

# PLANNING BOARD MEETING

Tuesday, October 11, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## AGENDA

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In accordance with Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 COVID 19 emergency, the Planning Board shall meet remotely to avoid group congregation.

**A. Call to Order - Roll Call**

**B. Chairperson Comments**

**C. Approval of Minutes**

1. Minutes of 9/27/22

**D. Public Speaks**

**E. Public Hearings**

**F. Old/Unfinished Business**

1. Master Plan Initiatives Review & Discussion

2. Parking Requirements Discussion

**G. New Business**

1. Subdivision: Pham Estates Lot Release

2. Preliminary Subdivision - North Street/Trim Way

**H. Staff Report**

**I. Board Comments**

**J. Adjournment**

Notification of Upcoming Meeting Dates

10/25

11/15 and 11/29

12/13

# COMPREHENSIVE MASTER PLAN ↔ COMMUNITY HEALTH PLAN

LAND USE			Primary Responsibility	Time Frame				Supporting Entities
				S h o r t	M e d i u m	L o n g	O n g o i n g	Notes/Updates
Master Plan Task		Community Wellness Plan Goal						
LU 1	Review and update zoning to encourage mixed-use and strategic commercial development.	10.4 To preserve a welcoming, engaged and connected community, implement housing and economic development strategies that prevent displacement; promote economic stability, homeownership and wealth generation; and increase affordable housing and a variety of housing types that meet the accessibility and service needs of Randolph residents across income levels and across all life stages.  13.2 Make zoning and related policy changes that allow for the production of naturally occurring affordable housing stock (accessory dwelling units, multi-family and multi-generational housing) in all neighborhoods and to allow for more density in compatible locations.	Planning Board Town Council	x				8/23/22 - PB discussion. Agree to review associated zoning ordinances and discuss at the meeting of 9/27/22  Note that MBTA community zoning requirements may fulfill the production of multifamily housing stock.
LU2	Update the current design review regulations to enhance design guidelines and extend design review to more types of development.		Planning Board Town Council	x			X	8/23/22 - Planning Board recommends changing this to ONGOING as there should be routine reviews to ensure use of best practices.
LU3	Identify and market priority sites to attract new development.		Planning Dept.	x			X	8/23/22 - discussed by the Planning Board. This will be an ONGOING task as properties become vacant. Planner to review methods to obtain information and provide outreach. Typically this is handled by an Economic Development director which the Town does not have.
LU4	Clearly “brand” and promote the Crawford Square area as the Town Center.		Planning Board Town Council	x				8/23/22 - discussed by the Planning Board. To be reviewed at a future meeting and in collaboration with the Redevelopment Authority.
LU5	Continue working to protect open space resources through investment, reforestation, zoning, and design review regulations.	14.1 Implement coordinated maintenance protocols to preserve and enhance the image, character, and quality of existing open space and recreational facilities.  14.2 Develop and preserve parks and open spaces in neighborhoods where there is currently limited availability of such amenities. These should include larger town parks, neighborhood pocket parks, and infrastructure that facilitates bicycle, pedestrian, and transit access to them.  14.5 Explore sites and parcels, such as Nike Missile Site, that might be eligible for brownfield redevelopment to create new public open space amenities	Planning Board Town Council				x	8/23/22 - discussed by the Planning Board.
LU6	Promote sustainable land use and development practices.	10.6 Establish programs to support resident-led, municipally-supported projects to make Randolph’s neighborhoods and streets more connected, safer, cleaner, and more vibrant.	Planning Board Town Council	x			X	8/23/22 - Planning board discussion. This is ONGOING as it should be reviewed for each development presented to the Board. 9/13/22 - Planning Board discussed establishing criteria for electric vehicle service equipment (EVSE). Draft criteria due for discussion at meeting in October.
LU7	Provide for the mitigation of negative impacts associated with development through developer’s contributions to the provision of new infrastructure, the creation of public amenities, or user fees.	10.6 Establish programs to support resident-led, municipally-supported projects to make Randolph’s neighborhoods and streets more connected, safer, cleaner, and more vibrant.  13.3 Increase affordable housing availability by supporting development proposals which provide affordable units and adopting an Inclusionary Housing ordinance to require a percentage of housing units to be set aside as deed-restricted affordable that are accessible to low and moderate-income households	Planning Board Town Council	x			X	8/23/22 - Planning Board discussion about when mitigation might be necessary, limitations to mitigation and how to incorporate. This is an ONGOING task since it is development specific.

LAND USE			Primary Responsibility	Time Frame				Supporting Entities
				S h o r t	M e d i u m	L o n g	O n g o i n g	Notes/Updates
Master Plan Task		Community Wellness Plan Goal						
		<p>13.4 Develop new deed-restricted Affordable Housing and Affordable Housing with supportive services, and preserve, maintain, and upgrade existing NOAH and deed-restricted Affordable Housing units</p> <p>13.6 Maintain a partnership of community, health care, and municipal partners to provide testimony and evidence at local processes that support the preservation and production of affordable housing</p> <p>14.4 Assess public transit service, walkability, and safe bike routes to parks and recreational facilities, and identify improvements that would increase Randolph resident access. This complements the transportation recommendations.</p>						

ECONOMIC DEVELOPMENT			Primary Responsibility	Time Frame				Supporting Entities								Section F, Item1.
				S h o r t	M e d i u m	L o n g	O n g o i n g									
Master Plan Task		Community Wellness Plan Goal														
ED1	Produce marketing and promotional materials and events.		Planning		X											
ED2	Facilitate broader outreach to the business community	11.4 Coordinate resources and provision of student and family health services (i.e. immunizations and flu vaccinations) and social services between Randolph Health Department, Randolph Public Schools (including School Nurses, and the Family Resource Center and Registration Office), and area health centers.	Planning Chamber of Commerce		X			9/13/22 - discussed connection with C24. When there was a Randolph Chamber, the Town participated in routine meetings as the “government liaison” but that stopped when the chamber went dormant. Request to Planner to reestablish participation with Connect24. Planner sent an email request to the Exec Director on 9/19.								
ED3	Provide developers and owners of vacant and underutilized properties with information and guidance through town regulations and ordinances to guide appropriate development of these parcels.		Planning Board Planning Dept	X				9/13/22 - Planning Board discussion of how to identify vacant commercial properties, who within Town Hall is aware, whether to maintain a database, whether to “advertise” available properties, etc.								
ED4	Develop curriculum and workshops to assist businesses with parcel development.	11.5 In all Town- and School- provided health and social services, ensure appropriate linguistic and culturally competent supports. Refer to the national standards for Culturally and Linguistically Appropriate Services (CLAS) for guidance.  15.5 Encourage development of small and independent food businesses that increase availability of healthy and culturally diverse food options. Investigate application to the Massachusetts Food Trust Program for grants, loans and technical assistance to make this happen.	Planning Dept Chamber of Commerce		X			9/13/22 -Discussed with the Planning Board. The Town Planner has had a ‘business development guide’ in draft mode for a number of years but has not been able to complete it. Consider distribution to Board or a working meeting to edit.								
ED5	Engage the local business community	15.2 Create food procurement policies to increase healthy and local food purchasing in Randolph across different institutions such as schools, the RICC, and municipal offices to ensure meals offered to students, elder residents, town staff and other residents are nutritious.  15.3 Establish a Healthy Food Zone Ordinance or amend the zoning code to prohibit additional fast-food and formula fast-food establishments and food and beverage vendor carts from locating near schools. Currently these are permitted by right or by a permit from the Town Council in a range of business and highway districts in Randolph.	Planning Dept Chamber of Commerce		X			9/13/22 - discussed connection with C24. When there was a Randolph Chamber, the Town participated in routine meetings as the “government liaison” but that stopped when the chamber went dormant. Request to Planner to reestablish participation with Connect24. Planner sent an email request to the Exec Director on 9/19.								
ED6	Identify areas in the town that are appropriate for employers of Professional and Technical Services and Accommodation and Food Services.	15.1 Establish a municipal food policy council to develop a forum for advocacy and policy development to ensure equitable, healthy food access for all residents	Planning Board Planning Dept Chamber of Commerce		X											
ED7	Market under-utilized parcels for mixed use, including the development of medical office space.	11.1 Facilitate development of a Federally Qualified Health Center. Build awareness and local support for the health center through workshops, informational materials, and coalition building efforts with community partners.  11.2 Towards improving access to non-emergency medical care and health-supporting services for older adults and those that do not drive, partner with Blue Hills Regional Coordinating Council on the regional assessment of current transportation barriers and participate in piloting solutions, currently underway.	Planning Board Planning Dept Town Council		X			9/13/22 - Planning Board discussion. Working on potential zoning amendments to permit mixed use in other districts								
ED8	Use results of the retail gap analysis described herein to promote retail development in target areas.		Planning Board Planning Dept Chamber of Commerce		X											

