

TOWN COUNCIL MEETING

Monday, April 13, 2026 at 6:00 PM

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

AGENDA

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

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

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.](#) Approval of Meeting Minutes from March 23, 2026

D. Announcements from the President

1. Contract Negotiation Subcommittee for Negotiations with the Town Manager

E. Presentations

1. Boston Higashi Presentation

F. Public Hearings

- [1.](#) 6:15 PM Special Permit for 86/92 Union Street

- [2.](#) 6:15 PM Council Order 2026-023: Acceptance of Autumn Lane and E.J. Foley Circle As A Municipal Public Way in the Town of Randolph

G. Public Comments/Discussions

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

H. Proclamations

- [1.](#) Motorcycle Safety Awareness

I. Appointments

J. Motions, Orders, and Resolutions

- [1.](#) Resolution 2026-003: Budget Resolution on the Will of the Council on the DPW Budget (Refer to Resolutions and Proclamations Subcommittee)
- [2.](#) Resolution 2026-004: Budget Resolution on the Will of the Council on the RICC Budget (Refer to Resolutions and Proclamations Subcommittee)
- [3.](#) Resolution 2026-005: Budget Resolution on the Will of the Council on the RPA Budget (Refer to Resolutions and Proclamations Subcommittee)
- [4.](#) Resolution 2026-006: Resolution and Letter of Support on the Master Plan and OSRP (Refer to Resolutions and Proclamations Subcommittee)
- [5.](#) Resolution 2026-007: Capital Budget Resolution on the Will of the Council on Street Paving (Refer to Resolutions and Proclamations Subcommittee)

K. Old/Unfinished Business

- [1.](#) Council Order 2026-017: Amendment To Town Council Rules Section 27 Pertaining to Public Comments/Discussion and Public Hearings (Refer back from Zoning and Ordinance Committee on March 24, 2026)
- [2.](#) Council Order 2026-018: Amendment To Town Council Rules Section 13 Pertaining to Order of Business and Agenda (Referred back from Zoning and Ordinance Committee from March 24, 2026)

L. New Business

- [1.](#) Council Order 2026-024: Authorization By The Randolph Town Council To Petition The General Court To Enact Special Legislation To Amend The Charter Of The Town Of Randolph Regarding Filling of Vacancies, Running for Multiple Offices, Term of Office for Stetson Trustees and Three Month Prohibition on Work for the Town After Service in Elected Office (Same Night Action)
- [2.](#) Council Order 2026-025: Transfer of General Fund Free Cash to Create Town Technology Infrastructure Fund (Same Night Action)
- [3.](#) Council Order 2026-026: Transfer from Water Retained Earnings to Water Overtime (Same Night Action)

- 4.** Council Order 2026-027: Transfer from Free Cash to Highway Overtime (Same Night Action)
- 5.** Council Order 2026-028: Transfer of Free Cash for Fire Department Expenses to Purchase and Replace Automated External Defibrillators (AED'S) (Same Night Action)
- 6.** Council Order 2026-029: Transfer of Free Cash to Support Town Summer Intern Program (Same Night Action)

M. Town Manager's Report

N. Correspondence

O. Committee Reports

P. Open Council Comments

Q. Adjournment

Notification of Upcoming Meeting Dates

April 27

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

June 8 and 22

July 13 and 27

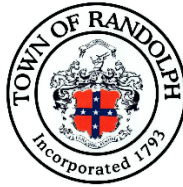
August 10 and 24- August 10 Regular Meeting and Joint with the School Committee

September 14 and 28

October 5 and 19

November 2 and 23

December 7- Regular Meeting and Joint with the School Committee



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, March 23, 2026, at 6:04 p.m.

Randolph Town Hall-Chapin Hall 2nd Floor

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

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

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

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

Moment of Silent Prayer: Moment of Silent Prayer held.

Approval of Meeting Minutes

- 1. Approval of Meeting Minutes from March 9, 2026.

Motion: to approve the minutes of the Town Council meeting minutes of March 9, 2026 made by Councilor Alexopoulos, seconded by Councilor Thompson.

Roll Call Vote: 8-1-0 (Nays: Gordon)

Motion passes.

Councilor Clerger joined the meeting via Zoom at 6:09 PM.

Announcements from the President:

- 1. We will be hearing a presentation from the Town’s Planning Department. Council President Egan stated in the future all presentations must be given in advance to the Council Clerk so they may be reviewed beforehand.

Presentations:

- 1. Planning Department with Mass Housing Partnership: Introduction to Affordable Housing Trusts
 - a. Town Planner Michelle Tyler and Housing Coordinator Elijah Mensah shared a presentation on the status of housing in Randolph as well as an Affordable Housing Trusts. This is an option the Town can do to help provide affordable housing and remain in compliance with Chapter 40b. Shelly Guery was present from Masshousing as well to answer any questions. This was an introduction only and will come back to the council at a later date for a vote.

- b. Elijah Mensah’s presentation shared data on housing such as rental prices and why affordable housing matters. Affordable housing trust was introduced including how it is funded and how we can use it. After that success stories from other towns were shared.
- c. Councilor Burgess questioned the rental cost being higher than Milton and Braintree in terms of one bedroom units.
- d. Councilor Thompson asked about deed restrictions on the property. Planning Directory Tyler stated that there is usually a deed restriction for a period of time that requires the tenant/owner to meet the income requirements.
- e. Councilor Gordon: Asked about the funding sources for the housing trust, specifically if there is any state aid that could fund the affordable housing trust.
- f. Councilor Alexopoulos asked about where the rental pricing data that was shared came from. According to Zillow the amount listed for Milton was increased compared to the presentation.
- g. Councilor Brewer asked about the possibility of having a fee for developers that would go into the Affordable Housing Trust. Town Planner Tyler would have to research this and see if it is allowed.
- h. Councilor Thompson asked about the historical data for the other towns that are participating. Town Planner Tyler has a list of additional more in depth questions for Masshousing as well as other communities.
- i. Town Attorney Griffin made note that inclusionary zoning fees are listed as a funding source, the Town Planner is working on a Zoning Ordinance for this. This would create a fee that developers pay that goes into the Affordable Trust Fund. Town Planner Tyler added that she plans to come in front of the Council over the next couple of months.

Public Hearings: None

Public Comments

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

- 1. Sandi Cohen, 63 Bittersweet Lane, Randolph’s Band will be representing the Commonwealth in Washington D.C. Randolph Foundation for Education is fundraising so that they may have new uniforms and some equipment when they go. There will be a fundraiser held at 574 Washington Street in Easton on April 19th, 2026. Tickets are \$100 per person.

There were no more public comments. The public comments portion of the public hearing was closed. The Councilors were invited to comment or ask questions on the special permit application.

Proclamations: None

Appointments: None

Motions, Orders, and Resolutions: None

Old/Unfinished Business: None

New Business:

- 1. Council Order 2026-019: Transfer of Water/ Sewer Retained Earnings to Fund Blue Drop Water System

- a. Town Manager Howard says these funds would allow us to fund the Blue Drop Water System until the end of the 2026 year.

Motion: Motion to approve Council Order 2026-019 as presented made by Councilor Alexopoulos and seconded by Councilor Brewer.

Roll Call Vote: 8-0-0

Motion passes.

- 2. Council Order 2026-020: Transfer of ARPA Revenue Loss Funds for Generator at Randolph Intergenerational Community Center
 - a. The Town Manager introduced Council Order 2026-020 saying that this generator would fully power the RICC in the event of an outage or storm. This would create a place for residents to go if they needed kitchen or shower facilities.
 - b. Councilor Gordon asked if this generator would be in place during minor power outages. Town Manager Howard stated that the RICC would be available for residents in the event they do not have power.
 - c. Councilor Burgess stated the prior Assistant Town Manager was preparing for a generator at the RICC; Town Manager Howard stated she was researching the needs of the generator. The now Interim Assistant Town Manager has taken over the project and is going through the procurement process. Councilor Burgess would spacing of the gate and generator be taken into consideration so there is enough room to maintain the space.
 - d. Councilor O’Connell has a hard time using that amount of money on a generator when the community could use the money for something that the town can use consistently. Town Manager Howard stated that these are ARPA funds and they have specific guidelines on how they can be spent. Town Manager Howard stating he would rather be prepared in the event of an emergency.
 - e. Councilor Alexopoulos believes the price is reasonable. He asked about the brand of the generator. Town Manager Howard does not know the brand yet.

Motion: Motion to approve the Council Order 2026-020 as presented made by Councilor Alexopoulos and seconded by Councilor Brewer.

Roll Call Vote: 7-0-1 (Abstention: O’Connell)

Motion passes.

- 3. Council Order 2026-021: Transfer of General Fund Free Cash to the FY2026 Information Technology Expense Budget
 - a. The RICC is in need of a new upgraded server, these funds would be used to buy the new one.
 - b. Councilor Thompson asked what the primary use of the server is.

Motion: Motion to approve Council Order 2026-021 as presented made by Councilor Alexopoulos and seconded by Councilor Thompson.

Roll Call Vote:8-0-0

Motion passes.

Councilor Huff-Larmond joined the meeting via Zoom.

- 4. Council Order 2026-022: Transfer of Water/Sewer Retained Earnings to Fund Lead Service Line Inventory in Partnership with BETA Group

- a. DPW Superintendent Neil McCole joined the meeting viz Zoom to give a brief overview of this request. Lead Service Line inventory can take about 1-3 years to come up with a list of replacement lines, at that point we would start replacing the lines. There have been about 500 inspections done so far and a few houses had brass meaning its possible to have lead but most had copper which is great news. Generally speaking any house built after 1986 should not have lead.
- b. Councilor Burgess asked how many letters have gone out to dwellings? McCole answered with about 11,500 and we have received 1,000 in responses. McCole also mentioned that the letters went out to water end points only.
- c. Councilor Huff-Larmond thanked the DPW for their work but is concerned with the communication not getting to residents. Councilor Huff-Larmond asked if the letters are going out in different languages. Councilor Huff-Larmond offered to door knock in her district if it will be helpful to get the word out.
- d. Councilor Burgess asked if it would be helpful to call developers and see if they have any records.

Motion: Motion to approve Council Order 2026-022 as presented made by Councilor Alexopoulos and seconded by Councilor Thompson.

Roll Call Vote: 9-0-0

Motion passes.

Town Manager’s Report: None

Correspondence:

- 1. Letter From Massachusetts Lottery
 - a. A letter dated March 16, 2026 was received by the Council by the Massachusetts Lottery Commission because Randolph Market wants to install a KENO monitor at their location.
- Comcast Notice of Franchise Renewal
 - b. On March 12, 2026 the Town Managers Office received a notice that our franchise renewal process is starting.

Subcommittee Reports:

- 1. Councilor Burgess shared an update from Zoning and Ordinance. They met last week and will be meeting again tomorrow (March 24th) to discuss Council Order 2026-017 and 2026-018. Councilor Gordon is the sponsor for these Council Orders and was present at the meeting to discuss.

Council Comments:

- 1. Councilor Clerger: Emmanuel Dumas passed away from neglect in ICE custody and asked to keep their family in your prayers. Councilor Clerger expressed concern that the Haitian community does not read Haitian Creole. Also Spoke on the Fundraiser for the Band that Ms. Cohen spoke earlier at this meeting.
- 2. Councilor Gordon: wants to let developers know that they are welcome and to come to the Council with your project ideas. Democratic Caucus was held and the convention will be held in May in Worcester.
- 3. Councilor O’Connell: If you can not make it to the Band Fundraiser on April 18th then you can make a donation to the Music boosters. Bunny Egg Hunt will be Saturday April 4th at Belcher Park. Football field construction has begun and it will be a blue field.
- 4. Councilor Burgess: Traffic light at the Fireman House Complex timing is off and causing a backup of traffic.

- 5. Councilor Brewer: Congratulations to Dr. Stovell for her recent leadership award. We are getting another new field and hope that this one is respected. Councilor Brewer would like to prohibit bikes and chairs to help maintain the condition of the turf. Councilor Brewer also noted the 86/92 Union Street has a lot of trash on the property.
- 6. Councilor Alexopoulos: Saturday March 28th there is a free kidney screening being held at the RICC. Also on March 28th a rabies clinic is being held from 9am to 12pm at the Randolph High School. Councilor Alexopoulos advised residents with more questions on the 86/92 Union street development to watch the Planning Department’s meeting.
- 7. Council President Egan thanked Superintendent Stovell for the work that she is doing in our district. Wishing everyone who celebrates a Happy Easter.

Adjournment:

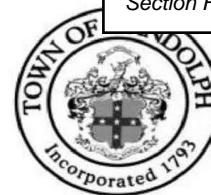
Motion: Motion to adjourn made by Councilor Alexopoulos and seconded by Councilor Clerger.
 Roll Call Vote: 5-2-1 (Yays: Alexopoulos, Clerger, Gordon, O’Connell, Thompson: Nays: Egan and Burgess;
 Abstention: Brewer Absent at Vote: Huff-Larmond)

Meeting adjourned.

The Town Council Meeting adjourned at 8:09 pm.

Notification of Upcoming Council Meetings:

- April 13 and 27
- May 4, 11 and 18 - May 11 is Joint with the School Committee
- June 8 and 22
- July 13 and 27
- August 10 and 24 - August 10 Regular Meeting and Joint with the School Committee
- September 14 and 28
- October 5 and 19
- November 2 and 23
- December 7 - Regular Meeting and Joint with the School Committee



RANDOLPH TOWN COUNCIL

APPLICATION FOR A SPECIAL PERMIT

Project Type	<input type="checkbox"/> 24 Hour Operation	<input type="checkbox"/> Adult Entertainment	
	<input type="checkbox"/> Drive Through Window	<input type="checkbox"/> Crematorium	
	<input type="checkbox"/> Wireless Communication Facility	<input type="checkbox"/> Gravel Removal	
	<input type="checkbox"/> Marijuana Facility	<input type="checkbox"/> Union Crossing Project	
	<input type="checkbox"/> Other <u>Planned Residential Development</u>		
Type of Request	<input checked="" type="checkbox"/> Initial Application	<input type="checkbox"/> Renewal	<input type="checkbox"/> Modification/Amendment
Assessor Parcel ID <i>map-block-parcel</i>	52 H 8 & 9	Norfolk County Registry of Deeds	<small>Book/Page or Cert #</small> 86 BK: 41971 PG: 54 92 BK: 41613 PG: 170
Parcel Address	#8 86 Union Street #9 92 Union Street		
Zoning District	RH	Size of Parcel	67,127 +/- SF 1.018 +/- AC
Parcel Attributes	<input type="checkbox"/> Wetland <input type="checkbox"/> Flood Plain <input type="checkbox"/> Wetland Resource <input checked="" type="checkbox"/> Upland Residential Lot		
Project Description	16 Unit Planned Residential Development utilizing		
	two existing historic residential houses.		
Other permits or approvals required	<input type="checkbox"/> Conservation <input type="checkbox"/> Licensing Board <input type="checkbox"/> MassDOT <input checked="" type="checkbox"/> Stormwater <input type="checkbox"/> ZBA		

Applicant	RAC Investment Group LLC		
Contact person	Ricardo Jean		
Applicant Status	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Licensee <input type="checkbox"/> Buyer <input type="checkbox"/> Other _____		
Address	7 Pleasant Street, Holbrook, MA		
Phone	857-286-5859	Email	ricardoj04@yahoo.com

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

Surveyor	Project Development Charles T. Camp MA R.P.S. N0.: 38377		
Contact person	John Spink		
Address	59 Clay Street, Middleboro, MA		
Phone	774-766-0544	Email	jspink1@gmail.com

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

Property Owner	RAC Investment Group LLC		
Address	7 Pleasant Street, Holbrook, MA		
Phone	857-286-5859	Email	ricardoj04@yahoo.com

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

- That the proposed use is in harmony with the general purpose and intent of the **Town's** ordinances;
- That the proposed use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district;
- Adequate and appropriate facilities will be provided for the proper operation of the proposed use;
- That the proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials or other visual nuisances;
- That the proposed use would not cause undue traffic congestion in the immediate area;
- Any specific requirements detailed in the Randolph Zoning Ordinances.

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

RAC Investment Group LLC

Applicant Ricardo Jean

10/21/25

Date

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

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

Copies

To DPW	To Council	
1	1	Document list
0	1	Special Permit PRD Fee Calculations
0	12	Application for Special Permit Planned Residential Development
0	12	PRD Narrative
0	12	PRD Data Narrative Sheet
0	12	PRD Site Plan 24"x 36"
0	12	PRD Site Plan 11"x 17"
0	12	PRD Building Architectural Plans in color.
0	12	PRD Landscape and Lighting Plans 24"x 36"
0	12	PRD Landscape and Lighting Plans 11"x 17"
3	1	Application for Stormwater Permit
3	1	Stormwater Report
3	1	Perc Test Reports

Narrative
for the
Planned Residential Development
at
86 & 92 Union Street
Randolph, MA

October 23, 2025

General Narrative

:

The proposal is to create a Planned Residential Development in accordance with the Town's new bylaw. This PRD is proposed to remodel the two existing historic houses on the site. These two existing houses are to hold a total of 5 units. The proposal is to build eight new buildings containing eleven more units for a total of sixteen housing units. One unit is to have one bedroom. Two units are to have two bedrooms. Thirteen are to have three bedrooms. There are to be 5 general building types to be alternated.

The existing site is composed of two existing residential house lots with buildings upon. According to Town records, the houses were built in the early 1800s. They are historic buildings. The lots are residential property. The original 92 Union has been added onto and has a barn in the back. The Historic Commission has agreed to allow the barn and the newer additions to be demolished. This building is proposed to be incorporated into the PRD. The original 86 Union house has been added onto and remodeled. This building is proposed to be incorporated into the PRD. 86 Union has a smaller barn structure, which the Historic Commission has agreed may be demolished.

The land is sloped from north to south toward Union Street. 86 Union has frontage on Union Street. 92 Union has frontage on Union Street and also on Burriss Way. The two lots contain 66,127+/- square feet.

Union Street has recently been paved. Thus, this design provides water and sewer from Burriss Way. The water and sewer in Burriss Way are adequate to service the proposed project. The site has two existing curb cuts. The 92 Union curb cut is to be utilized as an entrance to the PRD. The exit is to be out onto Burriss Way.

The general arrangement is to provide two common open space clusters. One cluster is to have four units facing into the space. The other cluster is to have 9 units facing into the open space. The units are to be accessed with a ring road. This is designed to be the lowest impact on impervious surface so it has been designed to be a single one-way loop. The entrance is to be on Union Street in an existing curb cut and the exit onto Burris Way. Parking is to be along this drive. The parking spaces are to be pervious pavers or stone to increase stormwater infiltration.

Stormwater analysis and management plans have been submitted to the Building Department.

The proposal is to separate the site from adjoining residential properties with a 6' foot high solid fence and a planted buffer area on the inside of the fence.

Narrative for each item in the Planned Residential Development Requirements:

§ 200-14.4. Planned Residential Development.

[Added 4-12-2021 by Ord. No. 2021-002]

A. Purpose.

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

Narrative: The design provides multi-home singles, duplexes, and a triplex in an existing historic home. The homes are clustered around two common areas. The units contain one, two, and three bedrooms to meet the needs of diverse populations.

- (2) The standards in this section are intended to create a community of modestly sized dwelling units with commonly held community amenities and oriented around open space. These standards are intended to promote neighborhood interaction and safety through design while ensuring compatibility with neighboring land uses and surrounding properties.

Narrative: The dwelling units are 1,100 sf feet or less. They are situated around two common areas. The site has community amenities such as common open space, trash, and utilities. The dwelling units face onto the common space with roadways and parking generally on the outside, which promotes neighborhood interaction and safety. The dwelling units are compatible with the one and two-unit residential homes surrounding the site.

- (3) PRD's provide opportunities for infill development that support the growth management goal of more efficient use of land.

Narrative: The proposed development remodels two existing historic homes and adds eight more residential buildings, which increases the efficient use of the land.

B. Definitions.

Narrative: No Comments

C. Permitted Uses. The following uses shall be permitted in any PRD:

- (1) Bungalows, cottages, single family detached and semi-detached dwellings, two-family dwellings of dwellings provided they meet the criteria in this chapter.

Narrative: The buildings are generally single or two-family dwellings except for the conversion of the 86 home which has too much floor space for only two units, therefore, units

- (2) Commonly owned community building(s) for the use of the residents of the development. Such buildings shall not include commercial uses, sleeping quarters or bathing facilities (unless the bathing facility is clearly incidental to a recreational facility located within the common building).

Narrative: This proposal does not provide a common building.

- (3) Garages or carports.

Narrative: This proposal does not provide any garages or carports

- (4) Community gardens, play structures and passive recreational opportunities for use of the residents of the development.

Narrative: The plan is to provide common yards and play areas.

D. Applicability.

- (1) This chapter shall apply to parcels that meet the criteria outlined in § 200- 14.4E.

Narrative: Please see narrative for 14.4E.

- (2) The requirements in this chapter shall be the standards for development, redevelopment and use of real property within a PRD provided that an application is filed with the Town Council as Special Permit Granting Authority (SPGA) as provided for in this chapter.

Narrative: Submittal following said procedure.

- (3) Development shall be by a site master plan for complete or phased development.

Narrative: Submittal following said procedure.

- (4) Lots with legally pre-existing nonconforming structures shall be eligible for a special permit provided there is no increase in any dimensional nonconformity or the creation of new nonconformity.

Narrative: The building on 86 Union has a side setback of seventeen feet, which is less than the 25 buffer zone setback. However, the plan does not increase this nonconformity.

- (5) For each proposed PRD project, the Site Plan Review provided for in the Town of Randolph Zoning Ordinance shall be conducted by the SPGA as part of the special permit process.

Narrative: Submittal following said procedure.

E. Dimensional Requirements.

- (1) Minimum Lot Size.

- (a) A PRD shall be permitted upon a single lot or multiple contiguous lots in common ownership with definite boundaries ascertainable from a recorded deed or recorded plan.

Narrative: The site consists of two single lots under the same ownership with boundaries is ascertainable from a recorded deed.

- (b) The lot(s) shall have a total area of not less than four (4) times the minimum of the zoning district within which it is proposed except as follows:

Section F, Item 1.

Narrative: The minimum size lot in this zone district is 12,000 square feet. The minimum zoning size for a PRD is 48,000 square feet. The site contains 66,127 square feet of land, which is greater than required.

[1] In any Residential Multifamily District (RMFD) or Residential Multi-Family 55 Plus District (RMF55+), development of a PRD shall be permitted on the minimum lot size for the district.

Narrative: Not Applicable

- (c) Existing public or private ways need not constitute boundaries of the tract(s) but the area within any such ways shall not be counted in determining minimum tract size.

Narrative: The site fronts on Union Street and Burris Street. No street land is utilized in the site.

(2) Lot Frontage.

- (a) When a PRD project is proposed for an individual lot, that lot must have minimum frontage on a public way of one hundred (100) feet. When a PRD project includes multiple contiguous parcels, the parcels, when combined, must have frontage of a minimum of one hundred (100) feet on a public way.

Narrative: The total frontage on Union Street is two hundred and fifty (250) feet.

- (b) There shall be no minimum lot area, frontage or yard requirements for each dwelling unit within a PRD.

Narrative: There are no internal lots.

(3) Lot Depth. Minimum lot depth shall be one hundred (100) feet.

Narrative: The minimum depth is one hundred sixty-four and four hundredths (164.04) feet.

(4) Lot Width. Minimum lot width shall be one hundred (100) feet.

Narrative: The minimum width is one hundred three and fifty-five hundredths (103.55) feet.

(5) Setbacks. A PRD project shall comply with the following requirements:

- (a) Side yard. Minimum requirement for side yard setback is twenty-five (25) feet.

Narrative: The proposal is to provide a twenty-five side yard except for the existing historic house at 86 Union. The existing setback is seventeen (17) feet.

- (b) Rear yard. Minimum requirement for rear yard setback is twenty-five (25) feet.

Narrative: The proposal is to provide a twenty-five rear yard

- (c) Front yard. Minimum requirement for front yard setback is twenty-five (25) feet.

Narrative: The proposal is to provide a twenty-five front yard

- (6) Buffer Strips. A PRD project shall require a buffer strip of twenty-five (25) feet where the lot abuts any non-PRD lot. Such buffer shall be maintained as a planting area for lawns, trees, shrubs and other landscape materials to provide a parklike separation between lots. In this buffer strip, walkways, fencing, sewer systems and wells may be constructed or maintained. No building, structure or paved space associated with parking may be located in the buffer strip.

Narrative: The proposal provides the noted twenty-five (25) feet buffer except for the existing historic building 86 Union Street. The remainder of the items are met with this plan.

- (7) Access to the Lot. Access to the lot shall be provided from an existing public way and shall be through the existing frontage on such public way.

Narrative: The proposed access is through an existing curb cut and frontage on Union Street

- (8) No lot shown on a plan for which a permit is granted under this section may be further subdivided, and a notation to this effect shall be shown on the plan prior to recording at the Registry of Deeds.

Narrative: There no subdivision of land proposed.

F. Development Intensity.

- (1) Maximum Permissible Density: Maximum permissible density within a PRD shall not exceed three (3) times the total number of dwelling units that would be obtained through application of the underlying zoning district in which the lot(s) is located.

Narrative: The zoned lot area is twelve thousand (12,000) square feet. The lot contains sixty-six thousand one hundred and twenty-seven (66,127) square feet. (66,127/12,000=5.51) This is greater than 5.5. Thus, the total allowable lots is rounded up to 6, and three times is 18 total allowable dwelling units.

- (2) For purposes of this chapter only, permitted basic density shall be calculated as follows:

- (a) Total area of the lot(s):

- [1] Less any land within a body of water or situated within a wetland or within fifty (50) feet of a bordering vegetated wetland (BVW).
- [2] Less any existing public or private way.
- [3] Divided by the minimum lot size permitted within the underlying zoning district.

- (b) Fractional numbers. Where the computation results in a fractional number, only a fraction of one-half (1/2) or more shall be counted as one (1).

Narrative: Please see the calculations above.

- (3) Existing Dwelling Units: When a detached single-family dwelling, which has been legally permitted on the lot(s) for a PRD, said dwelling may become non-conforming within the standards of this chapter and shall be permitted to remain provided, however, that:

Narrative: The historic buildings on 86 and 92 Union are preexisting historic buildings. 86 is non-conforming as to side buffer setback.

- (a) The dwelling unit shall be counted towards the maximum number of units permitted in the PRD.

Narrative: The units are counted toward the total allowable units.

- (b) The dwelling unit may not be enlarged or modified to increase the non-conformity.

Narrative: The outside footprint of 86 will not increase the nonconformity

- (c) The dwelling unit must meet applicable density and dimensional requirements of the underlying zoning district.

Narrative: 86 meets underlying zoning.

G. Site Design and Configuration Standards.

(1) Arrangement.

- (a) At least seventy-five percent (75%) of dwelling units shall be developed in clusters around common open space.

Narrative: The total proposed dwelling units is 16. 75% of 16 is 12. There are two common areas. There are two common areas. 13 dwelling units are clustered around the two common spaces

- [1] Within a cluster, each dwelling unit shall have a primary entry oriented to the common open space.

Narrative: In each cluster, each dwelling unit has a primary entry oriented to the common open space.

- (b) No more than twenty-five percent (25%) of dwelling units may be developed in other configurations but must meet all other design requirements.

Narrative: 25% of 16 is 4. Three (3) units are not in the common area configuration

- (c) Dwelling units not oriented in a cluster shall have a primary entry oriented to a right-of-way.

Narrative: The three units are in 86 Union existing historic building and the entrance is toward Union Street.

(2) Clusters.

- (a) No grouping of dwelling units around a common open space shall include more than twelve (12) dwelling units.

Narrative: The largest number of units around a common open space is nine (9),

(3) Common Open Space.

- (a) No dimension of a common open space used to satisfy the minimum square footage requirement shall be less than ten (10) feet unless part of an unpaved path or trail.

Narrative: All common spaces are at least ten (10) feet wide.

- (b) Each common open space shall be so configured so that dwelling units abut at least three (3) sides.

Narrative: Both common open spaces have dwelling units on all four sides.

- (c) The required common open space shall be divided into no more than two (2) separate areas per cluster of dwelling units.

Narrative: Common open space is whole in each cluster.

(4) Setbacks and Building Separation.

- (a) The face of the porch of each dwelling unit shall be setback from any sidewalk by ten (10) feet.

Narrative: Porches are setback from sidewalks by ten (10) feet.

- (b) There shall be a minimum of fourteen (14) feet separation between structures, not including projections.

Narrative: Units are separated by fourteen (14) feet.

(5) Fencing and Screening.

- (a) Internal decorative fencing and screening may be used to delineate exclusive use areas, screen parking areas and structures, community assets, trash and recycling areas.

Narrative: Solid fencing shall surround the dumpster area, which is paved.

- (b) Chain link and solid fences shall not be permitted internally to the development except to conceal trash and recycling areas.

Narrative: Solid fencing shall surround the dumpster area, which is paved. Solid fencing is to enclose the site on all but the street frontage and sight distances on the side.

- (c) Solid fencing is permitted on the perimeter boundary to provide delineation between the PRD's higher density development and adjacent lower density land uses.

Narrative: Solid fencing is to enclose the site on all but the street frontage and sight distances on the side.

- (d) Fencing to delineate an exclusive use area shall not exceed three (3) feet high.

Narrative: Delineation fences shall not be over three (3) feet high.

- (6) Lot Coverage. Impervious surfaces shall not exceed forty percent (40%) of the total land area of the lot(s) that comprise a PRD. Lot coverage is calculated for the overall PRD. Paved components of common open space and walkways shall not be counted in lot coverage calculations.

Narrative: The impervious surface, including the main driveway, dumpster pad, and the house roofs is 20,405 square feet. This is 30.86% of the lot area.

- (7) Slopes. Siting of dwelling units or common open space in areas with slopes exceeding fifteen percent (15%) is discouraged. Dwelling units shall not be placed in such areas if extensive use of retaining walls is necessary to create building pads or open space areas.

Narrative: All surfaces are less than 15%. The use of retaining walls has been kept to a minimum.

- (8) Mailboxes. The US Postal Services (USPS) is responsible for determining the method/mode of delivery for all developments. The mode of delivery includes the type of mailbox used and the location of the mailbox for each delivery address. Centralized delivery using Cluster Box Units (CBUs) may be required for mail delivery in developments. Prior to submission of a plan to the SPGA, the Applicant should contact the local postmaster to determine the location of collection units and note the approved location on the plans.

Narrative: A center Mailbox system is to be located at the side of the drive with a pull out near the middle of the drive. All components will be to US Postal Service requirements.

H. Parking.

- (1) Parking shall be located on the same property as the PRD and shall be located at the side or rear of dwelling units except as noted below.

Narrative: Parking is all located on site and next to the driveway, which is at the back of the dwelling units.

- (2) Access to parking areas/structures shall be from alleys. Garages, carports, surface parking, and driveways shall not be located between the common open space and the dwelling units.

Narrative: Parking is all located on site and next to the driveway, which is at the back of the dwelling units.

- (3) Parking may be located in clusters of not more than six (6) adjoining uncovered spaces, carport or a shared detached garage serving a maximum of six (6) dwelling units. Such structure shall be a maximum of twelve-hundred (1,200) square feet and limited to six (6) single car bays per structure with an architectural design similar and compatible to that of the dwelling units within the PRD.

Narrative: No clusters of parking greater than six. No parking structures.

- (4) A shared detached garage or carport shall be reserved for the parking of vehicles owned by the residents of the development.

Narrative: No parking structures.

- (5) Parking shall be located within three hundred (300) feet of the entrance to the associated dwelling units. Parking requirements may not be fulfilled by parking on a public street.

Narrative: All parking is within 300 feet of the associated dwelling unit.

- (6) Parking shall not exceed the following maximums:
 - (a) Dwelling units less than nine hundred (900) square feet: one (1) space.
 - (b) Dwelling units greater than nine hundred (900) square feet: two (2) spaces.
 - (c) Visitor parking: One (1) space for every five (5) dwelling units.
 - (d) Maximum parking space requirements shall include parking spaces in garages and carports.

Narrative: There are 16 units, and there are 36 parking spaces.

- (7) Large open parking areas are not permitted in a PRD except in developments that provide a central parking area at the entrance to the PRD while providing only well-kept paths or delivery alleys to the rest of the area.

Narrative: There are no large open parking. The largest field is 6 spaces.

- I. Dwelling Unit Design Standards. The intent of this section is to ensure that a development that is unique in and of itself, provides its residents a close-knit community, uses multiple construction materials and treatments to provide an appealing aesthetic. All structures in a PRD shall be developed to meet the criteria in this chapter.

- (1) Exterior Design.

- (a) Porches. Each dwelling unit shall have a covered main entry porch oriented toward the common open space or right of way as applicable. Covered porches shall be a minimum of six (6) feet deep and usable both in design and dimension.

Narrative: Each unit has a covered 6-foot porch.

- (b) Elevations. Units of identical elevation types must be separated by at least two (2) different elevations. No two adjacent structures shall be built with the same building elevation, facade materials or colors. Reverse elevations are not considered a different building elevation.

Narrative: Each type of elevation view has been separated.

- (c) Corner Units. Units located on corners shall be architecturally designed to provide modulation and detail on both elevations. Examples of modulation include the use of bay windows, wrapped porches, dormers, etc.

Narrative: There are no corner lots,

- (2) Maximum Unit Size. Each dwelling unit shall have a maximum of 1,100 square feet. If the unit includes an attached garage, the garage shall be included in the calculation of total area.

Narrative: Each unit is 1,100 sf or less. There are no garages.

- (3) Maximum Height. The maximum permitted height of any structure within a PRD shall be eighteen (18) feet or one and one-half (1 1/2) stories. Any upper floor shall be located within the roof structure, not below it, in order to reduce building massing as much as possible.

Narrative: Each unit meets these requirements except for existing historic houses.

- (4) Roofs. Dwelling units shall have a minimum 6:12 roof pitch. Up to thirty-five percent (35%) of the roof area may have a slope not less than 4:12. Portions of a roof with a pitch of less than 6:12 shall be limited to architectural features such as dormers and porch roofs. The highest point of a pitched roof may extend up to twenty-three (23) feet.

Narrative: Each unit meets these requirements except for existing historic houses

- (5) Exception to Floor Area: Areas that do not count toward total square footage include unheated storage space located beneath the main floor of the dwelling unit, attached roofed porches, detached garages or carports, spaces with ceiling height of six (6) feet or less measured to the exterior walls (such as a second-floor area under the slope of a roof).

Narrative: Each unit meets these requirements

- (6) No Increase in Size: The total square footage of a dwelling unit shall not be increased. Notation shall be placed on the title to any property for the purpose of notifying future owners that any increase on total square footage of a dwelling unit is prohibited or the life of the unit or the duration of these regulations.

Narrative: Such note shall be placed on unit and master deed.

- (7) Design Mix. A mix of housing opportunities shall be provided in all PRDs. Such diversity shall be achieved through:
 - (a) Varying the number of bedrooms in each dwelling unit.
 - (b) Constructing a variety of styles of units.
 - (c) Providing that no more than fifty (50) percent of the dwelling units within the PRD are buildings of the same type.

Narrative: The design mix proposed has varying number of bedrooms, different styles, and less than 50% are of any one style.

- J. Trash and Recycling. All loading, trash, recycling and storage areas shall be located so they are not visible from the common open space or right of way (not including alleys). An architectural screen shall surround all sides except the access entry. Such screen shall prevent visibility into the enclosure and shall be of a height sufficient to conceal the receptacles stored within.

Narrative: Dumpster enclosure is to be a solid fence and is not visible from common open areas. The enclosure is to be high enough to block the view of any dumpster inside.

K. Community Buildings and Amenities. Structures must be clearly incidental in use and size to the dwelling units and shall be no greater than one (1) story in height.

Narrative: No community building.

L. Open Space.

(1) Common Open Space. All land within the PRD which is not covered by buildings, roads, driveways, parking or service areas, or which is not set aside as yards, patios, gardens or similar for exclusive or shared use by the residents shall be common open space.

Narrative: Common areas are provided.

(a) The common open space shall have a shape, dimension, character and location suitable to assure its use for park, recreation, conservation, or agricultural purposes by the residents of the PRD. In determining whether the intent of this section has been satisfied, the SPGA shall consider the extent to which land having one or more of the following characteristics is included in the proposed open space:

Narrative: Common open space has been created on the middle of clusters.

[1] Land abutting lakes, ponds, brooks which enhance or protect wetlands or flood plains or which enhance or provide significant scenic vistas or views;

Narrative: No resources areas on site

[2] Land which is currently in agricultural use or land which is suitable in size, location and soil characteristics for agricultural use;

Narrative: No agricultural land.

[3] Land which provides a significant wildlife habitat or which is a unique natural area;

Narrative: No significant wildlife habitat.

[4] Land which provides recharge to Randolph's public water supply;

Narrative: There is recharge to a wetland to the south, which is connected via Town drainage system. The recharge path and approximate flow will be the same.

[5] Land which is to be developed for active recreational use including playing fields, playgrounds, and parks;

Narrative: The common open space is an open lawn and sidewalks.

[6] Land which preserves existing trail networks or land on which new trails will be developed as part of the PRD for integration into an existing or future trail network; and

Narrative: No existing or nearby trails.

[7] Land providing desirable public access to existing Town or State recreational or conservation land.

Narrative: No nearby Town or State land.

- (b) Provision shall be made so that the common open space shall be readily accessible to the owners and residents of the units in the PRD and owned by:
 - A membership corporation, trust or association whose members are all the owners and residents of the units;
 - The Town; or
 - Otherwise, as the SPGA may direct.

Narrative: The common open space is readily accessible to the unit occupants.

(c) Common open space shall be in one or more contiguous pieces.

Narrative: There are two contiguous pieces.

(d) Dwelling units shall abut on at least three (3) sides of the common open space.

Narrative: Dwelling units abut on all side of the common open spaces.

(2) Exclusive Use Area.

(a) Each dwelling unit shall be provided an area of open space for exclusive use. The space shall be provided on the front, side and rear of each dwelling unit.

Narrative: The are provide exclusive use spaces.

(b) The exclusive use area shall be separated from the common open space by landscaping, picket fence or other similar visual separation.

Narrative: The exclusive use areas are separated from the common open space by picket fences.

[1] Each dwelling unit shall be provided with a minimum of five hundred (500) square feet of usable private open space which may be met with a combination of front, side and rear locations.

Narrative: Each unit has a minimum of 500 sf.

(3) Perpetuity. In all cases, a perpetual restriction of the type described in MGL c. 184, § 31 (including future amendments thereto and corresponding provisions of future laws) running to or enforceable by the Town shall be recorded in respect to such land. Such restriction shall provide that the common open space shall be retained in perpetuity for one or more of the following uses: conservation, agriculture, recreation, or park. Such restriction shall be in such form and substance as the SPGA shall prescribe and may contain such additional restrictions on development and use of the common open space as the SPGA may deem appropriate.

Narrative: Such restrictions shall be incorporated into the deed documents.

- M. Pedestrian Connectivity. Safe, aesthetically pleasing pedestrian connections are required between each building, common open space, parking area and right-of-way. Sidewalks shall be a minimum of five (5) feet wide.

Narrative: The path system is a minimum of 5' wide. The path system connects the full site.

N. Infrastructure.

- (1) Projects shall demonstrate that adequate water supply and pressure are available, adequate sewage capacity is available, on-site stormwater management is provided, traffic circulation is safe and convenient, and the traffic flow and circulation at nearby intersections is preserved or improved. Analysis and documentation of compliance with these standards shall be prepared by registered engineers and/or other appropriate professionals. When the size and complexity of a proposal for a PRD project warrant an independent review of the impacts, the applicant will be responsible for funding such an independent peer review.

Narrative: The sewer and water are provide by the Town. The existing sizes are adequate for the proposed site. Traffic flow is in on Union Street and out on to Burris Way and then onto Union Street. This will provide adequate traffic flow at all locations around the site.

