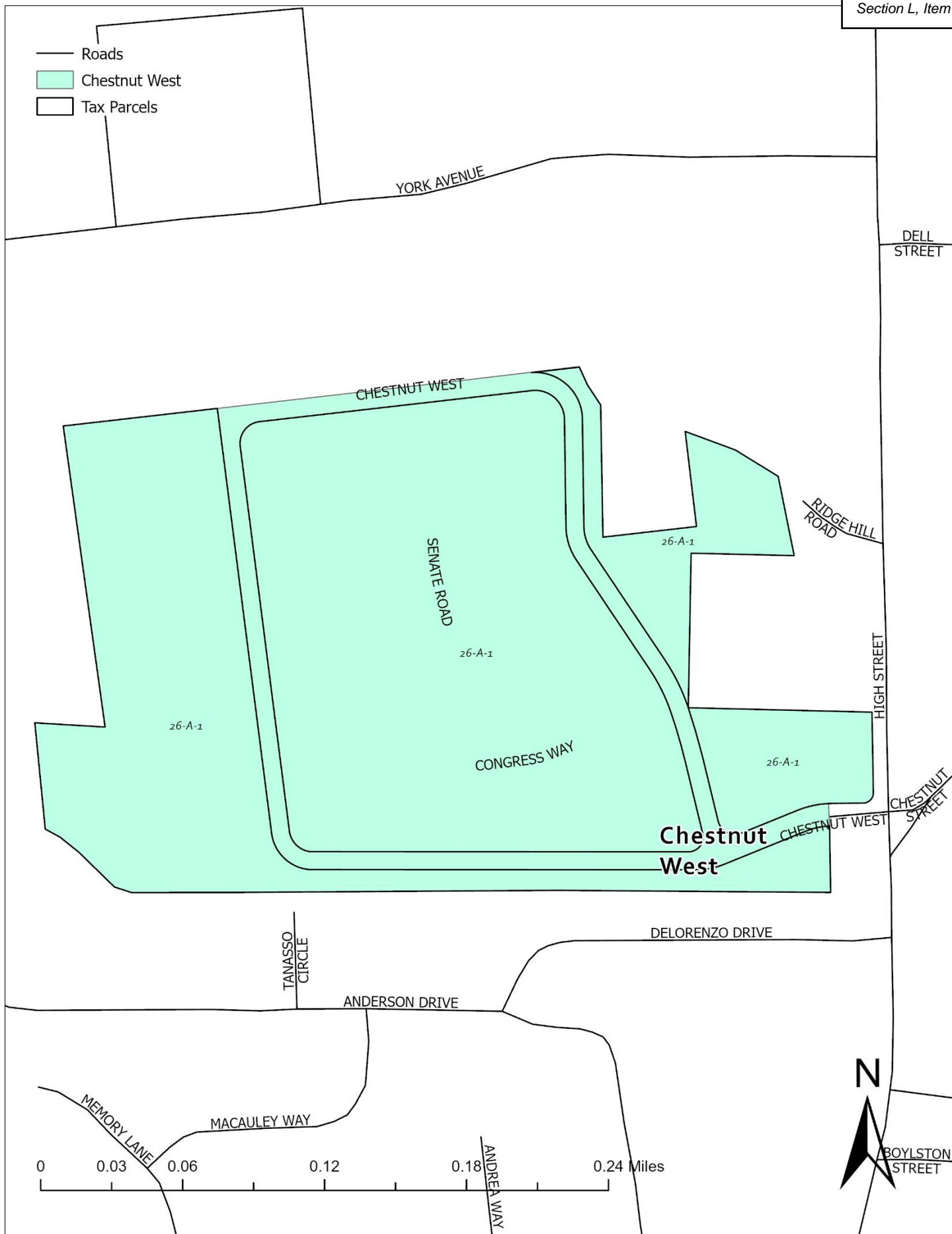
Gill Farm District



- Roads
- Gill Farm District
- Station District
- Tax Parcels



- Roads
- Chestnut West
- Tax Parcels



Randolph Community Multifamily Overlay District

Station Subdistrict Parcels

Section L, Item1.