HOUSING			Primary Responsibility	Time Frame				Supporting Entities								Section F, Item 1.	
				S h o r t	M e d i u m	L o n g	O n g o i n g										
Master Plan Task		Community Wellness Plan Goal															
H1	Increase affordable housing availability in appropriate locations to ensure the needs of current and future residents are met.	<p>13.1 Conduct and adopt a state-certified Housing Production Plan (HPP) to offer more detailed documentation of specific housing needs, and additional tools to meet these needs, and keep the Town in safe harbor from 40B development (currently 10.7 % in Randolph).</p> <p>13.6 Maintain a partnership of community, health care, and municipal partners to provide testimony and evidence at local processes that support the preservation and production of affordable housing.</p>	Planning Dept Housing Authority		X												
H2	Preserve, maintain, and upgrade existing affordable housing units.	<p>13.3 Increase affordable housing availability by supporting development proposals which provide affordable units and adopting an Inclusionary Housing ordinance to require a percentage of housing units to be set aside as deed-restricted affordable that are accessible to low and moderate-income households.</p> <p>13.4 Develop new deed-restricted Affordable Housing and Affordable Housing with supportive services, and preserve, maintain, and upgrade existing NOAH and deed-restricted Affordable Housing units.</p>	Housing Authority				X	Contract with Shared Housing Services Organization (SHSO) to manage all aspects of affordable housing (except for those parcels under management of Housing Authority). Planning Department coordinating with SHSO. 9/22/22 - Planner has reached out to MAPC numerous times since July asking for an update on the project (voicemail and email). No indication of a start date on this project.									
H3	Promote homeownership throughout the town.	13.5 Offer financial assistance and tenant protections to help Randolph residents remain in their homes.	Housing Authority				X										
H4	Expand the mix of housing choices throughout town for a range of incomes, ages, and family types.	13.2 Make zoning and related policy changes that allow for the production of naturally occurring affordable housing stock (accessory dwelling units, multi-family and multi-generational housing) in all neighborhoods and to allow for more density in compatible locations.	Planning Board Planning Department Town Council		x			4/26/22 – discussion by the Planning Board to research opportunities bearing in mind potential effect of MBTA communities zoning requirements to be enacted by December 2023. Also notes that zoning has been updated to permit “tiny house” development to scale down sizes. Includes a bonus density when a developer includes affordable units.									

OPEN SPACE AND RECREATION			Primary Responsibility	Time Frame				Supporting Entities								Section F, Item 1.
				Short	Medium	Long	Ongoing									
Master Plan Task		Community Wellness Plan Goal														
OSR 1	Continue the protection of existing open space parcels and acquire new lands.	14.2 Develop and preserve parks and open spaces in neighborhoods where there is currently limited availability of such amenities. These should include larger town parks, neighborhood pocket parks, and infrastructure that facilitates bicycle, pedestrian, and transit access to them.  14.5 Explore sites and parcels, such as Nike Missile Site, that might be eligible for brownfield redevelopment to create new public open space amenities.	Planning Board ConCom Planning Dept Town Council				X	3/22/22 PB to incorporate protection of green space, where feasible, in review of all development proposals. Will research cluster development and open space design regulations to determine if they can be incorporated in Randolph regulations								
OSR 2	Preserve and maintain sufficient habitats for native plant and wildlife species.		Planning Board ConCom Planning Dept Town Council				X	3/22/22 Planner to ensure native pollinator species are included with the recommended landscaping plant listing made available to developers. Need to find a way to incorporate it in a checklist of items reviewed. -incorporate question about rare/endangered habitat and species check on applications -incorporate requirement to address impacts in the Development Impact Statement								
OSR 3	Create multi-modal links between open space and recreation areas.	14.4 Assess public transit service, walkability, and safe bike routes to parks and recreational facilities, and identify improvements that would increase Randolph resident access. This complements the transportation recommendations.	Recreation		X			3/22/22 – Planner provided list of Conservation parcels to the MPIC and to Conservation. Requested to send to Planning Board  4/28/22 – Complete Streets policy/participation in development with BETA Engineering and DPW. To go before TC for approval. Identification of 15+ projects some of which would address this								
OSR 4	Improve public access at and within land managed by the Conservation Commission.	14.4 Assess public transit service, walkability, and safe bike routes to parks and recreational facilities, and identify improvements that would increase Randolph resident access. This complements the transportation recommendations.	ConCom Planning Dept	X												
OSR 5	Continue working to protect open space resources through investment, reforestation, zoning, and design review regulations.		Planning Board Conservation Commission Planning Dept Town Council				X	3/22/22 – Research clear-cutting ordinances in the state to consider recommending updates to Randolph laws - Research potential of tree bank ordinance								
OSR 6	Maintain and provide sufficient active recreation facilities.	14.1 Implement coordinated maintenance protocols to preserve and enhance the image, character, and quality of existing open space and recreational facilities.  14.3 Explore renovations to or rebuilding the Randolph Community Pool.	Recreation				X									
OSR 7	Provide for the mitigation of negative impacts associated with development activities through impact fees to assist in the funding of open space and recreation oriented initiatives.		Planning Board ConCom Planning Dept Town Council		X			3/22/22 – This should be ONGOING and the PB should consider reasonable mitigation when impacts of development affect greenspace.								