- (2) In cases where a specific PRD project would not otherwise meet the above criteria, the developer shall, as a condition of the Special Permit, be required to implement mitigation measures, including but not limited to improvements to public infrastructure, to adequately address any deficiency.

Narrative: Should not be required.

- (3) All required utilities exclusive of transformers shall be placed underground.

Narrative: The Utilities shall be so placed underground.

- O. Stormwater Management. All projects are required to be reviewed and permitted by the Town's Stormwater Authority and comply with any such regulations established by the Authority.

Narrative: Stormwater Data has been submitted to the Town.

- P. Separation of Planned Residential Developments. PRDs shall be separated from each other by a minimum distance to promote housing-type diversity, reduce potential cumulative impacts of PRDs and help protect neighborhood character. Each PRD shall be separated from any other PRD by a distance of at least one thousand (1,000) feet.

Narrative: No other PRD are know.

Q. Ownership and Maintenance of Common Facilities.

- (1) All internal streets, ways and parking areas shall be privately owned. The maintenance of all such private streets, ways and parking areas, including but not limited to snowplowing, patching and paving, shall remain the responsibility of the owner or resident association. All deeds conveying any portion of the land containing private streets, ways or parking areas shall note this private responsibility of maintenance.

- (2) In a PRD project, prior to any dwelling unit being offered for initial sale, there shall be a suitable legally-binding organization such as a residents' or condominium association agreement established in accordance with appropriate state law by a suitable legal instrument(s) recorded at the Registry of Deeds. Such association shall ensure proper maintenance and funding of shared facilities such as common open space, parking areas, alleys and amenities. As part of the Special Permit review, the applicant shall supply to the SPGA copies of such proposed instrument.

Narrative: The legal documents will so comply.

- R. Bonus Density. If all the units proposed in the Planned Residential Development are offered at market-rate rental/purchase prices, then only the basic density established in § 200-14.4F shall be permitted. An increase in the number of permitted units may be increased beyond the basic density within the PRD and authorized by the SPGA only if:

Narrative: No bonus density is requested.

- (1) At least twenty percent (20%) of the units are made available as described in one of the methods outlined herein.
 - (a) Units made available to the Randolph Housing Authority, or other entity may direct, either for purchase within the cost limits allowed by the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD), or for lease under federal or state rental-assistance programs, or through a long-term contractual agreement; which can be counted toward the DHCD's Subsidized Housing Inventory.
 - (b) Units made available for sale, lease or rent at below market rates based on the following:
 - [1] Starter-priced Housing: For sale, lease or rental to households with incomes of less than one-hundred ten (110) percent of the median family income for the Boston Metropolitan Area as determined by the most recent calculation of the U.S. Department of Housing and Urban Development.
 - [2] Moderate-priced Housing: For sale, lease or rental to households with incomes of less than one hundred and fifty (150) percent of the median family income for the Boston Metropolitan Area as determined by the most recent calculation of the U.S. Department of Housing and Urban Development.
- (2) Any increases in density permitted by the SPGA shall be based upon the degree to which the proposed PRD provides a range of dwelling units with a variety of price points.
- (3) Long-term Availability. The SPGA, as a condition of a special permit, shall impose appropriate limitations and safeguards to insure the continued availability of the below market-rate units for a minimum of forty (40) years. Such limitations and safeguards may be in the form of deed restrictions, resale monitoring, requirements for income verification of purchasers and/or tenants, rent level controls or other method as the SPGA may direct.

- S. Application for Special Permit; Reports and Recommendations; Issuance of Special Permit.

Narrative: Procedural requirement to be followed.

- (1) Application. Any person who desires a special permit for a PRD shall apply in writing in such form as the SPGA may require which shall include the following:
 - (a) A development statement consisting of a petition, a list of the parties in interest with respect to the PRD tract, a list of the development team and a written statement outlining the potential impacts of the proposed development including environmental,

traffic and community impact. The applicant shall set forth the development including in tabular form the number of units, type, size (number of bedroom area), ground coverage, and summary showing the area of residential development and common open space as percentages of the total area of the PRD tract. Section F, Item 1.

- (b) Development plans consisting of:
 - [1] Site plans;
 - [2] Building elevations;
 - [3] Floor plans;
 - [4] Detailed plans for disposal of sanitary sewage; and
 - [5] Landscape plan and details;
 - (c) Bonus density calculations (where applicable) including:
 - [1] Income range (using ranges established by the appropriate state or federal agencies as acceptable to the SPGA) of family households or single individual residing in each affordable dwelling unit;
 - [2] Pre- and post-construction management methods concerning the maintenance of the any affordable dwelling units including supporting documents and contracts; and
 - [3] Proposed methods of ensuring long-term availability for the income restricted dwelling units, including supporting documents and restrictions.
 - (d) Such additional information as the SPGA may require.
- (2) Planning Board Report and Recommendations. The Planning Board shall meet with the applicant and review the application packet including development statement and plans and shall submit in writing to the SPGA its report and recommendations upon the technical quality of the proposed development, and at least the following:
- (a) General descriptions of the natural terrain of the PRD tract and surrounding areas, and of the neighborhood in which the tract is situated.
 - (b) A review of the proposed development, including the design and use of buildings and of the open spaces between and around them, of pedestrian and vehicular circulation, of the location and capacity of parking, and of the provisions for grading, landscaping and screening.
 - (c) An evaluation and opinion upon the degree to which the proposed PRD provides a range of diversity and the size of the units as it relates to increased density that may be permitted.
 - (d) An evaluation and opinion upon the degree to which any land intended to be conveyed to, or restricted for the benefit of the Town:
 - Provides or will in the future provide an addition to areas of open space between developed sections of the Town;
 - Makes available land desirable for future public use; or Conforms to the Town's long-range land use plan.
 - (e) Its opinion as to whether the proposed site design, development layout, number, type and design of housing constitute a suitable development for the neighborhood within which it is located.
 - (f) Recommendations for the granting or denial of the special permit, including recommendations for modifications, restrictions or requirements to be imposed as a condition of granting the special permit.
- (3) Conservation Commission's Report and Recommendations. The Conservation

Commission shall review the development statement and plans and shall submit in to the SPGA its report and recommendations upon the degree to which the p development enhances the protection of environmental qualities including at least:

- (a) An evaluation and opinion upon the degree to which the development itself impinges upon environmental areas.
- (b) An evaluation and opinion upon the degree to which the common open space protects environmental areas and provides a valuable outdoor recreation resource.
- (c) An evaluation and opinion upon the degree to which any land intended to be conveyed to, or restricted for the benefit of, the Town:

Enhances the protection of environmental areas, unique natural features, scenic vistas or potential or existing farmland; or

Provides a valuable addition to the open space resources of the Town.

- (4) Issuance of Special Permit. A special permit shall be issued under this section only if the SPGA shall find that the PRD is in harmony with the general purpose and intent of this section and that the PRD contains a mix of residential, open space, or other uses in a variety of buildings to be sufficiently advantageous to the Town to render it appropriate to depart from the requirements of this Ordinance otherwise applicable to the district(s) in which the PRD tract is located. If a special permit is granted the SPGA shall impose as a condition thereof that the installation of municipal services and construction of interior drives within the PRD shall comply with the Subdivision Rules and Regulations of the Planning Board to the extent

applicable, shall require sufficient security to insure such compliance and the completion of planned recreational facilities and site amenities, and may impose such additional conditions and safeguards as public safety, welfare and convenience may require, either as recommended by the Planning Board and Conservation Commission or upon its own initiative. The SPGA shall give due consideration to the reports of the Planning Board and Conservation Commission and where the decision of the SPGA differs from the recommendations of the Planning Board or Conservation Commission, the reasons therefor shall be stated in writing.

Data Narrative
for the
Planned Residential Development
at
86 & 92 Union Street
Randolph, MA

December 22, 2025

General Data:

:

The site is the combination of two lots with two existing houses and the end of Burriss Street, which was abandoned and deeded to the abutters. The 86 Union Street lot contains 21,781 +/-SF. The 92 Union Street lot contains 41,066+/- SF. The half street contains 3.280+/- SF. The total land area is 66,127+/- square feet.

The parcel has 250+/- feet of frontage on Union Street and 85+/- feet of frontage on Burriss Way.

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

The proposal is to create a Planned Residential Development in accordance with the Town's new bylaw. This PRD is proposed to remodel the two existing historic houses on the site. These two existing houses are to hold a total of five (5) units. The proposal is to build seven (7) new buildings containing eleven (11) more units for a total of sixteen (16) housing units.

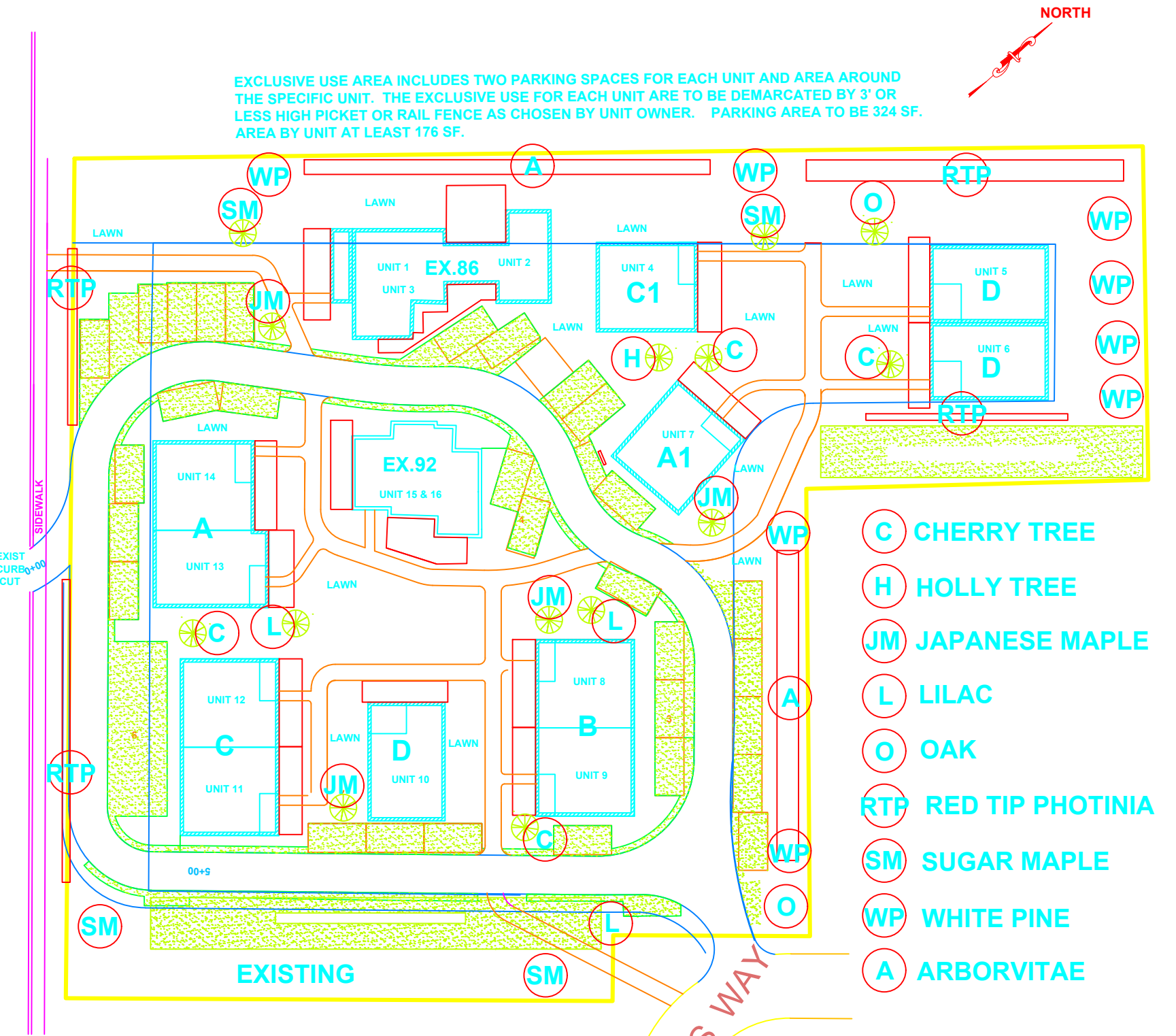
Unit 1	86 Union 1	1,125 sf	2 Bedrooms
Unit 2	86 Union 2	759 sf	2 Bedrooms
Unit 3	86 Union 3	629 sf	2 Bedrooms
Unit 4	C1	1,049sf	3 Bedrooms
Unit 5	D	1,093sf	3 Bedrooms
Unit 6	D	1,093sf	3 Bedrooms
Unit 7	A1	1,100 sf	3 Bedrooms

Data Narrative
Planned Residential Development
86 & 92 Union Street

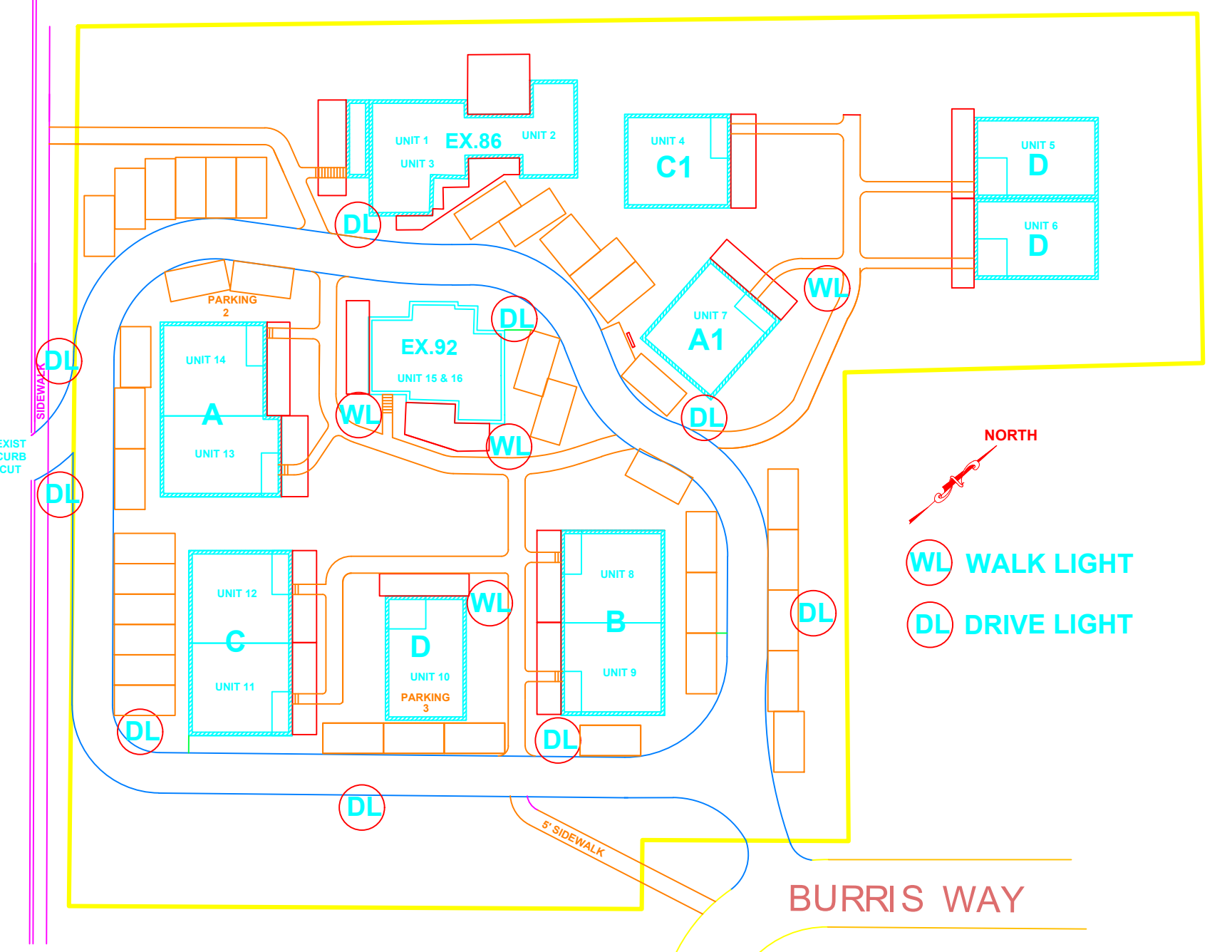
December 22, 2025
Page 2 of

Unit 8	B	1,100 sf	3 Bedrooms
Unit 9	B	1,100sf	3 Bedrooms
Unit 10	D	1,093 sf	3 Bedrooms
Unit 11	C	1,100 sf	3 Bedrooms
Unit 12	C	1,100 sf	3 Bedrooms
Unit 13	A	1,085 sf	3 Bedrooms
Unit 14	A	1,085 sf	3 Bedrooms
Unit 15	92 Union	1,026 sf	3 Bedrooms
Unit 16	92 Union	1,026 sf	3 Bedrooms

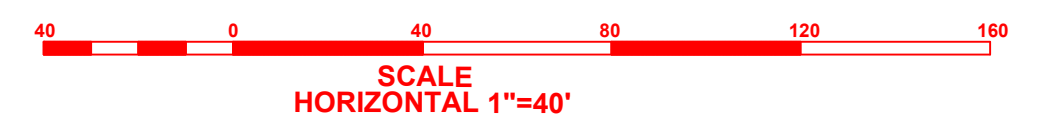
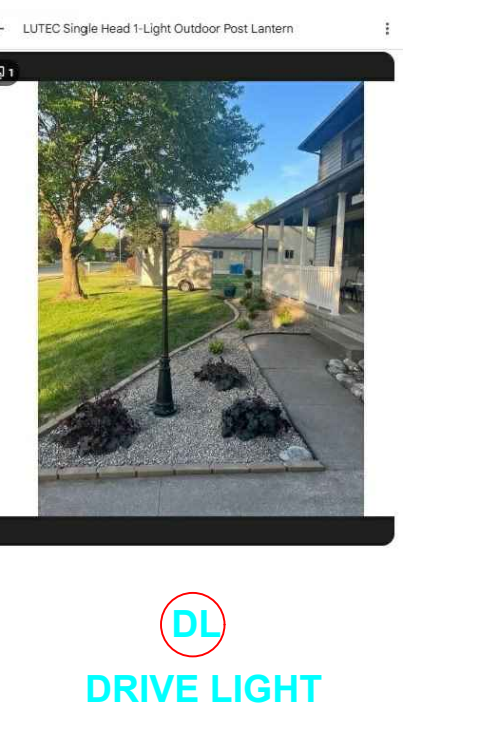
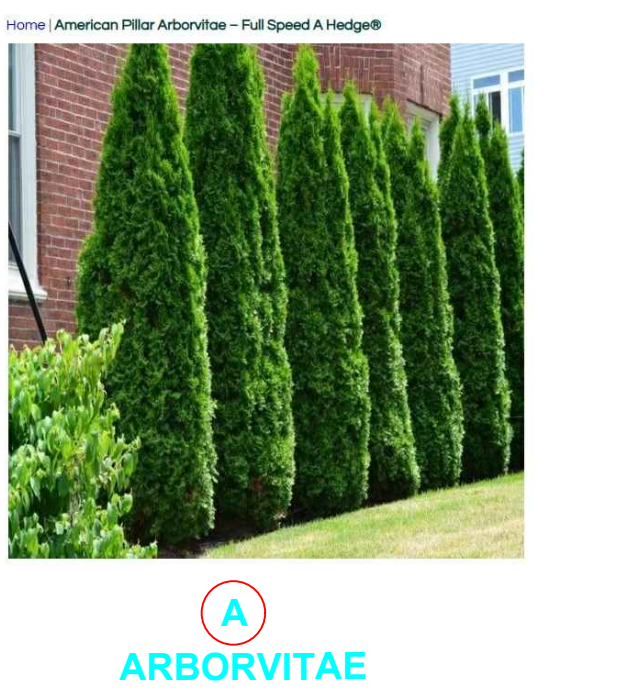
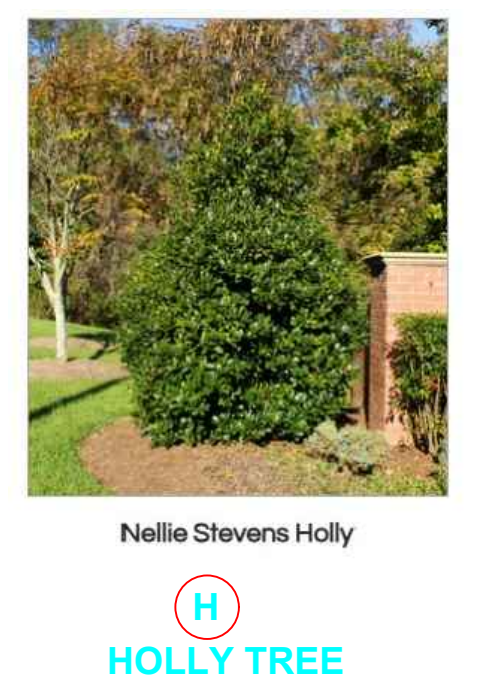
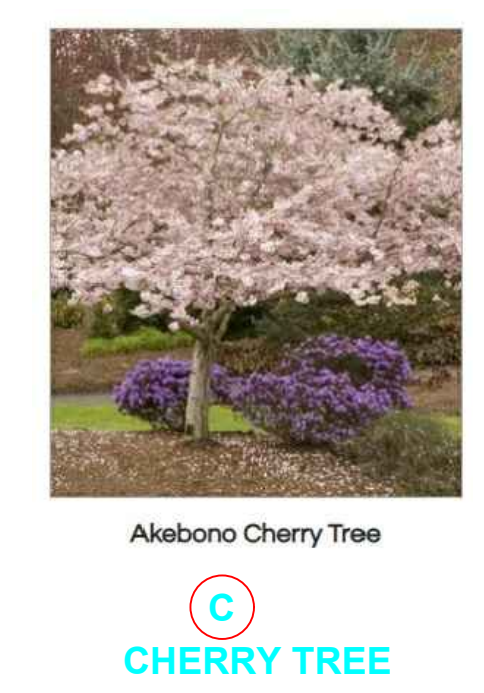
The proposed total building roof is 8,015 sf. This is 12.1% lot cover.
The proposed total drive and sidewalks is 7,716. This is 11.7% lot cover
Impervious area is lot cover is 23.8%.
Previous area is 49,745 sf or 75.2% lot coverage.
Sidewalks and driveway are proposed to be asphalt.
Parking is proposed to be stone.



PROPOSED DETAIL LANDSCAPING



PROPOSED DETAIL LIGHTING



IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS WILL TAKE PRECEDENCE OVER THOSE SHOWN AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

PROJECT DEVELOPMENT
 59 CLAY STREET, MIDDLEBORO, MA 02346
 PHONE 774-766-0544
 EMAIL jspink1@gmail.com
 2025 JOHN SPINK

LANDSCAPING AND LIGHTING

PROPOSED PLANNED RESIDENTIAL DEVELOPMENT
 86-92 UNION STREET
 RANDOLPH

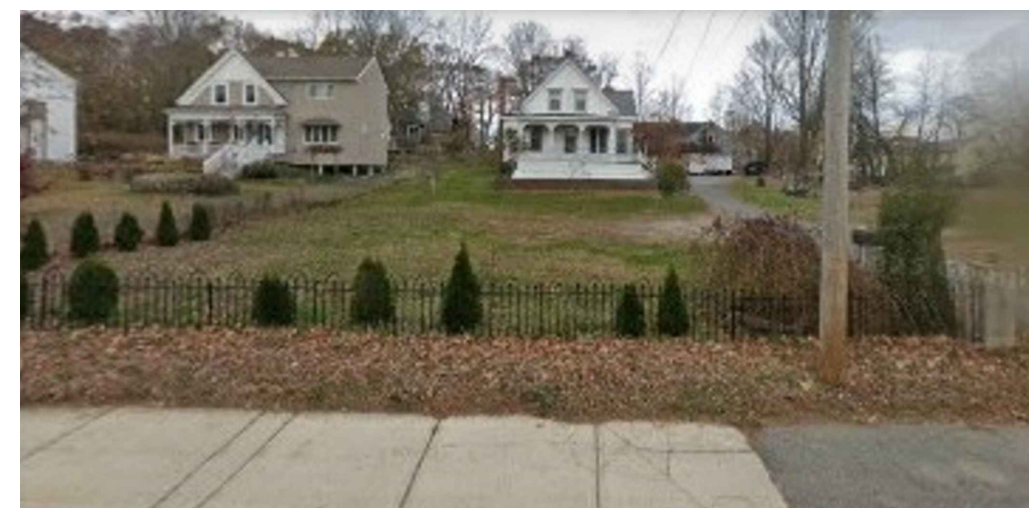
REV 3 12/22/25
 REV 3 11/6/25
 REV 2 10/24/25
 REV 1 10/23/25
 4/23/25



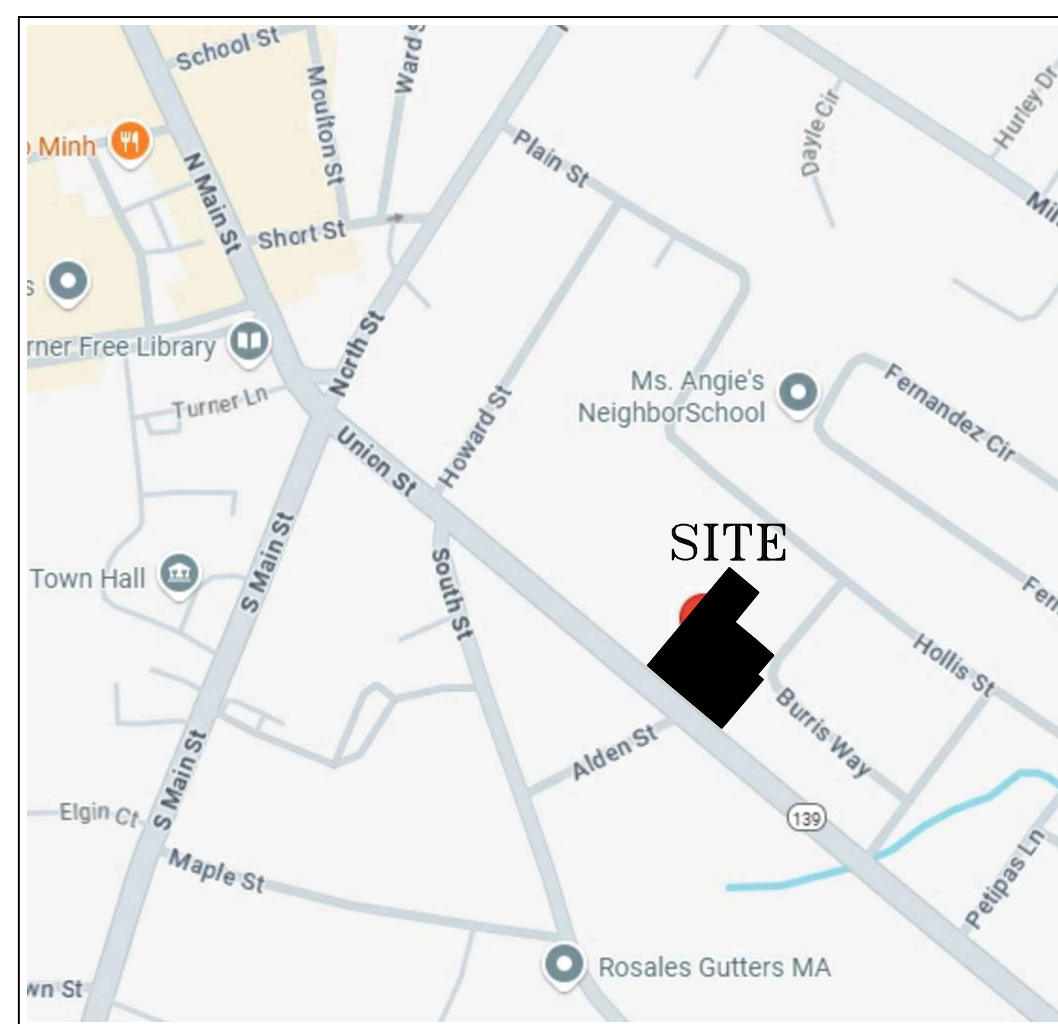
CSN ENGINEERING
 P.O. Box 201
 Brewster, MA 02631
 Phone: (508) 896-1783

DWG. NO.
 LANDSCAPE AND LIGHTING

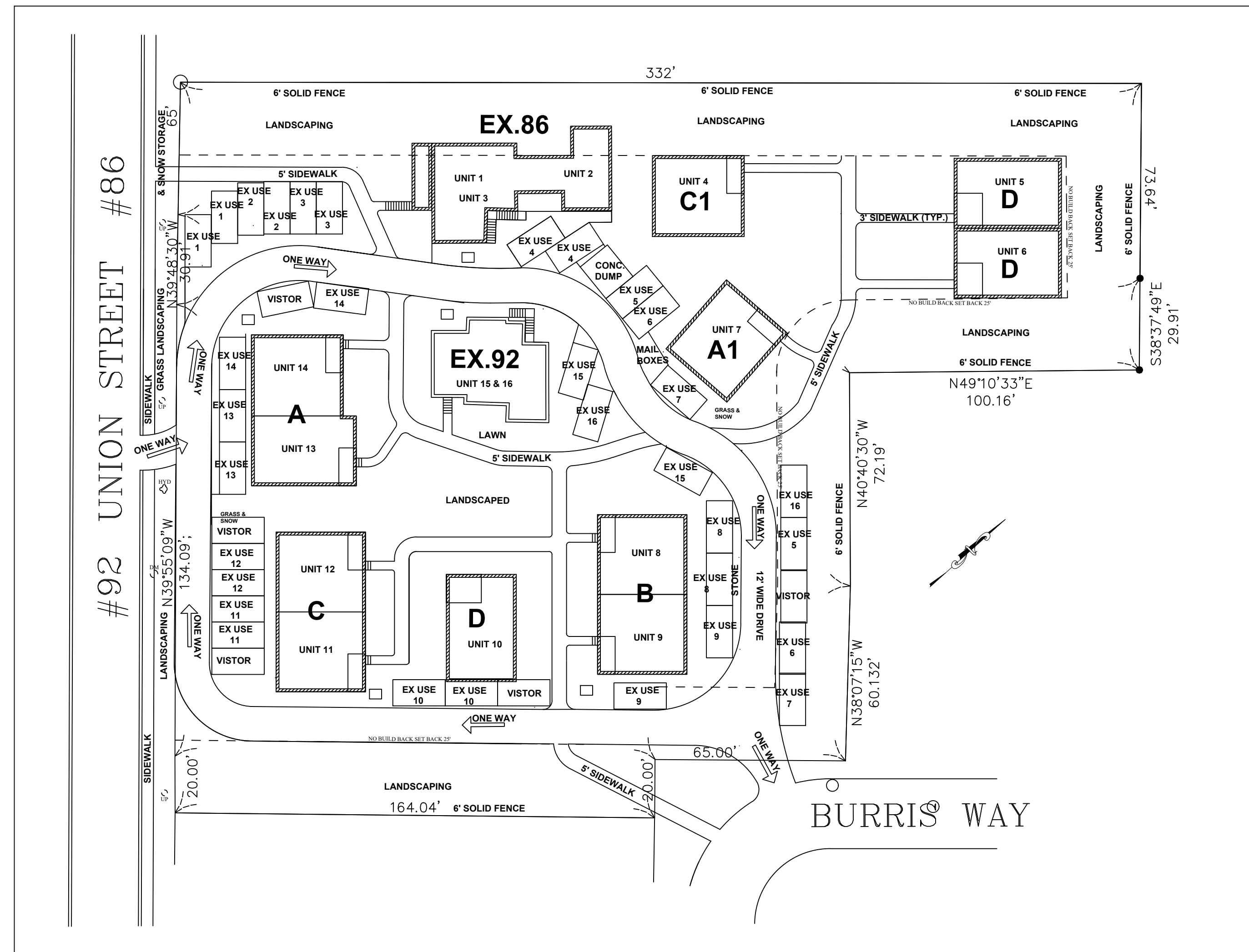
PLANNED RESIDENTIAL DEVELOPMENT 86-92 UNION STREET RANDOLPH, MASSACHUSETTS



EXISTING SITE
N.T.S.



LOCUS
SCALE - 1"=500'



SITE
N.T.S.

PERMIT SET

ZONING

ZONED - RH

DEED REFERENCE

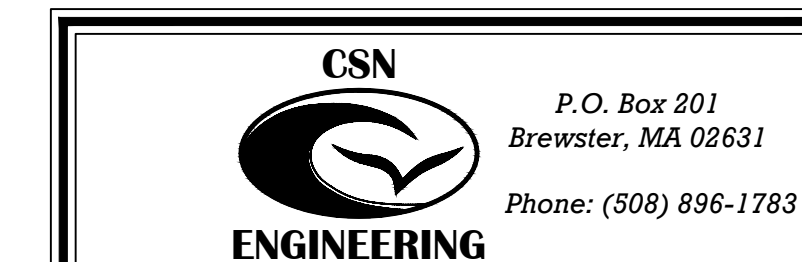
92 UNION STREET - BK: 33114 PG: 218
86 UNION STREET - BK:41971 PG: 54

DRAWING LIST

- SHEET 1
COVER SHEET
- SHEET 2
PLAN OUTLINE- SNOW STORAGE
EXISTING CONDITIONS
COMBINED LOTS
PROPOSED GRADING
- SHEET 3
PROPOSED DRIVE
PROPOSED PARKING
PROPOSED LANDSCAPING
PROPOSED INFILTRATION
PROPOSED EXCLUSIVE USE
- SHEET 4
PROPOSED UTILITIES
PROPOSED ELECTRIC
PROPOSED WATER
PROPOSED GAS
PROPOSED SEWER
- SHEET 5
PROPOSED STREET GRADE
PROPOSED UTILITIES COMBINED
DRIVE PROFILE
DETAILS

REV 4 12/3/25
REV 3 11/6/25
REV 2 10/24/25
REV 1 10/23/25
4/23/25

SCALE: 1/4"=1'



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

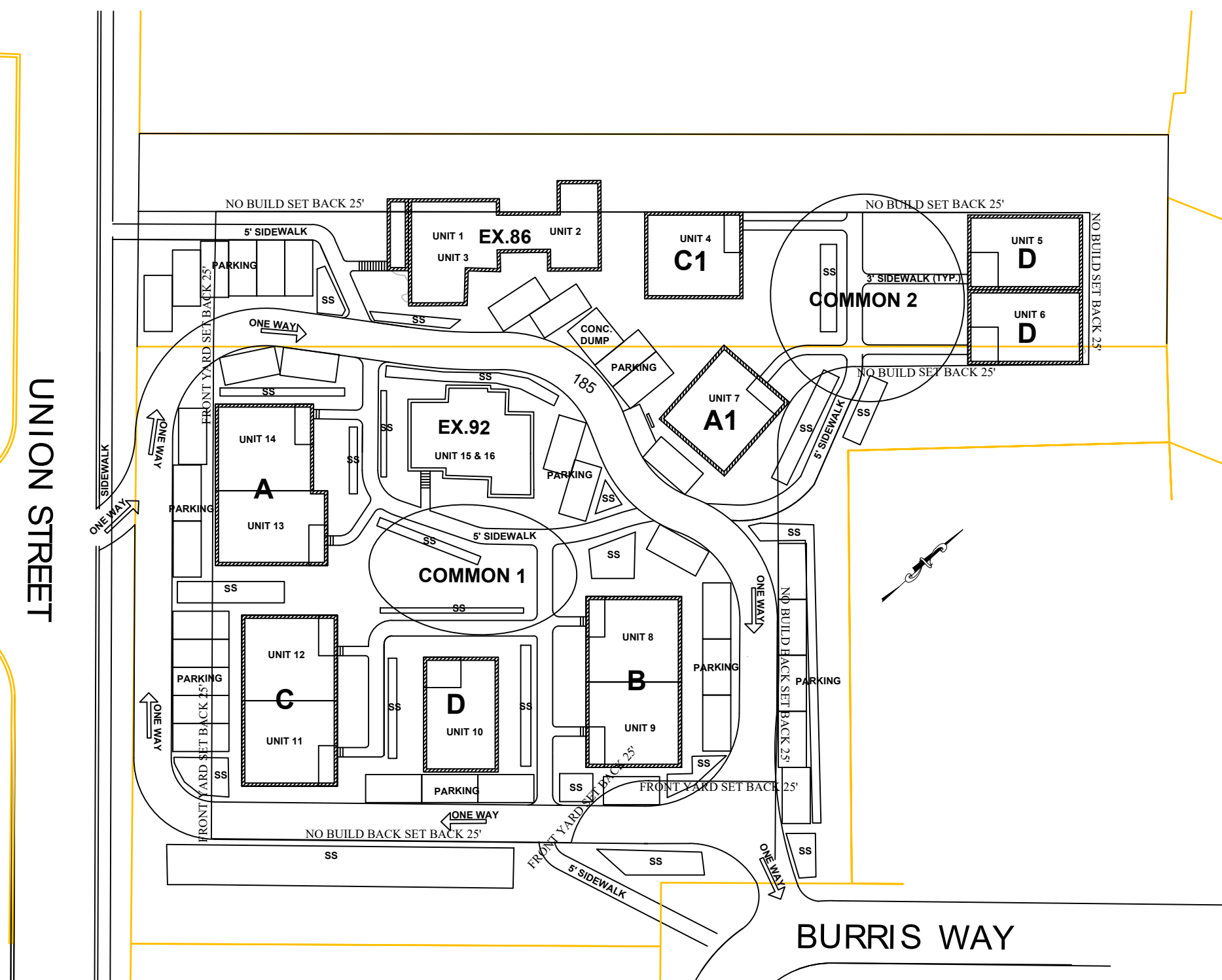
**JOHN SPINK
DESIGNS**

59 CLAY STREET, MIDDLEBORO, MA 02346
PHONE 774-766-0544
jspink1@gmail.com
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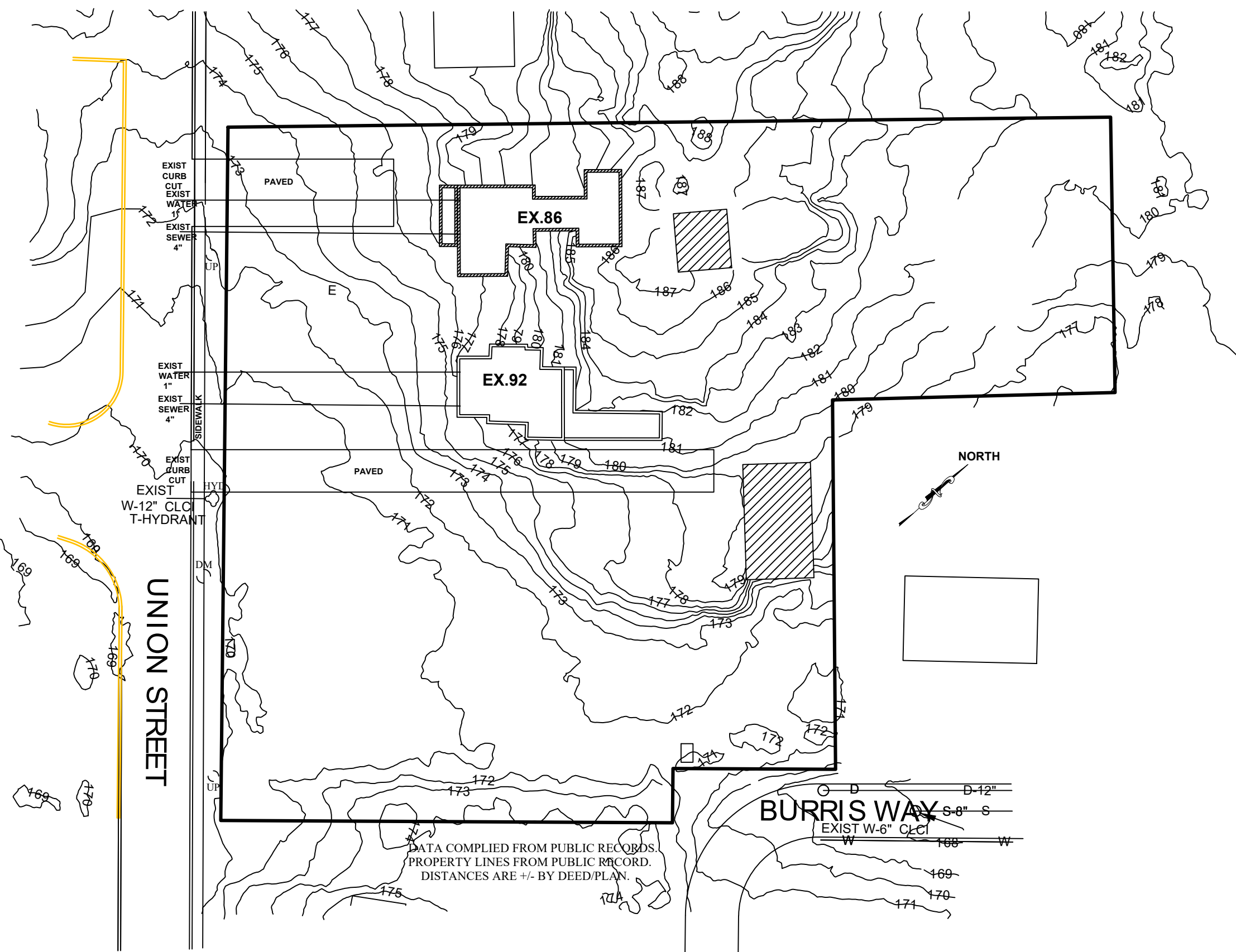
86-92 UNION STREET
RANDOLPH, MA