	GIS ID	LOCATION	STREET	M-B-L
1	F_784534_2884387	9 CIVITA LN	CIVITA LN	51-F-026
2	F_784314_2883814	262 MILL ST	MILL ST	51-F-026.2
3	F_784357_2883725	270 MILL ST	MILL ST	51-F-026.3
4	F_784527_2883669	MILL ST REAR	MILL ST REAR	51-F-026.400
5	F_784341_2884015	260 MILL ST	MILL ST	51-F-026.5
6	F_784373_2883285	MILL ST	MILL ST	51-F-028.00
7	F_784701_2885062	MILL ST	REAR MILL ST	51-F-030
8	F_783956_2882674	FAIRFIELD RD	FAIRFIELD RD	63-I-014.7-10
9	F_784040_2882612	6 FAIRFIELD RD	FAIRFIELD RD	63-I-015
10	F_784105_2882566	2 FAIRFIELD RD	FAIRFIELD RD	63-I-016
11	F_784063_2882476	470 CENTRE ST	CENTRE ST	63-I-017
12	F_784026_2882403	468 CENTRE ST	CENTRE ST	63-I-018
13	F_783993_2882500	REAR CENTRE ST	CENTRE ST	63-I-019.9
14	F_783926_2882570	BRADY LN	BRADY LN	63-I-020.7&8
15	F_783887_2882449	4 BRADY LN	BRADY LN	63-I-021.5&6
16	F_783870_2882377	2 BRADY LN	BRADY LN	63-I-022.4
17	F_783856_2882329	BRADY LN	BRADY LN	63-I-023.3
18	F_783994_2882330	458 CENTRE ST	CENTRE ST	63-I-024.2
19	F_783980_2882279	456 CENTRE ST	CENTRE ST	63-I-025.1
20	F_783972_2882162	336 UNION ST	UNION ST	63-I-026
21	F_783898_2882208	318 UNION ST	UNION ST	63-I-027
22	F_783770_2882312	316 UNION ST	UNION ST	63-I-028
23	F_783759_2882413	308 UNION ST	UNION ST	63-I-029
24	F_783730_2882458	306 UNION ST	UNION ST	63-I-030
25	F_783579_2882491	304 UNION ST	UNION ST	63-I-031.B
26	F_783565_2882733	300 UNION ST	UNION ST	63-I-032
27	F_783302_2882823	290 UNION ST	UNION ST	63-I-033.C
28	F_783205_2882726	288 UNION ST	UNION ST	63-I-034.B
29	F_784369_2883115	MILL ST	MILL ST	63-L-001.299
30	F_784445_2883079	MILL ST	REAR MILL ST	63-L-002.00
31	F_784367_2883026	MILL ST	MILL ST	63-L-003.00
32	F_784361_2882911	MILL ST	MILL ST	63-L-004.301-3
33	F_784334_2882762	340 MILL ST	MILL ST	63-L-005.312
34	F_784307_2882695	MILL ST	MILL ST	63-L-006.315
35	F_784317_2882585	MILL ST	MILL ST	63-L-007.50
36	F_784207_2882263	MILL ST	MILL ST	63-L-008
37	F_784093_2882290	UNION ST	UNION ST	63-M-001
38	F_784136_2881917	355 UNION ST	UNION ST	63-N-001
39	F_782349_2881959	246 SOUTH ST	SOUTH ST	64-A-006
40	F_782774_2881441	290 SOUTH ST	SOUTH ST	64-A-010.198
41	F_782843_2881543	6 DESMOND AV	DESMOND AV	64-A-011.219
42	F_782637_2881557	280 SOUTH ST	SOUTH ST	64-A-012
43	F_782754_2881592	46 RESTARICK AV	RESTARICK AV	64-A-012.1
44	F_782677_2881977	15 TRUELSON DR	TRUELSON DR	64-A-013
45	F_782787_2881749	20 TRUELSON DR	TRUELSON DR	64-A-014
46	F_782845_2881854	16 TRUELSON DR	TRUELSON DR	64-A-014.1

Randolph Community Multifamily Overlay District

Station Subdistrict Parcels

Section L, Item1.