NATURAL AND CULTURAL RESOURCES			Primary Responsibility	Time Frame				Supporting Entities								Section F, Item 1.	
				Short	Medium	Long	Ongoing										
Master Plan Task		Community Wellness Plan Goal															
NHC1	Continue working to preserve natural resources through the acquisition of vulnerable open space areas to protect them in perpetuity.	14.1 Implement coordinated maintenance protocols to preserve and enhance the image, character, and quality of existing open space and recreational facilities.  14.2 Develop and preserve parks and open spaces in neighborhoods where there is currently limited availability of such amenities. These should include larger town parks, neighborhood pocket parks, and infrastructure that facilitates bicycle, pedestrian, and transit access to them.  14.5 Explore sites and parcels, such as Nike Missile Site, that might be eligible for brownfield redevelopment to create new public open space amenities.	Planning Board ConCom Planning Dept Town Council				X	4/14/22 - (see OSR1)									
NHC2	Review Town ordinances to consider impact of zoning and other regulations on historic properties to introduce coordinating measures, such as:  • Monitor impact of Site Plan and Design Review process on historic resources.  • Amend Residential District Setback Provision, Section 200-28. A (2), and allow for relief from strict adherence to the 25’ setback to match the setback of adjacent historic houses.  • Notify the Historical Commission of buildings 50 years old or older that are cited under Chapter 83, Security and Maintenance of Abandoned and/or Dilapidated Buildings.		Historic Commission Planning Board Planning Dept Town Council			X		4/14/22 – Board suggests joint meeting with Historic Commission to determine a collective approach to any potential zoning amendments. Board suggests adjusting the project checklist for site plan development to include a confirmation that a parcel (or neighboring parcels) are not historic in nature. Tony Plizga to suggest language to amend 200-28A to provide setback relief when abutting historic structures are affected. Joint meeting scheduled for 6/14/22  6/14/22 - joint meeting of Historical Commission and Planning Board with discussion about these goals. Draft of potential zoning ordinance amendment affecting setbacks discussed, edited and agreed upon. Planner to finalize, present to both Boards for introduction to the Town Council.  Discussion about changing the threshold for age of structures was a lengthy discussion. Historical Commission to meet separately to develop their consensus and follow-up with Planning Board for next steps  9/23/22 - submitted request for amendment to the Town Council									
NHC3	Change threshold of Demolition Delay Ordinance to the national standard of 50 years old or older, and extend the delay period to nine months or more.		Historic Commission Planning Board Planning Dept Town Council			X		Joint meeting between two boards scheduled for 6/14/22 6/14/22 - joint meeting of the Historical Commission and Planning Board. Lengthy discussion about changing the threshold and the options available. Historical Commission to continue their discussion, develop consensus and follow-up with the Planning Board for next steps.  9/23/22 - submitted request for amendment to the Town Council									
NHC4	Expand availability of HRI documents by including links to them on the Town’s webpage.	10.2 Institute municipal and school policies that promote a multilingual culture in all activities, ensuring that materials and communication are in Vietnamese, Haitian Creole, and other primary languages spoken in Randolph, in addition to English.  10.3 Increase opportunities for civic participation by Randolph residents in town issues and events.  10.6	Historic Commission Planning Dept	X				6/14/22 - Planner to work with the Historical Commission to create a presence on the Town’s website with applicable information, forms, etc.									
NHC5	Add historic designations to online GIS.		Historic Commission Planning Department	XCOMPLETED 2021													
NHC6	Establish a History Room in the Turner Free Library to provide better access to historic material about Randolph.	10.3 10.5	Historic Commission Library		X												

Section F, Item 1.									
NHC7	Restart historic marker program, and establish historic street signage program.		Historic Commission		X				
NHC8	Encourage the use of historic properties as economic development tools by using state and federal Historic Rehabilitation Tax Credits.	10.4 To preserve a welcoming, engaged and connected community, implement housing and economic development strategies that prevent displacement; promote economic stability, homeownership and wealth generation; and increase affordable housing and a variety of housing types that meet the accessibility and service needs of Randolph residents across income levels and across all life stages. Reference the housing recommendations for more.	Historic Commission Planning Department		X				Ongoing
NHC9	Work with Preservation Massachusetts to utilize their Circuit Rider Program.		Historic Commission Planning Department		X				Ongoing
NHC10	Take advantage of all funding sources for historic preservation, including:  •Massachusetts Preservation Projects Fund •Massachusetts Historical Commission Survey and Planning Grants •CPA Funds •Preservation Massachusetts Predevelopment Loan Fund •The MCC		Historic Commission Planning Department Mass Cultural Council		X				Ongoing. Historical Commission has participated in all of these funding opportunities

SERVICES AND FACILITIES			Primary Responsibility	Time Frame				Supporting Entities								Section F, Item 1.	
				Short	Medium	Long	Ongoing										
Master Plan Task		Community Wellness Plan Goal															
SF1	Prioritize allocation from the local budget towards improving aged utilities and educational facilities.	<p>10.4 To preserve a welcoming, engaged and connected community, implement housing and economic development strategies that prevent displacement; promote economic stability, homeownership and wealth generation; and increase affordable housing and a variety of housing types that meet the accessibility and service needs of Randolph residents across income levels and across all life stages. Reference the housing recommendations for more.</p> <p>11.3 Continue and build on the Public Health Department’s capacities and functions. Increase capacity through expanding funding and health department staff capable of enforcing health and other codes, providing inspectional services, and providing population and community health services. Sustain ongoing work in Environmental Health, Community Health, and Public Health Emergency Preparedness, and expand community health functions of the department to include facilitating the implementation of the Randolph Community Wellness Plan.</p> <p>16.2 As of the 2019-2020 school year all Randolph students receive free breakfast and lunch through the Community Eligibility Provision program. To ensure that students have enough healthy food outside of school and at home, revisit reinstating at the “Backpack Program” with dedicated staff, and fund after-school, school cancellation day, and summer meal programs.</p> <p>16.3 Make facilities improvements to Randolph Public Schools in alignment with the goals and recommendations of the Randolph Comprehensive Master Plan and related school facilities capital improvement priorities</p> <p>16.4 Assess feasibility of and develop school-based health centers that give students access to health care at schools, which puts them in a better position to learn and overcomes transportation barriers. This complements the health care and public health recommendations.</p>	DPW Town Council	X				INI Work. 2016 = last lining project. Replacing hydrants. Just finished flushing. Developing a maintenance program.									
SF2	Assess the needs for upgrades to school facilities on a regular basis.	<p>11.4 Coordinate resources and provision of student and family health services (i.e. immunizations and flu vaccinations) and social services between Randolph Health Department, Randolph Public Schools (including School Nurses, and the Family Resource Center and Registration Office), and area health centers.</p> <p>16.1 Establish a wellness committee comprised of school and health representatives that will guide the revision, adoption, and implementation plan of the Randolph Public Schools Wellness Policy.</p>	DPW RPS				X	Minor involvement by DPW; patch-up, plow snow.									
SF3	Provide access to areas and amenities of all schools’ building interior, including ADA-accessible restrooms, elevators, drinking fountains, and parking.	<p>11.5 In all Town- and School- provided health and social services, ensure appropriate linguistic and culturally competent supports. Refer to the national standards for Culturally and Linguistically Appropriate Services (CLAS) for guidance</p> <p>16.3 Make facilities improvements to Randolph Public Schools in alignment with the goals and recommendations of the Randolph Comprehensive Master Plan and related school facilities capital improvement priorities</p>	RPS	X													
SF4	Review the needs of residents to ensure programs that are offered by the Town reflects the needs and interests of all Randolph residents.	<p>10.1 Identify barriers, solutions, and pathways to increased participation and leadership by immigrant residents in municipal and school decision-making.</p> <p>10.3 Increase opportunities for civic participation by Randolph residents in town issues and events.</p> <p>10.6 Establish programs to support resident-led, municipally-supported projects to make Randolph’s neighborhoods and streets more connected, safer, cleaner, and more vibrant.</p>	Town Manager				X										

SF5	Centralize social services information at one location to make it easier for residents and visitors to get the information they need.	10.2 Institute municipal and school policies that promote a multilingual culture in all activities, ensuring that materials and communication are in Vietnamese, Haitian Creole, and other primary languages spoken in Randolph, in addition to English.	DPW Health Dept Planning Dept Town Manager		X			DPW Web-page. EPA mandated information. Need to do stormwater education. Coordinate with RPS and Library to help inform/educate (similar to MWRA activities).
		10.5 Support, expand, and ensure funding for programming that fosters resident capacity building.						Community Wellness Plan developing comprehensive a resource guide with information to be made available in multiple languages and provided on multiple platforms (print and digital).
		11.1 Facilitate development of a Federally Qualified Health Center. Build awareness and local support for the health center through workshops, informational materials, and coalition building efforts with community partners.						
		11.6 Toward providing community support to individuals in Randolph with mental health issues, continue to support Mental Health First Aid training for Randolph Police and explore participation by the Randolph Police, Fire, Health, Veterans Services and other Departments in a program such as the One Mind Campaign, which uses coordinated training, partnerships, and response protocols to support individuals in mental health crisis.						
SF6	Replace the Randolph-Holbrook Treatment Plant.		DPW	IN PROGRESS				
SF7	Complete the cleaning and lining of the water mains.		DPW	X				Last finished in 2016. ¾ complete. flushing has helped.
SF8	Provide new 8-Inch water mains.		DPW	X				All new developments required to have 8” mains. still have miles of 6”; might be replaced in the future (funding!).
SF9	Increase fire flow protection.		DPW	X				Replacing hydrants; flushing is helping
SF10	Remove sump pumps from the sewer system.		DPW	X				INI; Might do some smoke-testing. Need to educate the public.
SF11	Continue inflow/infiltration detection and removal.		DPW				X	INI
SF12	Educate the public about proper disposal of grease and cleaning products.	10.2 Institute municipal and school policies that promote a multilingual culture in all activities, ensuring that materials and communication are in Vietnamese, Haitian Creole, and other primary languages spoken in Randolph, in addition to English.	DPW	X				Issues with baby wipes in the pipes. Also grease/fat disposal down drains. Need to education the public more on these two issues.