DATE: 7/30/25
86-92 UNION STREET
PLANNED
RESIDENTIAL
DEVELOPMENT

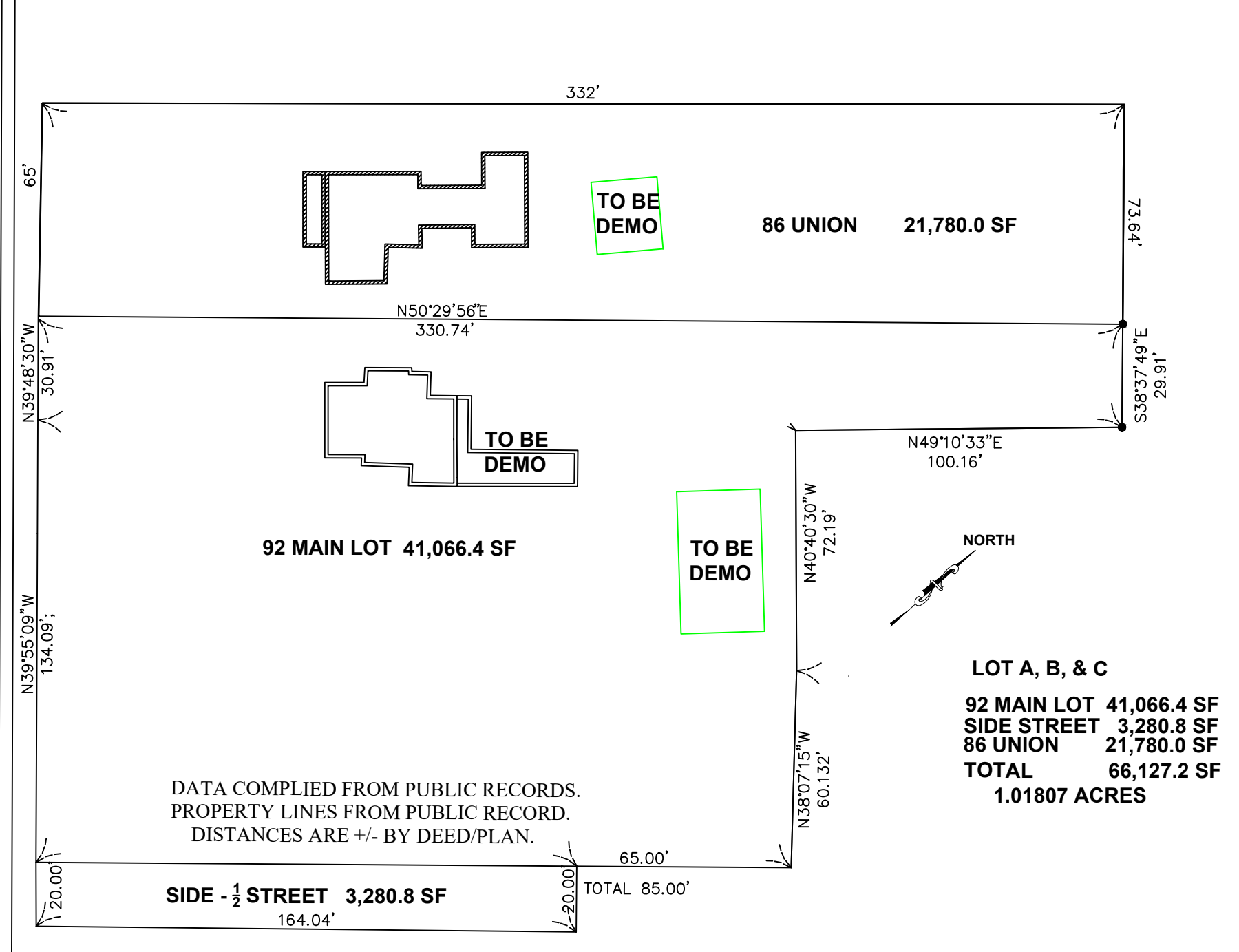
DWG. NO. 1



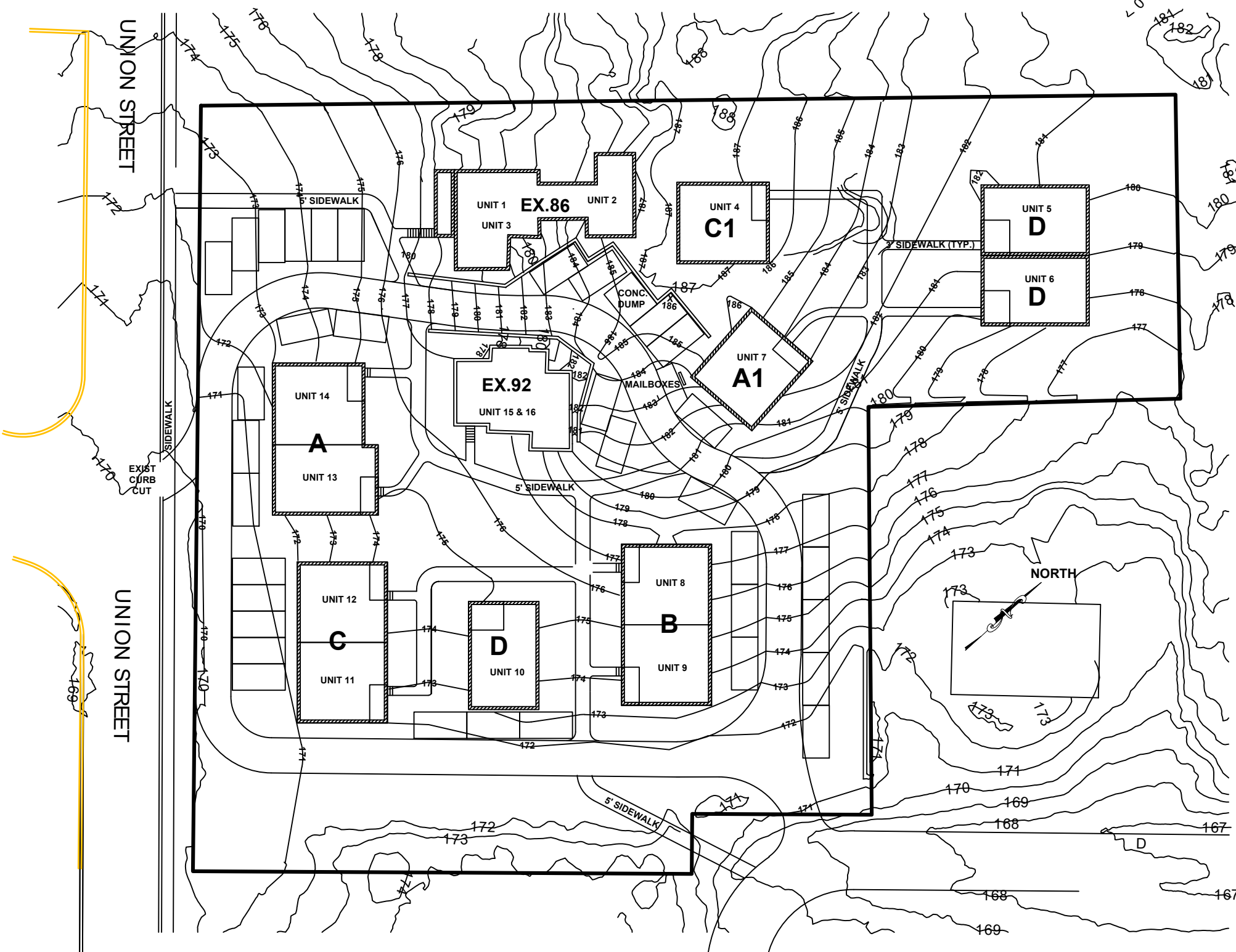
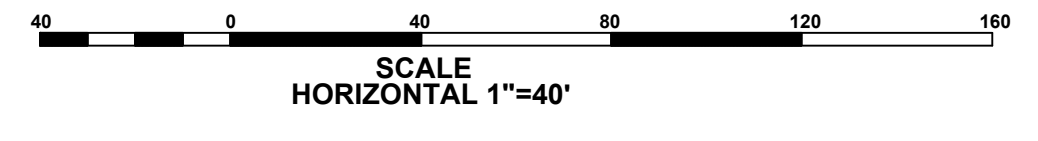
PLAN OUTLINE
 16 UNITS
 5 UNITS IN EXISTING HOUSES
 11 NEW UNITS IN 7 BUILDINGS
 SNOW STORAGE SS



EXISTING CONDITIONS



COMBINED LOTS 86 & 92
 DEMOLITION BUILDINGS AND ADDITIONS



PROPOSED GRADING



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

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

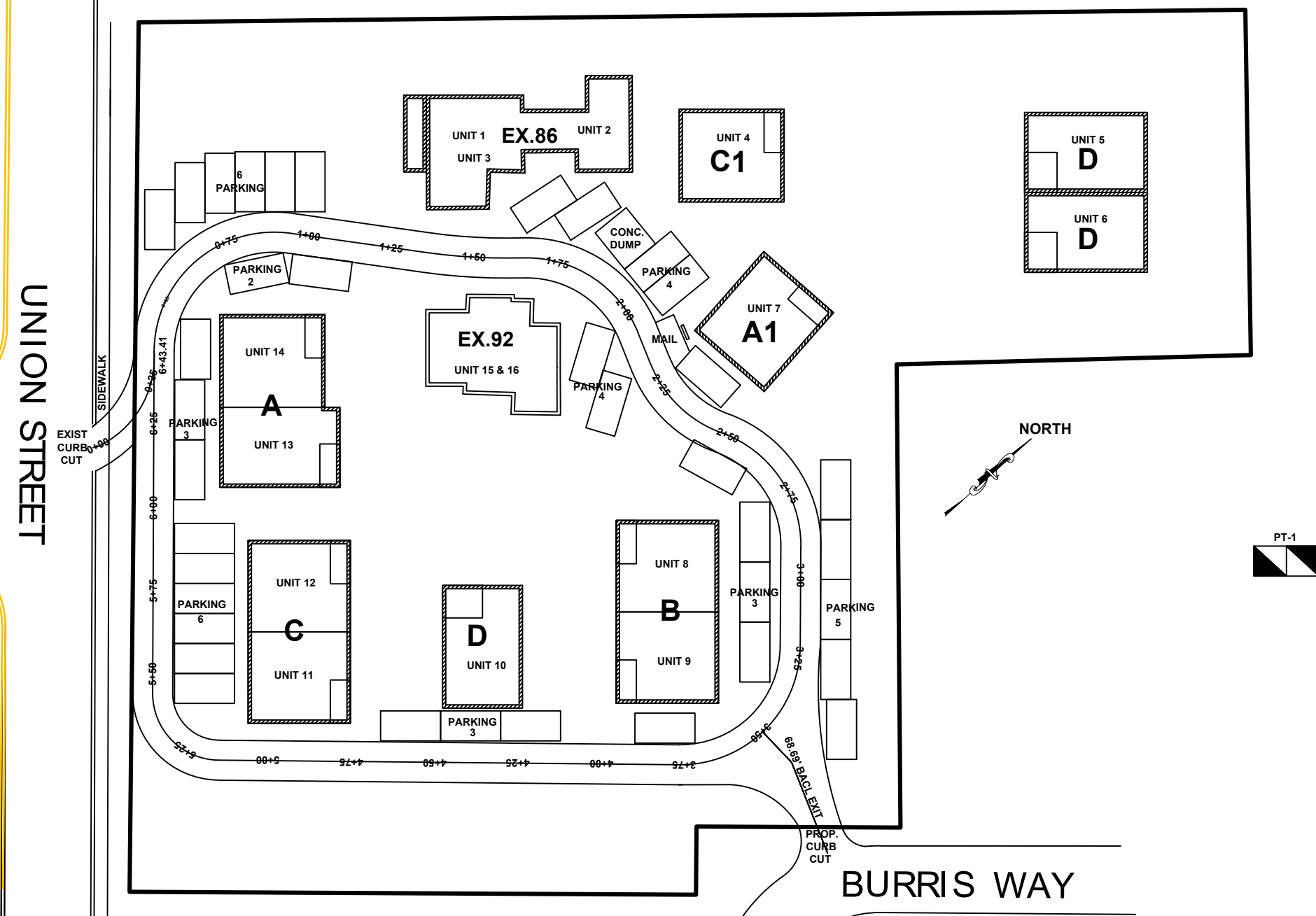
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PROJECT DEVELOPMENT
 59 CLAY STREET, MIDDLEBORO, MA 02346
 PHONE 774-766-0544
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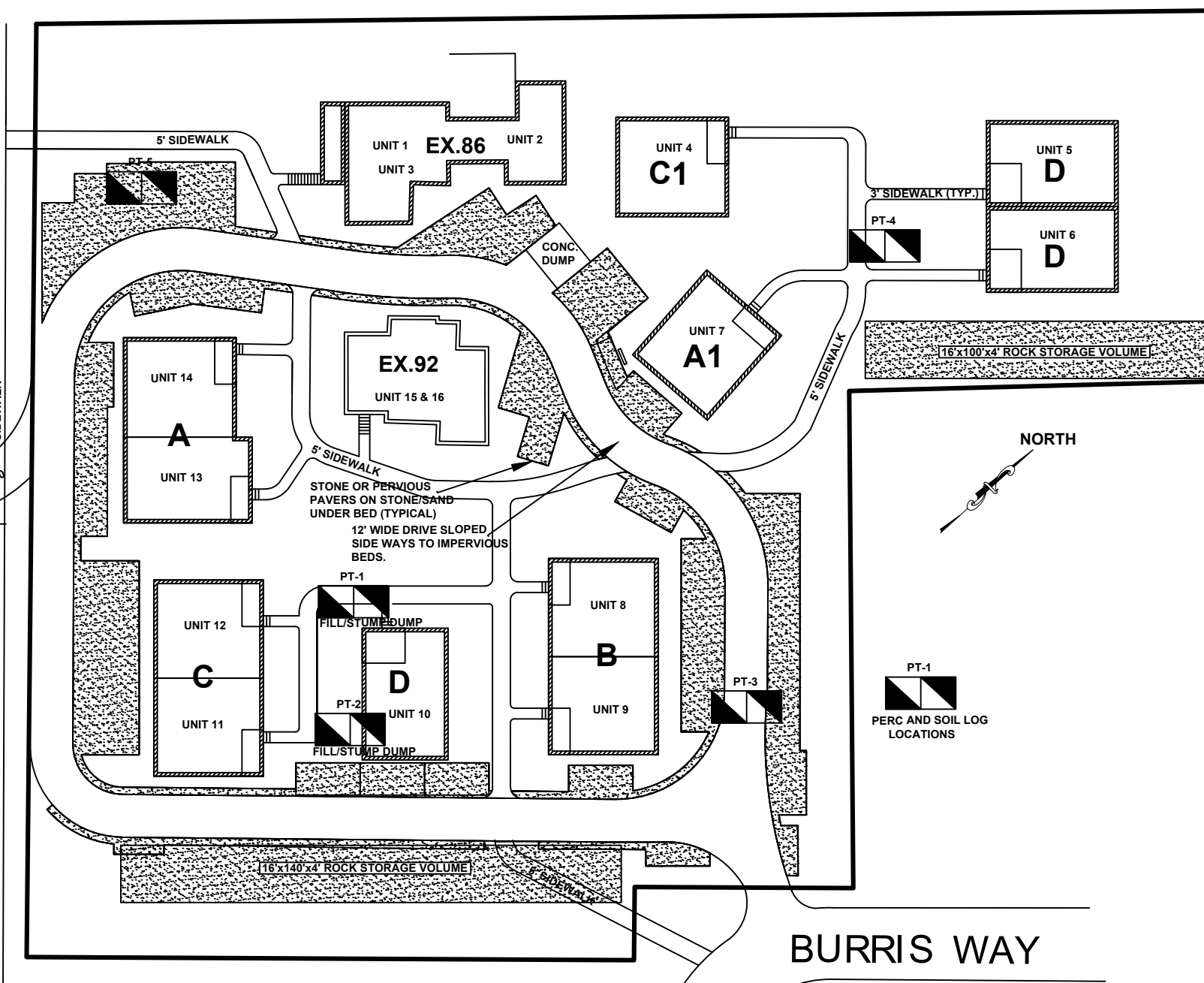
PLAN OUTLINE
EXISTING CONDITIONS
PROPERTY
PROPOSED GRADING

PROPOSED
PLANNED RESIDENTIAL
DEVELOPMENT
86-92 UNION STREET
RANDOLPH

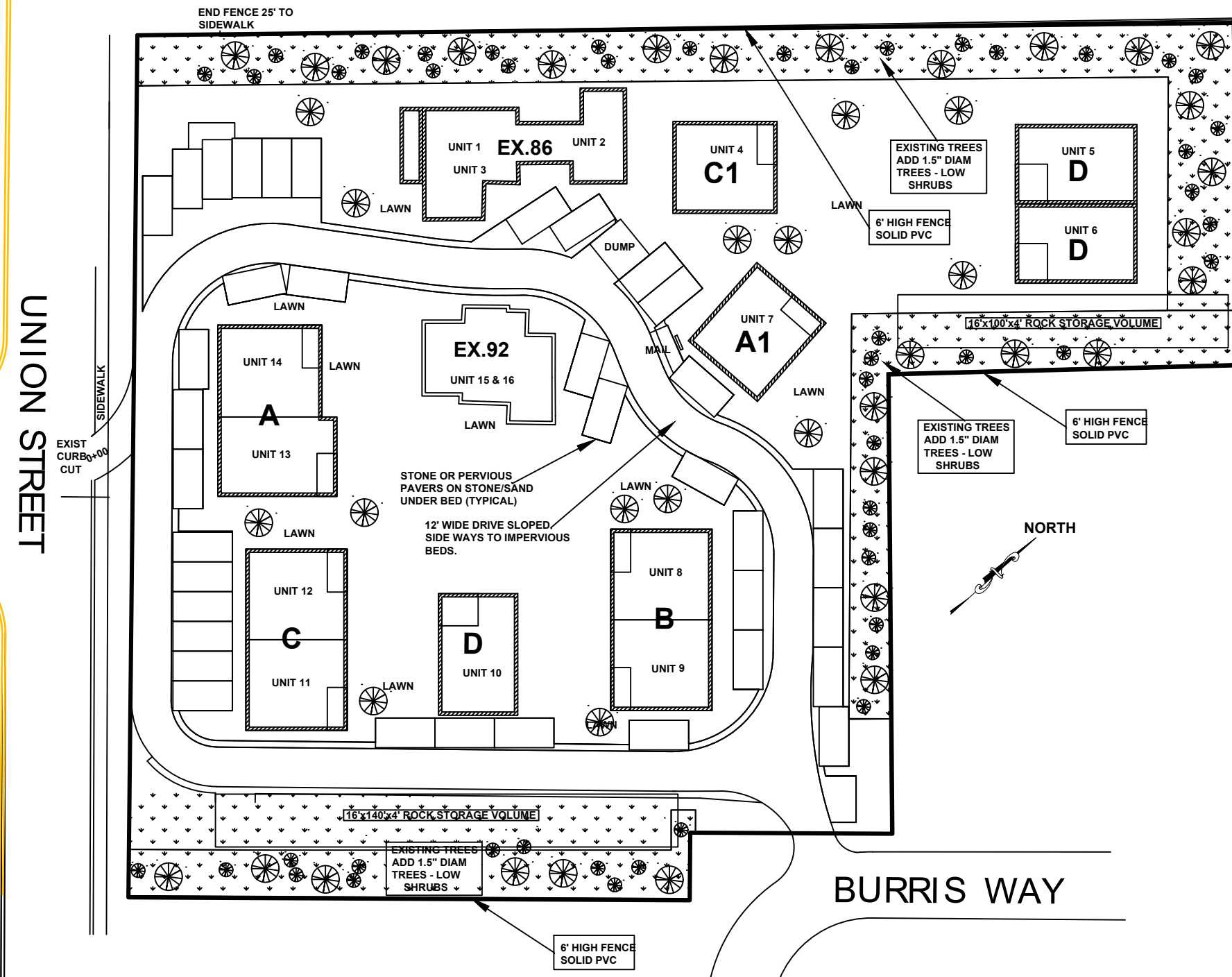
DWG. NO.
 2



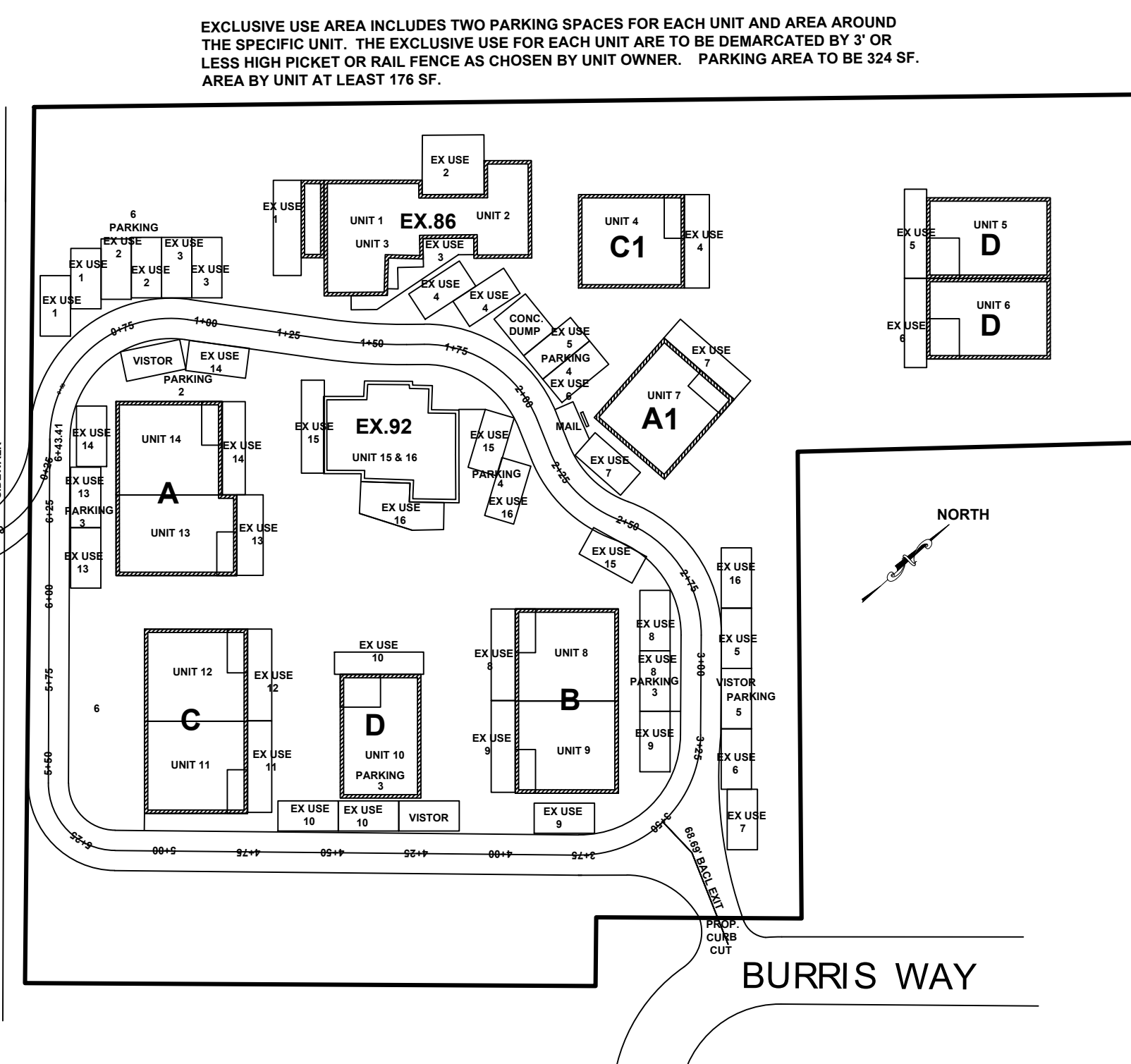
PROPOSED
643.41' - 12' WIDE DRIVE
68.69' BURRIS WAY EXIT
36-9x18' PARKING SPACES



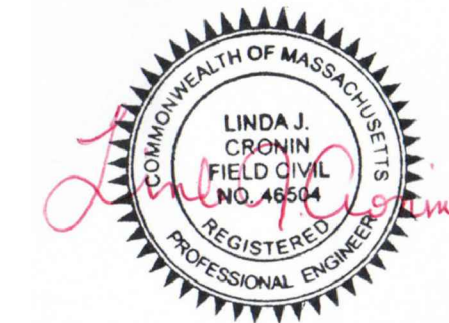
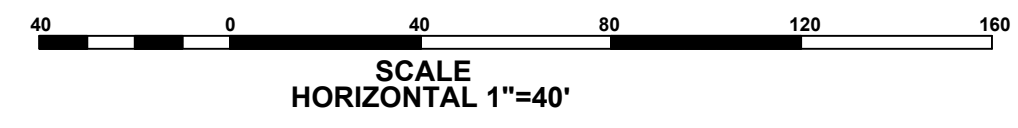
PERC. TEST LOCATION &
PROPOSED
INFILTRATION SYSTEMS



PROPOSED
LANDSCAPING



PROPOSED
EXCLUSIVE USE AREAS



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

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

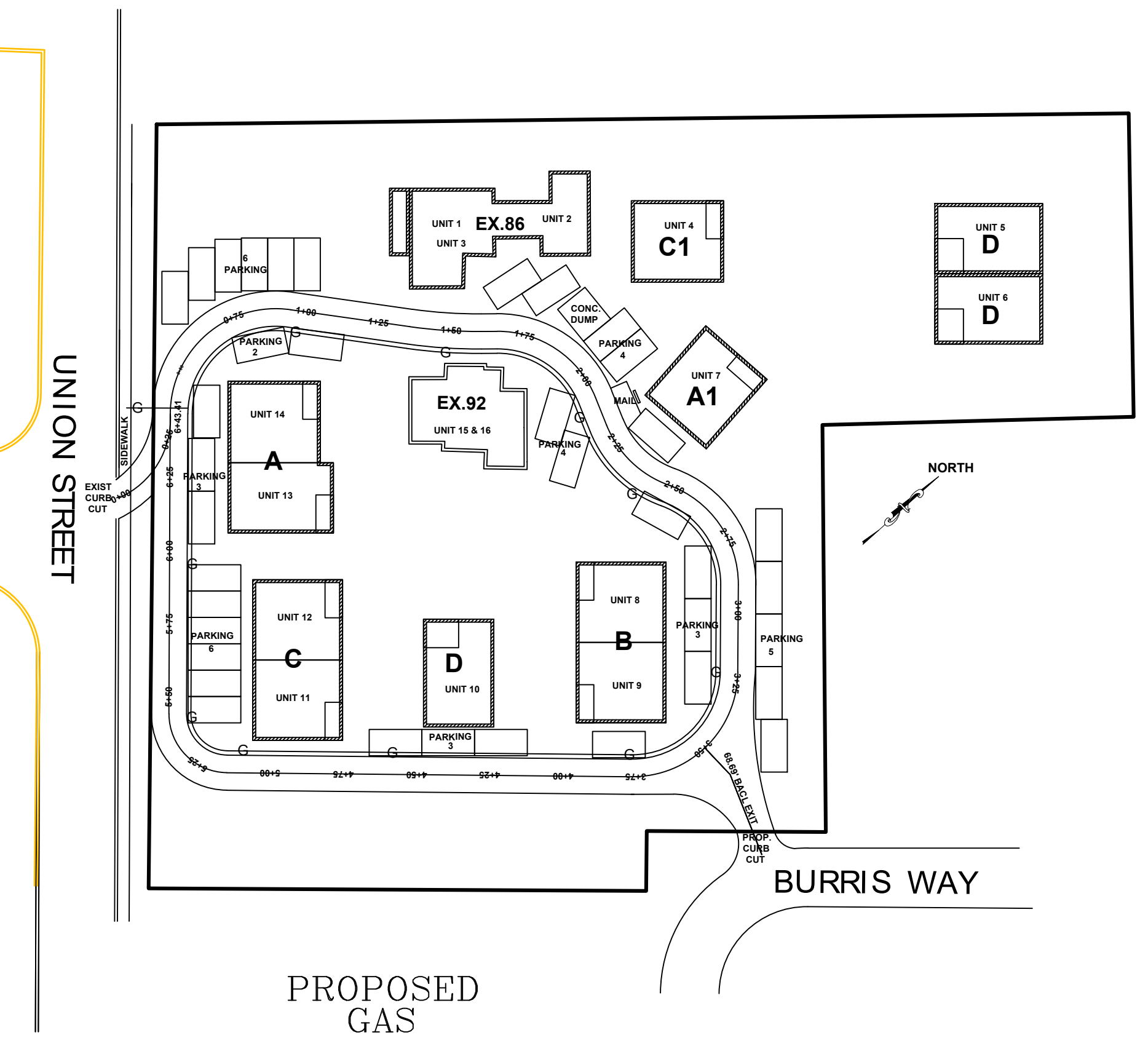
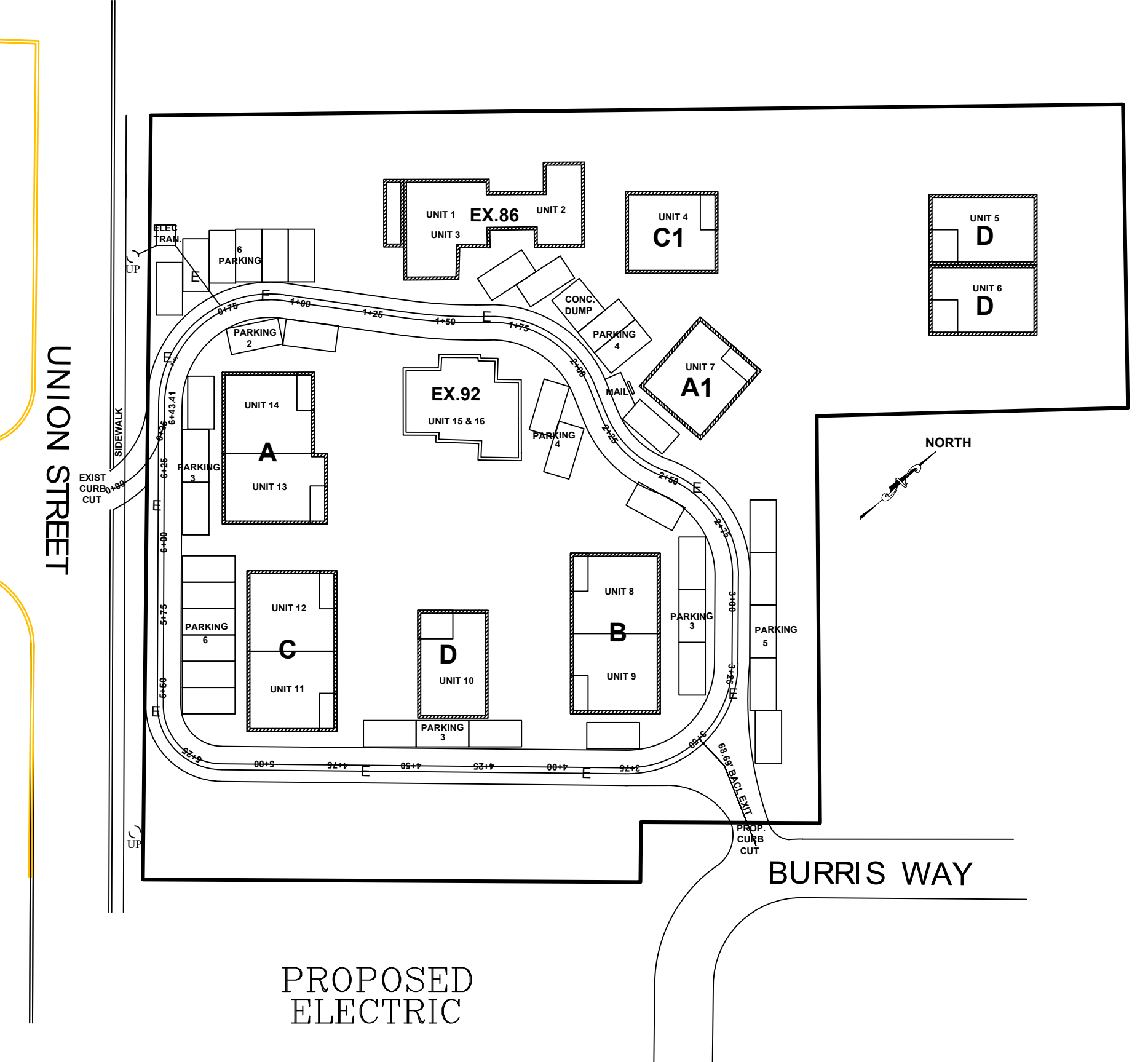
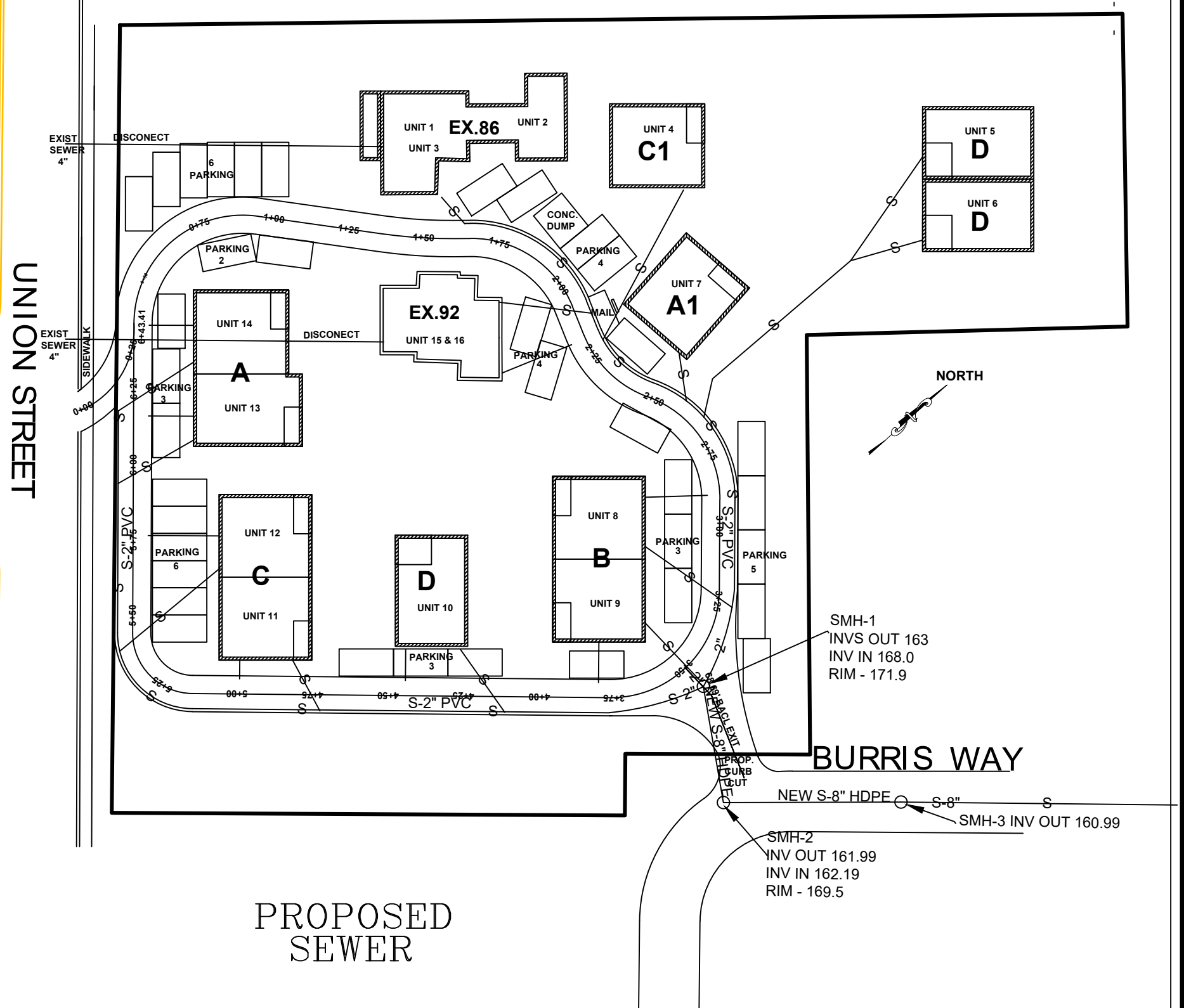
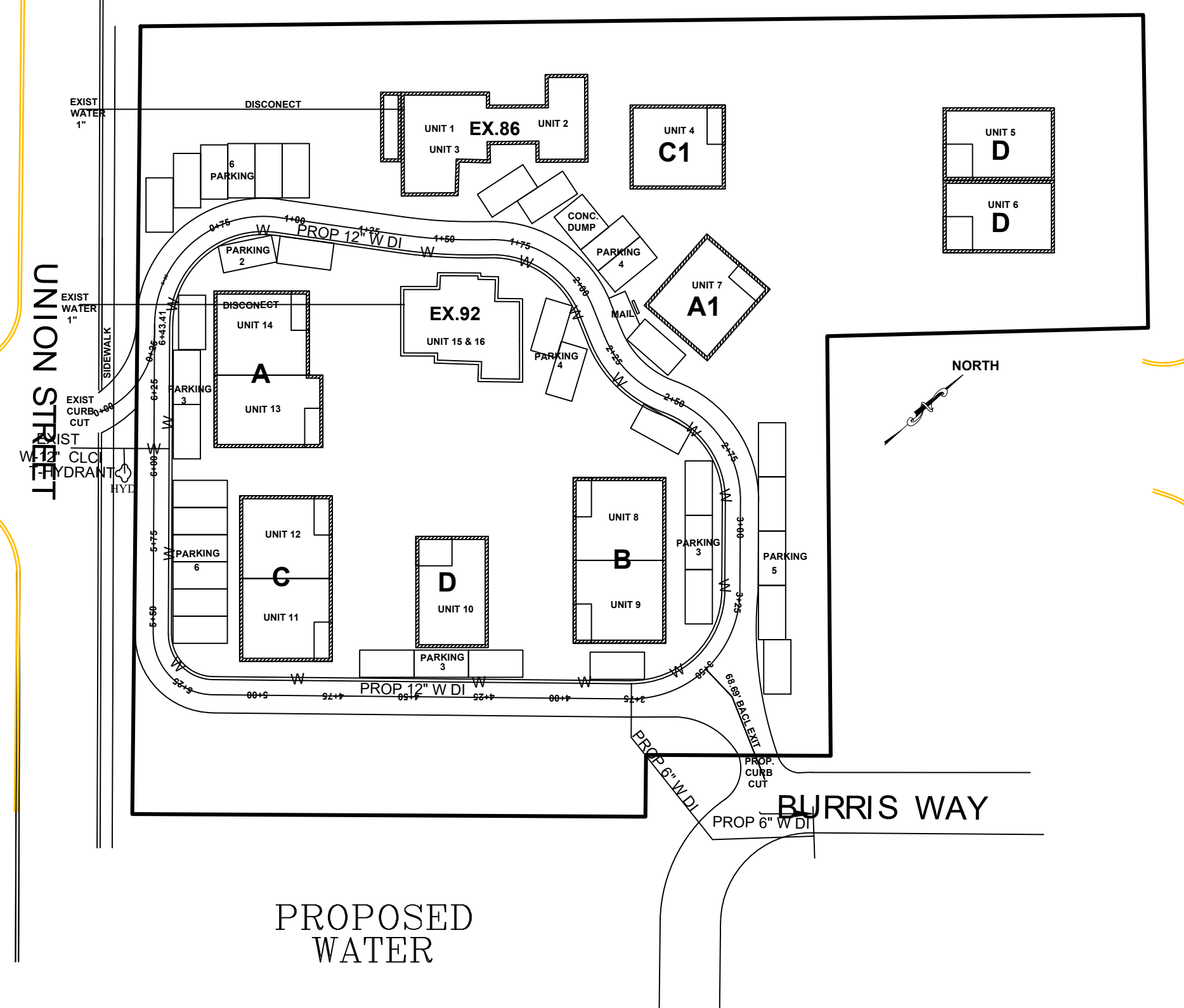
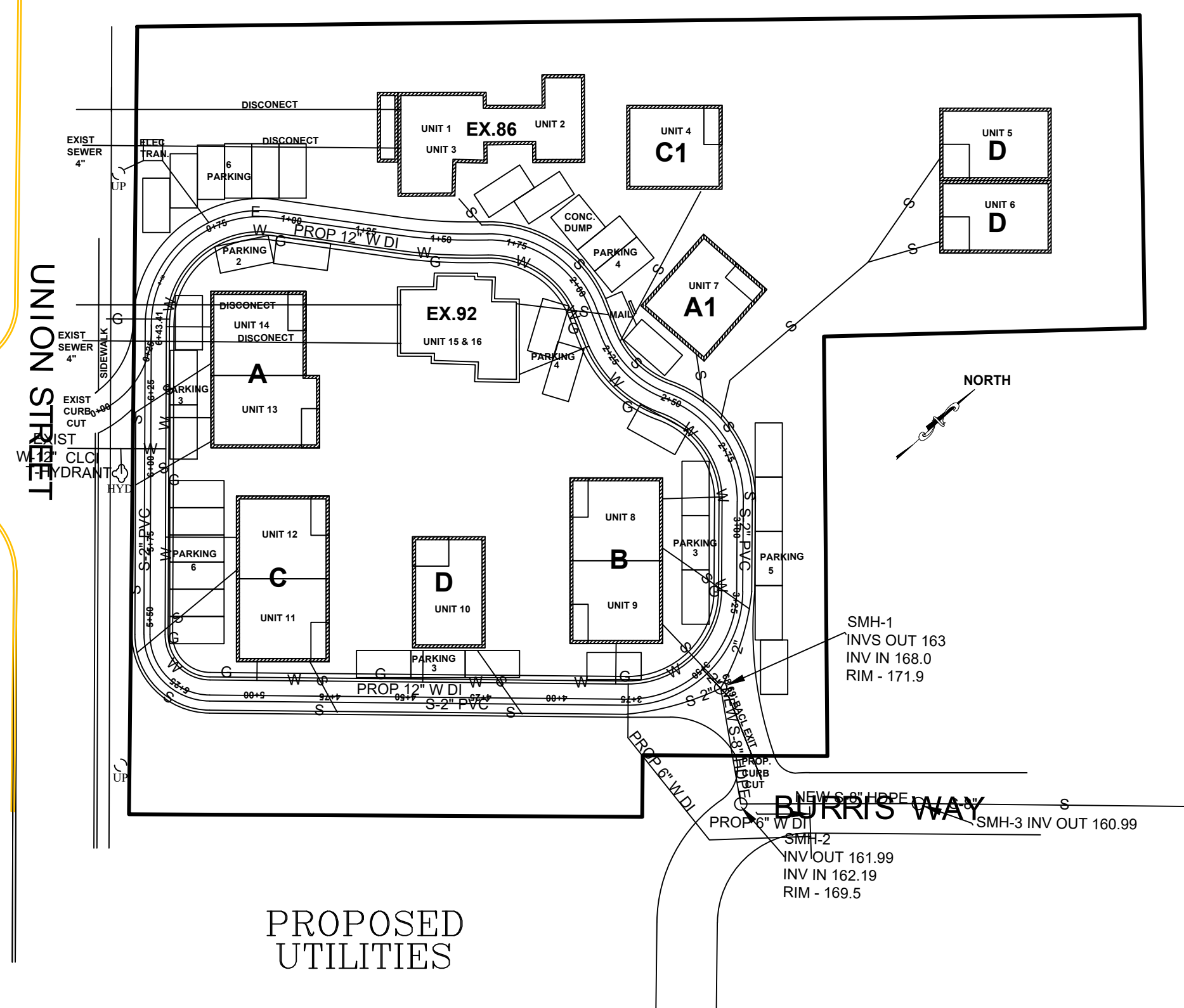
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PROJECT DEVELOPMENT
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ROAD & PARKING
INFILTRATION SYSTEM
LANDSCAPING
EXCLUSIVE USE AREAS