	GIS ID	LOCATION	STREET	M-B-L
47	F_782891_2881690	12 DESMOND AV	DESMOND AV	64-A-014.2
48	F_782920_2881761	16 DESMOND AV	DESMOND AV	64-A-020.164-5
49	F_782954_2881832	DESMOND AV	DESMOND AV	64-A-021.161-1
50	F_783279_2881842	16 FENCOURT AV	FENCOURT AV	64-A-022.00
51	F_783389_2881473	18 CASTLETON AV	CASTLETON AV	64-A-024
52	F_783533_2881451	17 CASTLETON AV	CASTLETON AV	64-A-025.114-1
53	F_783479_2881354	RESTARICK AV	RESTARICK AV	64-A-026.112-1
54	F_783571_2881316	9 RESTARICK AV	RESTARICK AV	64-A-027.111
55	F_783630_2881425	3 DUNMORE AV	DUNMORE AV	64-A-030.1
56	F_783700_2881500	1 DUNMORE AV	DUNMORE AV	64-A-030.1-2
57	F_783592_2881542	CARLETON AV	CARLETON AV	64-A-031.94-97
58	F_783639_2881691	11 CARLETON AV	CARLETON AV	64-A-032.63-67
59	F_783758_2881691	6 FENCOURT AV	FENCOURT AV	64-A-034.40-41
60	F_783774_2881632	CARLETON AV	CARLETON AV	64-A-035.00
61	F_783831_2881607	5 CARLETON AV	CARLETON AV	64-A-036.55-58
62	F_783919_2881542	394 CENTRE ST	CENTRE ST	64-A-037.53-54
63	F_783948_2881609	400 CENTRE ST	CENTRE ST	64-A-038.&39
64	F_783977_2881678	406 CENTRE ST	CENTRE ST	64-A-040.48
65	F_783895_2881686	FENCOURT AV	FENCOURT AV	64-A-041.45-46
66	F_783837_2881710	2 FENCOURT AV	FENCOURT AV	64-A-042.42-44
67	F_783687_2881775	8 FENCOURT AV	FENCOURT AV	64-A-043.39&62
68	F_783610_2881828	FENCOURT AV	FENCOURT AV	64-A-044.33
69	F_783679_2881934	15 FENCOURT AV	FENCOURT AV	64-A-045.29-32
70	F_783748_2881902	FENCOURT AV	FENCOURT AV	64-A-046.27-28
71	F_783804_2881876	5 FENCOURT AV	FENCOURT AV	64-A-047.107
72	F_783882_2881841	3 FENCOURT AV	FENCOURT AV	64-A-048.23
73	F_783984_2881821	408 CENTRE ST	CENTRE ST	64-A-049.13-19
74	F_783938_2881929	335 UNION ST	UNION ST	64-A-050.9-11
75	F_783885_2881971	333 UNION ST	UNION ST	64-A-052.7-8
76	F_783833_2882005	327 UNION ST	UNION ST	64-A-053.4-6
77	F_783768_2882042	325 UNION ST	UNION ST	64-A-054
78	F_783720_2882091	317 UNION ST	UNION ST	64-A-055
79	F_783574_2882228	303 UNION ST	UNION ST	64-A-056
80	F_783503_2882311	10 BOOTHBY CI	BOOTHBY CI	64-A-057.A
81	F_783422_2882391	295 UNION ST	UNION ST	64-A-058.A
82	F_783311_2882457	UNION ST	UNION ST	64-A-059
83	F_783203_2882517	287 UNION ST	UNION ST	64-A-060.3
84	F_783088_2882576	281- 285 UNION ST	UNION ST	64-A-061.2
85	F_783073_2882463	4 BOOTHBY CI	BOOTHBY CI	64-A-062.19
86	F_783234_2882390	6 BOOTHBY CI	BOOTHBY CI	64-A-063.18
87	F_783385_2882302	8 BOOTHBY CI	BOOTHBY CI	64-A-064.17
88	F_783344_2882178	7 BOOTHBY CI	BOOTHBY CI	64-A-065.16
89	F_783215_2882256	5 BOOTHBY CI	BOOTHBY CI	64-A-066.15
90	F_783108_2882247	2 TRUELSON DR	TRUELSON DR	64-A-067.14
91	F_783060_2882160	4 TRUELSON DR	TRUELSON DR	64-A-068.13
92	F_783012_2882080	6 TRUELSON DR	TRUELSON DR	64-A-069.12

Randolph Community Multifamily Overlay District

Station Subdistrict Parcels

Section L, Item1.