TRANSPORTATION			Primary Responsibility	Time Frame				Supporting Entities								Section F, Item1.
				Short	Medium	Long	Ongoing									
Master Plan Task		Community Wellness Plan Goal														
T1	Decrease congestion along roads that are operating at an unacceptable level.	12.2 Adopt a data-driven traffic safety practice to identify locations with high crash potential and prioritize capital investments for interventions to reduce the risk of crash-related fatalities and injuries.		DPW Planning Dept		X			Lights at train tracks have been synchronized (DOT). At Crawford Sq., doing a study to plan for better synchronized lights. Becoming a Complete Streets Community. 4/28/22 – Complete Streets policy/participation in development with BETA Engineering and DPW. To go before TC for approval. Identification of 15+ projects some of which would address this							
T2	Make changes to parking policy to organize the public parking supply to be more efficient and reflect current demand.			DPW	X				Coordinating this with Police; issue for planning?! This will be a change to ordinances. Planning Board will take the lead on proposing amendments.							
T3	Increase pedestrian and bicyclist safety.	12.1 Develop and adopt a Complete Streets Policy and a Prioritization Plan to unlock transportation improvement funding.  12.5 Prioritize pedestrian and bicyclist capital investments which improve sense of security and enhance safety along corridors and recreational paths that connect to healthy destinations such as grocery stores, commercial districts, recreation destinations, parks, childcare, transit stations and schools. These investments should include improved lighting, audible pedestrian signals, crossing times, comply with ADA standards for accessible design, and use of evidence-based interventions.		Planning Dept	X				4/28/22 – Complete Streets policy/participation in development with BETA Engineering and DPW. To go before TC for approval. Identification of 15+ projects some of which would address this							
T4	Expand viable transit options for all Randolph residents and employees.	12.4 Advocate for improved transit infrastructure and funding, including increased system capacity and system improvements. Examples include, improved MBTA and BAT bus services, increased shuttle services from hubs to businesses, and increased number of clean air buses, and transit facilities such as bus shelters and wayfinding signage.		DPW		X			Can assist (Complete Streets). Also “Safe Streets” using shared streets for cross-walk refurbishing.  Discussions with Transportation Management Associates (TMA) about potential regional transportation initiatives.							
T5	Develop local capacity to address transportation and circulation needs on an ongoing basis.	12.3 Proactively engage in Transportation Planning processes by MassDOT and the MPO and communicate the transportation infrastructure investment needs for Randolph.		DPW Planning Dept Town Manager		X			DPW serves as an Assistant/Partner/Advisor  MBTA currently analyzing routes and stops to improve access.							

USE	CURRENT	Minimum	Maximum
OFFICE (Class 1)			
	1/200sf on 1st floor		
	1/400sf on 2nd floor		
RESIDENTIAL (Class 2)			
Single family dwelling	2		
Two family dwelling	2/unit		
Multifamily Dwellings	2/unit		
Hotel/Motel	1/room		
HEALTH CARE FACILITIES (Class 3)			
Convalescent/Nursing Home			
Hospital			
Assisted Living			
Hotel/Motel	1/two guest rooms		
INDUSTRIAL/COMMERCIAL/MANUFACTURING (Class 4)			
Warehouse/Industrial	1/two employees plus 1 for each company owned vehicle plus space for customers as deemed necessary		
EDUCATIONAL/RELIGIOUS (Class 5)			
	one (1) space for each five seats or for each one hundred (100) square feet of auditorium area (if there are no fixed seats)		
RECREATION/ENTERTAINMENT (Class 6)			
Assembly/Meeting/Theatre	one (1) space for each five seats or for each one hundred (100) square feet of auditorium area (if there are no fixed seats)		

Eating/Drinking Establishment			
	BAR/RESTAURANT (Class 7)		
	1/two seats (patron use)		
	RETAIL SERVICES (Class 8)		
	1/200sf on 1st floor		
	1/400sf on 2nd floor		
	AUTOMOTIVE/TRANSPORTATION (Class 9)		

## Chapter 200. Zoning

## Article IV. Off-Street Parking Regulations

## § 200-17. Applicability.

No land shall be used or occupied and no structure shall be erected or used unless the off-street parking spaces as hereinafter required are provided. No application for a permit for the erection of a new structure or for the development of a land use shall be approved unless it includes a plan for off-street parking facilities to be maintained thereafter in accordance with the requirements of this article, except that such parking spaces are not required for any structure or use existing at the time of enactment of this article; provided, however, that parking spaces as specified in this article shall be provided for any enlargement or alteration to any such existing structure or use; provided, further, that the increase is greater than fifteen percent (15%).

## § 200-18. Location.

The off-street parking spaces required by this article shall be on the same lot as the structure or use they are intended to serve. Where such off-street parking spaces cannot reasonably be provided on the same lot as the principal use, parking may be located on other property....[insert language]

A. The Planning Board may grant exceptions to allow provision of the required spaces on a separate lot or lots within a radius of six hundred (600) feet, measured from the lot line of the principal use.

- (1) An applicant must demonstrate that the required spaces on a separate lot or lots within the district are located within a reasonable walking distance from the entrance to the establishment to be serviced.
- (2) Clear, pedestrian passage must be available with no crossing of an arterial street except at a signalized intersection along the pedestrian pathway.
- (3) The owner(s) of the off-street lot(s) must...agreement in writing...

B. In the **Crawford Square Business District, for parcels fronting on North Main Street**, parking shall be located in the rear [or side?] of the lot.

**C. There shall not be any storage of materials or equipment or display of merchandise within a required parking area except as part of approved building operations.**

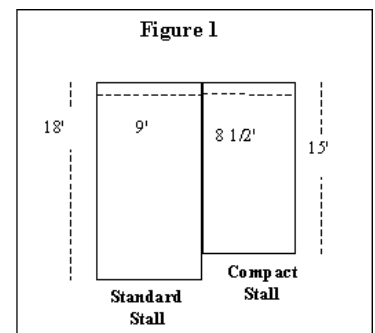
## § 200-19. Dimensions.

A. The net area for each individual **a standard** parking space shall be no less than one hundred sixty-two (162) square feet, having minimum dimensions of nine (9) feet by eighteen (18) feet.