PROPOSED
PLANNED RESIDENTIAL
DEVELOPMENT
86-92 UNION STREET
RANDOLPH

DWG. NO.
3



SCALE
HORIZONTAL 1"=40'

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



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

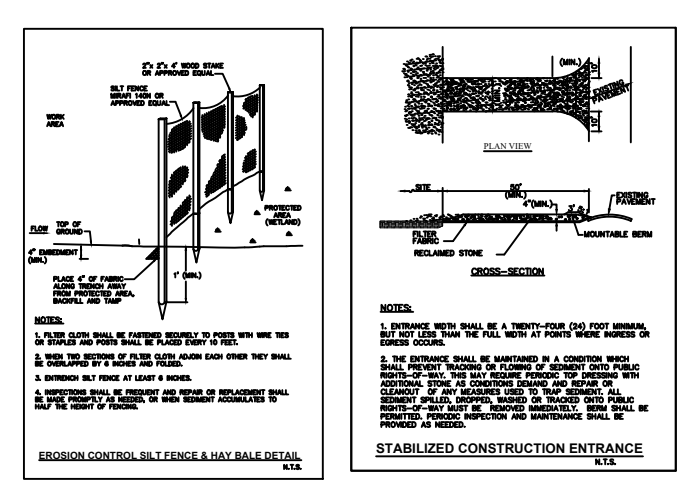
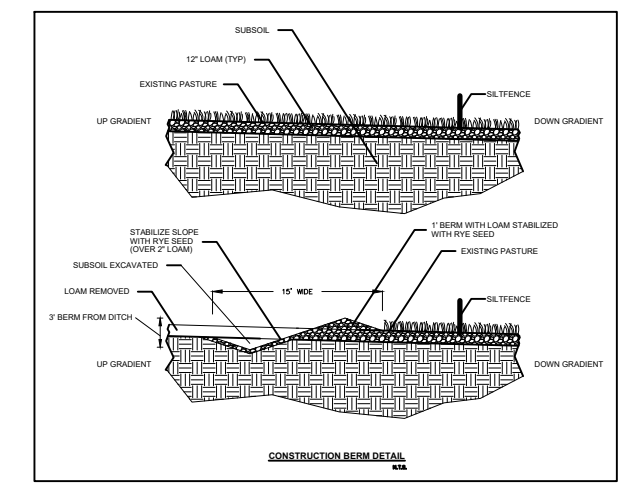
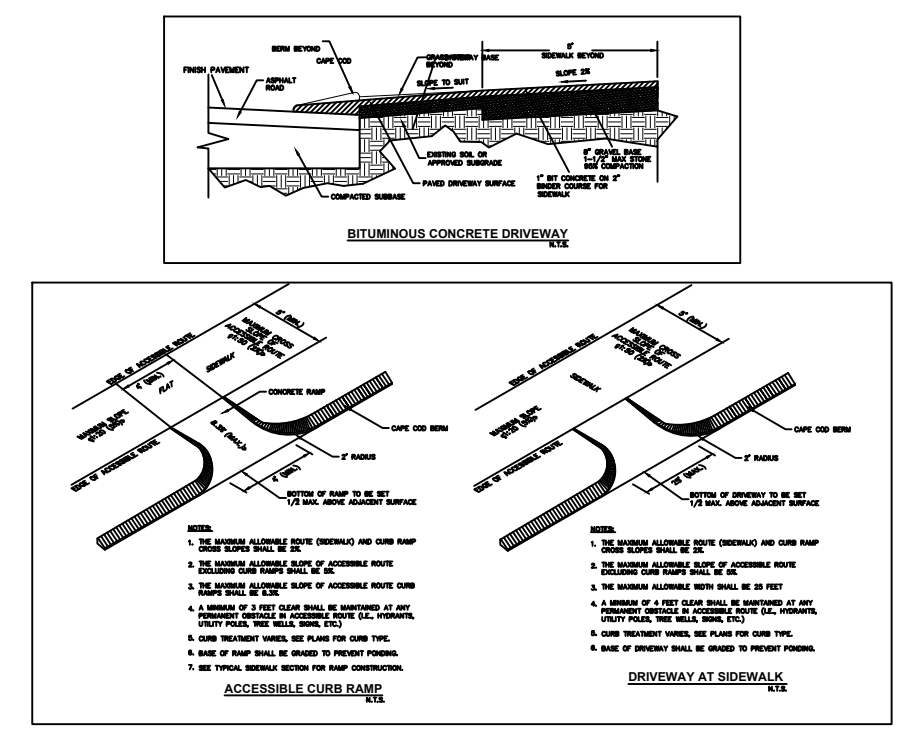
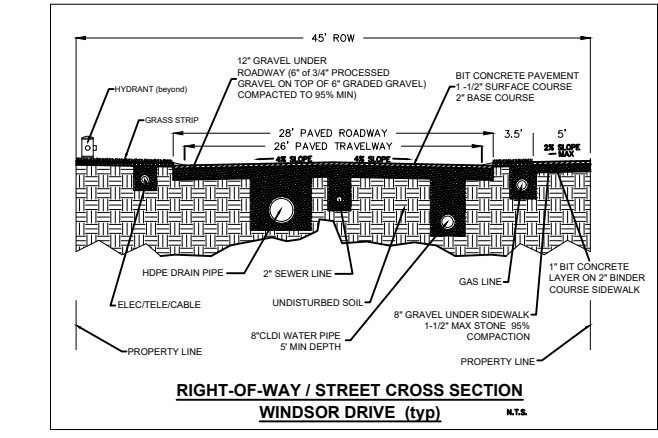
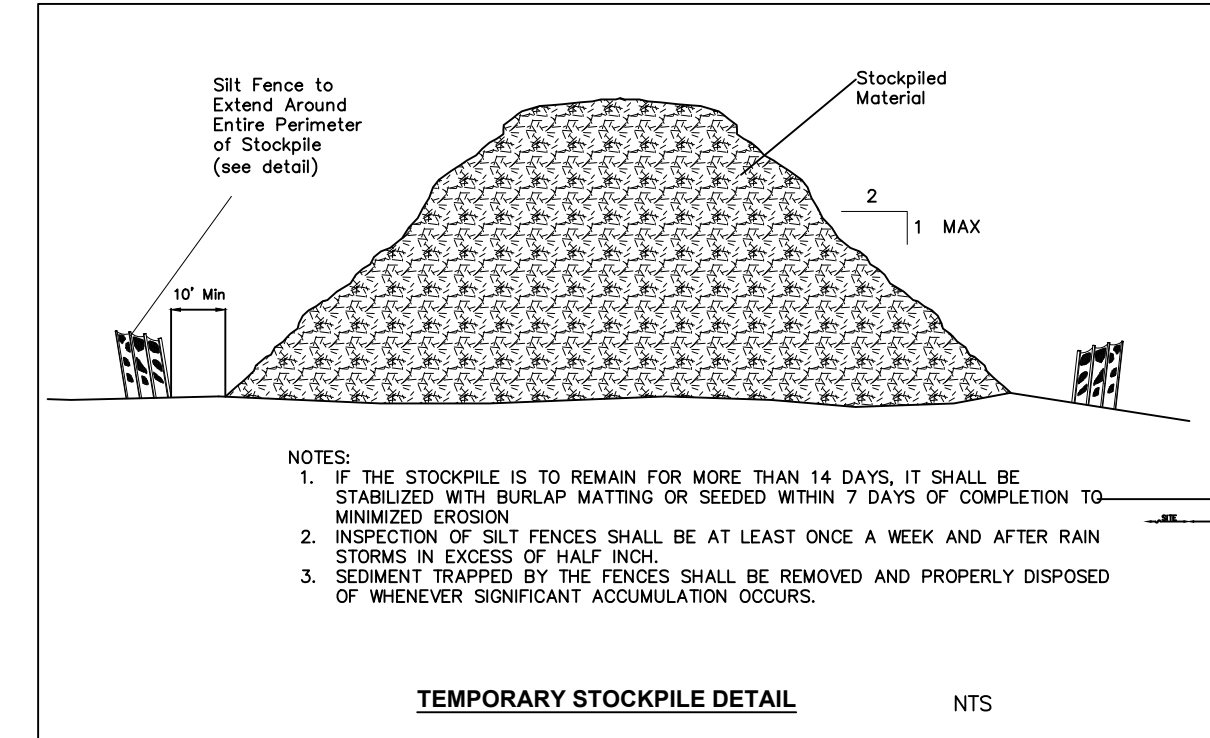
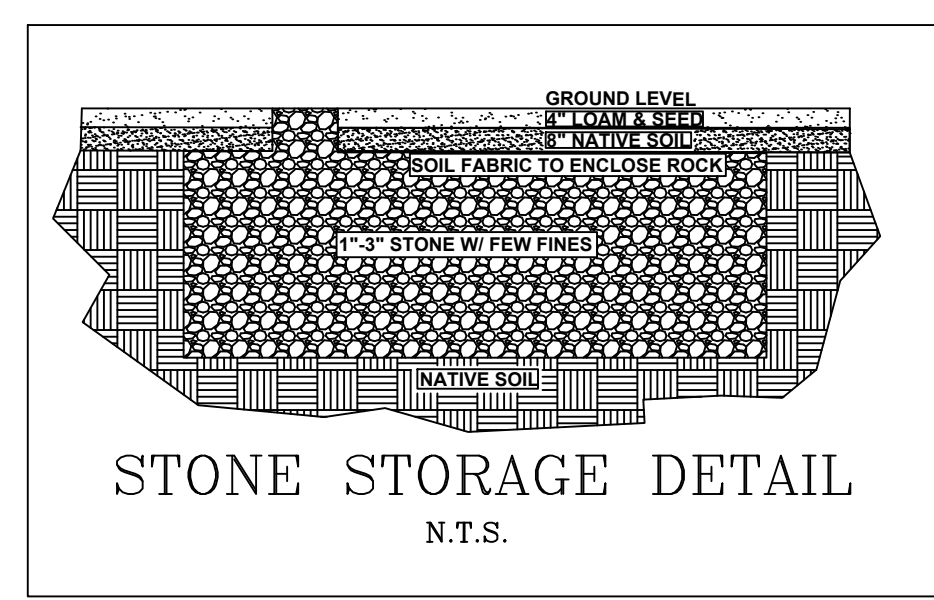
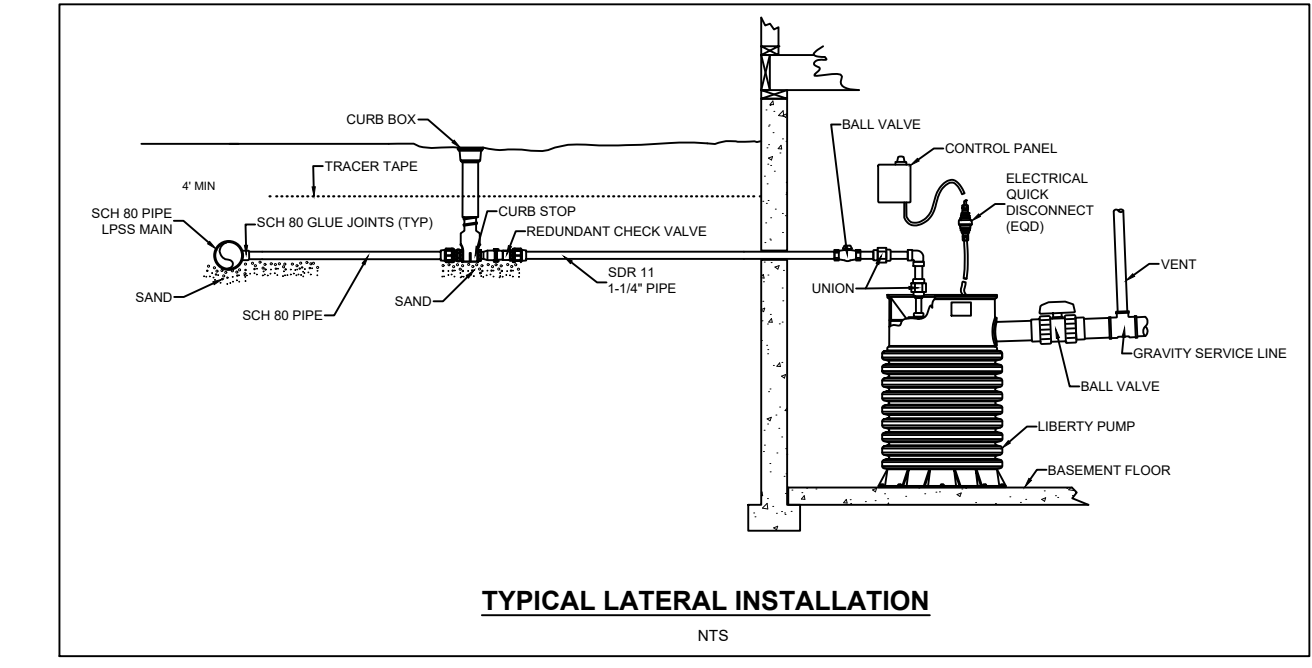
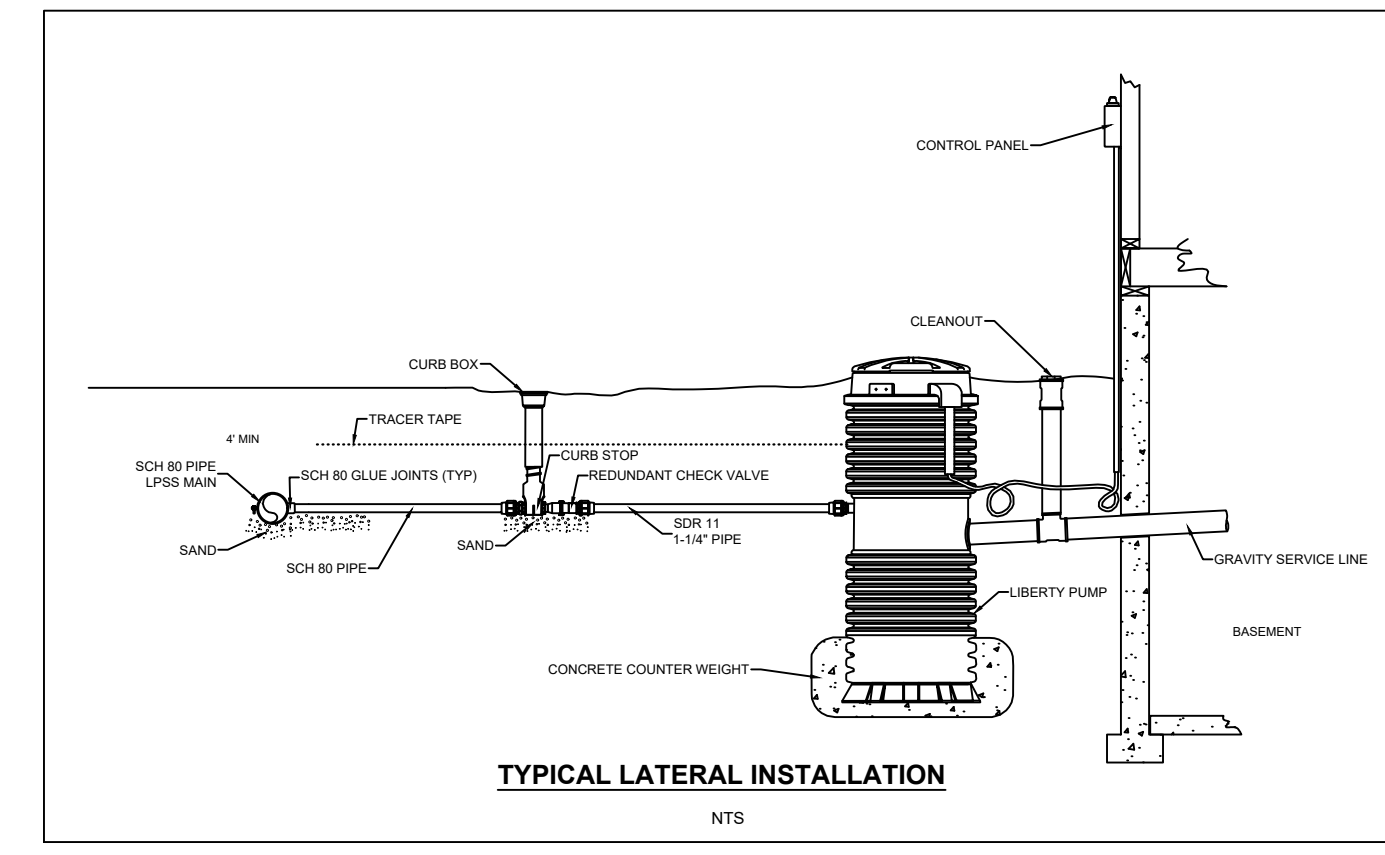
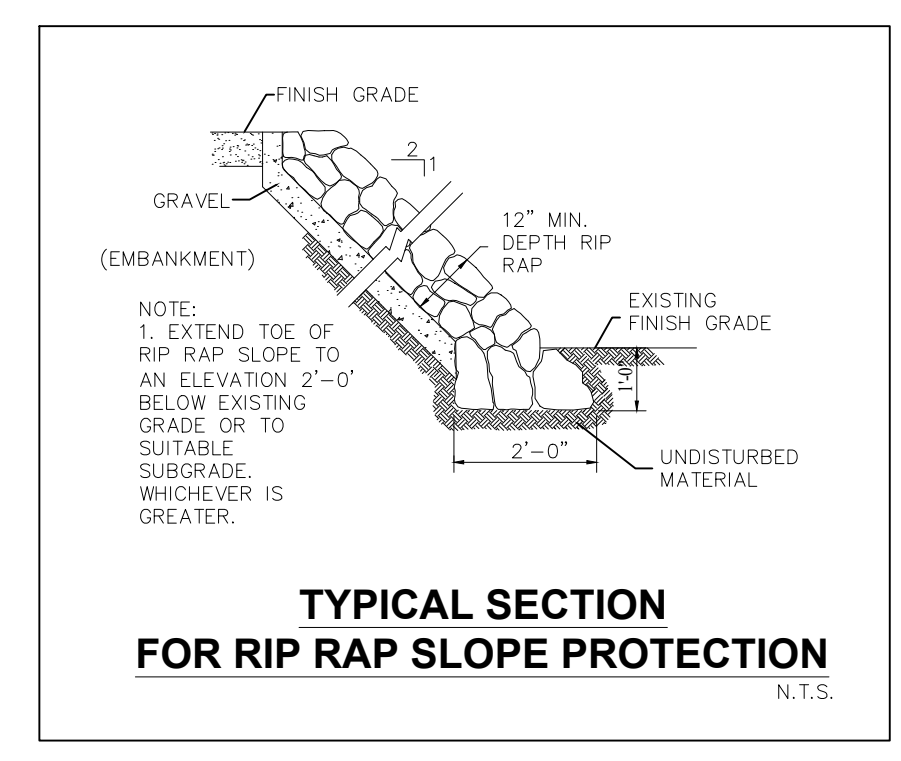
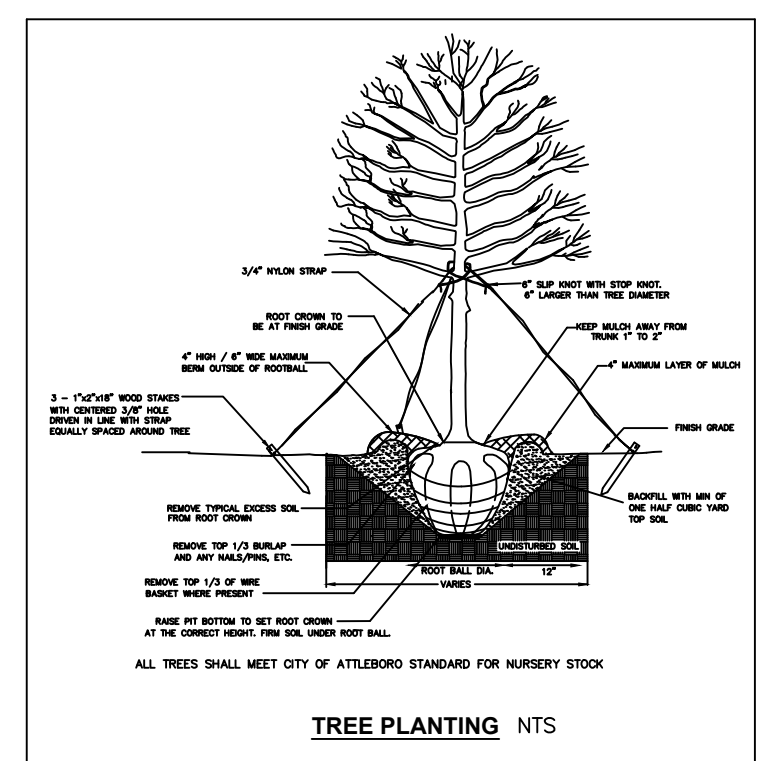
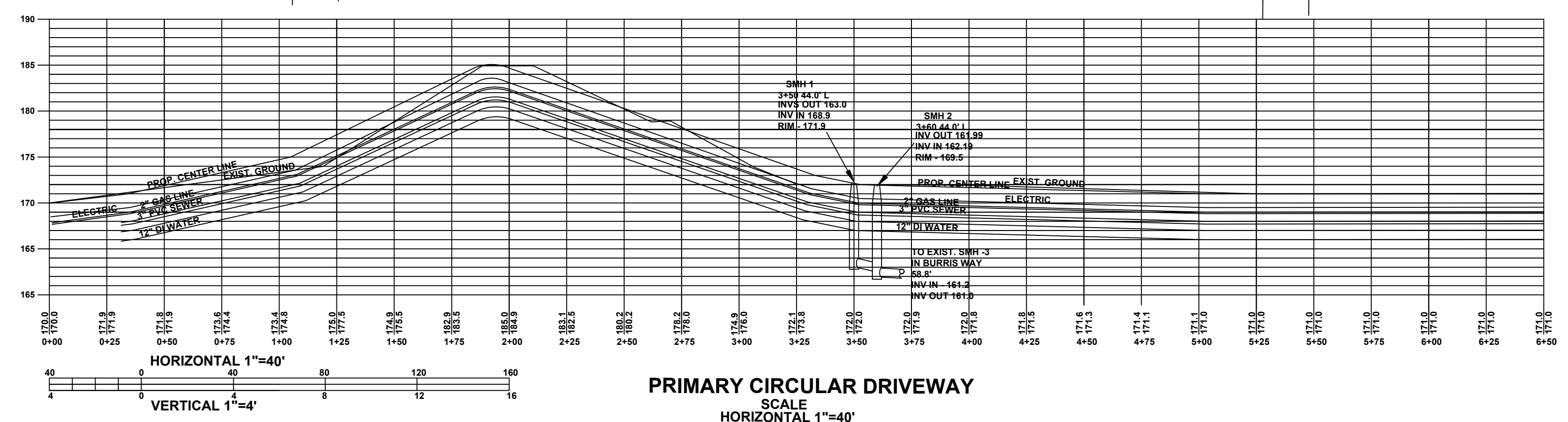
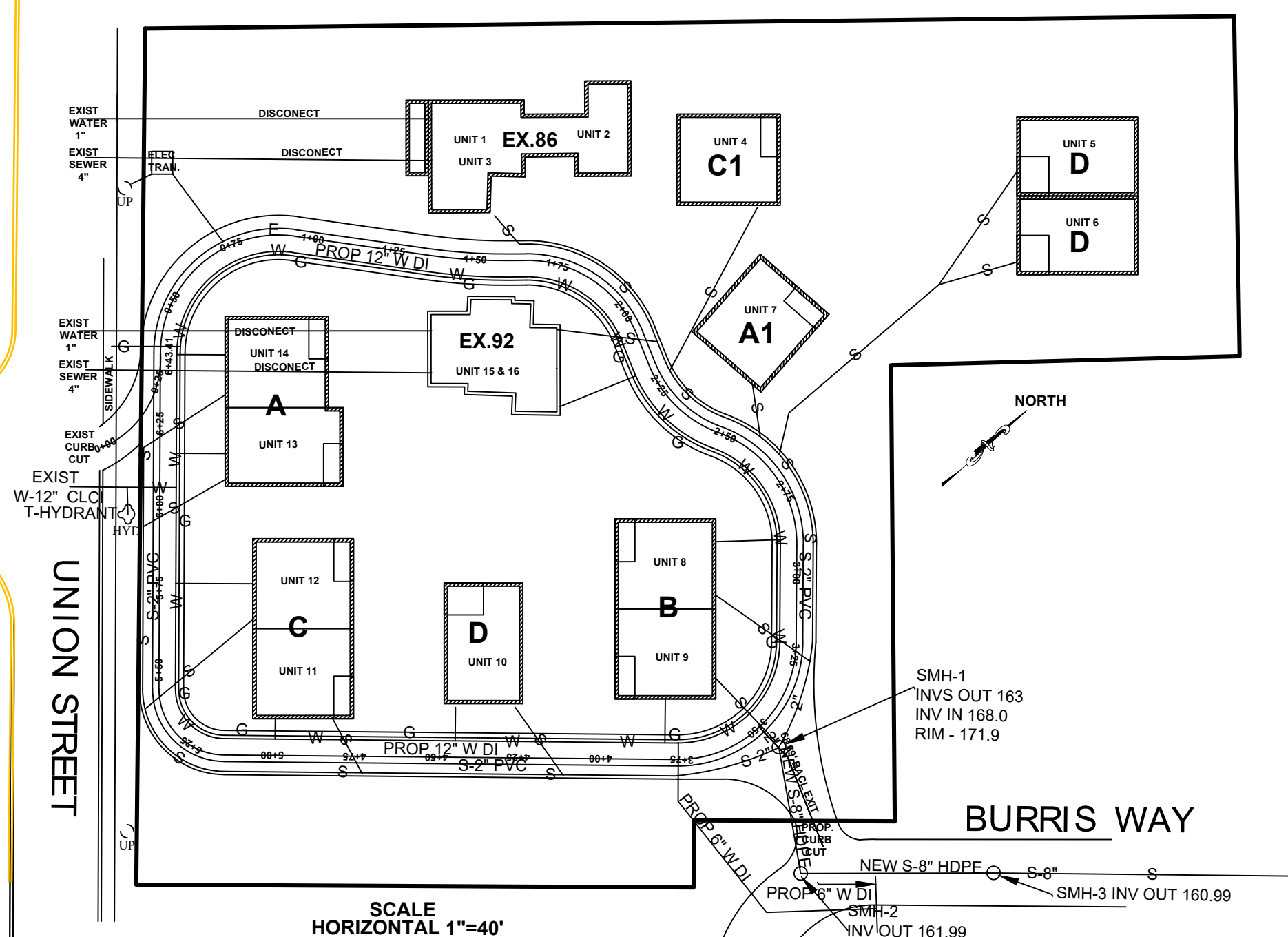
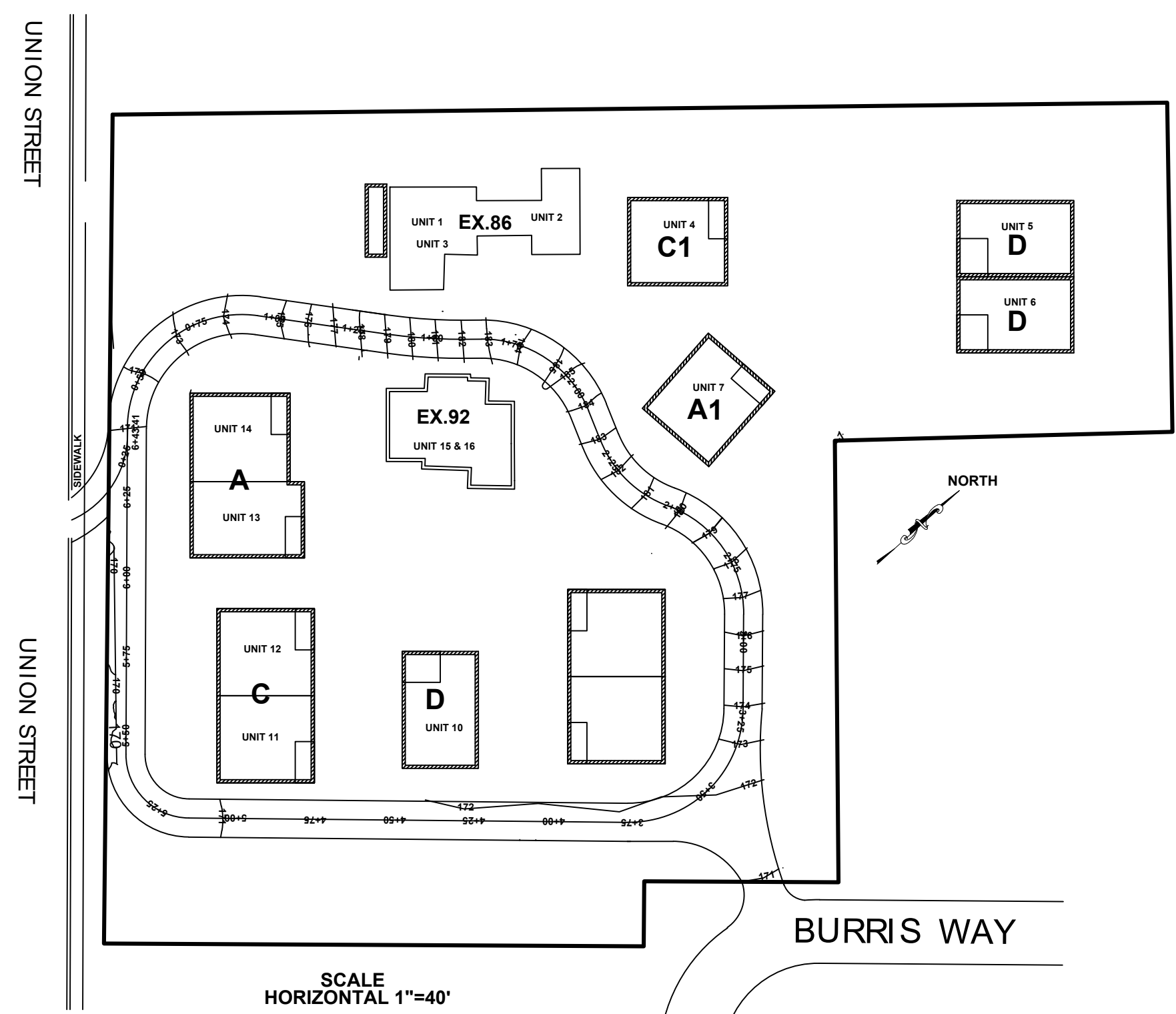
IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE PROJECT BUILDERS TO UNDERSTAND THE PROJECT SHOWINGS. THE ENGINEER'S RESPONSIBILITY IS TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

PROJECT DEVELOPMENT
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PHONE 774-766-0544
EMAIL jspink1@gmail.com
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UTILITIES
WATER - SEWER
ELECTRIC - GAS

PROPOSED
PLANNED RESIDENTIAL
DEVELOPMENT
86-92 UNION STREET
RANDOLPH

DWG. NO.
4



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

CSN ENGINEERING

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

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

PROJECT DEVELOPMENT

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DRIVE WAY PLAN & PROFILE

PROPOSED PLANNED RESIDENTIAL DEVELOPMENT

86-92 UNION STREET
 RANDOLPH

DWG. NO. 5

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

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

**ATELIER LALANNE
INCORPORATED**
SERGE LALANNE DESIGNER
Tel: (508) 818-1215
klralanne2005@yahoo.com
115 MAIN STREET, N. EASTON,
MASSACHUSETTS, 02346-1052

DRAWING TITLE:
FOR ZBA

DATE	REVISION	BY

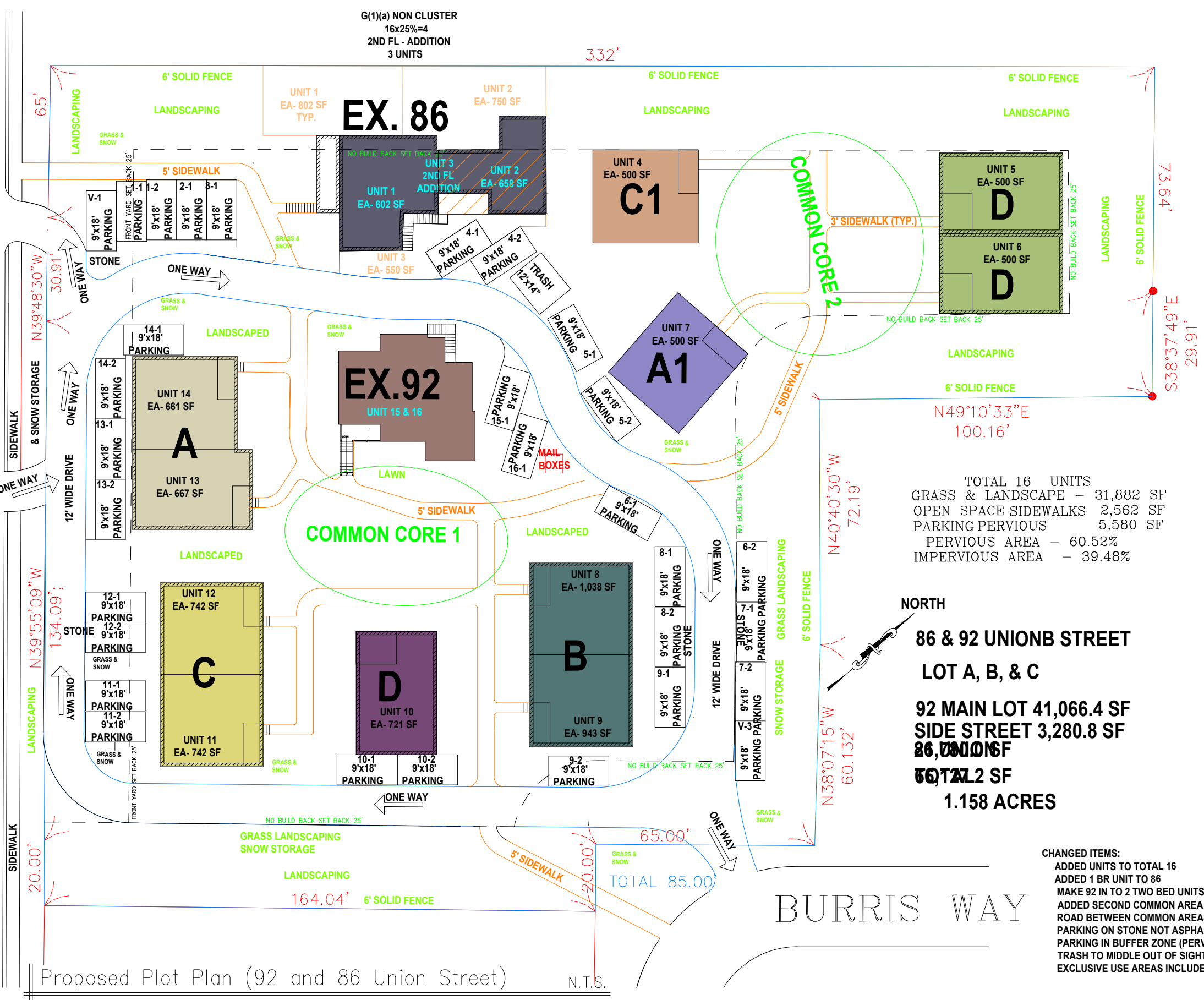
PROFESSIONAL STAMP:

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

DRAWING TITLE:
FOR PERMITTING

DRAWN BY: SL	SCALE: 1/4" = 1'-0"
CHECKED BY:	DRAWING NO. T-1
DATE: 06-20-2025	FOR ZBA
CAD FILE NAME:	

#86 UNION STREET
#92 UNION STREET



TOTAL 16 UNITS
GRASS & LANDSCAPE - 31,882 SF
OPEN SPACE SIDEWALKS 2,562 SF
PARKING PERVIOUS 5,580 SF
PERVIOUS AREA - 60.52%
IMPERVIOUS AREA - 39.48%

86 & 92 UNIONB STREET
LOT A, B, & C
92 MAIN LOT 41,066.4 SF
SIDE STREET 3,280.8 SF
86 UNIONS
TOTAL 2 SF
1.158 ACRES

- CHANGED ITEMS:**
ADDED UNITS TO TOTAL 16
ADDED 1 BR UNIT TO 86
MAKE 92 IN TO 2 TWO BED UNITS
ADDED SECOND COMMON AREA
ROAD BETWEEN COMMON AREAS
PARKING ON STONE NOT ASPHALT
PARKING IN BUFFER ZONE (PERVIOUS)
TRASH TO MIDDLE OUT OF SIGHT FROM ROADS
EXCLUSIVE USE AREAS INCLUDE PARKING AND IN BUFFER

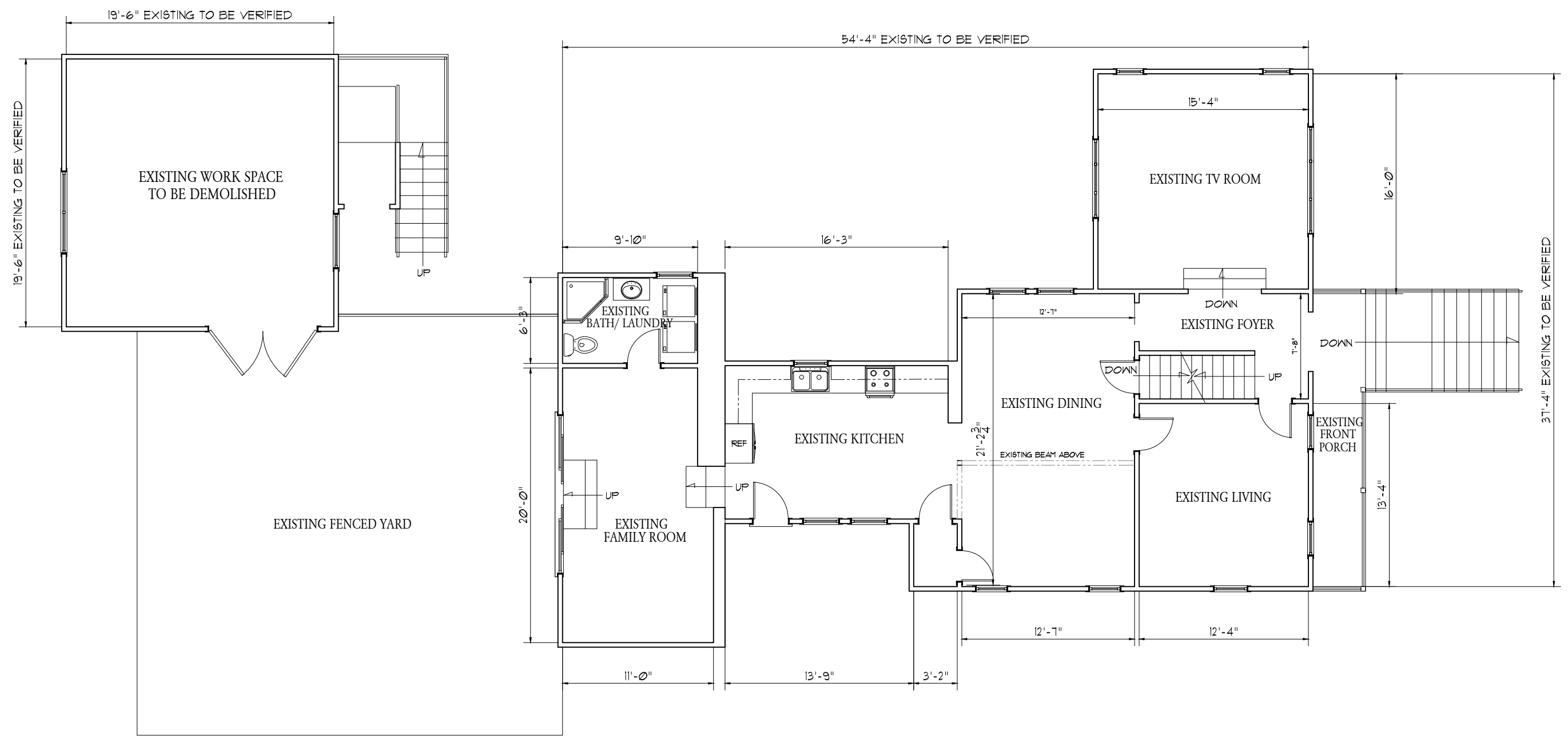
Proposed Plot Plan (92 and 86 Union Street) N.T.S.