	GIS ID	LOCATION	STREET	M-B-L
93	F_782975_2882009	8 TRUELSON DR	TRUELSON DR	64-A-070.11
94	F_782941_2881940	10 TRUELSON DR	TRUELSON DR	64-A-071.10
95	F_782753_2882036	7 TRUELSON DR	TRUELSON DR	64-A-072.9
96	F_782796_2882128	5 TRUELSON DR	TRUELSON DR	64-A-073.8
97	F_782848_2882206	3 TRUELSON DR	TRUELSON DR	64-A-074.7
98	F_782902_2882305	1 TRUELSON DR	TRUELSON DR	64-A-075.6
99	F_782888_2882447	3 BOOTHBY CI	BOOTHBY CI	64-A-076.5
100	F_782909_2882558	1 BOOTHBY CI	BOOTHBY CI	64-A-077.4
101	F_782935_2882657	229 UNION ST	UNION ST	64-A-078.1
102	F_782833_2882698	223 UNION ST	UNION ST	64-A-079.1
103	F_782660_2882420	219 UNION ST	UNION ST	64-A-081.2
104	F_782342_2882504	20 TILESTON RD	TILESTON RD	64-A-092.C
105	F_782483_2882419	22 TILESTON RD	TILESTON RD	64-A-093.22-26
106	F_782288_2882344	21 TILESTON RD	TILESTON RD	64-A-095.31&32
107	F_783661_2882006	FENCOURT AV	FENCOURT AV	64-A-097
108	F_783525_2882105	22-24 FENCOURT AV	FENCOURT AV	64-A-098
109	F_782658_2881671	50 RESTARICK AV	RESTARICK AV	64-A-099
110	F_782653_2881839	19 TRUELSON DR	TRUELSON DR	64-A-100
111	F_783689_2881234	5 RESTARICK AV	RESTARICK AV	64-D-002.85-86
112	F_783773_2881185	370 CENTRE ST	CENTRE ST	64-D-003.83&84
113	F_783772_2881315	376 CENTRE ST	CENTRE ST	64-D-004.77-80
114	F_783838_2881363	378 CENTRE ST	CENTRE ST	64-D-005.74-76
115	F_783870_2881441	373 CENTRE ST	CENTRE ST	64-D-006.70-73
116	F_783782_2881463	CARLETON AV	CARLETON AV	64-D-007.68-69
117	F_782674_2881328	295 SOUTH ST	SOUTH ST	71-E-037.2

Council Order: 2024-040

Introduced by: Town Manager Brian Howard
July 15, 2024**FY 24 Year End Transfers**

To see if the Town Council will vote to approve the following FY24 year-end budget transfers:

SOURCES			USES		
Department	Salary	Expense	Department	Salary	Expense
Town Manager	\$ 28,550		Police	10,000.00	
			Ambulance		\$ 2,550
			Fuel		\$ 13,000
			Fire		\$ 3,000
Totals	\$ 28,550	\$ -	Totals	10,000.00	\$ 18,550

Explanation: These transfers are needed so that departments may continue to submit or encumber obligations related to FY24.

Council Order: 2024-041

**Introduced by: Town Manager Brian Howard
July 15, 2024**

**Acceptance of Local Option Statute
M.G.L. Ch. 59, Section 5, Clause Twenty-second G
Concerning Veterans and Domiciles Held By a Fiduciary**

The Randolph Town Council, with the recommendation of the Town Manager, hereby accepts the provisions of M.G.L. Ch. 59, Section 5, Clause Twenty-second G, which states as follows:

Twenty-second G. In any city or town that accepts this clause, real estate that is the domicile of a person but is owned by a trustee, conservator or other fiduciary for the person's benefit if the real estate would be eligible for exemption under clause Twenty-second, Twenty-second A, Twenty-second B, Twenty-second C, Twenty-second D, Twenty-second E or Twenty-second F if the person were the owner of the real estate.

Council Order: 2024-042**Introduced by: Town Manager Brian Howard
July 15, 2024**

**Acceptance of Gift of a Truck
from the Randolph Housing Authority to the Town of Randolph**

The Randolph Town Council, with the recommendation of the Town Manager, hereby authorizes the Town to accept a gift of a used 1-ton dump truck from the Randolph Housing Authority, pursuant to M.G.L. ch. 44, section 53A 1/2, and any other applicable law.

Background:

The truck is a 2005 Ford F350 1-Ton Dump Truck with plow. It has a current mileage of 20,724.

The DPW mechanic has inspected the vehicle and has determined that, with some maintenance repairs, it is road worthy and a valuable addition to the Town Fleet. The Town Manager expects to use the truck for DPW purposes.