B. **The dimensions for a compact vehicle parking space shall be eight and a half (8.5) feet by fifteen (15) feet.**

C. A driveway may be considered a parking space for a ~~one~~-**single** family dwellings.

**D. Curb cuts may be X feet wider than the driveway at the street line**



## § 200-20. Street access.

- A. Each parking space shall have a vehicular access to a street. Driveways, aisles and spaces in all districts except residential single-family or two-family shall be so arranged that vehicles will leave and enter the street with a forward motion.
- B. *Access drives shall have a minimum width of twelve feet (12') for one way traffic or twenty-four feet (24') for two way traffic. Turning radii must be sufficient for emergency vehicle access as determined by the Fire Chief or designee.*
- C. *Sharing of access driveways by adjoining non-residential properties is encouraged subject to the provisions of this chapter.*
- D. *Any portion of any entrance or exit driveway shall not be closer than fifty feet (50') to the curbline of an intersecting street.*
- E. *Any two driveways leading to or from a street to or from a single lot shall not be within thirty feet (30') of each other at their intersections with the lot line for an interior lot and forty feet (40') for a corner lot.*

## § 200-21. Construction requirements.

Every parcel of land which, after the effective date of this chapter, is changed to a parking area for more than five (5) vehicles, or to a drive-in business or motor vehicles sales or service establishment, shall be developed as follows, subject to the approval of the plans as defined in Article XI, Site Plan and Design Review, of this chapter.

- A. Such area, where subject to wheeled traffic, shall be smoothly graded, properly drained and treated with bituminous or other all-weather hard surface. *Except for driveways, a substantial bumper of masonry, steel or heavy timber, or concrete curb or berm curb which is backed, shall be installed at the edge of surface areas to protect abutting structures, sidewalks, landscaping and properties.* and shall have appropriate bumper or wheel guards where needed.
- B. Where such area abuts a residential district, it shall not be located within ten (10) feet of the lot line in a Business District or Business Professional District or within fifty (50) feet of the lot line in an Industrial District; and, when required by the site plan administrator, in all districts it shall have a wall or fence of solid appearance or tight evergreen hedge having a height of no less than five (5) feet, which shall be erected and maintained between such area and the property in the residential district.
- C. Any light used to illuminate said parking areas shall be so arranged as to reflect light away from adjoining premises and streets.
- D. The surfaced area of all parking areas and parking spaces shall be set back a minimum of five (5) feet from all street lines except when an access drive crosses the street layout. Such setback area shall be landscaped and maintained.
- E. Tiered parking. Nothing in this section shall prohibit the construction of parking shelves or garages where it is deemed beneficial to the community. All setbacks, height, and other requirements shall be that of the underlying zoning district; provided that parking garages, parking decks or any other parking structures and the parking of any motor vehicles shall be limited to parking at a maximum of two (2) tiers above grade.

## F. Parking lot design.

(1) In addition to the provisions above, new and renovated off-street parking areas shall be constructed in accordance with the guidelines as defined in Article XI, Site Plan and Design Review, § 200-94B(2)(f).

(2) Paving, alteration or installation of parking lots, driveways, or similar shall require a permit by the Building Commissioner in all districts.

**G. All handicap accessible parking spaces shall conform to the Rules and Regulations of the Architectural Access Board 521 CMR and Americans with Disabilities Act (as amended).**

**H. Parking spaces must be clearly marked by painted lines, pavement markings and signs identifying compact, accessible and ESVE spaces in conformance with Rules and Regulations of the Architectural Access Board 521 CMR and Americans with Disabilities Act (as amended).**

§ 200-22. Required number of spaces.

Off-street parking spaces shall be provided in accordance with the following minimum requirements:

A. Residential.

(1) Single-family: two (2) spaces for each dwelling unit.

(2) Multifamily: ~~two (2)~~ *one and one half (1.5)* spaces for each dwelling unit. *(add explanation for rounding up. Should this also call out a certain number of spots for "visitor parking"?)*

(3) Two-family: two (2) spaces for each dwelling unit.

B. Commercial/Business: one *(1) space for each two hundred (200) square feet of gross floor area on the first floor of a building and one (1) space for each four hundred (400) square feet of gross floor area thereafter for all floors used for business purposes*, excluding storage area.

C. Warehouse/Industrial: one *(1) space for each two (2) employees, plus space for every company-owned and -operated vehicle, plus spaces for customers' vehicles as determined appropriate by the Building Commissioner or Site Plan Administrator.*

D. Eating/Drinking establishments: *one (1) space for each two (2) seats provided for patron use.*

E. Assembly/Meeting halls/theaters: one (1) space for each five (5) seats or for each one hundred (100) square feet of auditorium area (if there are no fixed seats).

F. Hotel/Motel: one (1) space per room/dwelling unit.

G. *Mixed uses: Where a building has a mixture of uses for which off-street parking is required, the number of spaces will be the sum of the requirements of the various individual uses.*

H. Other: Reasonable off-street parking requirements for uses not listed in this section shall be determined by the Site Plan Administrator.

§ 200-23. Occupancy permits.

No certificate of occupancy shall be issued unless the required parking facilities shall have been provided in accordance with those designated and approved on the approved plan.

DRAFT

## Section V-T Electric Vehicle Charging Stations and Electric Vehicle Battery Exchange

**Stations:** Reference should be made to the most recent addition of the Massachusetts Electrical Code

### 1) Definitions

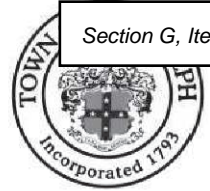
- a) **Battery charging station** means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth.
- b) **Battery electric vehicle (BEV)** means any vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries, and produces zero tailpipe emissions or pollution when stationary or operating.
- c) **Battery exchange station** means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meet or exceed any standards, codes, and regulations set forth.
- d) **Charging levels** means the standardized indicators of electrical force, or voltage, at which an electric vehicle's battery is recharged. Levels 1, 2, and 3 are the most common EV charging levels, and include the following specifications:
  - i) Level 1 is considered slow charging.
  - ii) Level 2 is considered medium charging.
  - iii) Level 3 is considered fast charging.
- e) **Electric vehicle** means any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. "Electric vehicle" includes: (1) a battery electric vehicle; (2) a plug-in hybrid electric vehicle; (3) a neighborhood electric vehicle; and (4) a medium-speed electric vehicle.
- f) **Electric vehicle charging station** means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station equipped with Level 1 or Level 2 charging equipment is permitted outright as an accessory use to any principal use.
- g) **Electric vehicle infrastructure** means structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.
- h) **Electric vehicle parking space** means any marked parking space that identifies the use to be exclusively for an electric vehicle.
- i) **Non-electric vehicle** means any vehicle that does not meet the definition of "electric vehicle."

- j) **Rapid charging station** means an industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels, which meets or exceeds any standards, codes, and regulations set forth
- 2) **Applicability:**
  - a) **Electric vehicle charging station(s) with a level 1 or 2 charging level** shall be permitted in a single-family or multi-family zone designed to serve the occupants of the home and in all other zones.
  - b) **Electric vehicle charging station(s) with a Level 3 or greater charging level** must be installed in a parking lot at a commercial or municipal destination, or located in a vehicle service station. These stations are expected to have intensive use and will be permitted to have multiple “rapid charging stations” to serve expected demand.
  - c) **Battery exchange stations** are permitted in the BN, BH, BL and IL zoning districts with a special permit from the ZBA. This use is specifically prohibited in all residential zones.
- 3) **Process for review:**
  - a) **Electric vehicle charging station:**
    - i) **New residential construction:** If associated with new residential construction, installation of a Level 1 or 2 battery charging station shall be processed in association with the underlying permit(s).
    - ii) **Retrofitting single family or multi-family residential:** If retrofitting a single-family home for a battery charging station, an electric permit shall be required.
    - iii) **New commercial, industrial construction:** If associated with new construction, installation of a battery charging station shall be processed in association with the underlying permit(s).
    - iv) **Retrofitting a commercial site:** If retrofitting an existing commercial site for a battery charging station(s), an electric permit and review of a site plan by the Building Inspector to confirm the proposed locations will be required. Additional permits may be required based upon the location of the proposed station(s).
  - b) **Battery Exchange Station (s):** A special permit from the ZBA is required in all zones. Additional permits may be required based upon the location and size of the proposed station(s).
- 4) **Design Criteria:** The following criteria shall be applied to the location and design of all electric vehicle charging facilities.
  - a) Parking spaces for electric vehicles must not be located in the most convenient spots because this will encourage use by non-electric vehicles.
  - b) Design should be appropriate to the location and use. Facilities should be able to be readily identified by electric cars users but blend into the surrounding landscape/architecture for compatibility with the character and use of the site.
  - c) Where provided, spaces should be standard size parking stalls but designed in a way that will discourage non-electric car vehicles from using them.