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

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

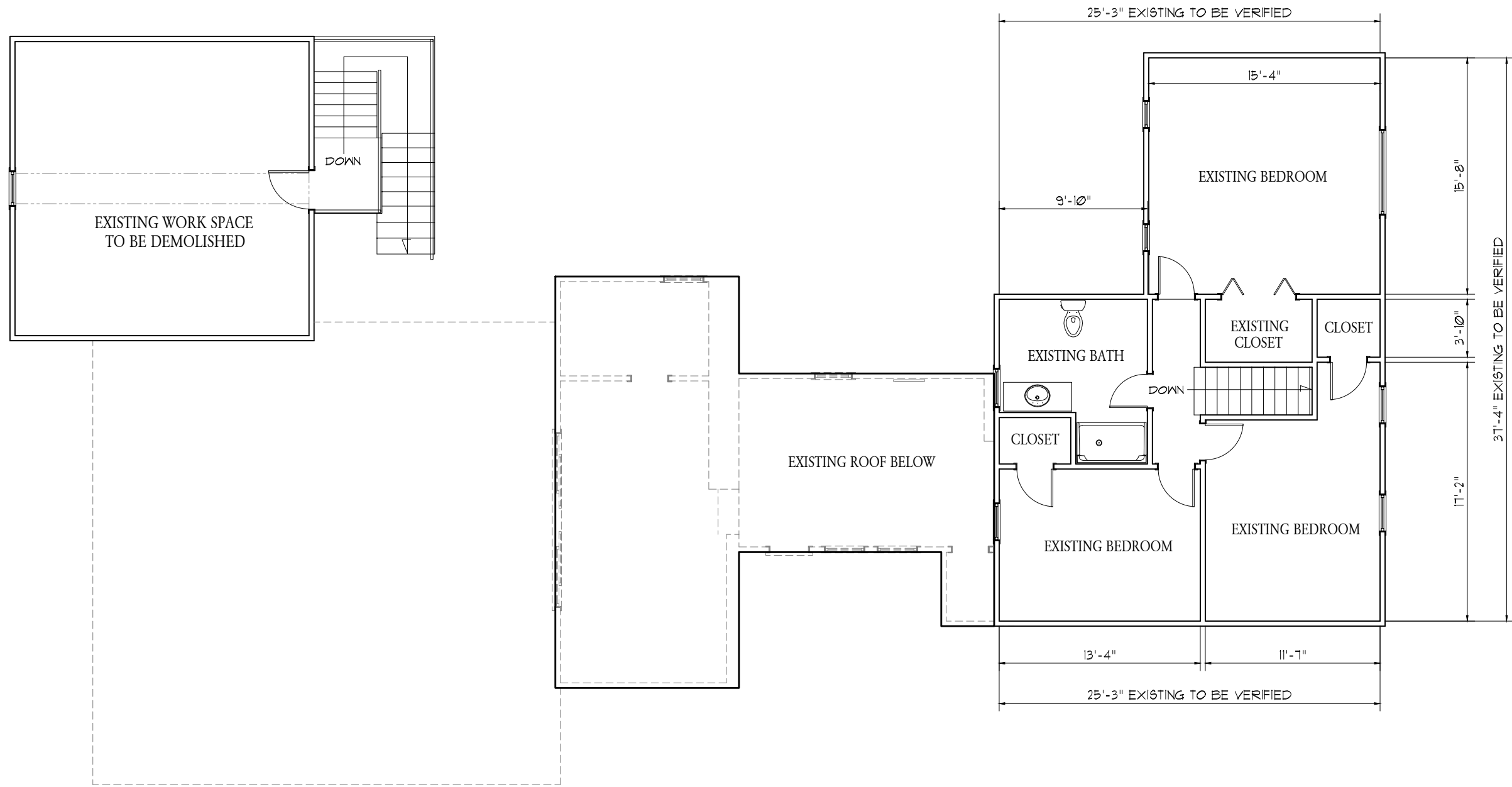
DATE	REVISION	BY

PROFESSIONAL STAMP:	PROJECT ADDRESS: COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA	DRAWN BY: SL	SCALE: 1/4" = 1'-0"
	DRAWING TITLE: Proposed Plot Plan (92 and 86 Union Street)	CHECKED BY: PLT-1	DRAWING NO. PLT-1
		DATE: 11-28-2025	FOR ZBA
		CAD FILE NAME:	



Existing 1st Floor Plan (86 Union Street) 1/8" = 1'-0"

GENERAL NOTES: ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.	DRAWING TITLE: EXISTING 1ST FLOOR PLAN (86 UNION STREET)	PROFESSIONAL STAMP:	PROJECT ADDRESS: COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA	DRAWN BY: SL	SCALE: 1/4" = 1'-0"
		DATE:	DRAWING TITLE: Existing 1st Floor Plan (86 Union Street)	CHECKED BY: EX-1	DATE: 06-20-2025



Existing 1st Floor Plan (86 Union Street) 1/8" = 1'-0"

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

DRAWING TITLE:
**EXISTING
 2ND FLOOR PLAN
 (86 UNION STREET)**

DATE	REVISION	BY

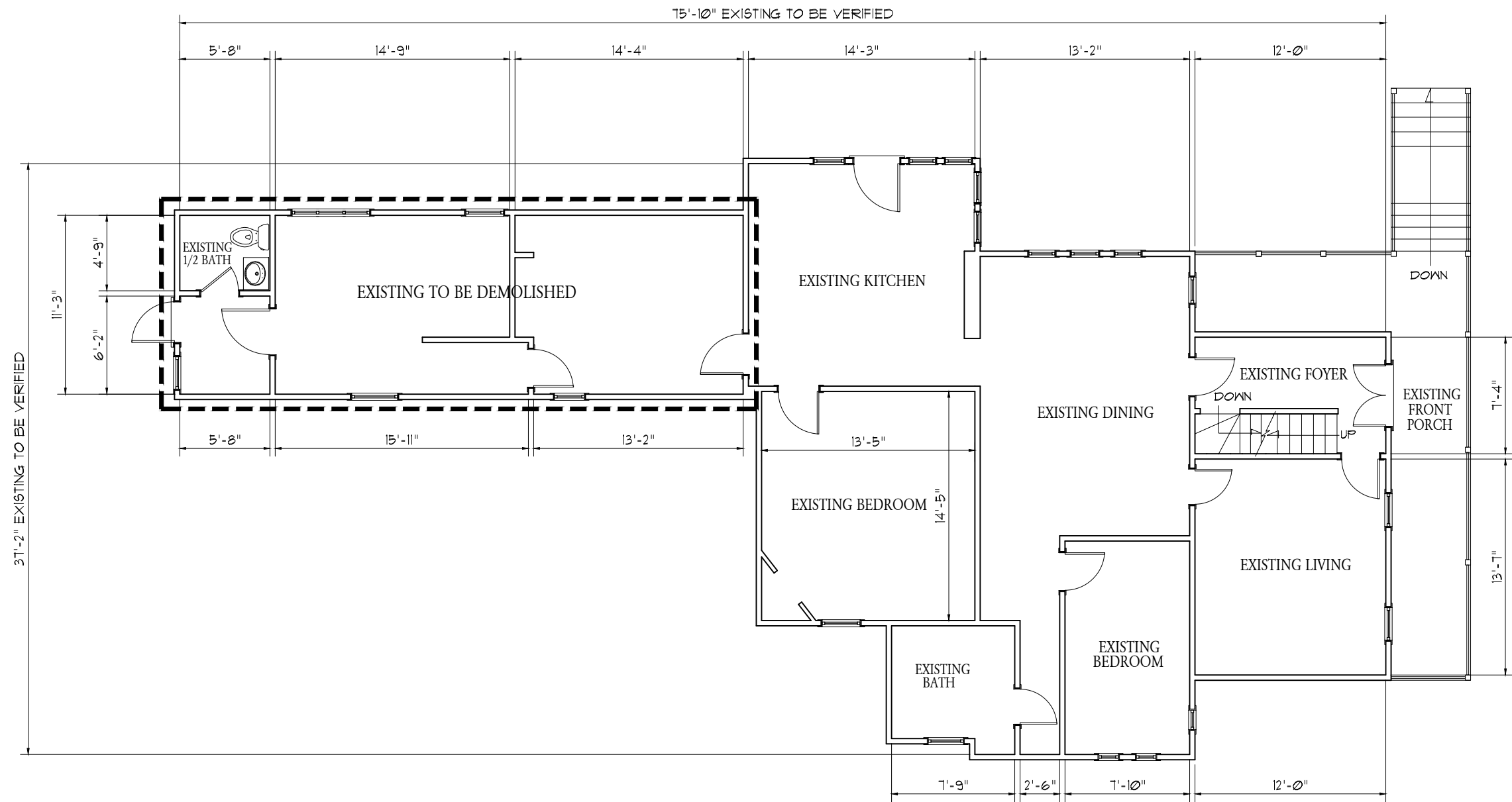
PROFESSIONAL STAMP:

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

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

DRAWN BY: SL
 CHECKED BY: EX-2
 DATE: 06-20-2025
 CAD FILE NAME: FOR ZBA

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



Existing 1st Floor Plan (92 Union Street) 1/8" = 1'-0"

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

DRAWING TITLE:
**EXISTING
 1ST FLOOR PLAN
 (92 UNION STREET)**

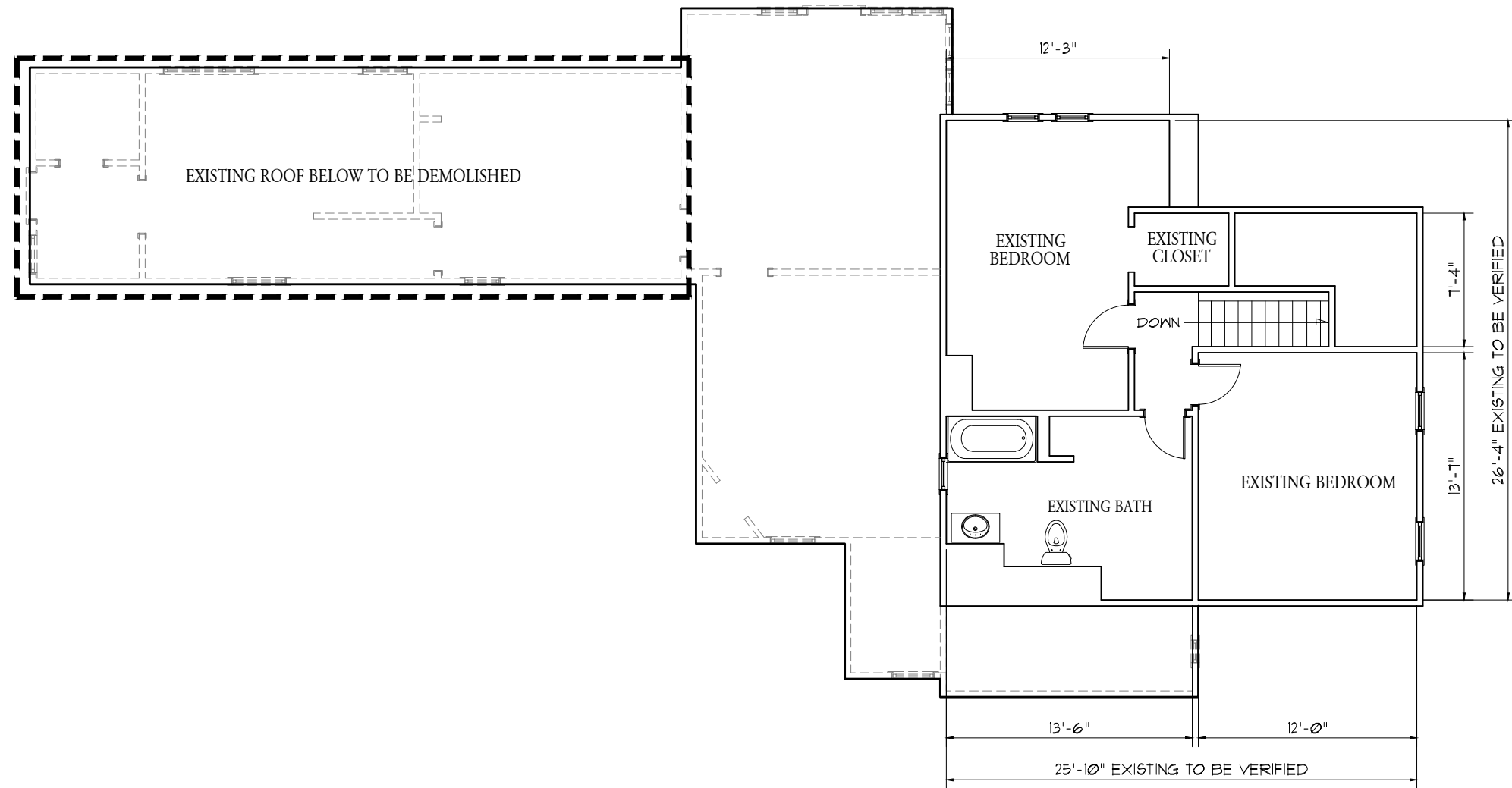
DATE	REVISION	BY

PROFESSIONAL STAMP:

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

DRAWING TITLE:
**Existing
 1st Floor Plan
 (92 Union Street)**

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



Existing 2nd Floor Plan (92 Union Street) 1/8" = 1'-0"

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

DRAWING TITLE:
**EXISTING
 2ND FLOOR PLAN
 (92 UNION STREET)**

DATE	REVISION	BY

PROFESSIONAL STAMP:

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

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

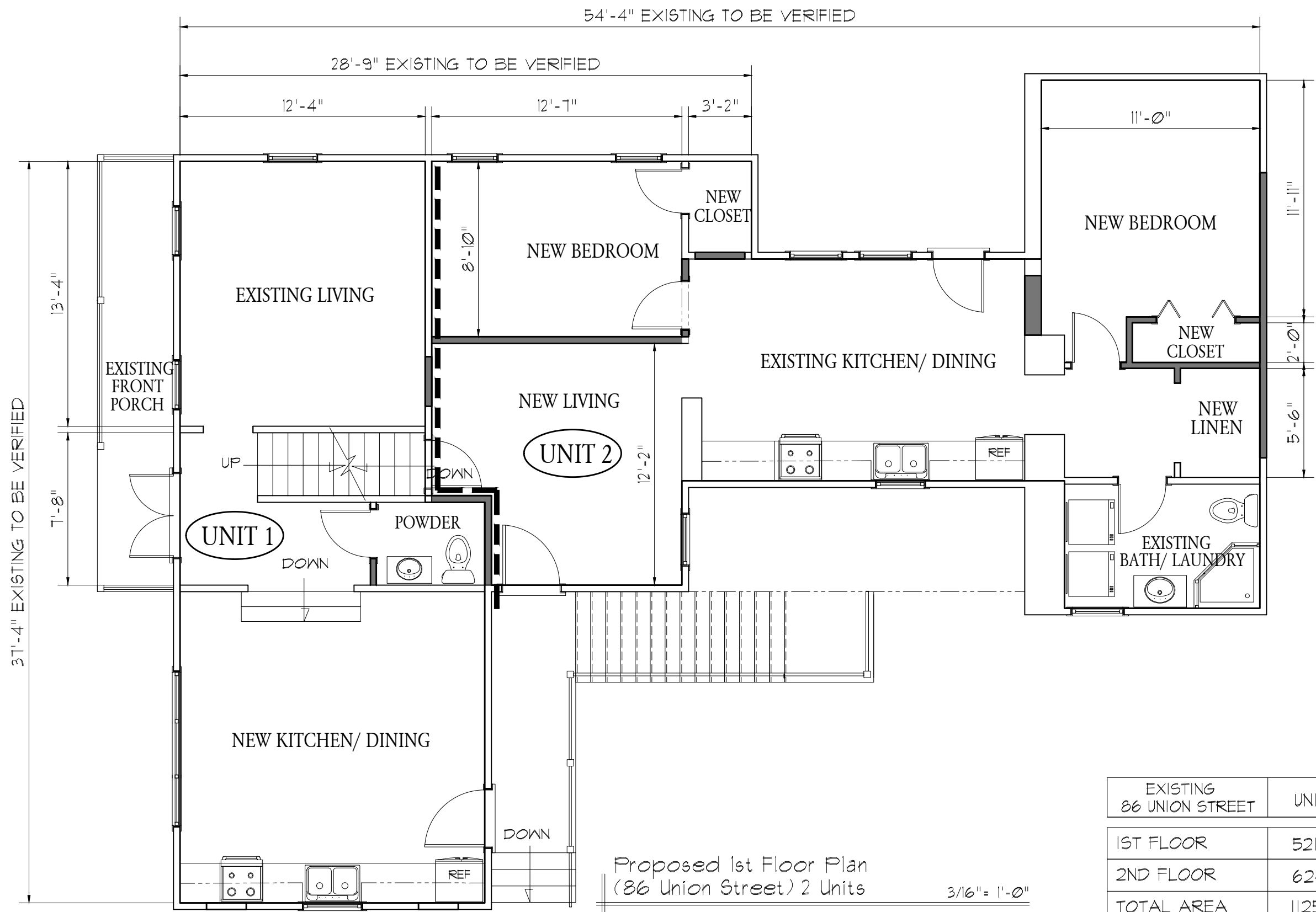
DRAWN BY:
SL

CHECKED BY:
EX-2

DATE:
06-20-2025

CAD FILE NAME:
FOR ZBA

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



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

EXISTING 86 UNION STREET	UNIT 1	UNIT 2	UNIT 3
1ST FLOOR	521 SF	759 SF	- SF
2ND FLOOR	624 SF	- SF	629 SF
TOTAL AREA	1125 SF	759 SF	629 SF

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

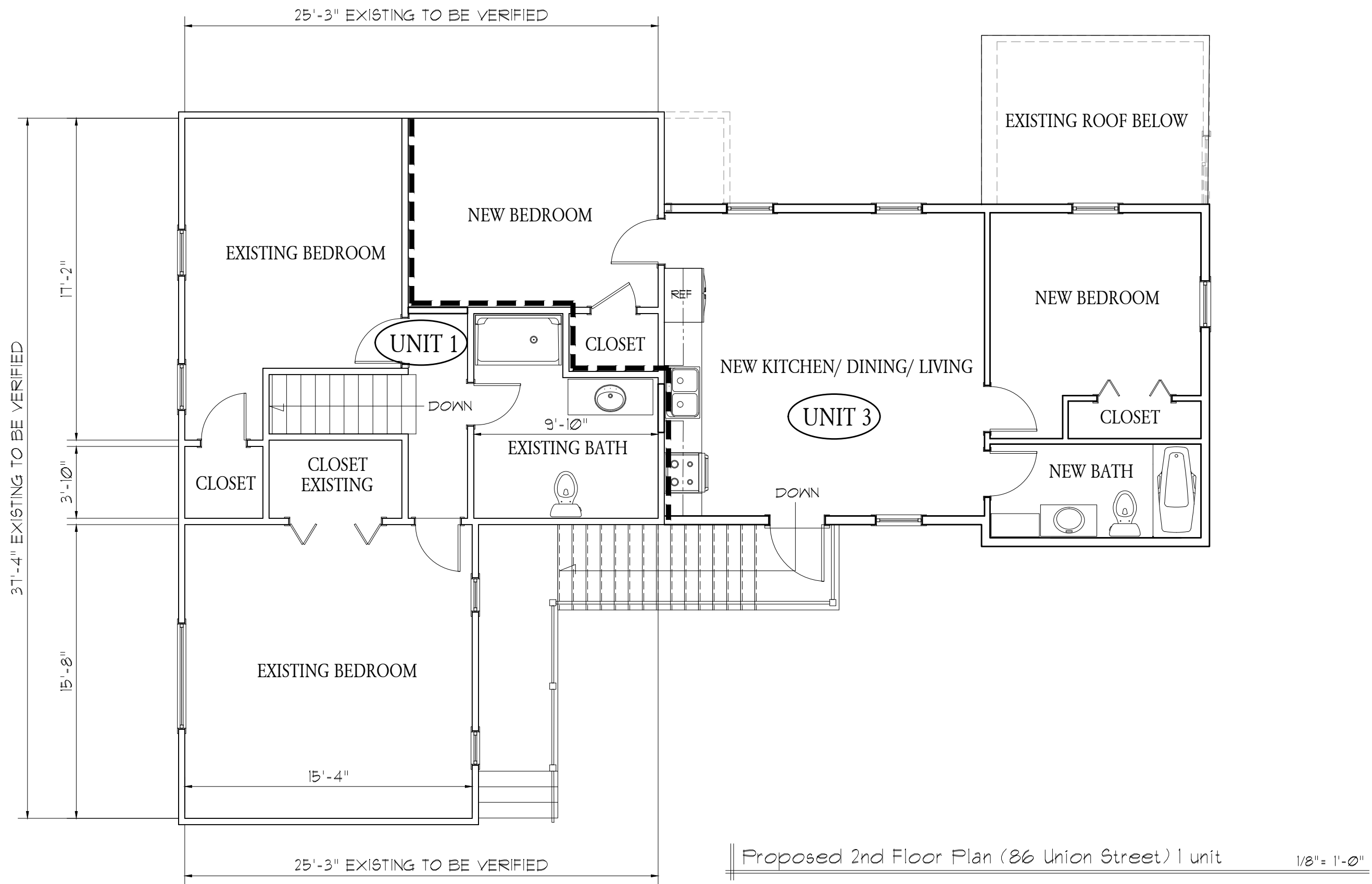
DRAWING TITLE:
**PROPOSED
 1ST FLOOR PLAN
 (86 UNION STREET)**

DATE	REVISION	BY

PROFESSIONAL STAMP:

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

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



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

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

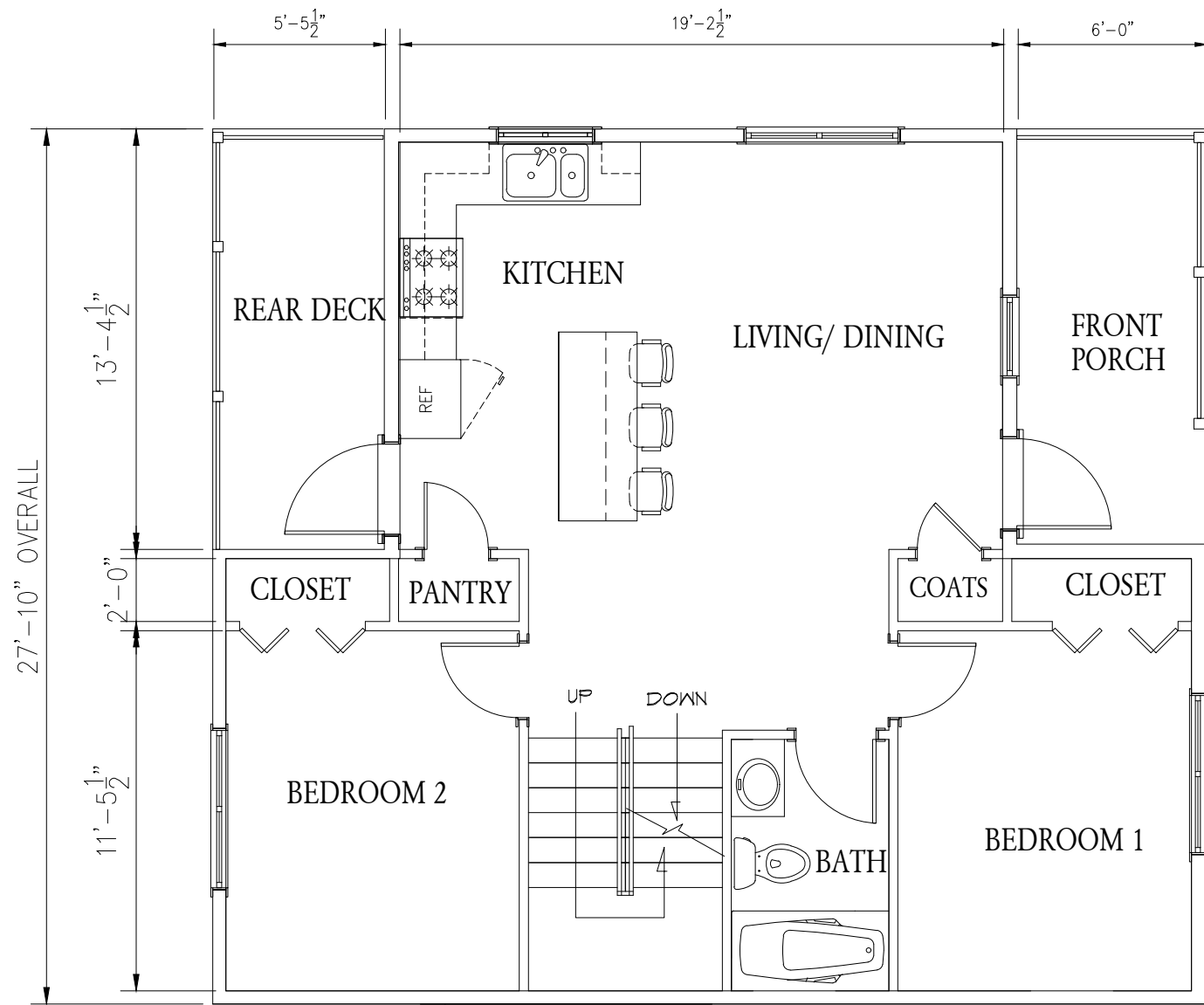
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PROPOSED 2ND FLOOR PLAN (86 UNION STREET)

DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
 COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA
 DRAWING TITLE: Proposed 2nd Floor Plan (86 Union Street)

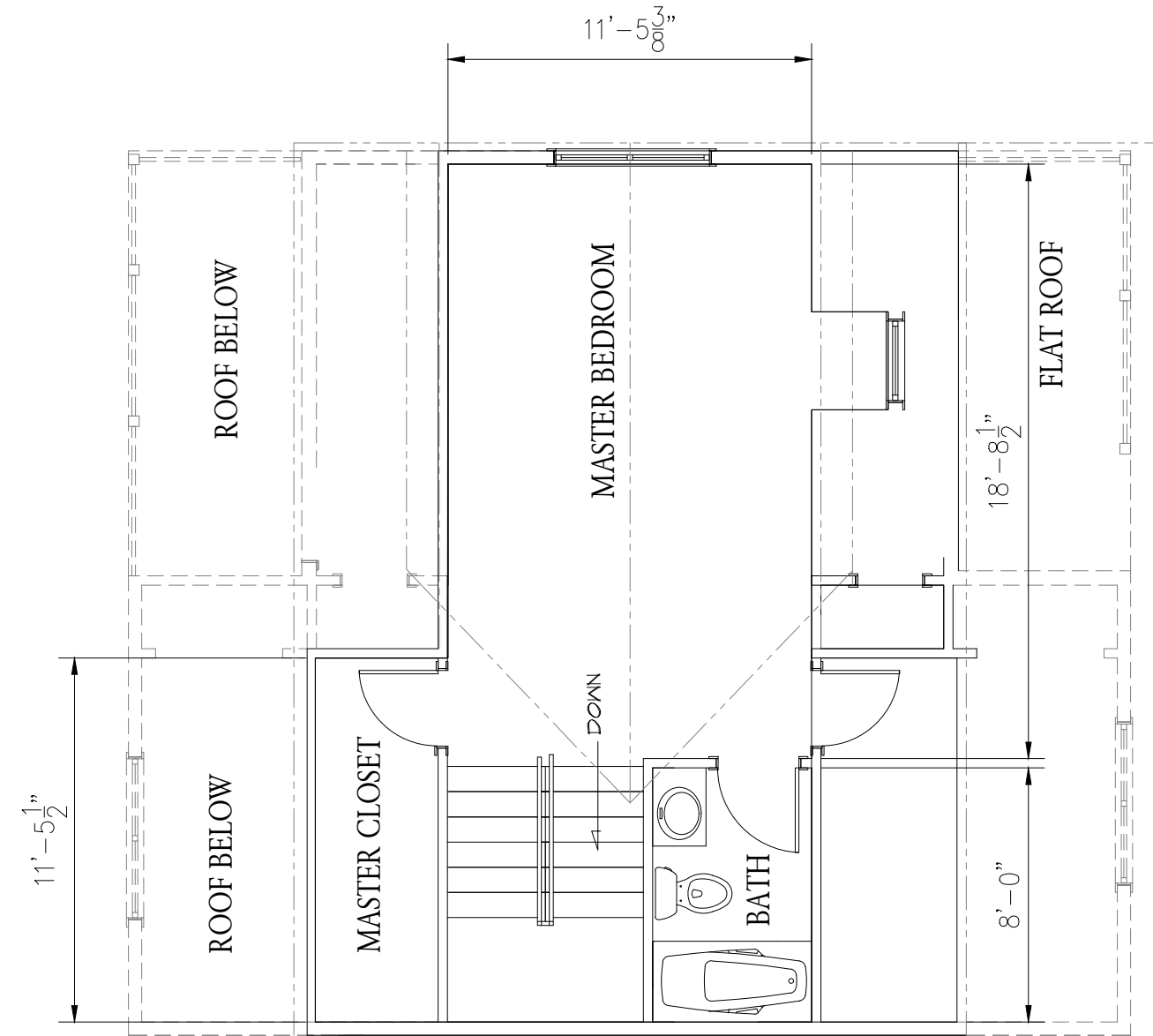
DRAWN BY: SL
 CHECKED BY: A-2
 DATE: 06-20-2025
 CAD FILE NAME: FOR ZBA



Proposed 1st Floor Plan
 (Type C1 Simplex Gable)

3/16" = 1'-0"

SIMPLEX GABLE	UNIT 4
1ST FLOOR	676 SF
2ND FLOOR	373 SF
TOTAL AREA	1049 SF



Proposed 2nd Floor Plan
 (Type C1 Simplex Gable)

3/16" = 1'-0"

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

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

DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
 COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA
 DRAWING TITLE:
 Proposed 1st and 2nd Floor Plan (Type D Simplex Gable)

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

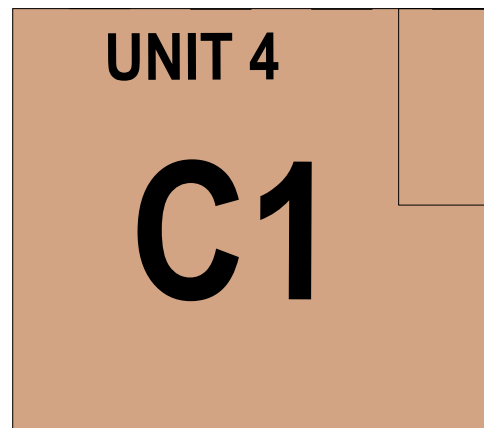
RIDGE @ 23'-0"



GROUND @ 0'-0"

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

Carob AF-160



Proposed Siding



Proposed Shingles

RIDGE @ 23'-0"



GROUND @ 0'-0"

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

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

DRAWING TITLE:
**PROPOSED
EXTERIOR ELEVATIONS
(TYPE SIMPLEX D MANSARD/GABLE)**

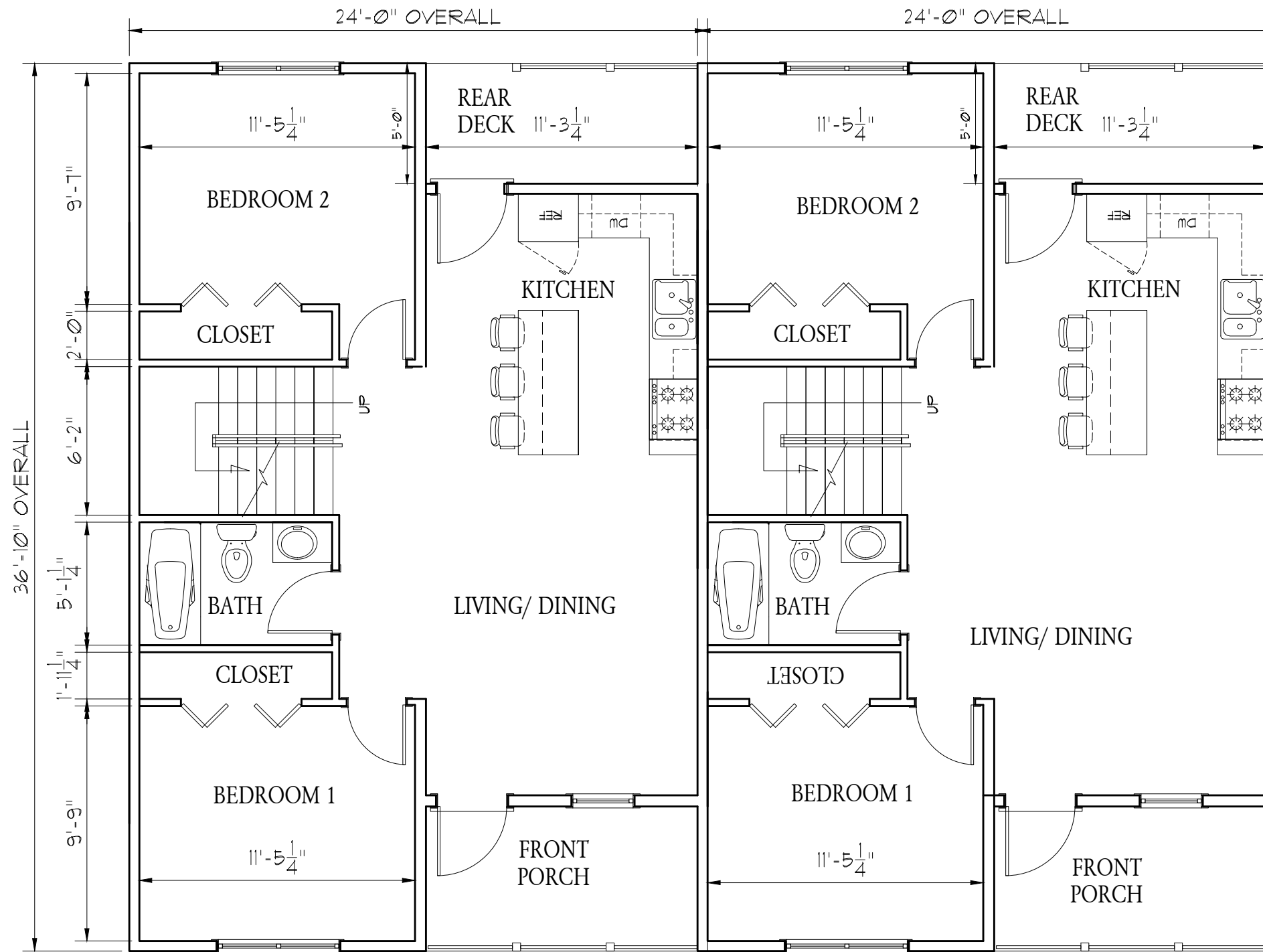
DATE	REVISION	BY

PROFESSIONAL STAMP:

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

DRAWING TITLE:
**Proposed Exterior Elevations
(Type D Simplex Mansard/Gable)**

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CHECKED BY: A-2	DRAWING NO. A-2
DATE: 06-20-2025	FOR ZBA
CAD FILE NAME:	



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

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

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

DATE	REVISION	BY

PROFESSIONAL STAMP:

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

DRAWING TITLE:
 Proposed 1st Floor Plan
 (Type DD Duplex Gable)

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

SCALE: 3/16" = 1'-0"
 DRAWING NO. A-1
FOR ZBA



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

DUPLEX	UNIT 5 AND 6
1ST FLOOR	705 SF
2ND FLOOR	390
TOTAL AREA	1093 SF

GENERAL NOTES:
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DRAWING TITLE:
PROPOSED 2ND FLOOR PLAN (TYPE DD DUPLEX GABLE)

DATE	REVISION	BY

PROFESSIONAL STAMP:

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

DRAWING TITLE:
 Proposed 2nd Floor Plan
 (Type DD Duplex Gable)

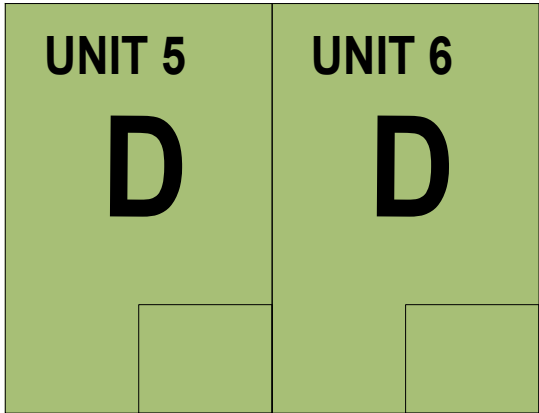
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 DATE: 06-20-2025
 CAD FILE NAME:

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



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

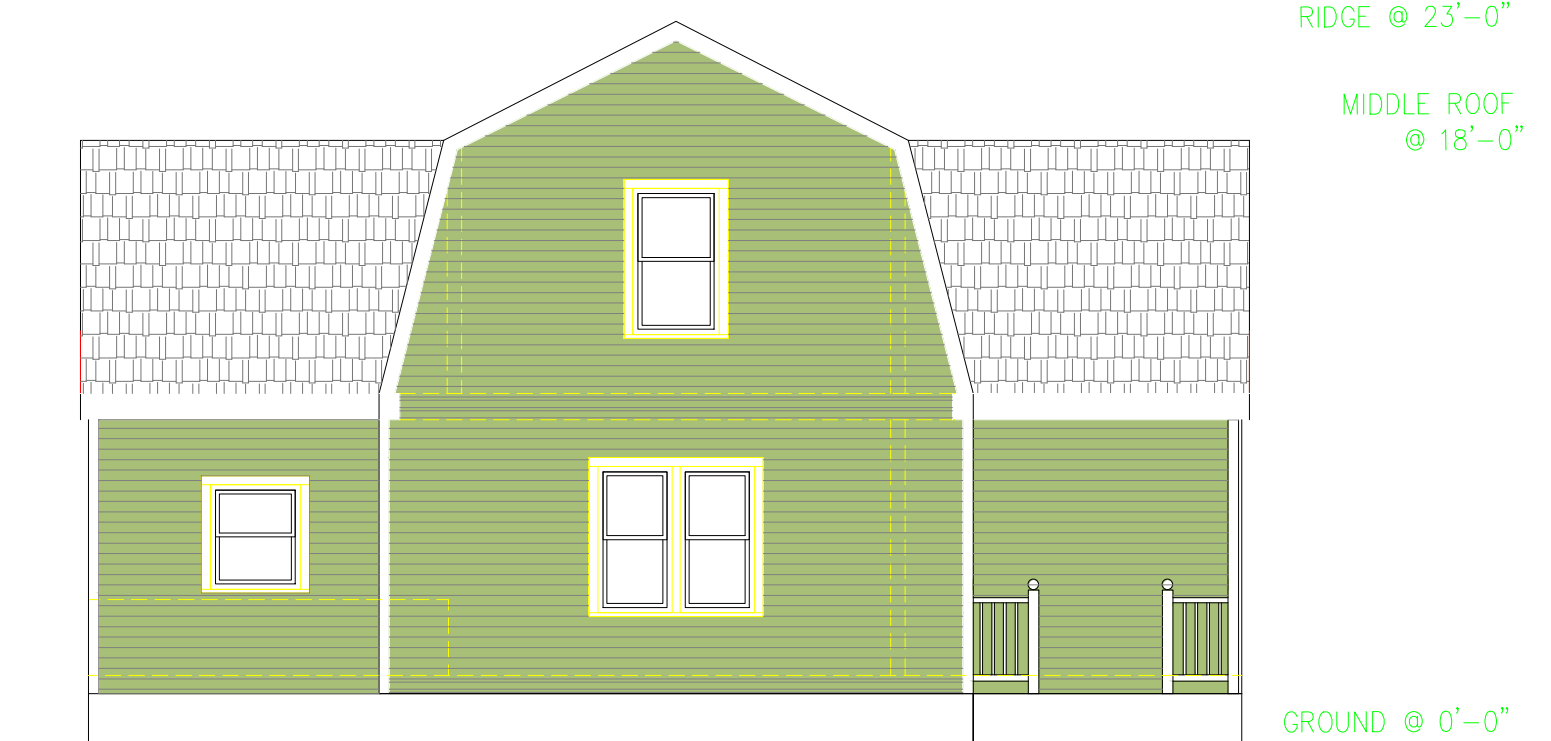
Kittery Point Green
HC-119



Proposed Siding



Proposed Shingles



Proposed Left Side Elevation (Type A Duplex) N.T.S.

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

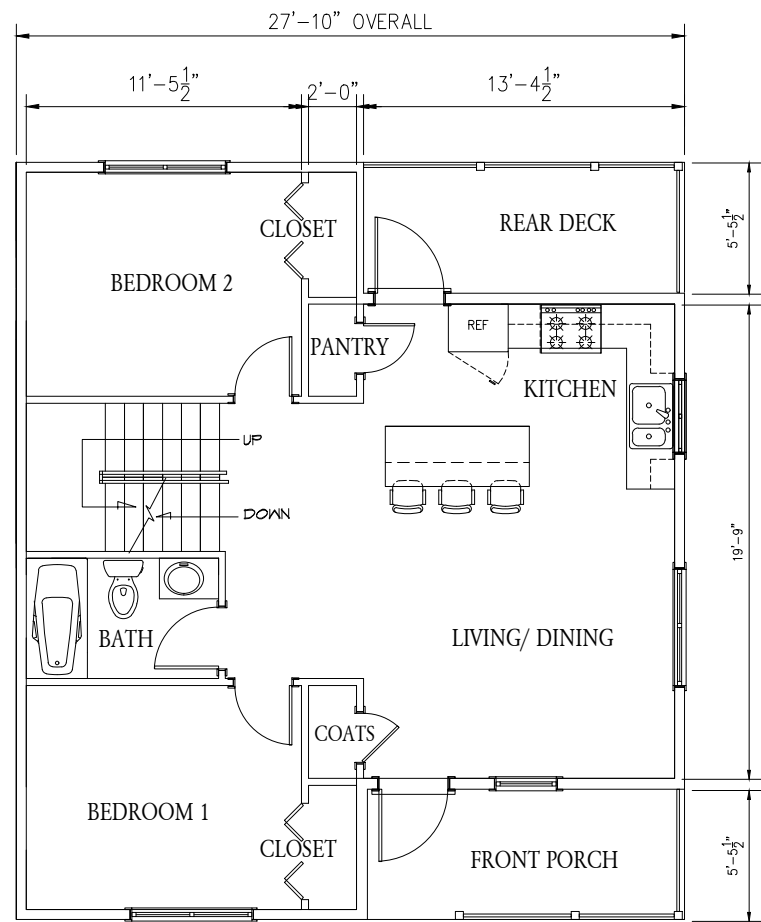
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PROPOSED EXTERIOR ELEVATIONS (TYPE DD DUPLEX GABLE)

DATE	REVISION	BY

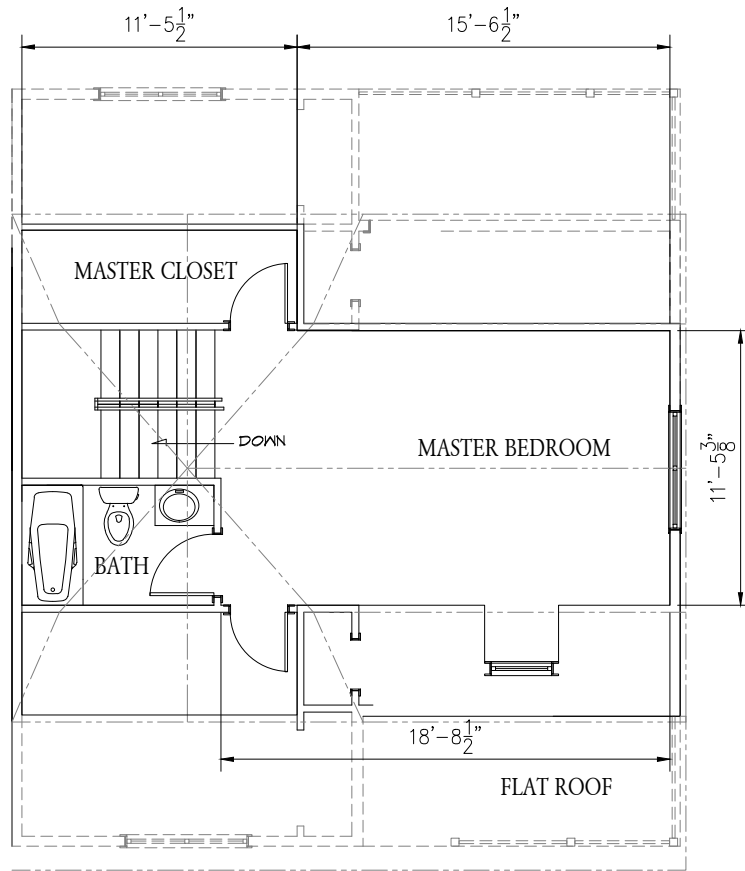
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PROJECT ADDRESS:
COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA

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SCALE: 1/4" = 1'-0"
CHECKED BY: DRAWING NO. A-3
DATE: 06-20-2025
FOR ZBA
CAD FILE NAME:

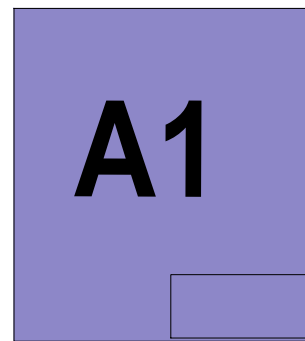


Proposed 1st Floor Plan
(Type D Simplex) 3/16" = 1'-0"

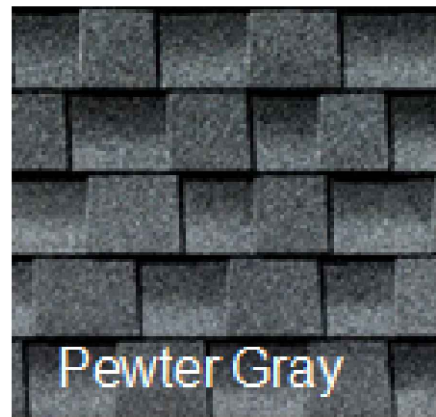


Proposed 2nd Floor Plan
(Type D Simplex) 3/16" = 1'-0"

New Hope Gray
2130-50



Proposed Siding



Proposed Shingles

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

RIDGE @ 23'-0"

MIDDLE ROOF @ 18'-0"

GROUND @ 0'-0"



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

RIDGE @ 23'-0"

MIDDLE ROOF @ 18'-0"

GROUND @ 0'-0"



Proposed Left Side Elevation
(Type D Simplex) N.T.S.

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

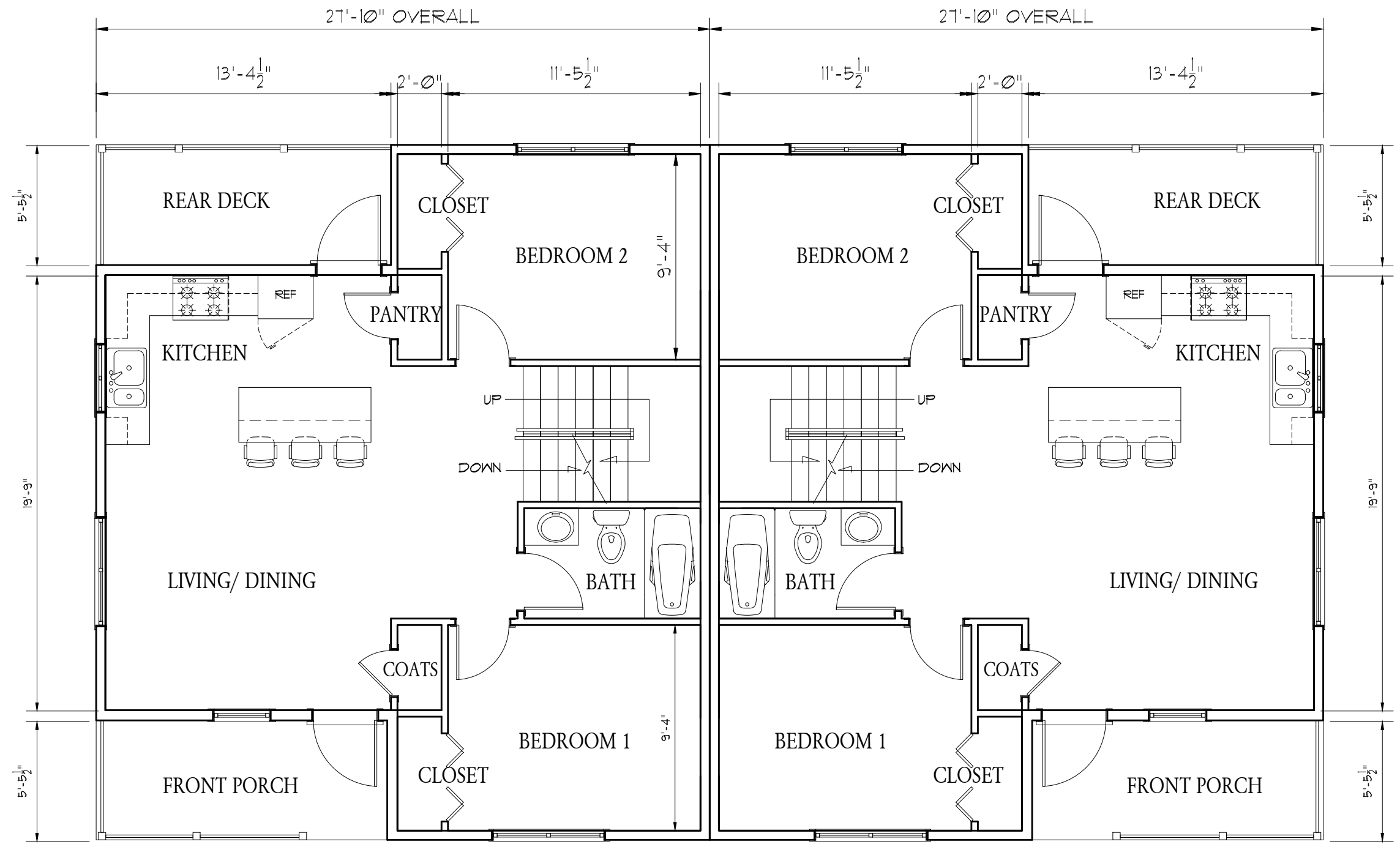
DRAWING TITLE:
PROPOSED FLOOR PLAN AND EXTERIOR ELEVATIONS (TYPE D SIMPLEX)

DATE	REVISION	BY

PROFESSIONAL STAMP:

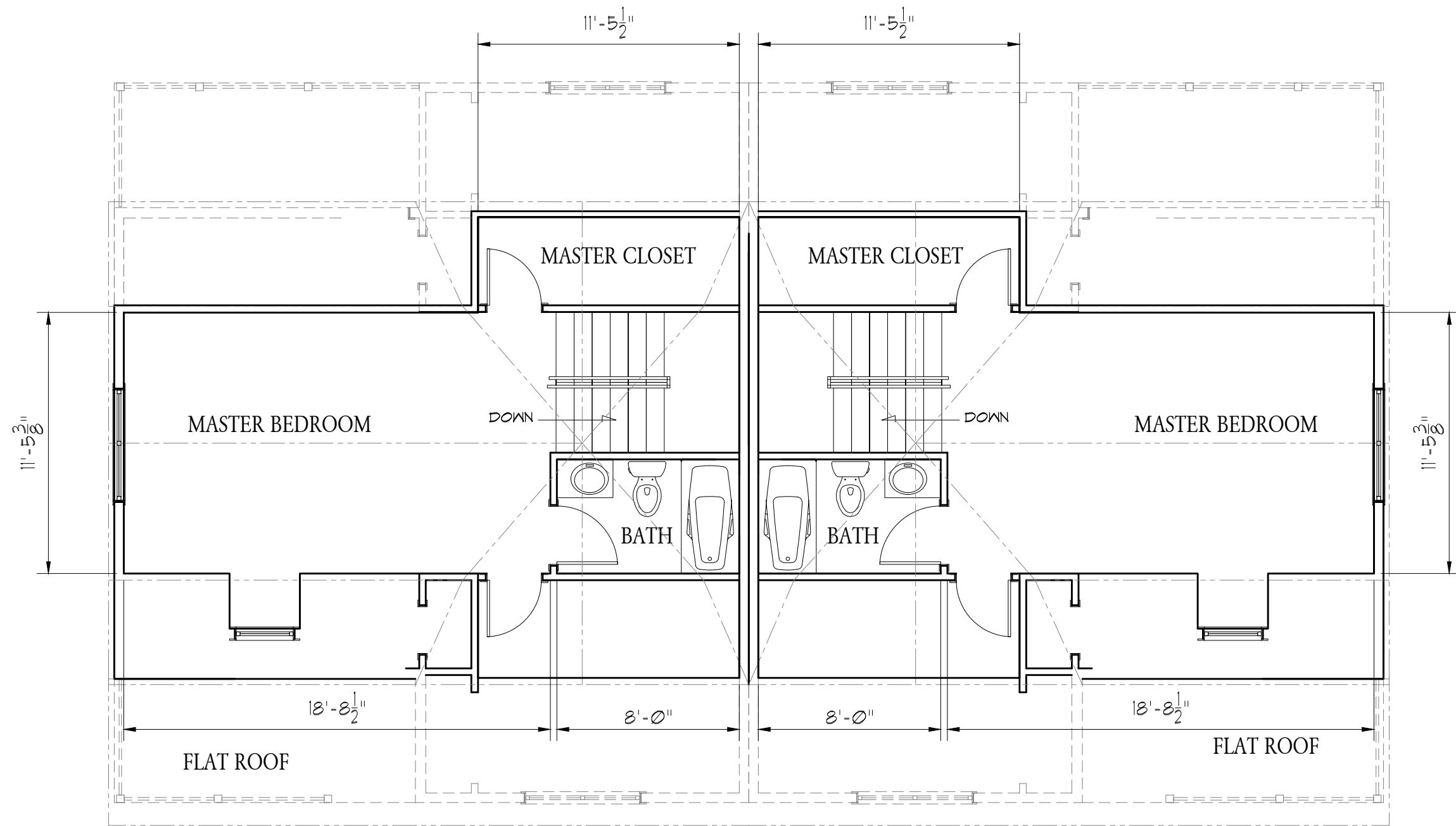
PROJECT ADDRESS:
COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA
DRAWING TITLE: Proposed Floor Plans and Exterior Elevations (Type D Simplex)

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



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

GENERAL NOTES: ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.	DRAWING TITLE: PROPOSED 1ST FLOOR PLAN (TYPE BB DUPLEX MANSARD)	PROFESSIONAL STAMP:	PROJECT ADDRESS: COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA	DRAWN BY: SL	SCALE: 3/16" = 1'-0"
		DATE:	DRAWING TITLE: Proposed 1st Floor Plan (Type BB Duplex Mansard)	CHECKED BY: A-1	DATE: 06-20-2025
		DATE:	CAD FILE NAME:	FOR ZBA	51



Proposed 2nd Floor Plan (Type BB Duplex Mansard) 3/16" = 1'-0"

DUPLEX MANSARD	UNIT 8	UNIT 9
1ST FLOOR	684 SF	684 SF
2ND FLOOR	416 SF	416 SF
TOTAL AREA	1100 SF	1100 SF

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

DRAWING TITLE:
PROPOSED 2ND FLOOR PLAN (TYPE BB DUPLEX MANSARD)

DATE	REVISION	BY

PROFESSIONAL STAMP:

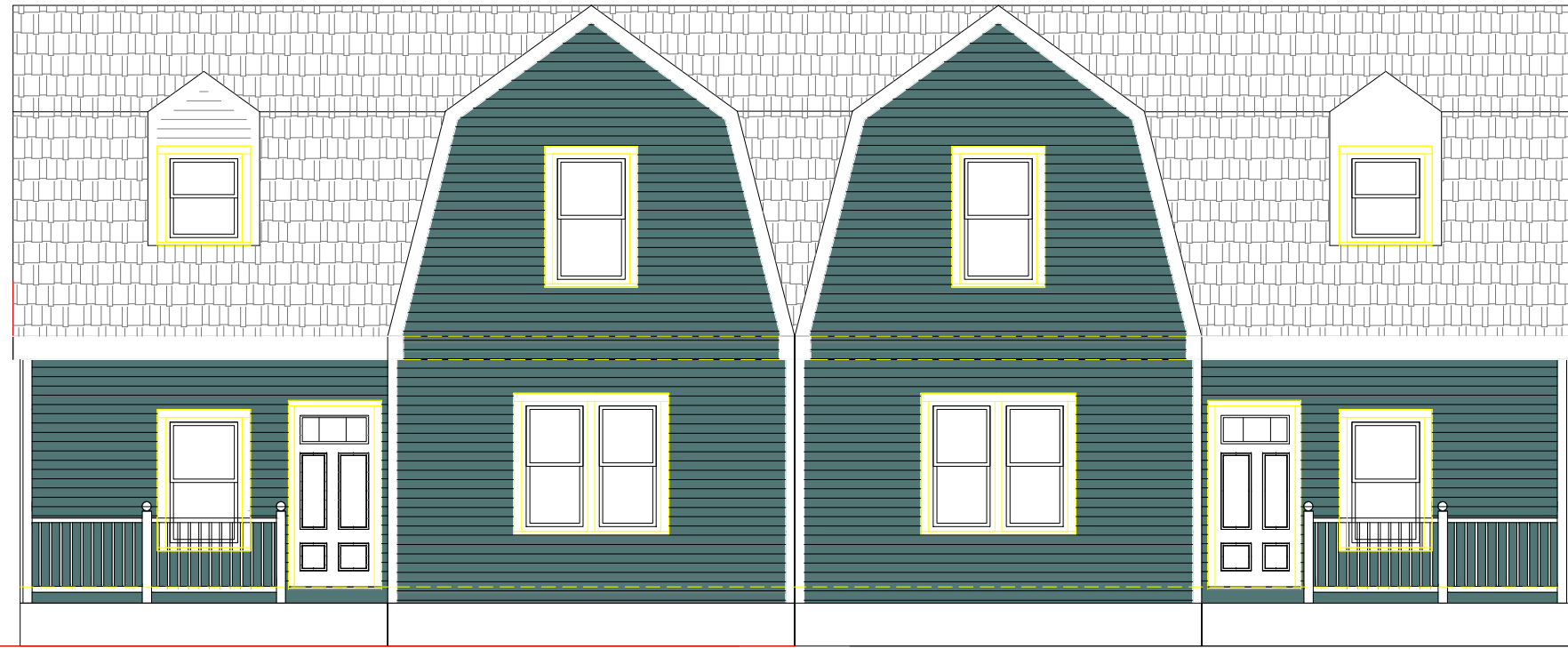
PROJECT ADDRESS:
COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA
DRAWING TITLE:
Proposed 2nd Floor Plan (Type BB Duplex Mansard)

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

RIDGE @ 23'-0"

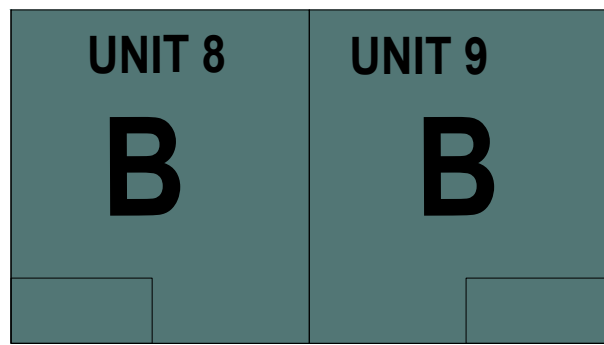
MIDDLE ROOF @ 18'-0"

GROUND @ 0'-0"



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

Yarmouth Blue
HC-150



Proposed Siding



Proposed Shingles

RIDGE @ 23'-0"

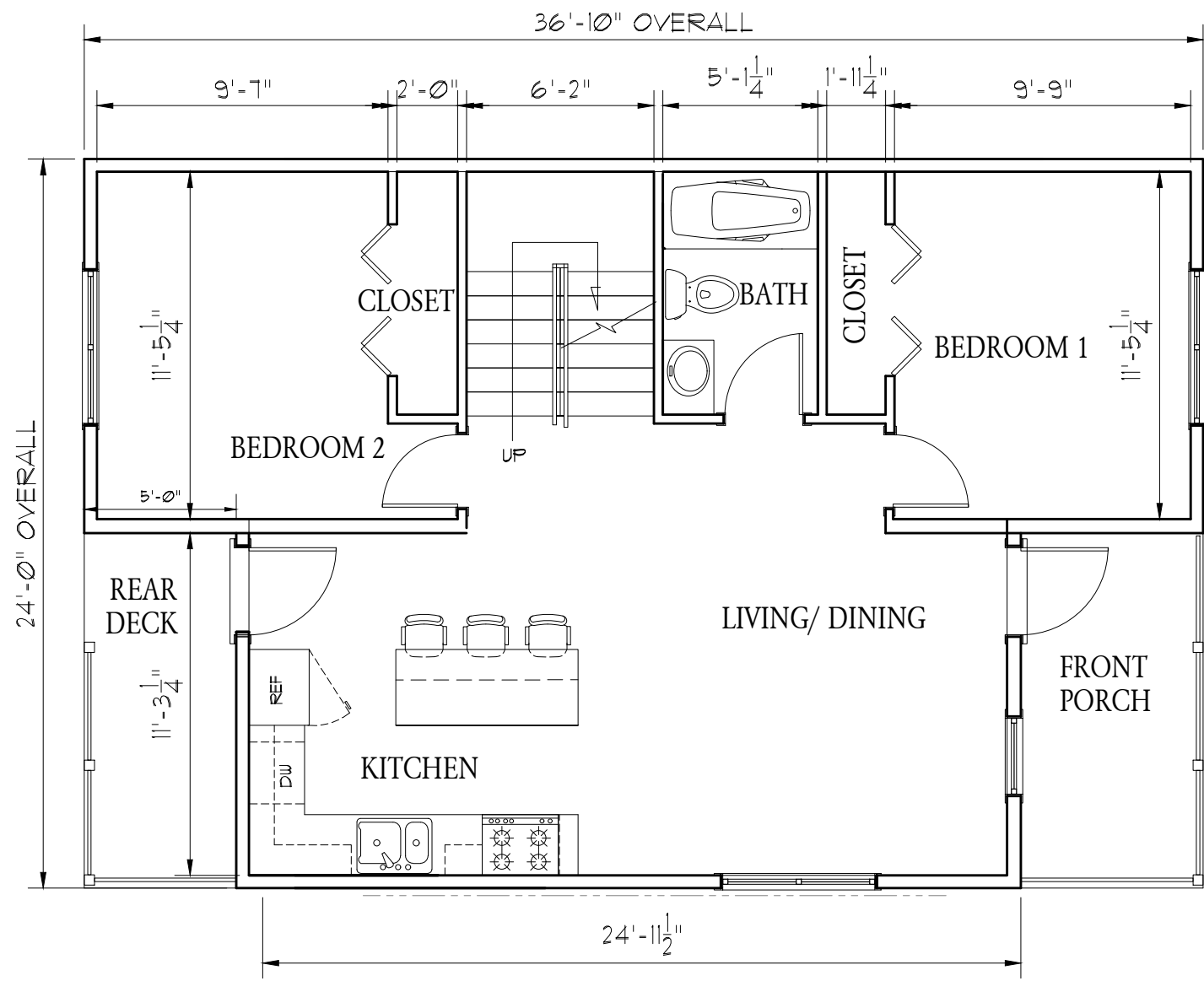
MIDDLE ROOF @ 18'-0"

GROUND @ 0'-0"

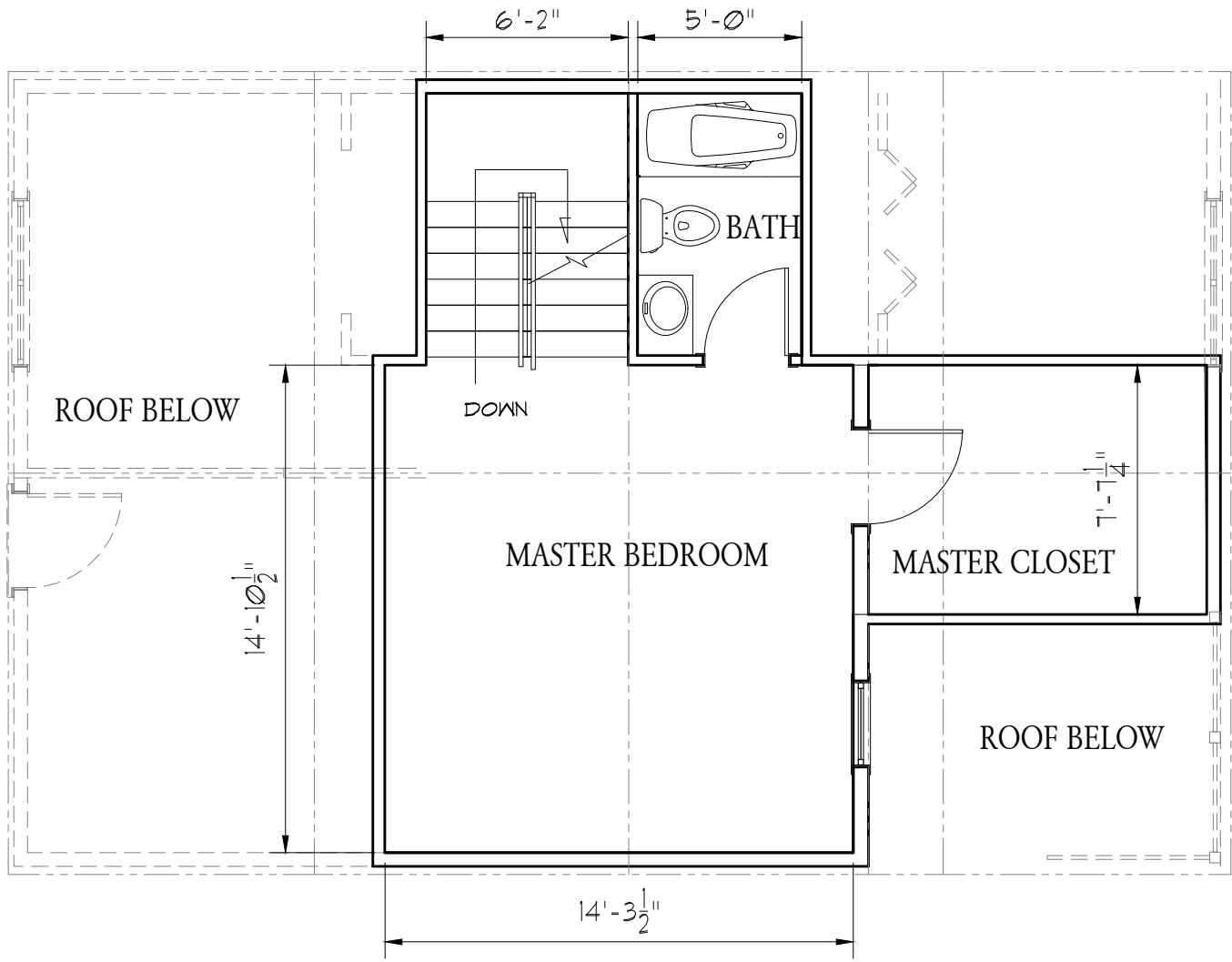


Proposed Left Side Elevation (Type BB Duplex Mansard) N.T.S.

GENERAL NOTES: ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.	DRAWING TITLE: PROPOSED EXTERIOR ELEVATIONS (TYPE BB DUPLEX MANSARD)	DATE	REVISION	BY	PROFESSIONAL STAMP:	PROJECT ADDRESS: COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA	DRAWN BY: SL	SCALE: 1/4" = 1'-0"
							DATE: 06-20-2025	CHECKED BY: A-3



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



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

SIMPLEX	UNIT 10
1ST FLOOR	705 SF
2ND FLOOR	390
TOTAL AREA	1093 SF

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

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

DATE	REVISION	BY

PROFESSIONAL STAMP:

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

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



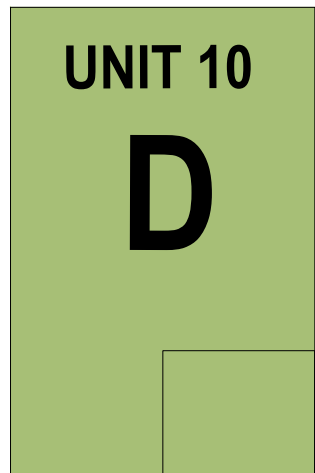
RIDGE @ 23'-0"

MIDDLE ROOF @ 18'-0"

GROUND @ 0'-0"

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

Kittery Point Green
HC-119



Proposed Siding

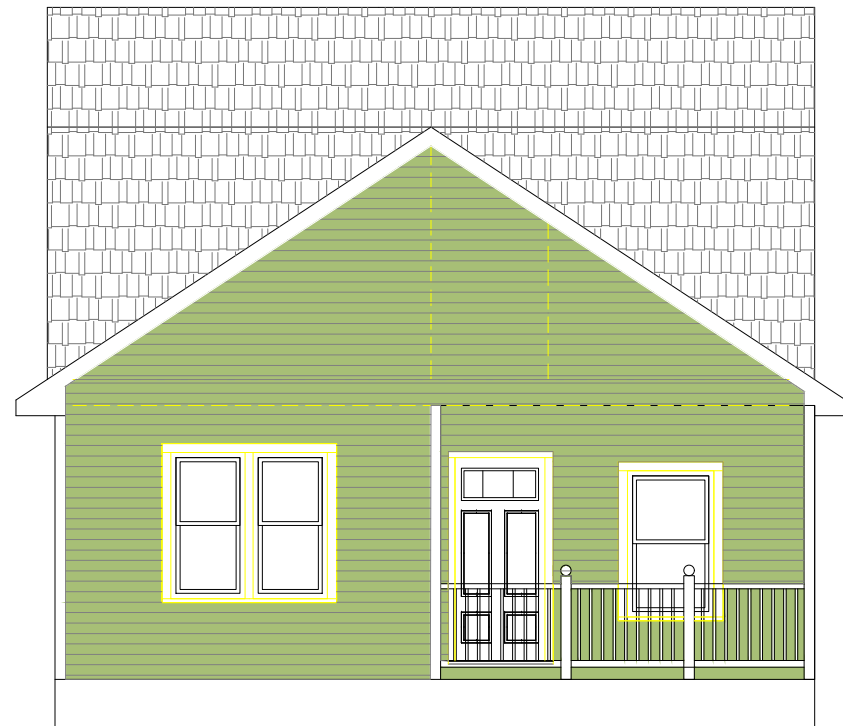


Proposed Shingles

RIDGE @ 23'-0"

MIDDLE ROOF @ 18'-0"

GROUND @ 0'-0"



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

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

DRAWING TITLE:
**PROPOSED
EXTERIOR ELEVATIONS
(TYPE SIMPLEX D MANSARD/GABLE)**

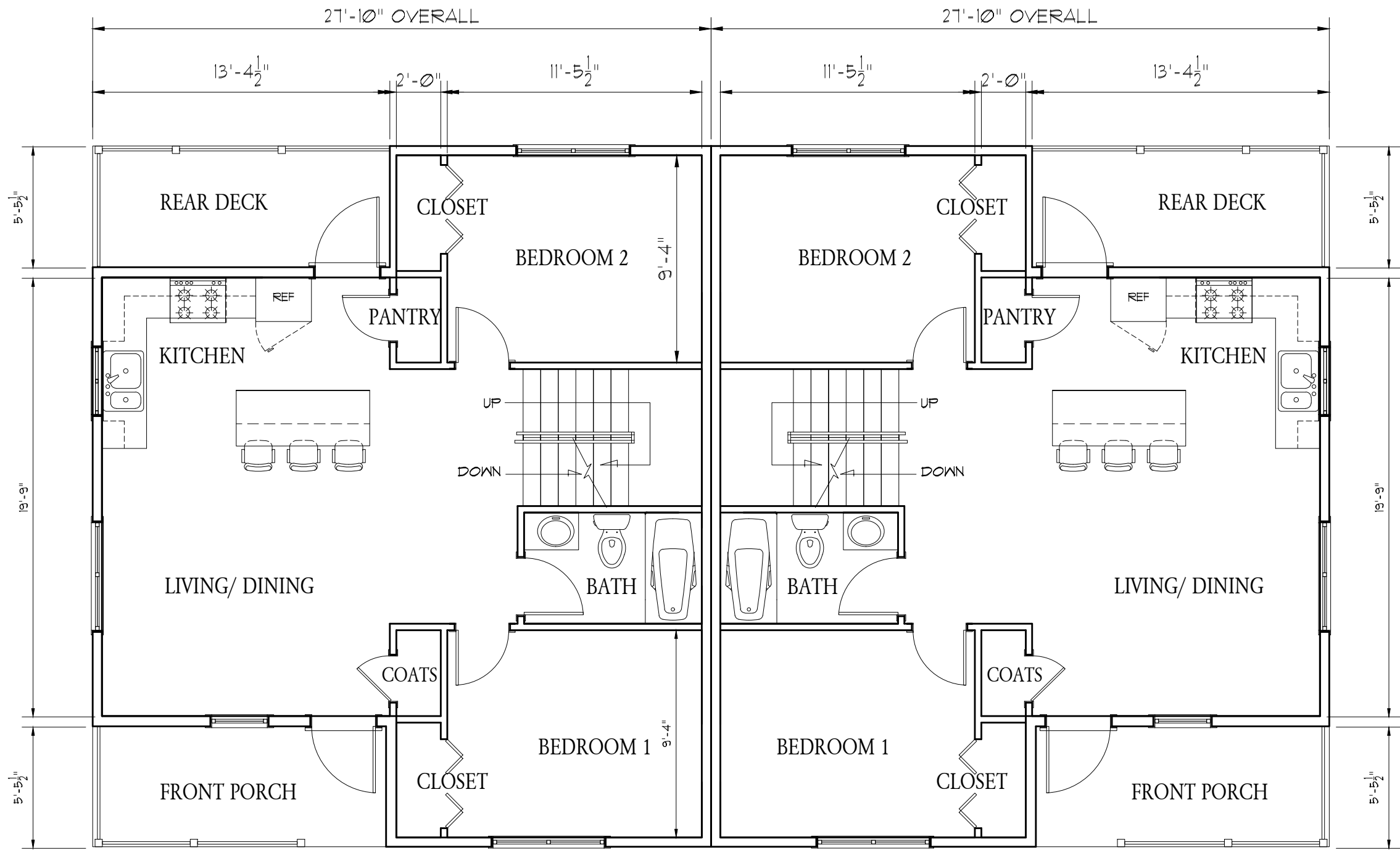
DATE	REVISION	BY

PROFESSIONAL STAMP:

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

DRAWING TITLE:
**Proposed Exterior Elevations
(Type D Simplex Mansard/Gable)**

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



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

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

DRAWING TITLE:
PROPOSED 1ST FLOOR PLAN (TYPE CC DUPLEX MANSARD)

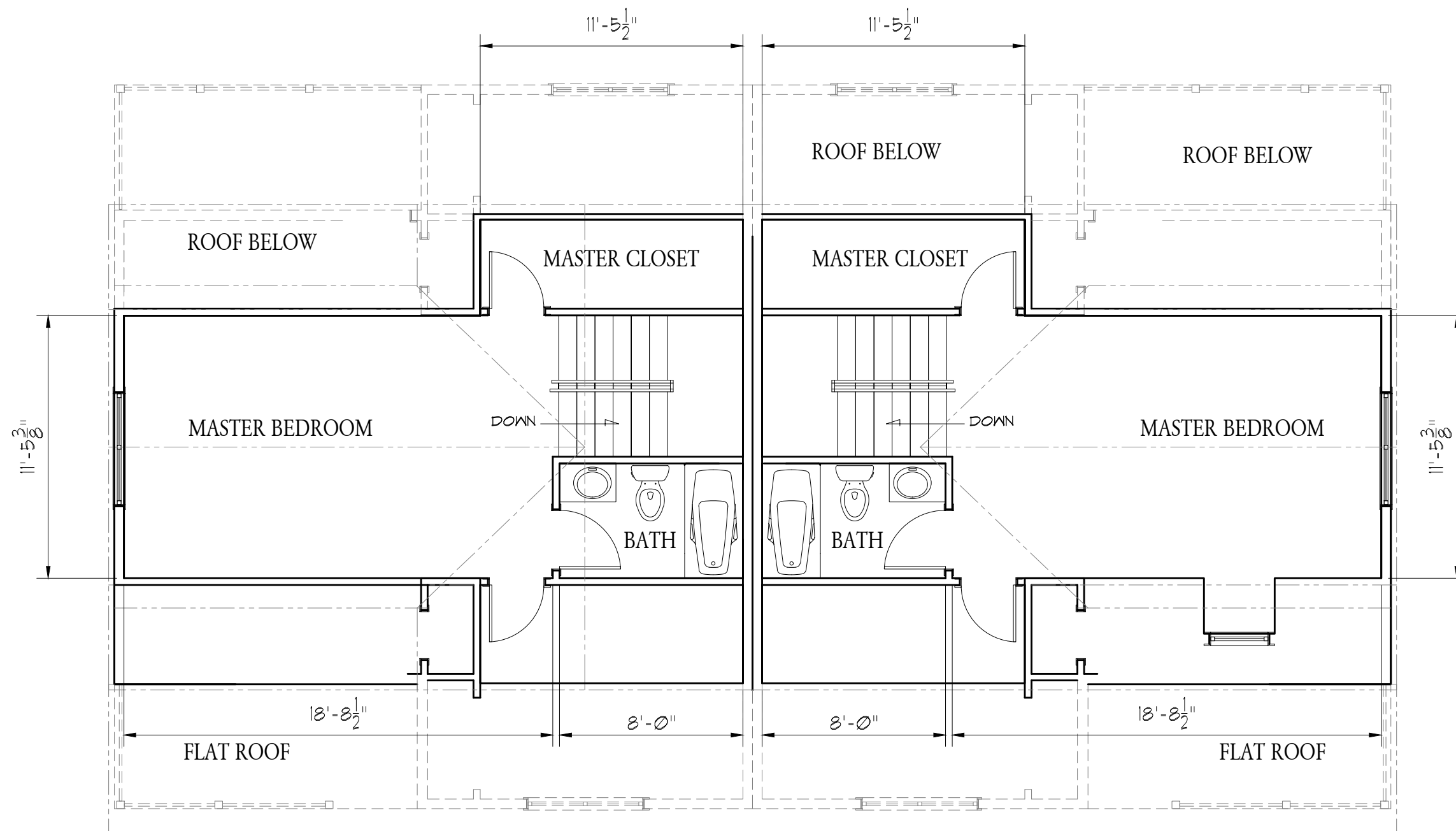
DATE	REVISION	BY

PROFESSIONAL STAMP:

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

DRAWING TITLE:
 Proposed 1st Floor Plan
 (Type CC Duplex Gable)

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



Proposed 2nd Floor Plan (Type CC Duplex Gable) 3/16" = 1'-0"

DUPLEX GABLE	UNIT 11	UNIT 12
1ST FLOOR	684 SF	684 SF
2ND FLOOR	416 SF	416 SF
TOTAL AREA	1100 SF	1100 SF

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

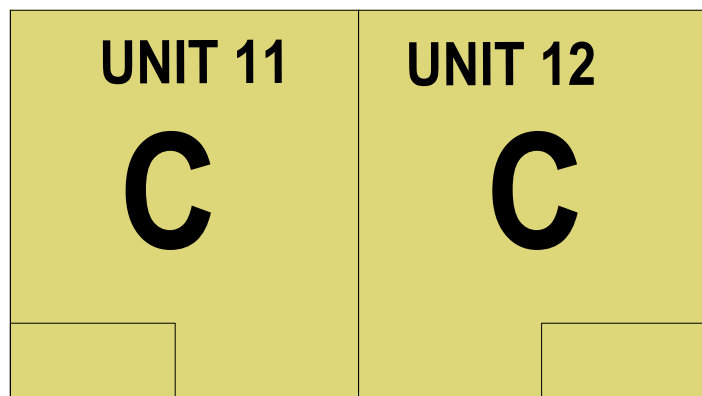
RIDGE @ 23'-0"



GROUND @ 0'-0"

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

Hawthorne Yellow
HC-4



Proposed Siding



Proposed Shingles

RIDGE @ 23'-0"



GROUND @ 0'-0"

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

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

DRAWING TITLE:
**PROPOSED
EXTERIOR ELEVATIONS
(TYPE CC DUPLEX MANSARD)**

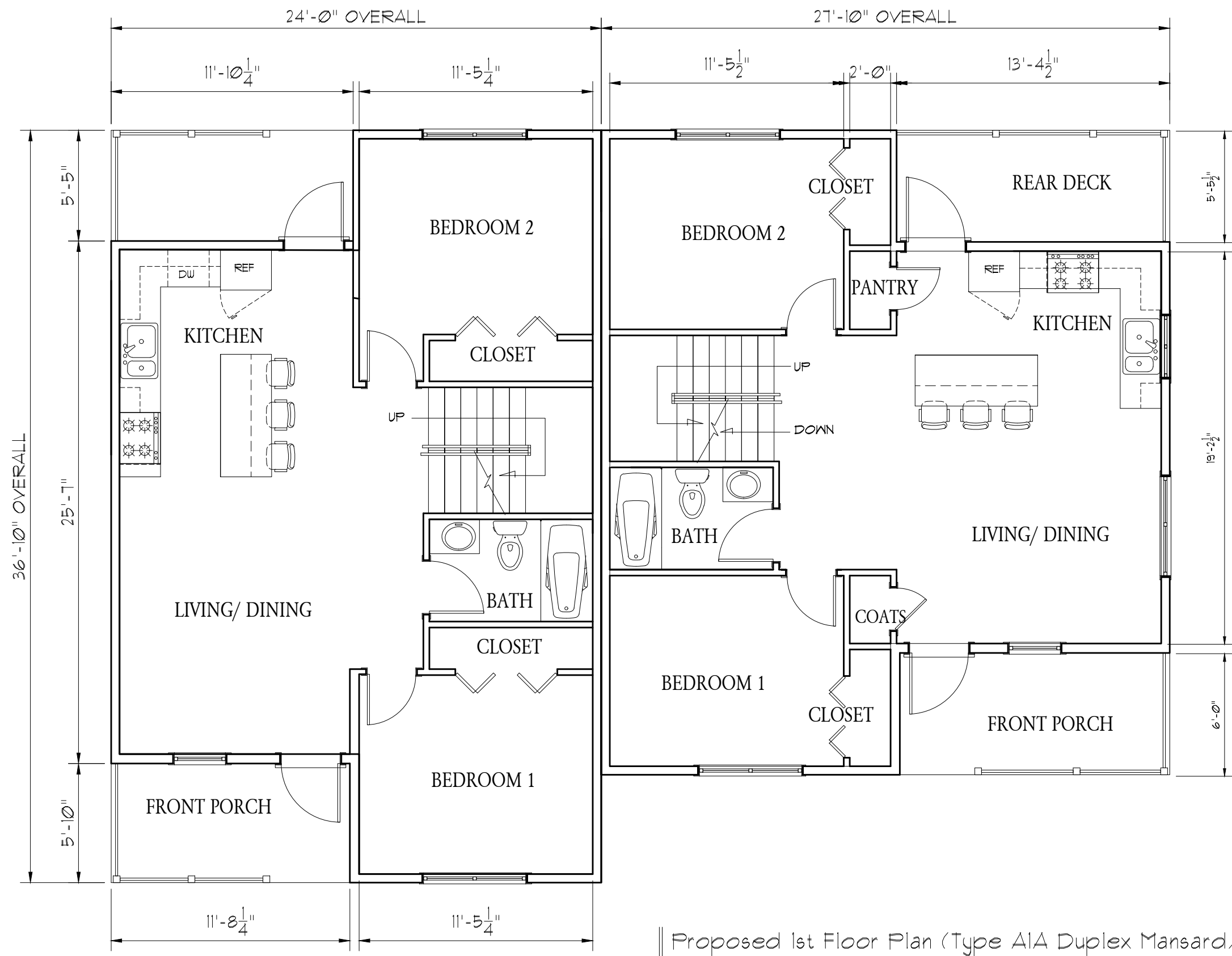
DATE	REVISION	BY

PROFESSIONAL STAMP:

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

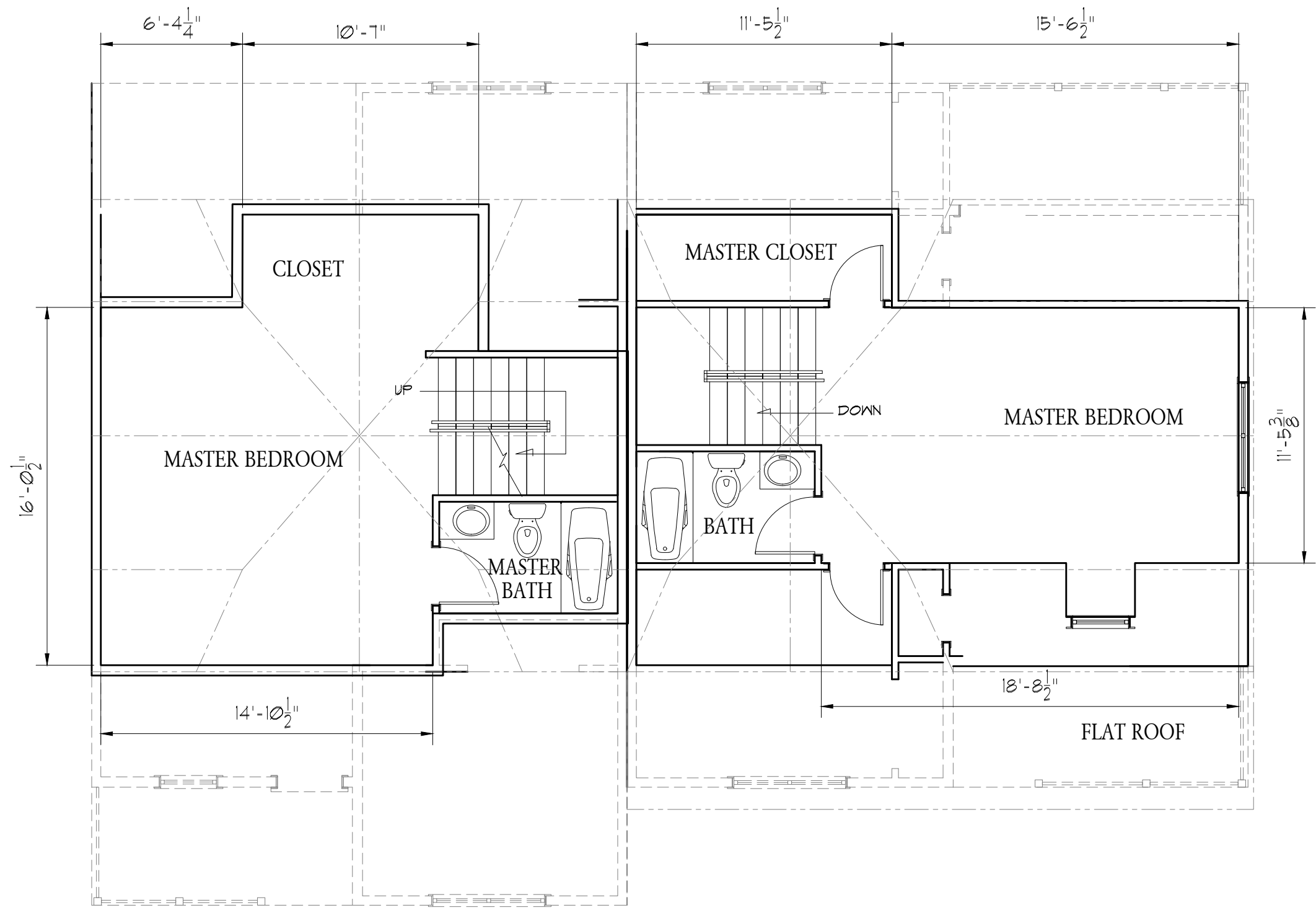
DRAWING TITLE:
**Proposed Exterior Elevations
(Type CC Duplex Gable)**

DRAWN BY: SL	SCALE: 1/4" = 1'-0"
CHECKED BY:	DRAWING NO. A-3
DATE: 06-20-2025	FOR ZBA
CAD FILE NAME:	



Proposed 1st Floor Plan (Type A1A Duplex Mansard) 3/16" = 1'-0"

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



Proposed 2nd Floor Plan (Type A1A Duplex Mansard)

3/16" = 1'-0"

A1A DUPLEX	UNIT 13	UNIT 14
1ST FLOOR	701 SF	677 SF
2ND FLOOR	384 SF	416 SF
TOTAL AREA	1085 SF	1093 SF

GENERAL NOTES: ALL DIMENSION TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECTURAL DESIGNER.	DRAWING TITLE: PROPOSED 2ND FLOOR PLAN (TYPE A1A DUPLEX MANSARD)	PROFESSIONAL STAMP: _____ _____ _____	PROJECT ADDRESS: COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA	DRAWN BY: SL CHECKED BY: A-2 DATE: 06-20-2025 CAD FILE NAME:	SCALE: 1/4" = 1'-0" DRAWING NO. A-2 FOR ZBA
DATE: _____ REVISION: _____ BY: _____					

RIDGE @ 23'-0"

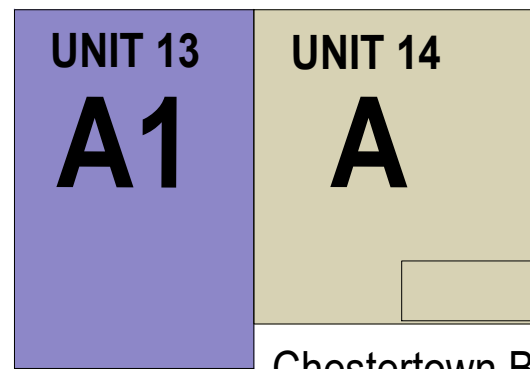
MIDDLE ROOF @ 18'-0"

GROUND @ 0'-0"



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

New Hope Gray
2130-50



Chestertown Buff
HC-9



Charcoal

Proposed Siding

Proposed Shingles

RIDGE @ 23'-0"

GROUND @ 0'-0"



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

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

DRAWING TITLE:
**PROPOSED
EXTERIOR ELEVATIONS
(TYPE CC DUPLEX MANSARD)**

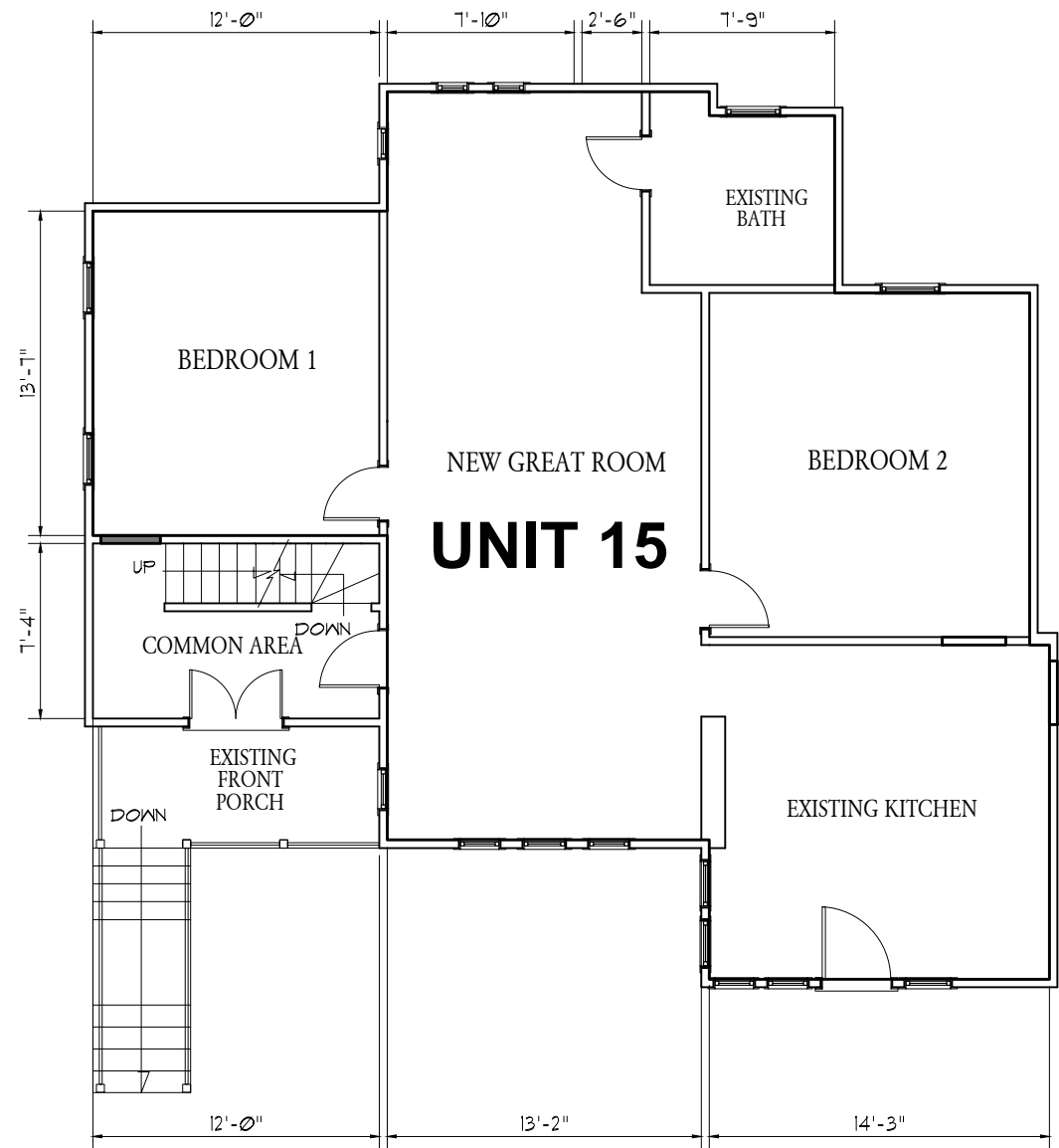
DATE	REVISION	BY

PROFESSIONAL STAMP:

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

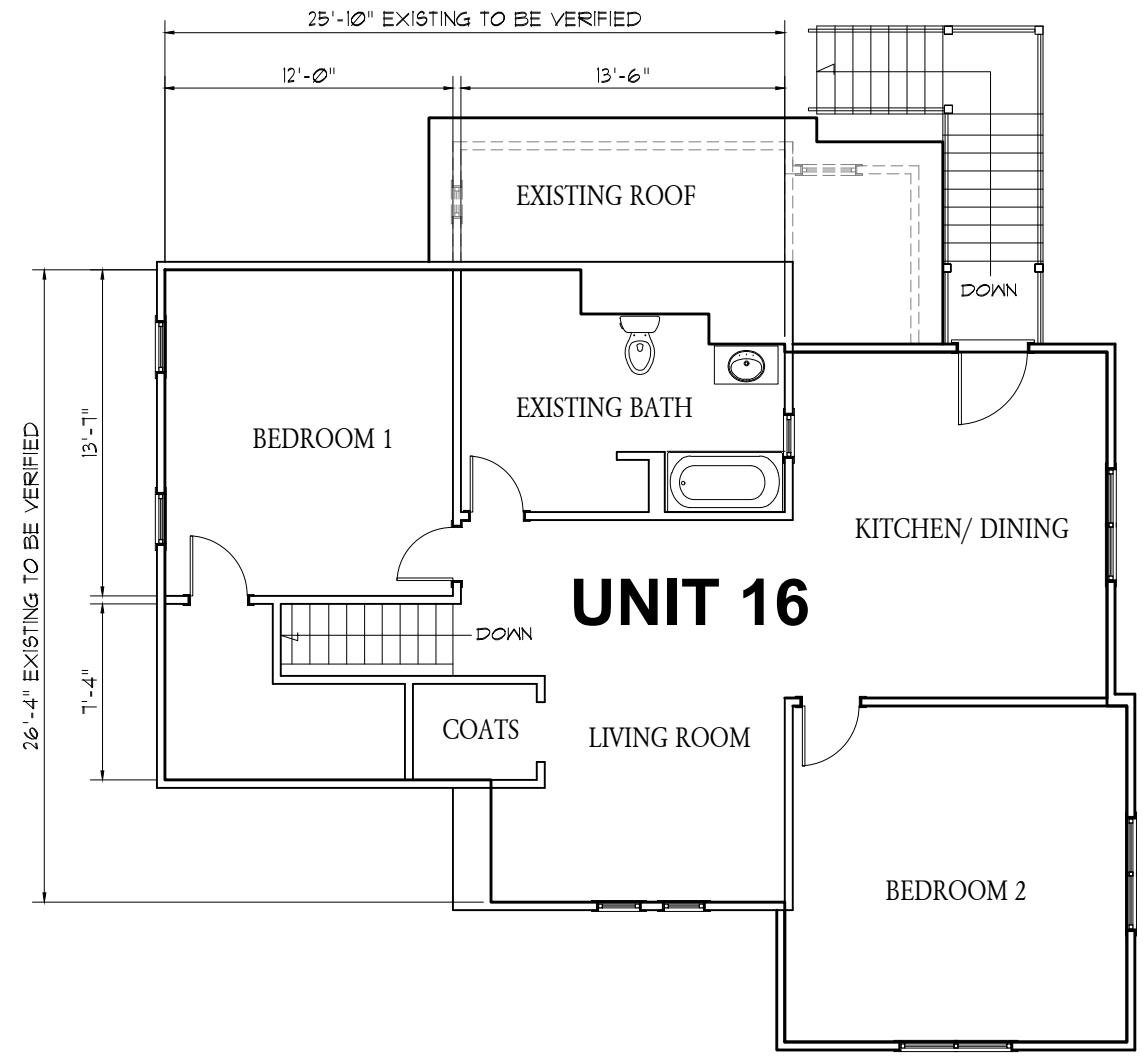
DRAWING TITLE:
**Proposed Exterior Elevations
(Type CC Duplex Gable)**

DRAWN BY: SL	SCALE: 1/4" = 1'-0"
CHECKED BY:	DRAWING NO. A-3
DATE: 06-20-2025	FOR ZBA
CAD FILE NAME:	



Proposed 1st Floor Plan (92 Union Street) 1/8" = 1'-0"

EXISTING 92 UNION STREET	UNIT 15	UNIT 16
1ST FLOOR	1026 SF	- SF
2ND FLOOR	- SF	989 SF
TOTAL AREA	1026 SF	989 SF



Proposed 2nd Floor Plan (92 Union Street) 1/8" = 1'-0"

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

DRAWING TITLE:
PROPOSED FLOOR PLANS (92 UNION STREET)

DATE	REVISION	BY

PROFESSIONAL STAMP:

PROJECT ADDRESS:
COMMUNITY DEVELOPMENT AT 86-92 UNION STREET RANDOLPH, MA
DRAWING TITLE:
Proposed Floor Plans (92 Union Street)

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



PLANNING DEPARTMENT REPORT

File	N/A	Reported By	Planning Board
Project Site	86-92 Union Street	Application Type	Special Permit Planned Residential Development

Project Summary

The applicant proposes construction on combined parcels totaling 66,127 square feet under the Planned Residential Development (PRD) zoning. The parcels each currently contain a residential structure and an outbuilding. The structures on each are considered historic in the terms of the Town’s ordinance and the applicant has previously appeared before the Historic Commission and met the obligations.

The proposed development consists of 16 residential units clustered around open space with surface parking. Access to the parcel would be from an existing curb cut on Union Street. Egress would be through a new curb cut on Burriss Way.

Zoning Districts

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

Documents Reviewed

- Data narrative for the Planned Residential Development dated December 22, 2025
- Project narrative for the PRD dated October 23, 2025
- Conceptual architectural renderings by Atelier Lalanne Incorporated dated June 20, 2025
- Civil plans by CSN Engineering dated July 30, 2025; last revision date December 22, 2025
- Correspondence from Randolph Fire Department dated February 6, 2026

Analysis

1. Summary of Land Use Designation

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

2. Compliance with Regulations

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

3. Consistency with Plans

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

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

4. Compatibility with Surrounding Neighborhood

This parcel is located near Crawford Square and the Town’s civic center approximately 1 mile from the Holbrook/Randolph commuter rail station. The parcel is surrounded on all sides by residential properties. The proposed use and structures are **in character** with the neighborhood which is composed of mostly single-family homes with a maximum height of 2 ½ stories.

Comments (based on the civil and architectural plan sets as referenced)**1. Life & Safety**

- a. The proposed width of the drive aisle at 12 feet is insufficient to meet access needs by Randolph Fire Department. **RECOMMEND:** revising plans for a minimum 16-foot drive aisle.
- b. The proposal does not include turning radii calculations for emergency services vehicles. **RECOMMEND:** use the provided template, calculate turning radii sufficient to accommodate Randolph Fire emergency apparatus and submit on a separate drawing.
- c. Per Randolph Fire, the one-directional entrance at Union Street may be inadequate for emergency apparatus AND does not appear to be adequate to accommodate southbound traffic. **RECOMMEND:** revise location and width of entrances/exits, calculate turning radii (see above).
- d. Per Randolph Fire, the proposed exit on Burris Way may be insufficient for emergency apparatus turning movements. **RECOMMEND:** revise width of exit, calculate turning radii to meet RFD requirements (see above).
- e. Per Randolph Fire, there is no hydrant proposed in the development. There is a concern regarding the distance to the nearest hydrant at the Burris Way exit/entrance. **RECOMMEND:** revise plans to include a hydrant in a location sufficient to serve the structures and to the satisfaction of Randolph Fire.
- f. Per Randolph Fire, there is a question about the distance of units 5D and 6D to the fire apparatus access road. **RECOMMEND:** revise plans to include dimensions and measurements.
- g. The proposed drive/access has, at points, a 12% grade. The Town's maximum accepted grade for roads is 10%. **RECOMMEND:** revision to grading to meet a 10% or lower threshold.
- h. The project plan sets have inconsistencies in the drawings for the number and location of entrances (Union Street & Burris). **RECOMMEND:** revise plans for consistency; determine number of entrances/exits to the parcel.

2. General Site Layout

- a. The civil plan set makes no reference to curbing styles or material. **RECOMMEND:** asphalt Cape Cod berm on the drive aisle. Granite curbing is required at the curb cuts to Union Street and Burris Way.
- b. The calculations for "exclusive use" used by the applicant as required in the ordinance incorrectly include parking areas. **RECOMMEND:** remove parking as "exclusive use", recalculate and revise plans as applicable to meet the minimum requirements.
- c. The proposed location of the transformer is not ideal to a residential neighborhood.

RECOMMEND: relocate further back from the property line, include bollards for protection and landscaping or other screening.

- d. Drawings appear to indicate a retaining wall to be constructed. **RECOMMEND:** call out location, height and details for any retaining wall.
- e. The utilities plan does not indicate waterline connection to all units. **RECOMMEND:** update civil plan set to specify locations of all utility lines.
- f. There does not appear to be walkways to each unit from the common walkway. **RECOMMEND:** revise plan pages to indicate location and width of all pedestrian access ways.
- g. There is no indication of signage for the site. **RECOMMEND:** Identify locations of all proposed signage including traffic circulation (e.g. One Way, Do Not Enter, etc.).
- h. **RECOMMEND:** confirm location of mail collection units. Confirm with Randolph Postmaster and update plans prior to final approval by the SPGA.
- i. **RECOMMEND:** eliminate the proposed sidewalk from the development to Burris Way.
- j. **RECOMMEND:** relocate the dumpster to the south side of the parcel; provide details on the pad and ensure that the enclosure exceeds the highest portion of the dumpster unit.
- k. **RECOMMEND:** call out any existing or proposed easements.

3. Parking/Traffic Circulation

- a. The plans indicate a one-way traffic circulation which would appear to be problematic for resident access to some units. **RECOMMEND:** maintain a one-way circulation but revise the entrance/exit to two-ways and modify to have appropriate drive aisle widths.
- b. The plan set does not specify the total count and size of parking spaces. There are inconsistencies between plan pages. **RECOMMEND:** specify parking space size, provide the count of required spaces vs. provided spaces. Ensure consistency across plan pages.

4. Lighting

- a. Plans are missing the height of the drive aisle lights. **RECOMMEND:** specify the height on the details page.
- b. Lighting seems to be insufficient along some of the walkways. **RECOMMEND:** provide an additions 3 walk lights.
- c. Provide a detail plan or specifications sheet specifying the appearance of all lighting fixtures.

5. Landscaping

- a. The plan set did not call out the method of “landscaping” in the common area. **RECOMMEND:** call out type and species of all plant material to be installed.
- b. **RECOMMEND:** Specify method of irrigation for all landscaped areas.

- c. **RECOMMEND**: clarify the landscaping plan for the perimeter of the property.

6. Site Design

- a. **RECOMMEND**: Install a 3-foot-high picket fence along the property boundary at Union Street.
- b. Units A and C appear to be too close in color to provide a variety as required in the zoning ordinance. **RECOMMEND**: choose another color scheme for one of the units.
- c. Unit #1 exceeds the maximum size requirement in zoning (1100 sq ft). **RECOMMEND**: modify to meet the zoning ordinance.
- d. Plan pages indicate some unit porches are less than 6 feet or not called out as required in the zoning ordinance. **RECOMMEND**: revise architectural drawings to ensure each new building has porches for each unit that are a minimum of 6 feet and depicted on plans.
- e. Architectural drawings do not specify the color of the two existing units. **RECOMMEND**: specify the color of each.
- f. There are discrepancies between the Narrative and the plan set submitted regarding the number of bedrooms in each unit. **RECOMMEND**: review and revise for accurate representation.
- g. **RECOMMEND**: call out style and color(s) that will be permitted for fencing at the exclusive use areas.
- h. **RECOMMEND**: call out the color of site perimeter fencing.

7. General Notes

- a. Plan pages state “for ZBA”. **RECOMMEND**: removal reference to ZBA.
- b. Architectural plan pages and elevations are not consistent. In many cases units are reversed left side vs. front and the location of porches is incorrect. **RECOMMEND**: revising plans for consistency.
- c. Plan page (sheet #5) calls out “Windsor Street”: **RECOMMEND**: correcting plans.

Planning Board Recommendation

The Planning Board met with the applicant and property owner on February 10, 2026 and each of the points referenced in this report discussed at length. Based on the significant number of issues with the plans and, specifically those impacting life and safety, the Planning Board voted 5-0-0 **NOT TO RECOMMEND** approval of this project based upon the plans submitted. The Board notes, however, that the applicant indicated a willingness to revise the plan pages based upon the recommendations. The Planning Board suggests that if the applicant submits revisions to the plans, that said revisions be forwarded to the Board for an additional review and report to the Town Council.

RAC Investment Group LLC
7 Pleasant Street
Holbrook, MA
857-286-5857 ricardoj04@yahoo.com

February 18, 2026

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

Attn: Emily Lorgeree, Clerk

RE: Continuance Request
Petition For Special Permit Application Public Meeting
February 23, 2026
86 & 92 Union Street, Randolph, MA
Planned Residential Development

Town Council:

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

We respectfully request a continuation of the Public Meeting to give us time to incorporate items into the design and to return to the Planning Board to review the changes and provide you with an updated report.

Thank you.

Yours,
RAC Investment Group LLC

Ricardo Jean



RAC Investment Group LLC
7 Pleasant Street
Holbrook, MA
857-286-5857 ricardoj04@yahoo.com

March 5, 2026

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

Attn: Emily Lorgeree, Clerk

RE: Continuance Request
Petition For Special Permit Application Public Meeting
March 9, 2026
86 & 92 Union Street, Randolph, MA
Planned Residential Development

Town Council:

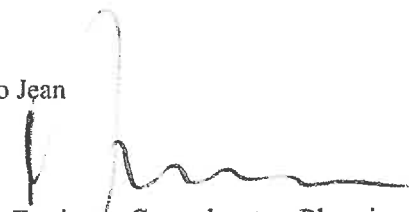
We met with the Planning Board on February 10, 2026. The Fire Department provided us with written items on life, health, and safety concerns. These items provided us with suggestions for a better Planned Residential Development. We would like to incorporate their ideas into the design.

We respectfully request a continuation of the Public Meeting to give us time to incorporate items into the design and to return to the Planning Board to review the changes and provide you with an updated report.

We request a continuation until April 6, 2026. *to April 13, 2026* *A /*

Thank you.

Yours,
RAC Investment Group LLC

Ricardo Jean


Business Consultant: – Planning - Permitting – Design – Construction
45+ Years Experience
Retired: Planner - Permitting - Designer – Engineer – Attorney - Broker

USA TODAY CO.



PO Box 631210 Cincinnati, OH 45263-1210

AFFIDAVIT OF PUBLICATION

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


STATE OF MASSACHUSETTS, COUNTY OF NORFOLK

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

02/07/2026, 02/14/2026

and that the fees charged are legal.

Sworn to and subscribed before on 02/14/2026



Legal Clerk



Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost:	\$131.58	
Tax Amount:	\$0.00	
Payment Cost:	\$131.58	
Order No:	12064118	# of Copies:
Customer No:	664773	0
PO #:	Emily Lorgeree	

86/92 Union St **LEGAL NOTICE** **Public Hearing Notice** **Town of Randolph, MA**

Please take notice that the Randolph Town Council will hold a public hearing on Monday, February 23, 2026, at 6:15 p.m. which may be attended by Zoom, by phone, or in-person at Randolph Town Hall, Chapin Hall, second floor, 41 South Main Street, Randolph, MA, 02368. This public hearing concerns the request of the applicant, RAC Investment Group LLC, for a Special Permit to construct a Planned Residential Development located at 86 & 92 Union Street, Randolph, MA 02368, Assessor Map 53, Block H, Parcel 008 and Assessor Map 53, Block H, Parcel 009. Project plans and additional information are available through the Randolph Town Clerk's Office during regular business hours at the offices of the Town Clerk, 41 South Main Street, Randolph, MA. The Zoom link and telephone information to connect to the public hearing may be found on the Randolph website calendar, on the day of the meeting.

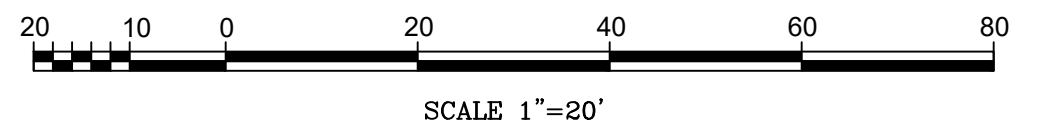
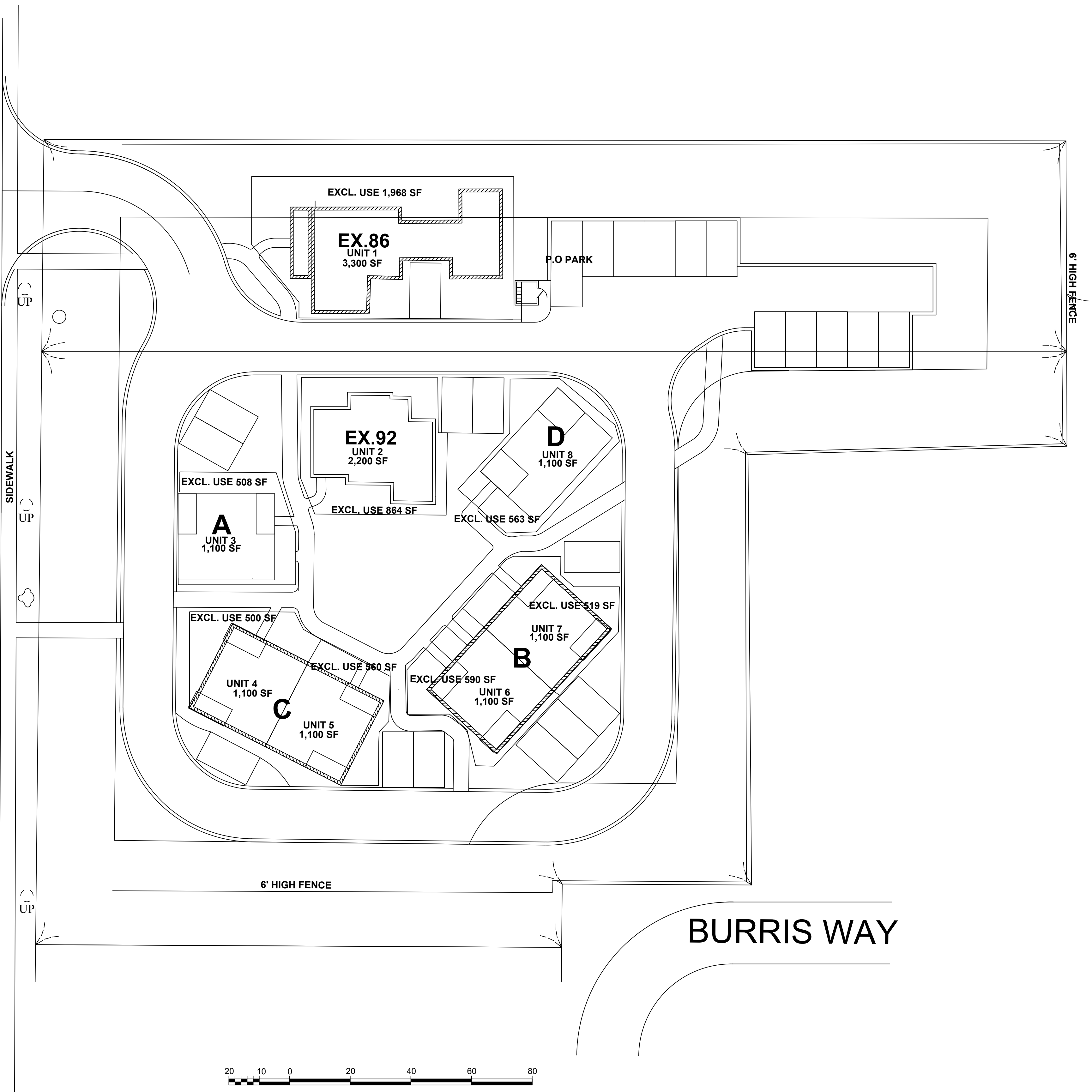
AD# 12064118
PL 02/07 & 02/14/2026

THIS IS NOT AN INVOICE!