The DPW will make one initial significant repair to the truck upon acquisition. The truck has a rotting dump bed from prior winter road salt use over time. The DPW has an available truck bed from an unused older DPW vehicle that will be swapped out onto the newly acquired vehicle. The newly acquired vehicle is fully equipped to plow snow. Town decals have already been acquired.

HIKING *Adventures*

REGISTER TODAY!
bit.ly/LetsGoHiking24

MAY - AUGUST 2024

AFTERNOON HIKE TO EXPLORE THE
SURROUNDING TRAILS AND NATURE



MAY 26

MEADOW ROAD TRAIL

1 PM MEET UP

✓ DONOVAN ELEMENTARY SCHOOL ON
123 REED ST, RANDOLPH, MA 02368

✓ 2.7 MILES | 55+ MINS

JUNE 9

PONKAPOAG POND LOOP

1 PM MEET UP

✓ FISHERMAN'S BEACH PARKING LOT
NEXT TO TEMPLE BETH DAVID
ON RANDOLPH STREET, CANTON, MA

✓ 6.8 MILES | 2HRS 30+ MINS

JULY 14

**WOLCOTT PATH LOOP
GREEN DOT**

1 PM MEET UP

✓ BLUEHILLS TRAILSIDE MUSEUM ON
1904 CANTON AVE, MILTON, MA 02186

✓ 2.2 MILES | 1HR 5+ MINS

AUGUST 18

**BLUE HILLS - SKYLINE TRAIL
GREEN DOT**

1 PM MEET UP

✓ SHEA MEMORIAL RINK
651 WILLARD ST, QUINCY, MA 02169

✓ 3.3 MILES | 1HR 15+ MINS

This Community Adventure is brought to you by
the Randolph Intergenerational Community Center & Randolph Mass in Motion

FOR MORE INFORMATION OR HELP WITH REGISTRATION,
FEEL FREE TO EMAIL KIM THEODORE AT KTHEODORE@RANDOLPH-MA.GOV





RANDOLPH RECREATION PRESENTS RANDOLPH SUMMER SOUNDS:

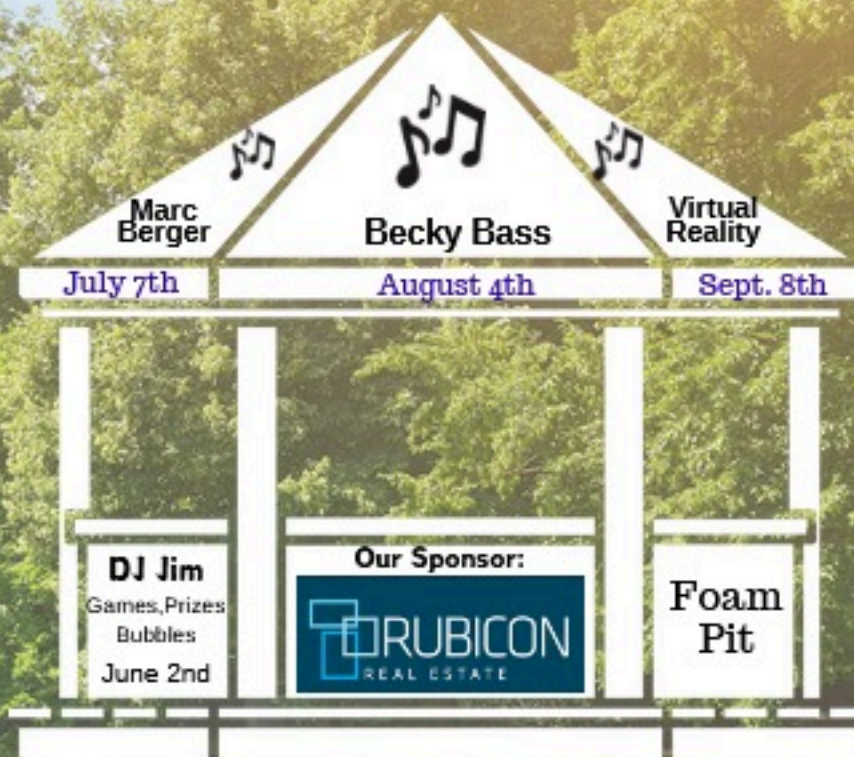
Concerts & Farmers Artisan Markets 1st Sunday
June- August and September 8th 1PM-4PM



Joseph J. Hart Memorial Park 240 North St Randolph, MA

"Please note that this year's event will be held at the gazebo instead of Powers Farm due to increased interest and attendance, offering better parking and ample space for everyone."