- d) **Number:** No minimum number of electric vehicle charging spaces is required however, No more than 10% of the total number of parking spaces may be designated as electric vehicle charging stations.
- e) **Minimum Parking Requirements:** An electric vehicle charging space may count for  $\frac{1}{2}$  of a space in the calculation for minimum parking spaces that are required pursuant to other provisions of the Zoning Ordinance.
- f) **Signage:** Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are to be enforced by the owner. Information identifying voltage and amperage levels or safety information must be posted.
- g) **Accessibility:** Where Charging Station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the charging equipment must be located so as to not interfere with accessibility requirements. Site plan of existing parking lot layout and proposed charging stations must be reviewed and approved by the Building Inspector.
- h) **Maintenance:** Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.

## PLANNING DEPARTMENT

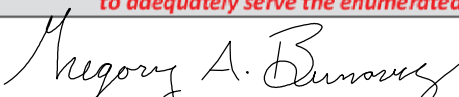
Section G, Item 1.



# FORM L

## REQUEST FOR RELEASE OF LOTS

<b>Subdivision Name</b>	PHAM ESTATES			
<b>Norfolk Registry Recording</b>	Plan No. 30123 B	Year 2019	Plan Book	Page
<b>Applicant</b>	HUNG PHAM			
<b>Address</b>	631 SOUTH MAIN STREET, RANDOLPH, MA 02368			
<b>Address2</b>				
<b>Phone</b>	617-818-4199	<b>Email</b>	jpham300@yahoo.com	

<b>Surveyor/P.E.</b>	GREGORY A. BUNAVICZ, PE, PLS	<b>Registration #</b>	PE# 45851 PLS# 50300
<b>Full Release of Lots</b>	Lot numbers	<b>Partial Release</b>	Lot numbers 2
<p><i>The requirements for the construction of ways and municipal services for the referenced subdivision of land have been COMPLETED in compliance with the approved Definitive Plan, the Decision of Approval, the conditions therein and the regulations of the Planning Board to adequately serve the enumerated lots requested for release.</i></p>			
<b>Signature</b>		<b>Date</b>	9-9-22

CONSTRUCTION ITEMS REMAINING: TOP COURSE PAVEMENT AND BOUNDS.

<b>Town Engineer</b>		<b>Lots Approved for Release</b>	
<p><i>The requirements for the construction of ways and municipal services for the referenced subdivision of land have been COMPLETED in compliance with the approved Definitive Plan, the Decision of Approval, the conditions therein and the regulations of the Planning Board to adequately serve the enumerated lots requested for release.</i></p>			
<b>Signature</b>		<b>Date</b>	

The undersigned, being a majority of the Planning Board, hereby certify that the requirements for work on the ground called for by the conditional approval of the above referenced subdivision of land have been completed to the satisfaction of the Planning Board and **Lots** \_\_\_\_\_ **are approved for Release** are released from restrictions as to sale and building specified thereon.

Do conditions apply to the release of lots?    NO    YES (see attachment)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# **Project Narrative**

## **"Trim Way" Preliminary Subdivision Plan**

**358-360 North Street  
Randolph, Massachusetts**

Submitted to:

**Steinsharpe, LLC  
October 4, 2022**



TABLE OF CONTENTS

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4.0 WAIVER REQUESTS ..... 2



## 1.0 INTRODUCTION

On behalf of Steinsharpe, LLC we have provided this Project Narrative to describe the Project and give background and a design basis for the proposed conditions. All proposed work is shown on the Plans titled “*Preliminary Subdivision Plan, “Trim Way” (A Permanent Private Way)*”.

## 2.0 SITE DESCRIPTION

### Zoning

The Site lies within the Industrial (I) zoning district as displayed on the most recent Town of Randolph Zoning Map.

### Project Site

The Project Site (Site) is located at the existing 358 and 360 North Street (2 Trim Way) properties. The two parcels total approximately 7.0 acres and each contain a building and appurtenant paved parking lots, utilities and drainage to serve the buildings. Main access to the Site for both properties is from the existing 25-foot wide shared driveway from North Street. The existing lots are both pre-existing non-conforming based on current dimensional requirements.

## 3.0 PROJECT DESCRIPTION

### Project Background

The Applicant met with the planning Board in June 2022 to discuss a landswap between 358 and 360 North Street to better accommodate existing conditions such as parking areas to be provided on their respective lots. An Approval Not Required (ANR) Plan was presented at that meeting detailing the proposed landswap.

The two lots, comprising 358 and 360 North Street were created under an ANR land subdivision plan endorsed by the Randolph Planning Board in 1989. The means of access to both properties was through Trim Way from North Street. This shared access per the town planner’s records is neither an accepted public way or a private way approved as such by the Town. Instead, the way, which has 90 feet of frontage on North Street, serves as a shared driveway for both lots, which frontage was apparently adequate under the Town's Subdivision Rules' requirements in 1989.

In 2005, the Town increased the required frontage to 75 feet on an established street required for a driveway in the Industrial Zoning District that the properties are located. That new rule appears to apply to any new lots and any changes/new subdivisions of existing lots. To qualify for ANR status and treatment of any new or modified subdivision, each lot subject to the subdivision must now meet that 75-foot frontage on a public (or private) way. However, each existing lot (358 and 360 North Street) has only 45 feet of frontage on North Street, which is acceptable as grandfathered per the pre-2005 requirements as long as no further zoning relief is requested at either lot. A variance would be needed in this instance since there is no sufficient frontage to satisfy the current dimensional requirements. In order to conduct the land swap and memorialize the desired property layouts of each owner, a definitive subdivision plan is being prepared to ensure each lot has the necessary frontage, through a private way.

**Development Scope**

The Project will consist of developing a paper street (Trim Way) which will be considered a Permanent Private Way unless brought to town standard in the future. Existing conditions will remain as-is as the existing 25-foot-wide access is sufficient to accommodate emergency vehicles. We have prepared a Fire Truck Turning Plan (Sheet C-301) to show that the largest vehicle used by the Randolph fire department can access and traverse the proposed right of way without having to enter each of the properties. Much of the proposed Trim Way right of way is located in existing pavement.

**Parking**

Parking will remain consistent with existing conditions.

**Traffic**

Traffic will remain consistent with existing conditions since the use of the site will not change as a result of the proposed improvements.

**Stormwater**

In September of 2020, the Applicant submitted a *Site Stormwater Assessment* as required by Town of Randolph Ordinance – Chapter 195 for the 358 North Street property. The Applicant is currently coordinating with town officials to upgrade portions of the existing stormwater system to prevent flooding on the property and to meet recommendations from the Assessment. However, portions of the system lie within an existing easement held by the town and on property not controlled by the Applicant. Coordination is on-going and the Applicant is eager to complete the work as soon as possible.

**Utilities**

Existing utilities will remain and are not proposed to be altered as part of the Project.

**Additional Permitting**

The front yard setback for 360 North Street does not and cannot meet the required 50-foot front yard requirement based on existing property geometry which is not controlled by the Applicant. If required, we will meet with the Randolph Zoning Board of Appeals and submit a frontage variance request for this property.

**4.0 WAIVER REQUESTS**

Since existing conditions are proposed to be maintained for this paper street, we intend to respectfully request waivers from a majority of the *Town of Randolph Planning Board Rules and Regulations Governing to Subdivision of Land (effective 1-28-2020)* (Subdivision Regulations) Design Standards (Section VIII).

Plans will be prepared in accordance with Section IV.C of the Subdivision Regulations.

October 4, 2022

Mr. Tony Plizga, Chair  
Randolph Planning Board  
41 South Main Street  
Randolph, MA 02368

**Re: Preliminary Subdivision Plan  
Trim Way  
358-360 North Street  
Randolph, MA 02368**

Dear Chairman Plizga:

Tetra Tech Inc. is pleased to submit this Preliminary Subdivision Plan package to the Randolph Planning Board for consideration at their next available public hearing. The Project scope includes development of a paper street (permanent private way) serving the properties at 358-360 North Street in Randolph, MA. Existing conditions will be maintained as part of the project, and we believe this project to be required to formalize a right of way serving the properties so the Applicant may move forward with their proposed land swap with their neighbor.

The submission includes the following items:

- One (1) copy of Form B Application for Preliminary Subdivision Plan
- Eight (8) copies of the Preliminary Subdivision Plans
- Eight (8) copies of the Project Narrative
- A Check in the amount of \$1,200 (\$1,000 + \$100/lot)
- Electronic copies of all items listed above sent via email to Michelle

Please review the attached documents and let us know if you require any further documentation for the Project and we look forward to working with you and the Board to achieve a successful Project.

Very truly yours,



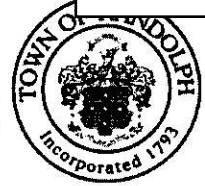
Steven M. Bouley, PE  
Project Manager

P:\37539\143-37539-22002\DOCS\PRELIMINARY PLAN\COVER LETTER\_2022-10-04.DOCX

PLANNING DEPARTMENT

Section G, Item2.

**FORM B**  
**APPLICATION FOR A PRELIMINARY SUBDIVISION PLAN**



<b>Project Name</b>	Trim Way Definitive Subdivision		
<b>Parcel Location</b>	358 North Street/2 Trim Way	<b>Zoning District</b>	Industrial
<b>Assessor Parcel ID</b>	48-B-1.LC/48-B-1.2	<b>Norfolk County Registry of Deeds</b>	15002,195/37127, 206 <small>Book/Page or Certificate #</small>
<b>Size of Parcel</b>	245,190 SF/61,669 SF	<b>Proposed # Lots</b>	2
<b>Wetlands</b>	<input type="checkbox"/> Waterbody <input type="checkbox"/> FEMA Flood Plain <input type="checkbox"/> Resource Area <input type="checkbox"/> Other		

<b>Applicant</b>	Steinsharpe, LLC		
<b>Address</b>	15 Historical Way		
<b>Address2</b>	Canton, MA 02021		
<b>Phone</b>	(781) 828-8291	<b>Email</b>	dss@steinsharpe.com

<b>Surveyor/Engineer</b>	Precision Land Surveying, Inc./Tetra Tech Inc.		
<b>Address</b>	PLS: 32 Turnpike Rd., Southborough, MA 01772		
<b>Address2</b>	TT: 100 Nickerson Rd, Marlborough, MA 01752		
<b>Phone</b>	(508)460-1789/(508)786-2382	<b>Email</b>	mikep@pls-inc.net/steven.bouley@tetrattech.com

*\*If property owner is not the Applicant, separate authorization from the owner is required\**

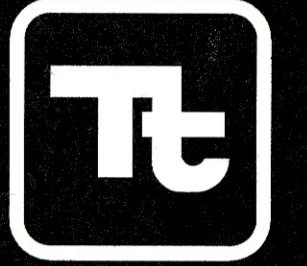
<b>Property Owner</b>	Same as Applicant		
<b>Address</b>			
<b>Address2</b>			
<b>Phone</b>		<b>Email</b>	

The undersigned submits the accompanying Preliminary Plan of property located in the Town of Randolph for tentative approval as a subdivision as permitted under the Subdivision Control Law of the Commonwealth of Massachusetts and the Rules and Regulations Governing the Subdivision of Land by the Planning Board.

*Deborah Stein Sharpe*  
Applicant

*10/3/22*  
Date

# Preliminary Subdivision Plan "Trim Way" (A Permanent Private Way)



# TETRA TECH

[www.tetratech.com](http://www.tetratech.com)

**CIVIL ENGINEER:**  
TETRA TECH INC.  
100 NICKERSON ROAD, SUITE 200,  
MARLBOROUGH, MA 01752

SURVEYOR:  
PRECISION LAND SURVEYING, INC.  
32 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772

PROJECT LOCATION:

358-360 North Street  
Randolph, MA 02368

Tt PROJECT No.:  
143-37539-22002

CLIENT INFORMATION:

Steinsharpe, LLC  
15 Historical Way  
Canton, MA 02021

CLIENT PROJECT No.:

## PROJECT DESCRIPTION / NOTES:

ZONING DISTRICT: INDUSTRIAL (I)