LOCAL
Designers
MAKERS
Artisans
& LOTS MORE



Plenty of parking

Great Music

Awesome vendors



Lady C&J
BBQ

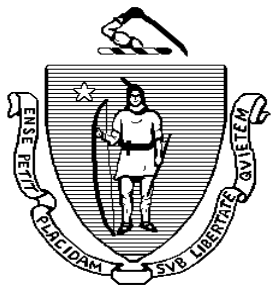


Taste of Heaven
Hot Dogs/Sausages

Concerts will be held
1:30-3:30 Bring a chair

and more...

To become a vendor please contact rrinehart@randolph-ma.gov



The Commonwealth of Massachusetts

DEPARTMENT OF PUBLIC UTILITIES

NOTICE OF PUBLIC HEARING AND EVIDENTIARY HEARING, AND REQUEST FOR COMMENTS

D.P.U. 24-60

June 25, 2024

Petition of Eversource Gas Company d/b/a Eversource Energy for authorization and approval: (1) to issue long-term debt securities in an amount not to exceed \$325 million, pursuant to G.L. c. 164, § 14; and (2) for an exemption from the advertising requirements of G.L. c. 164, § 15.

On April 29, 2024, Eversource Gas Company d/b/a Eversource Energy ("Company") filed a petition with the Department of Public Utilities ("Department"), pursuant to G.L. c. 164, § 14, requesting authorization and approval: (1) to issue long-term debt in an amount not to exceed \$325 million, pursuant to G.L. c. 164 § 14; and (2) for an exemption from the competitive solicitation and advertising requirements of G.L. c. 164, § 15. The Department docketed this matter as D.P.U. 24-60.

The Company proposes to issue long-term debt securities through December 31, 2026, in the form of first mortgage bonds. The Company further proposes that the debt securities will have maturity dates not to exceed 30 years from the date of issuance an interest rate not to exceed eight percent. The Company states that the long-term debt will be used for: (1) payment of capital expenditures incurred for extensions, additions, and improvements to the Company's plant and properties, or for the payment of obligations incurred for such purposes; (2) repayment of long- and short-term debt balances; and (3) general working capital needs.

The Department will conduct a public hearing on **Thursday, July 18, 2024, beginning at 2:00 p.m.** to receive comments on the Company's filing. The public hearing will be immediately followed, if necessary, by an evidentiary hearing. Attendees can join by entering the link, <https://us06web.zoom.us/j/89664582450>, from a computer, smartphone, or tablet. No prior software download is required. For audio-only access to the hearings, attendees can dial in at 646-931-3860 (**not toll free**) and then enter the **Meeting ID# 896 6458 2450**. If you anticipate providing comments via Zoom during the public hearing, please send an email by **Tuesday, July 16, 2024**, to jennifer.cargill@mass.gov with your name, email address, and mailing address. If you anticipate commenting by telephone, please leave a voicemail message by **Tuesday, July 16, 2024**, at 617-305-3732 with your name, telephone number, and mailing address.

Alternatively, any person interested in commenting on this matter also may submit written comments no later than the close of business (5:00 p.m.) on **Friday, July 19, 2024**. The Department strongly encourages public comments to be submitted by email as specified below.

If, however, a member of the public is unable to send written comments by email, a paper copy may be sent to Mark D. Marini, Secretary, Department of Public Utilities, One South Station, Boston, Massachusetts, 02110.

Any person who desires to participate otherwise in the evidentiary phase of this proceeding shall file a petition for leave to intervene no later than 5:00 p.m. **Friday, July 12, 2024**. A petition for leave to intervene must satisfy the timing and substantive requirements of 220 CMR 1.03. Receipt by the Department constitutes filing and determines whether a petition has been timely filed. A petition filed late may be disallowed as untimely, unless good cause is shown for waiver under 220 CMR 1.01(4). To be allowed, a petition under 220 CMR 1.03(1) must satisfy the standing requirements of G.L. c. 30A § 10. All responses to petitions to intervene must be filed by the close of business (5:00 p.m.) on the second business day after the petition to intervene was filed.