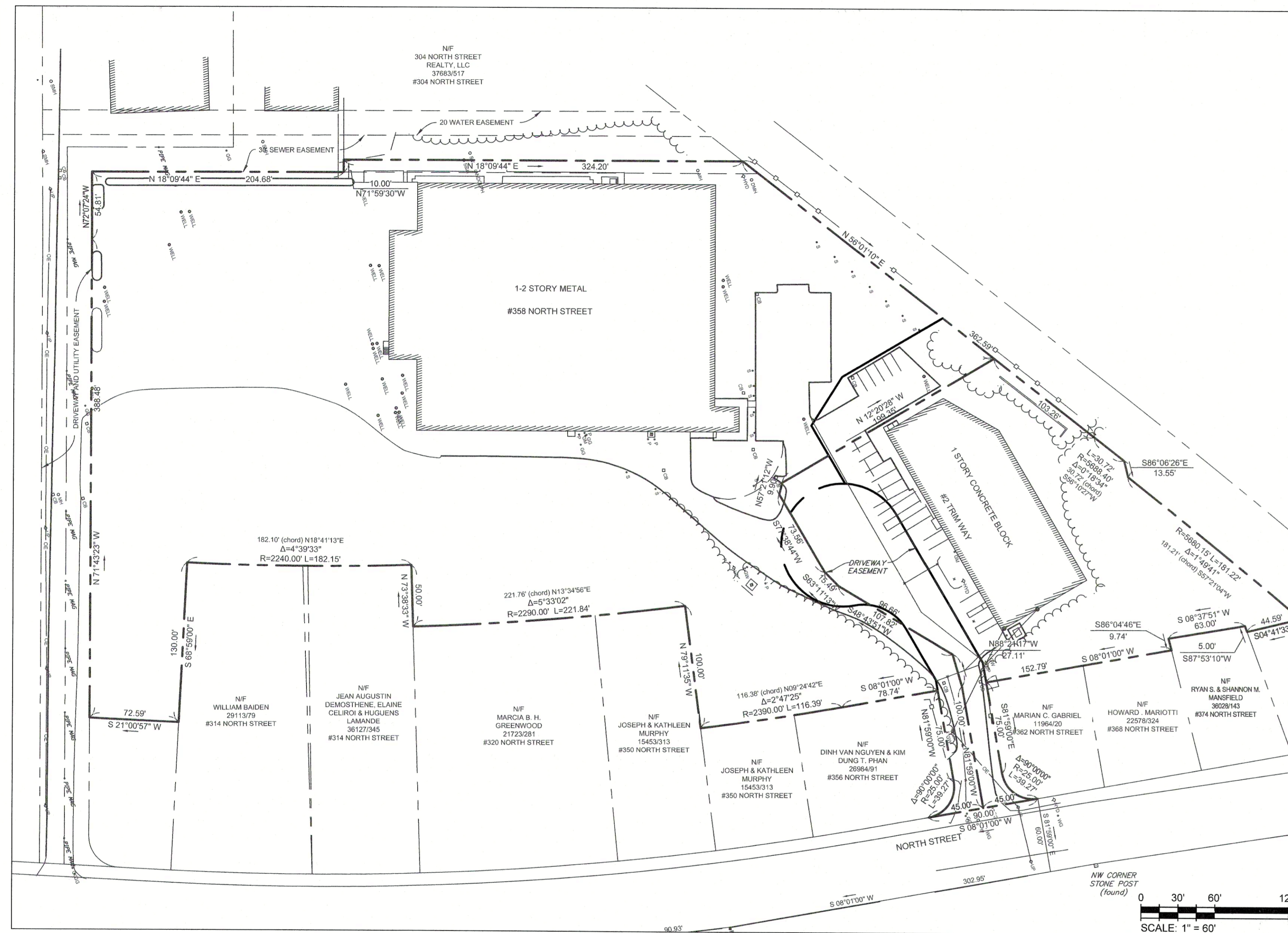
**ISSUED:**

OCTOBER 4, 2022: PRELIMINARY SUBDIVISION PLAN

## VICINITY MAP:



Zoning District: Industrial (I)



## SHEET NO.

C-000  
C-101  
C-201  
C-301

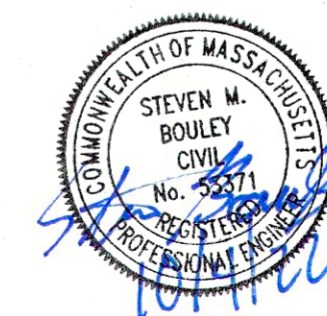
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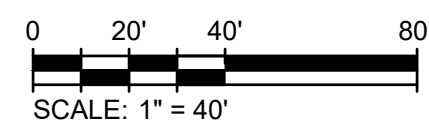
COVER SHEET  
EXISTING CONDITIONS PLAN  
LOTTING PLAN  
FIRE TRUCK TURNING PLAN

RANDOLPH PLANNING BOARD

DECISION DATE: \_\_\_\_\_

PLAN ENDORSEMENT DATE: \_\_\_\_\_



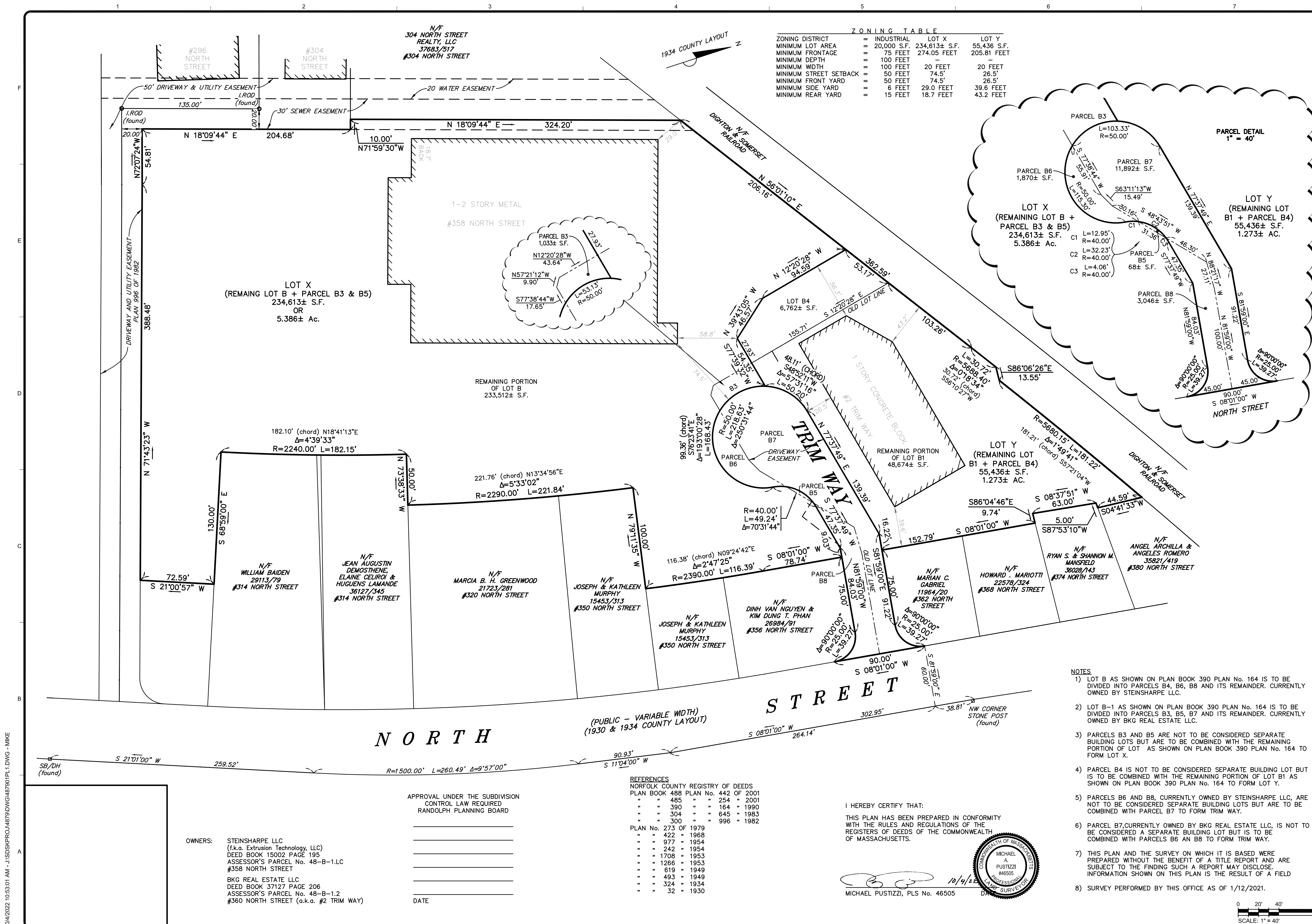


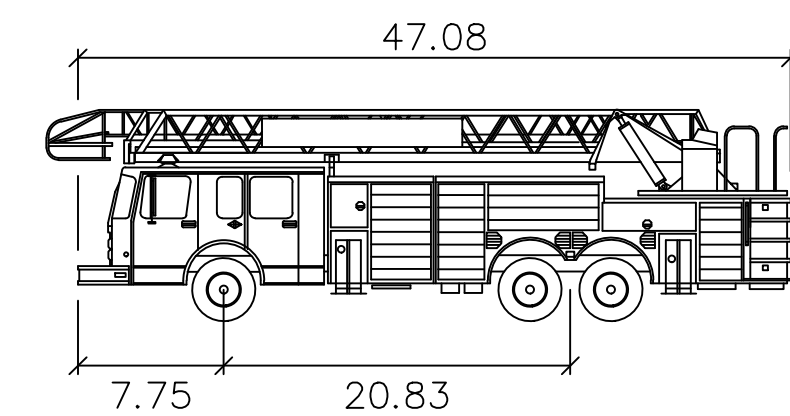
Stensharp, LLC  
358-360 North Street, Randolph, MA  
Trim Way Definitive Subdivision

PROJ:	143-37539-22002
DESN:	SME
DRWN:	TDF
CHKD:	SME

# C-101

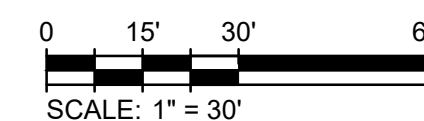
Copyright: Tetra Tech





Randolph Aerial

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 42.0

[illegible]

Steinsharpe, LLC  
358-360 North Street, Randolph, MA

PROJ:	143-37539-22002
DESN:	SME
DRWN:	TDP
CHKD:	SME

C-301