All comments and petitions to intervene should be submitted to the Department in **.pdf format** by email attachment to dpu.efiling@mass.gov and jennifer.cargill@mass.gov. The text of the email must specify: (1) the docket number of the proceeding (D.P.U. 24-60); (2) the name of the person or company submitting the filing; and (3) a brief descriptive title of the document. In addition, one copy of all written comments and petitions to intervene should be emailed to the Company's attorney, Danielle Winter, Esq. at dwinter@keeganwerlin.com and Assistant Attorney General Julian Aris, at Julian.Aris@mass.gov.

All comments submitted in electronic format will be posted on the Department's website through our online File Room as soon as practicable (enter "24-60") at: <https://eeaonline.eea.state.ma.us/DPU/Fileroom/dockets/bynumber>. Please note that in the interest of transparency any comments will be posted to our website as received and without redacting personal information such as addresses, telephone numbers, or email addresses. As such, consider the extent of information you wish to share when submitting comments.

To request materials in accessible formats for people with disabilities (Braille, large print, electronic files, audio format), contact the Department's ADA coordinator at Jenyka.Spitz-Gassnola2@mass.gov. For further information regarding the Company's filing, please contact the Company's attorney, Danielle Winter, Esq., at dwinter@keeganwerlin.com. For further information regarding this Notice, please contact Jennifer Cargill, Hearing Officer, Department of Public Utilities, at jennifer.cargill@mass.gov.



LOGO DESIGN CONTEST ANNOUNCEMENT

ATTENTION ALL SENIORS!

THE RANDOLPH COUNCIL ON AGING IS HAVING A LOGO CONTEST. THE WINNING SUBMISSION WILL BE USED ON THE COUNCIL ON AGING'S LETTERHEAD.

RULES

EACH PERSON CAN SUBMIT UP TO 5 LOGOS. THE IMAGES MUST BE SIMPLE, EASILY RECREATED AND INCLUDE SOMETHING HISTORICALLY SIGNIFICANT ABOUT RANDOLPH. IT CAN BE A PICTURE, WORDS OR A COMBINATION OF BOTH.

THE WINNING SUBMISSION WILL RECEIVE A [\\$100](#) VISA GIFT CARD. THE WINNING LOGO WILL BECOME THE PROPERTY OF THE TOWN OF RANDOLPH COUNCIL ON AGING.

ALL SUBMISSIONS MUST BE SENT TO JOANFSMITH@MSN.COM AND MUST BE RECEIVED BY AUGUST 31, 2024. THE FINAL DECISION WILL BE ANNOUNCED ON WEDNESDAY, SEPTEMBER 18, 2024 AFTER THE COUNCIL ON AGING MEETING.

BELOW IS OUR NEW MISSION STATEMENT WHICH CAN BE USED FOR INSPIRATION:

“THE MISSION OF THE RANDOLPH COUNCIL ON AGING IS TO CREATE A WELCOMING ENVIRONMENT WHERE AGING ADULTS THRIVE THROUGH PROGRAMS, SERVICES AND RESOURCES THAT PROMOTE INDEPENDENCE, DIGNITY AND WELL-BEING. WITH A COMMITMENT TO INCLUSIVITY, RESPECT AND ADVOCACY, WE STRIVE TO EMPOWER AGING ADULTS TO LIVE ACTIVELY, ENGAGE MEANINGFULLY AND AGE WITH GRACE AND FULFILLMENT”





July 1, 2024

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

Dear Members of the Council:

We are committed to keeping you and our customers informed about changes to Xfinity TV services. Accordingly, please note the following price increases our providers are implementing on August 1, 2024:

- Outside TV Features will increase the cost of its Subscription Video On Demand package from \$1.99 per month to \$4.99 per month.
- Gaia will increase the cost of its Subscription Video On Demand package from \$11.99 per month to \$13.99 per month.
- Warner Brothers Discovery will increase the cost of its Max (ad-free tier) and HBO subscriptions from \$15.99 per month to \$16.99 per month.

Customers are receiving notice of these changes in their bill and will see the new cost reflected in their next bill unless they cancel their subscription.

Please do not hesitate to contact me should you have any questions. For your convenience I can be reached at **Catherine_Maloney@comcast.com**.

Sincerely,

Catherine Maloney

Catherine Maloney, Sr. Manager
Government & Regulatory Affairs
New England Region