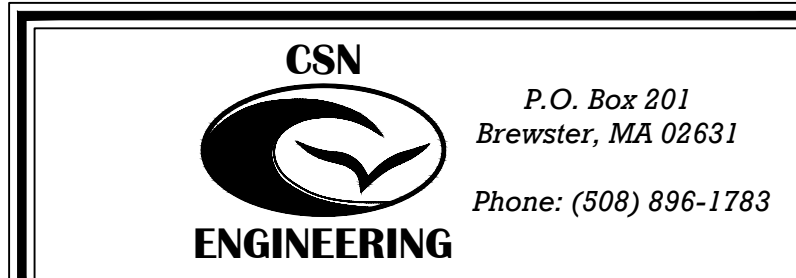
Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

UNION STREET



APRIL 4, 2026



DWG. NO. 1

DATE: 3/30/2026
86-92 UNION STREET
PLANNED
RESIDENTIAL
DEVELOPMENT

86-92 UNION STREET
RANDOLPH, MA

JOHN SPINK
DESIGNS

59 CLAY STREET, MIDDLEBORO, MA 02346
PHONE 774-766-0544
jspink1@gmail.com

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS AND FIELD ADJUSTMENTS MADE SHOWN AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

RAC Investment Group LLC
7 Pleasant Street
Holbrook, MA
857-286-5857 ricardoj04@yahoo.com

April 9, 2026

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

Attn: Emily Lorgeree, Clerk

RE: Continuance Request
Petition For Special Permit Application Public Meeting
March 9, 2026
86 & 92 Union Street, Randolph, MA
Planned Residential Development

Town Council:

After the last Council Meeting with the Neighbors' and Council's comments, we have made significant changes to our concept and design. The number of units has been reduced to eight, the roadway has been reconfigured, the entrance onto Burris Way has been eliminated, and the units have been redesigned. These changes create a better Planned Residential Development. We would like to have time to revise the drawings and documentation.

We respectfully request a continuation of the Public Meeting to give us time to incorporate items into the design and to return to the Planning Board to review the changes and provide The Council with an updated report.

We request a continuation until May 4, 2026.

Thank you.

Yours,
RAC Investment Group LLC

Ricardo Jean

Business Consultant: – Planning - Permitting – Design – Construction
45+ Years Experience
Retired: Planner - Permitting - Designer – Engineer – Attorney - Broker

Council Order: 2026-023**Introduced by: Town Manager Brian Howard
April 13, 2026**

**Acceptance of Autumn Lane and E.J. Foley Circle
As A Municipal Public Way in the Town of Randolph**

Upon the recommendation of the Town Manager, consistent with the requirements of M.G.L. c. 82, §§ 21-24, M.G.L. chs. 41 and 44, the Subdivision Control Law and any other applicable law, and pursuant to the application for acceptance of a public way via gift submitted to the Randolph Town Council by Petitioner Autumn Estates, LLC, the Town of Randolph hereby lays out and accepts Autumn Lane and E.J. Foley Circle, in the subdivision known as Autumn Estates, as municipal public ways in the Town of Randolph, effective upon the recording of the required maps and deeds at the Norfolk County Registry of Deeds. Said premises have been offered to the Town as a gift by the current property owners. The Town hereby authorizes the acceptance of that gift. Said premises are to be conveyed to the Town subject to and with the benefit of easements, restrictions, agreements, and reservations of record, if any there be insofar as the same may be in force and applicable. Further, the Randolph Town Council hereby authorizes the Town Manager to execute any map, plan, deed, easement, or other related agreements or documents as necessary for the Town of Randolph to acquire this gift of real estate for the purposes of laying out municipal public ways or to cancel said gift if in the best interests of the Town, and to take any other action necessary to carry out this real estate transfer. The Town Council hereby further authorizes all maps maintained by the Town of Randolph, official or otherwise, to be amended to reflect this change in public ways upon the recording of the required maps and deeds at the Norfolk County Registry of Deeds.

MADOFF & KHOURY LLP

ATTORNEYS AT LAW

PINE BROOK OFFICE PARK
124 WASHINGTON STREET, SUITE 202
FOXBOROUGH, MASSACHUSETTS 02035

TELEPHONE: (508) 543-0040
TELECOPIER: (508) 543-0020

RECEIVED APR 17 2025

April 17, 2025

HAND DELIVERED

Natalie Oliveras
Town Council Clerk
41 South Main Street
Randolph, MA 02368

**RE: STREET ACCEPTANCE APPLICATION FOR E.J. FOLEY CIRCLE AND
AUTUMN LANE (formerly R.F. Gallagher Road)**

Dear Ms. Oliveras:

Enclosed please find the following items for the above referenced Street Acceptance Application:

1. Application for Street Acceptance;
2. Title Certification prepared by Madoff and Khoury LLP;
3. Deed into Applicant and Release Deed to Applicant;
4. Deed from Applicant to Buyers of the Lots 1-5 and Lots E and F at E.J. Foley Circle and Autumn Lane (formerly R.F. Gallagher Road) retaining and reserving the fee on the roadway;
5. One copy of the Street Acceptance Plan (letter size);
6. Three Copies of the Street Acceptance Plan in 24x36 size; and
7. Street Acceptance Plan on mylar in 24x36 size.

Should you have any questions please do not hesitate to contact me at 508-543-0040 or at khoury@mandkllp.com and cordeiro@mandkllp.com.

Thank you.

Sincerely,



Mayara J. Cordeiro, Esq.



RANDOLPH TOWN COUNCIL

APPLICATION FOR STREET ACCEPTANCE

Petitioner	Autumn Estates, LLC		
Contact person	Michael A. Khoury, Esq. and Mayara J. Cordeiro, Esq.		
Address	124 Washington Street, Suite 202, Foxborough, MA 02035		
Phone	508-543-0040	Email	khoury@mandkllp.com and cordeiro@mandkllp.com

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

Property Owner	Autumn Estates, LLC		
Address	88 Waverly Street, Framingham, MA 01702		
Phone	508-326-1831	Email	shickey@wellesley.com and bb@wellesley.com sthomas@wellesley.com

Detailed Description of Request	This application seeks to request the Town of Randolph to accept E.J. Foley Circle and Autumn Lane (formerly R.F. Gallagher Road) as public streets.
--	--

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

Signature
Applicant

4/19/25
Date

TITLE CERTIFICATION

PROPERTY: **THOSE PREMISES IN RANDOLPH, MASSACHUSETTS IDENTIFIED AS LOTS 1-5 AND LOT E AND LOT F, AUTUMN ESTATES, RANDOLPH, MASSACHUSETTS 02368 ("THE PROPERTY");**

RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS (THE "REGISTRY"), IN PLAN BOOK 580, PAGE 25, DATED APRIL 18, 2008 (THE " PLAN"), A COPY OF WHICH IS ATTACHED HERETO.

BEING THE LAND MORE SPECIFICALLY DESCRIBED IN THAT DEED OF RANDOLPH PROPERTY HOLDINGS, L.L.C. DATED FEBRUARY 2, 2015 RECORDED WITH THE REGISTRY IN BOOK 32885, PAGE 93.

OWNER: **AUTUMN ESTATES, LLC**

DATE: **April 17, 2025**

The undersigned law firm has acted as counsel to the Owner with respect to the development of the seven (7) residential home lot subdivision located on the Property, which Property is identified as E.J Foley Circle and Autumn Lane (formerly R.F. Gallagher Road). The Owner has sold all seven house lots identified in the Plan and wishes to have the Town of Randolph, Massachusetts (the "**Town**") accept the Property, which serves as the roadway to the house lots approved by the Town in that Plan.

This Certification is issued to and for the benefit of the Town, its various boards, departments and offices and those professionals who work for or on behalf of the Town and may not be relied upon any other parties.

As of April 17, 2025 (the "**Effective Date**"), the Property is free from all encumbrances which would materially affect the title, excepting those matters which are expressly enumerated in this certification, which are set forth below follows.

- (a) As set stated in that Deed recorded at the Registry in Book 3061, Page 498 pertaining to both Randolph and adjoining Canton properties;
- (b) Order of Taking for Relocation of Canton Street recorded at the Registry in Book 1451, Page 463;
- (c) Order of Taking for Relocation of Canton Street recorded at the Registry in Book 1837, Page 74;
- (d) Order of Taking for Relocation of Canton Street recorded at the Registry in Book 1996, Page 302;

- (e) Order of Taking for Relocation of Randolph Street recorded at the Registry in Book 3000, Page 517;
- (f) Petition by Algonquin Gas Transmission Company recorded at the Registry in Book 3098, Page 251;
- (g) Order of Taking of Algonquin Gas Transmission Company recorded at the Registry in Book 3098, Page 262;
- (h) Grant of Easement from Christopher N. Cochis and Sophie Cochis to Algonquin Gas Transmission Company dated December 30, 1967 and recorded at the Registry in Book 4485, Page 139 and as effected by that amendment recorded at the Registry in Book 14410, Page 171;
- (i) Grant of easement over ways generally contained in a deed from Elinor F. Cochis, Nicholas J. Cochis, and Alexander J. Cochis to Algonquin Gas Transmission Company dated July 11, 2000 and recorded at the Registry in Book 14410, Page 168;
- (j) Agreement Between the Town of Randolph and the Cochis Family dated February 25, 2002 by the Town of Randolph, Massachusetts, Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis and recorded at the Registry in Book 16319, Page 56;
- (k) Order of Conditions regarding installation of a new sewer pump station recorded at the Registry in Book 16390, Page 432;
- (l) Grant of Easement from Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis to Massachusetts Electric Company and Verizon New England, Inc. recorded at the Registry in Book 19875, Page 324;
- (m) Decision on Stipulation by the Commonwealth of Massachusetts, Housing Appeals Committee in the matter of Randolph Property Holding, LLC, Appellant, v. Randolph Board of Appeals, Appellee, Case No. 03-28, and recorded June 29, 2005 at the Registry in Book 22571, Page 276;
- (n) Order of Conditions issued by the Randolph Conservation Commission recorded at the Registry in Book 23492, Page 507;
- (o) Notice of Withdrawal from Registration system of the land court recorded at the Registry in Book 23811, Page 305;
- (p) Order of a Conservation and Management Permit granted by the Division of Fisheries & Wildlife, Permit No. 02-10572, dated July 26, 2007 and recorded at the Registry in Book 25166, Page 584;

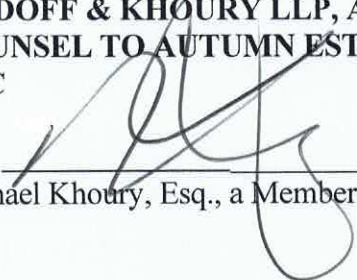
- (q) Order of Conditions issued by Randolph Conservation Commission recorded at the Registry in Book 25489, Page 84;
- (r) Covenant by and between the Randolph Property Holding L.L.C. and the Randolph Planning Board, on behalf of the Town of Randolph dated April 8, 2008 and recorded at the Registry in Book 25691, Page 22;
- (s) Terms and provisions of a Certificate by Randolph Property Holding, L.L.C. dated February 1, 2011 and recorded at the Registry in Book 28573, Page 594;
- (t) Deed from Randolph Property Holding, L.L.C. to Alexander J. Cochis of Lot 5 on Canton Street in Randolph as shown on plan recorded at the Registry in Plan Book 557, Page 40 reserving a perpetual and nonexclusive right easement and a temporary construction easement for the benefit of the Grantor, dated March 26, 2012 and recorded at the Registry in Book 29881, Page 243, as affected by Confirmatory Deed dated June 4, 2012 and recorded at the Registry in Book 31708, Page 61;
- (u) Subject to and with the benefit of reservations and agreements regarding a drainage easement as set forth in a Quitclaim Deed and Easement Agreement from Randolph Property Holding, L.L.C. to Avalon Bay Communities, Inc., of Parcel B on plan recorded at the Registry in Plan Book 605, Page 66, dated as of November 16, 2012 and recorded at the Registry in Book 30692, Page 385, as affected by Confirmatory Quitclaim Deed and Easement Agreement dated November 16, 2012 and recorded at the Registry in Book 31590, Page 36;
- (v) Easement Agreement by and between Randolph Property Holding, L.L.C. and Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis, collectively "Grantor" and Avalon Canton, Inc. "Grantee" dated as of November 16, 2012 and recorded at the Registry in Book 30692, Page 388;
- (w) Reciprocal Easement Agreement between Randolph Property Holding, L.L.C. and Avalon Blue Hills, Inc. dated November 16, 2012 recorded at the Registry in Book 30692, Page 414;
- (x) Easement Agreement between Randolph Property Holding, L.L.C. and NSTAR Electric Company dated February 25, 2014 and recorded at the Registry in Book 32106, Page 11;
- (y) Those utility, drainage and other easements and rights of way benefitting and burdening the Property and the title of the Owner and its successors and assigns (including the Town of Randolph, Massachusetts on acceptance of the Property as a public road and way) as set forth and reserved in the Plan, and in those deeds to residential house lots within the Subdivision as recorded with the Registry.

In addition to those exceptions noted above as of the Effective Date, this certification

does not certify to or report upon any of the following matters:

1. Those encumbrances referred to in General Laws, Chapter 185, Section 46, whether or not title to the Property is registered, if record notice of such encumbrance is not recorded or filed with the Registry;
2. Real estate taxes and other municipal liens;
3. Any encroachments, overlaps, boundary line disputes or other state of physical facts which may be revealed by a personal inspection or a full survey of the Property.
4. Rights or claims of parties in possession not shown by the public records;
5. Easements or claims of easements, not shown by the public records;
6. Matters not shown on a fifty (50) year examination and defects such as forgery, incompetence and fraud which are not apparent by the public records;
7. Any lien or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records;
8. Instruments not properly indexed in the public records;
9. Provisions of the State Building Code, State Lead Paint Poisoning Act, Zoning and Subdivision Control Laws and Municipal By-Laws and rules and regulations adopted thereunder; the Flood Disaster Protection Act of 1973, the Coastal Zone Management Plan, the Wetland Protection Act, the Coastal Wetlands Protection Act, the State Sanitary Code, Massachusetts Hazardous Material Prevention Act (Chapter 21E), and any and all other federal, state or municipal building, zoning, environmental or other regulatory laws, rules and regulations; fees in the streets; Historic or Historical district regulations; town records; bankruptcy proceedings; and errors in the information received from a town as to municipal taxes, assessments and charges and, in particular, shown on a Certificate of Municipal Liens.
10. Proceedings not covered by the lis pendens statute, Massachusetts General Laws Chapter 184 Section 15 such as suits involving violations of public land use regulations and fraudulent conveyances; and

**MADOFF & KHOURY LLP, AS
COUNSEL TO AUTUMN ESTATES,
LLC**

By: 
Michael Khoury, Esq., a Member of the Firm

Bk 32885 Pg 93 #9877
02-06-2015 @ 03:45p

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 02-06-2015 @ 03:45pm
Ct1#: 1419 Doc#: 9877
Fee: \$912.00 Cons: \$200,000.00

QUITCLAIM DEED

RANDOLPH PROPERTY HOLDING, L.L.C., a New Jersey limited liability company, with an address c/o Roseland Property Company, 23 Overlook Ridge Drive, Malden, Massachusetts 02148 ("Grantor"),

for consideration paid in the sum of TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00),

GRANTS to **AUTUMN ESTATES, LLC**, a Massachusetts limited liability company, with an address at 88 Waverley Street, Framingham, Massachusetts 01702,

with QUITCLAIM COVENANTS, those certain parcels of land off Canton Street in Randolph, Norfolk County, Commonwealth of Massachusetts and more particularly described in Exhibit A attached hereto and made a part hereof.

Grantor hereby represents that the conveyance does constitute a sale or transfer in the ordinary course of Grantor's business.

Massachusetts Deed Excise Tax Stamps in the amount of \$912.00 have been affixed hereto and canceled prior to recording.

[Signature appears on following page.]

Address of Property Conveyed: Off Canton Street in Randolph, MA.

Executed under seal as of the 2nd day of February, 2015. N O T
A N

O F F I C I A L R A N D O L P H P R O P E R T Y H O L D I N G , L . L . C .
C O P Y C O P Y

By: [Signature]
Name: Marshall B. Tycher
Title: Authorized Signatory

STATE OF NEW JERSEY
COUNTY OF ESSEX, SS.

On this 20th day of January, 2015, before me, the undersigned notary public, personally appeared Marshall B. Tycher, personally known to me or proved to me through satisfactory evidence of identification, which was a NJ driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose as Authorized Signatory of Randolph Property Holding, L.L.C., a New Jersey limited liability company.

[Signature]
Notary Public
Printed Name: Kathleen A. Halasz
My Commission Expires: 8/23/15
Seal

KATHLEEN A. HALASZ
NOTARY PUBLIC OF NEW JERSEY
ID# 2333125
MY COMMISSION EXPIRES 8/23/2015

N O T E X H I B I T A N O T
 A N t o A N
 O F F I C I A L Q U I T C L A I M D E E D I C I A L
 C O P Y f r o m C O P Y
 R A N D O L P H P R O P E R T Y H O L D I N G , L . L . C . ,
 t o
 A U T U M N E S T A T E S , L L C

Description of the Land

Those certain parcels of land situated in the Town of Randolph, Norfolk County, Commonwealth of Massachusetts, described as follows:

Lots 1-5, Lot E and Lot F as shown on a plan entitled "Autumn Estates", dated July 30, 2007, last revised January 18, 2008, prepared by H. W. Moore Associates, Inc., and recorded with the Norfolk Registry of Deeds (the "Registry") as Plan 192 of 2008, in Plan Book 580, Page 25.

The premises are conveyed subject to the following:

1. Grant of pipeline easement by Christopher N. Cochis and Sophie Cochis to Algonquin Gas Transmission Company dated December 30, 1967 and recorded in the Registry in Book 4485, Page 139 and registered in the Norfolk County Registry District of the Land Court (the "Land Court") as Document No. 288302, extending from the valve site in Canton near the town line northerly to Canton Street in Randolph.
2. Grant of easement over ways generally contained in a deed from Elinor F. Cochis, Nicholas J. Cochis, and Alexander J. Cochis to Algonquin Gas Transmission Company dated July 11, 2000 and recorded in the Registry in Book 14410, Page 168.
3. Amended grant of easement by and between Elinor F. Cochis, Nicholas J. Cochis, and Alexander J. Cochis and Algonquin Gas Transmission Company dated July 11, 2000 and recorded in the Registry in Book 14410, Page 171, amending the grant dated December 30, 1967 and recorded in the Registry in Book 4485, Page 139, and relating to the use of a fifty foot wide pipeline and travel way extending from Canton Street in Randolph to the two acre site conveyed by the preceding deed.
4. Agreement between the Town of Randolph and the Cochis Family dated February 25, 2002 by the Town of Randolph, Massachusetts, Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis and recorded in the Registry in Book 16319, Page 56.
5. Decision on Stipulation by the Commonwealth of Massachusetts, Housing Appeals Committee in the matter of Randolph Property Holding, L.L.C., Appellant, v. Randolph Board of Appeals, Appellee, Case No. 03-28, and recorded June 29, 2005 in the Registry in Book 22571, Page 276.

6. Order of Conditions issued by the Randolph Conservation Commission, DEP File Number 268-0337, dated January 18, 2006 and recorded in the Land Court as Document No. 1097567 and recorded in the Registry in Book 23492, Page 507.
- C O P Y
7. Reciprocal Easement Agreement by and between Randolph Property Holding, L.L.C. and Avalon Blue Hills, Inc., dated September 30, 2007 and recorded in the Registry in Book 25164, Page 20, as affected by Affidavit dated September 18, 2007 and recorded in the Registry in Book 25174, Page 118, Amendment to Reciprocal Easement Agreement dated July 30, 2008 and recorded in the Registry in Book 26045, Page 296, and Termination re: Reciprocal Easement Agreement dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 381.
8. Order of a Conservation and Management Permit granted by the Division of Fisheries & Wildlife, Permit No. 02-10572, dated July 26, 2007 and recorded in the Registry in Book 25166, Page 584.
9. Order of Conditions issued by Randolph Conservation Commission, DEP File No. SE 268-0350, dated December 5, 2007 and recorded in the Registry in Book 25489, Page 84.
10. Covenant and agreement by and between the Randolph Property Holding L.L.C. and the Randolph Planning Board, on behalf of the Town of Randolph dated April 8, 2008 and recorded in the Registry in Book 25691, Page 22.
11. Terms and provisions of a Certificate by Randolph Property Holding, L.L.C. dated February 1, 2011 and recorded in the Registry in Book 28573, Page 594.
12. Deed from Randolph Property Holding, L.L.C. to Alexander J. Cochis of Lot 5 on Canton Street in Randolph as shown on plan recorded in the Registry in Plan Book 557, Page 40 reserving a perpetual and nonexclusive right easement and a temporary construction easement for the benefit of the Grantor, dated March 26, 2012 and recorded in the Registry in Book 29881, Page 243, as affected by Confirmatory Deed dated June 4, 2012 and recorded in the Registry in Book 31708, Page 61.
13. Subject to and with the benefit of reservations and agreements regarding a drainage easement as set forth in a Quitclaim Deed and Easement Agreement from Randolph Property Holding, L.L.C. to Avalon Bay Communities, Inc., of Parcel B on plan recorded in the Registry in Plan Book 605, Page 66, dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 385, as affected by Confirmatory Quitclaim Deed and Easement Agreement dated November 16, 2012 and recorded in the Registry in Book 31590, Page 36.
14. Easement Agreement by and between Randolph Property Holding, L.L.C. and Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis, collectively "Grantor" and Avalon Canton, Inc. "Grantee" dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 388.

15. Reciprocal Easement Agreement by and between Randolph Property Holding, L.L.C. and Avalon Blue Hills, Inc. Dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 414. **C O P Y** **O F F I C I A L** **C O P Y**
16. Easement Agreement dated February 25, 2014 by Randolph Property Holding, L.L.C. and NSTAR Electric Company and recorded in the Registry in Book 32106, Page 11.

For Grantor's title to the premises, see the following deeds:

- a. Deed dated September 30, 2005 from Elinor F. Cochis, Trustee et als to Randolph Property Holding, L.L.C. and recorded in the Registry in Book 22972, Page 46 and filed in the Norfolk Registry District of the Land Court (the "Land Court") as Document No. 1081153
- b. See Notice of Withdrawal from the Land Court dated January 9, 2006 and recorded in the Registry in Book 23811, Page 305 and filed in the Land Court as Document No. 1105363

A1071803.1

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C O P Y

Address of Property Conveyed: E. J. Foley Circle and R. F. Gallagher Road, Randolph, MA.

RELEASE DEED

RANDOLPH PROPERTY HOLDING, L.L.C., a New Jersey limited liability company, having an address at 150 John F. Kennedy Parkway, 5th Floor, Short Hills, New Jersey 07078 ("Grantor"),

for consideration paid in the sum of ONE AND NO/100 DOLLAR (\$1.00),

releases to **AUTUMN ESTATES, LLC**, a Massachusetts limited liability company, with an address at 88 Waverly Street, Framingham, Massachusetts 01702, without covenants,

all of Grantor's right, title and interest, if any, in and to E. J. Foley Circle and R. F. Gallagher Road in Randolph, Norfolk County, Massachusetts, all as shown on a plan entitled "Autumn Estates", dated July 30, 2007, last revised January 18, 2008, prepared by H. W. Moore Associates, Inc., and recorded with the Norfolk Registry of Deeds (the "Registry") as Plan 192 of 2008, in Plan Book 580, Page 25.

For Grantor's title to the premises, see the following:

- A. Deed dated September 30, 2005 from Elinor F. Cochis, Trustee et als to Randolph Property Holding, L.L.C. and recorded in the Registry in Book 22972, Page 46 and filed in the Norfolk Registry District of the Land Court (the "Land Court") as Document No. 1081153
- B. See Notice of Withdrawal from the Land Court dated January 9, 2006 and recorded in the Registry in Book 23811, Page 305 and filed in the Land Court as Document No. 1105363

Grantor hereby represents that the conveyance constitutes a sale or transfer in the ordinary course of Grantor's business.

The within conveyance is made for nominal consideration and, accordingly, no excise stamps are required to be affixed hereto.

Executed under seal as of the 3rd day of May N 02016.

A N O F F I C I A L R A N D O L P H P R O P E R T Y H O L D I N G , L L C .
C O P Y C O P Y

By: [Signature]
Name: Marshall B. Tycher
Title: Authorized Signatory

STATE OF NEW JERSEY
COUNTY OF Essex, SS.

On this 3rd day of May, 2016, before me, the undersigned notary public, personally appeared Marshall B. Tycher, proved to me through satisfactory evidence of identification, which was a New Jersey driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Authorized Signatory of Randolph Property Holding, L.L.C., a New Jersey limited liability company.

[Signature]
Notary Public
Printed Name: Barbara A. Estrada
My Commission Expires: 9/6/2020
Official Seal of Notary

AI221538.1

BARBARA A. ESTRADA
NOTARY PUBLIC OF NEW JERSEY
ID# 2181607
My Commission Expires September 6, 2020

N O T N O T
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C O P Y C O P Y

QUITCLAIM DEED

AUTUMN ESTATES, LLC, a duly organized Massachusetts limited liability company, having a mailing address of 88 Waverly Street, Framingham, MA 01702 ("Grantor") in consideration paid of **SIX HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$657,500) DOLLARS** grants to and **Hoang Vo and Hong Nguyen, husband and wife, tenants by the entirety**, of 90 Park Street, Braintree, MA 02184, with QUITCLAIM COVENANTS the following described premises:

Lot 3, 6 E.J. Foley Circle, Randolph, MA 02368. A certain parcel of land and buildings thereon containing 0.377 acre (16,429 sq. ft.) more or less and better described in the Norfolk County Registry of Deeds Plan in Plan No. 192 of 2008, Plan Book 580, Page 25 (hereinafter referred to as "Development Plan").

Property is known and numbered as 6 E.J. Foley, Randolph, Massachusetts.

The premises are conveyed subject to the following:

Subject to easements, restrictions and reservations of record, if any, and those as shown on the Plan and including but not limited to any such items listed in this agreement, as the same do not prohibit or materially interfere with the use of said Premises for single family residential purposes; and those created as part of the "Autumn Estates Subdivision" development approval process, or any other approval related to the development of "Autumn Estates Subdivision", including, but not limited to a lot specific order of conditions, if any;

Said Premises are conveyed without the fee in and to any roadway or streets shown on said "Plan" but together with the right to use all streets and ways as shown on said plan for all purposes for which streets are commonly used in the Town of Randolph.

Grant of pipeline easement by Christopher N. Cochis and Sophie Cochis to Algonquin Gas Transmission Company dated December 30, 1967 and recorded in the Registry in Book 4485, Page 139 and registered in the Norfolk County Registry District of the Land Court (the "Land Court") as Document No. 288302, extending from the valve site in Canton near the town line northerly to Canton Street in Randolph.

Grant of easement over ways generally contained in a deed from Elinor F. Cochis, Nicholas J. Cochis, and Alexander J. Cochis to Algonquin Gas Transmission Company dated July 11, 2000 and recorded in the Registry in Book 14410, Page 168.

Amended grant of easement by and between Elinor F. Cochis, Nicholas J. Cochis, and Alexander J. Cochis and Algonquin Gas Transmission Company dated July 11, 2000 and recorded in the Registry in Book 14410, Page 171, amending the grant dated December 30, 1967 and recorded in

6 E. J. Foley Circle, Randolph, MA

the Registry in Book 4483, Page 139, and relating to the use of a fifty foot wide pipeline and travel way extending from Canton Street in Randolph to the two acre site conveyed by the preceding deed. O F F I C I A L O F F I C I A L

C O P Y C O P Y

Agreement between the Town of Randolph and the Cochis Family dated February 25, 2002 by the Town of Randolph, Massachusetts, Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis and recorded in the Registry in Book 16319, Page 56.

Decision on Stipulation by the Commonwealth of Massachusetts, Housing Appeals Committee in the matter of Randolph Property Holding, L.L.C., Appellant, v. Randolph Board of Appeals, Appellee, Case No. 03-28, and recorded June 29, 2005 in the Registry in Book 22571, Page 276.

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Reciprocal Easement Agreement by and between Randolph Property Holding, L.L.C. and Avalon Blue Hills, Inc., dated September 30, 2007 and recorded in the Registry in Book 25164, Page 20, as affected by Affidavit dated September 18, 2007 and recorded in the Registry in Book 25174, Page 118, Amendment to Reciprocal Easement Agreement dated July 30, 2008 and recorded in the Registry in Book 26045, Page 296, and Termination re: Reciprocal Easement Agreement dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 381.

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Terms and provisions of a Certificate by Randolph Property Holding, L.L.C. dated February 1, 2011 and recorded in the Registry in Book 28573, Page 594.

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Subject to and with the benefit of reservations and agreements regarding a drainage easement as set forth in a Quitclaim Deed and Easement Agreement from Randolph Property Holding, L.L.C.

to Avalon Bay Communities, Inc., of Parcel B on plan recorded in the Registry in Plan Book 605, Page 66, dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 385, as affected by Confirmatory Quiet Claim Deed and Easement Agreement dated November 16, 2012 and recorded in the Registry in Book 31590, Page 36. O P Y

Easement Agreement by and between Randolph Property Holding, L.L.C and Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis, collectively "Grantor" and Avalon Canton, Inc. "Grantee" dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 388.

Reciprocal Easement Agreement by and between Randolph Property Holding, L.L.C. and Avalon Blue Hills, Inc. dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 414.

Easement Agreement dated February 25, 2014 by Randolph Property Holding, L. L. C. and NSTAR Electric Company and recorded in the Registry in Book 32106, Page 11.

Easement Agreement dated February 10, 2016 by and between Cathleen Robin Sullivan and Christopher Sullivan, Trustees of the Cathleen Robin Sullivan Family Trust under a Declaration of Trust dated March 8, 2001 and Louis J. Kmito and Autumn Estates LLC recorded in the Registry in Book 33849 Page 450.

Grant of Easement to Massachusetts Electric Company dated July 26, 2016 by Autumn Estates LLC and recorded in the Registry in Book 34919 Page 29.

Easement Agreement dated March 29, 2017 by and between Autumn Estates LLC and Verizon New England Inc. and recorded in the Registry in Book 35037 Page 307.

For Grantor's title to premises, see the following deed:

Deed dated February 2, 2015 from Randolph Property Holdings, LLC to Autumn Estates, LLC, and recorded in the Norfolk County Registry in Book 32885, Page 93.

This is not a sale of all or substantially all of the grantor's assets within the Commonwealth of Massachusetts.

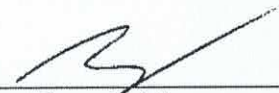
[signature page to follow]

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IN WITNESS WHEREOF, the said AUTUMN ESTATES, LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf and hereto duly authorized this 25th day of September, 2018.

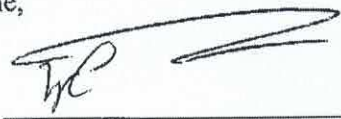
AUTUMN ESTATES, LLC
By Its Manager

By: 
Sunny Thomas, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS.

On this 25th day of September, 2018, before me, the undersigned notary public, personally appeared Sunny Thomas, Manager of Autumn Estates LLC, proved to me through satisfactory evidence of identification, which were Mass. Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Autumn Estates, LLC, before me,



Notary Public: William C. Garreker
My Commission Expires: 11/13/2020

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

QUITCLAIM DEED

Locus: 9 E.J. Foley Circle, Randolph, Norfolk County, Massachusetts

AUTUMN ESTATES, LLC, a duly organized Massachusetts limited liability company, having a mailing address of 88 Waverly Street, Framingham, MA 01702 ("Grantor") in consideration paid of **FIVE HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED (\$589,900) DOLLARS** grants to **DUNG NGUYEN and DUYN NGUYEN**, as joint tenants with right of survivorship, of 53 Wrentham Street, Boston, MA 02125, with QUITCLAIM COVENANTS the following described premises:

Lot 2, shown on plan entitled "Autumn Estates" dated July 30, 2007, last revised on January 18, 2008, prepared by H. W. Moore Associates Inc., and recorded with the Norfolk County Registry of Deeds as Plan 192 of 2008, in Plan Book 580, Page 25 (hereinafter referred to as "Plan").

Property is known and numbered as 9 E.J. Foley Circle, Randolph, Massachusetts.

The premises are conveyed subject to the following:

Subject to easements, restrictions and reservations of record, if any, and those as shown on the Plan and including but not limited to any such items listed in this agreement, as the same do not prohibit or materially interfere with the use of said Premises for single family residential purposes; and those created as part of the "Autumn Estates Subdivision" development approval process, or any other approval related to the development of "Autumn Estates Subdivision", including, but not limited to a lot specific order of conditions, if any;

Said Premises are conveyed without the fee in and to any roadway or streets shown on said "Plan" but together with the right to use all streets and ways as shown on said plan for all purposes for which streets are commonly used in the Town of Randolph.

Grant of pipeline easement by Christopher N. Cochis and Sophie Cochis to Algonquin Gas Transmission Company dated December 30, 1967 and recorded in the Registry in Book 4485, Page 139 and registered in the Norfolk County Registry District of the Land Court (the "Land Court") as Document No. 288302, extending from the valve site in Canton near the town line northerly to Canton Street in Randolph.

Grant of easement over ways generally contained in a deed from Elinor F. Cochis, Nicholas J. Cochis, and Alexander J. Cochis to Algonquin Gas Transmission Company dated July 11, 2000 and recorded in the Registry in Book 14410, Page 168.

Amended grant of easement by and between Elinor F. Cochis, Nicholas J. Cochis, and Alexander J. Cochis and Algonquin Gas Transmission Company dated July 11, 2000 and recorded in the

Registry in Book 14410, Page 171, amending the grant dated December 30, 1967 and recorded in the Registry in Book 4485, Page 139, and relating to the use of a fifty foot wide pipeline and travel way extending from Canton Street in Randolph to the two acre site conveyed by the preceding deed.

C O P Y

C O P Y

Agreement between the Town of Randolph and the Cochis Family dated February 25, 2002 by the Town of Randolph, Massachusetts, Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis and recorded in the Registry in Book 16319, Page 56.

Decision on Stipulation by the Commonwealth of Massachusetts, Housing Appeals Committee in the matter of Randolph Property Holding, L.L.C., Appellant, v. Randolph Board of Appeals, Appellee, Case No. 03-28, and recorded June 29, 2005 in the Registry in Book 22571, Page 276.

Order of Conditions issued by the Randolph Conservation Commission, DEP File Number 268-0337, dated January 18, 2006 and registered in the Land Court as Document No. 1097567 and recorded in the Registry in Book 23492, Page 507.

Reciprocal Easement Agreement by and between Randolph Property Holding, L.L.C. and Avalon Blue Hills, Inc., dated September 30, 2007 and recorded in the Registry in Book 25164, Page 20, as affected by Affidavit dated September 18, 2007 and recorded in the Registry in Book 25174, Page 118, Amendment to Reciprocal Easement Agreement dated July 30, 2008 and recorded in the Registry in Book 26045, Page 296, and Termination re: Reciprocal Easement Agreement dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 381.

Order of a Conservation and Management Permit granted by the Division of Fisheries & Wildlife, Permit No. 02-10572, dated July 26, 2007 and recorded in the Registry in Book 25166, Page 584.

Order of Conditions issued by Randolph Conservation Commission, DEP File No. SE 268-0350, dated December 5, 2007 and recorded in the Registry in Book 25489, Page 84. Covenant and Agreement by and between the Randolph Property Holding L.L.C. and the Randolph Planning Board, on behalf of the Town of Randolph dated April 8, 2008 and recorded in the Registry in Book 25691, Page 22.

Terms and provisions of a Certificate by Randolph Property Holding, L.L.C. dated February 1, 2011 and recorded in the Registry in Book 28573, Page 594.

Deed from Randolph Property Holding, L.L.C. to Alexander J. Cochis of Lot 5 on Canton Street in Randolph as shown on plan recorded in the Registry in Plan Book 557, Page 40 reserving a perpetual and nonexclusive right easement and a temporary construction easement for the benefit of the Grantor, dated March 26, 2012 and recorded in the Registry in Book 29881, Page 243, as affected by Confirmatory Deed dated June 4, 2012 and recorded in the Registry in Book 31708, Page 61.

Subject to and with the benefit of reservations and agreements regarding a drainage easement as

set forth in a Quitclaim Deed and Easement Agreement from Randolph Property Holding, L.L.C. to Avalon Bay Communities, Inc., of Parcel B on plan recorded in the Registry in Plan Book 605, Page 66, dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 385, as affected by Confirmatory Quitclaim Deed and Easement Agreement dated November 16, 2012 and recorded in the Registry in Book 31590, Page 36.

Easement Agreement by and between Randolph Property Holding, L.L.C and Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis, collectively "Grantor" and Avalon Canton, Inc. "Grantee" dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 388.

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Easement Agreement dated February 25, 2014 by Randolph Property Holding, L. L. C. and NSTAR Electric Company and recorded in the Registry in Book 32106, Page 11.

Easement Agreement dated February 10, 2016 by and between Cathleen Robin Sullivan and Christopher Sullivan, Trustees of the Cathleen Robin Sullivan Family Trust under a Declaration of Trust dated March 8, 2001 and Louis J. Kmito and Autumn Estates LLC recorded in the Registry in Book 33849 Page 450.

Grant of Easement to Massachusetts Electric Company dated July 26, 2016 by Autumn Estates LLC and recorded in the Registry in Book 34919 Page 29.

Easement Agreement dated March 29, 2017 by and between Autumn Estates LLC and Verizon New England Inc. and recorded in the Registry in Book 35037 Page 307.

For Grantor's title to premises, see the following deed:

Deed dated February 2, 2015 from Randolph Property Holdings, LLC to Autumn Estates, LLC, and recorded in the Norfolk County Registry in Book 32885, Page 93.

This is not a sale of all or substantially all of the grantor's assets.

[signature page to follow]

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IN WITNESS WHEREOF, the said AUTUMN ESTATES, LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf and hereto duly authorized this 23rd day of July, 2018

AUTUMN ESTATES, LLC
By Its Manager

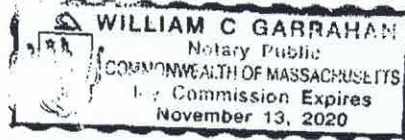
By: [Signature]
Sunny Thomas, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS.

On this 23rd day of July, 2018, before me, the undersigned notary public, personally appeared Sunny Thomas, Manager of Autumn Estates LLC, proved to me through satisfactory evidence of identification, which were Mass. Drivers License to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Autumn Estates, LLC, before me,

[Signature]
Notary Public: William C Garrahan
My Commission Expires: 11/13/2020



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QUITCLAIM DEED

AUTUMN ESTATES, LLC, a duly organized Massachusetts limited liability company, having a mailing address of 88 Waverly Street, Framingham, MA 01702 ("Grantor") in consideration paid of FIVE HUNDRED FORTY-NINE THOUSAND NINE HUNDRED (\$549,900) DOLLARS grants to QUOC THANG, individually, now of 7 E.J. Foley Circle, Randolph, MA 02368, with QUITCLAIM COVENANTS the following described premises:

Lot 1, shown on plan entitled "Autumn Estates" dated July 30, 2007, last revised on January 18, 2008, prepared by H. W. Moore Associates Inc., and recorded with the Norfolk County Registry of Deeds as Plan 25 of 2008, in Plan Book 580, Page 25 (hereinafter referred to as "Plan").

Property is known and numbered as 7 E.J. Foley Circle, Randolph, Massachusetts.

The premises are conveyed subject to the following:

Subject to easements, restrictions and reservations of record, if any, and those as shown on the Plan and including but not limited to any such items listed in this agreement, as the same do not prohibit or materially interfere with the use of said Premises for single family residential purposes; and those created as part of the "Autumn Estates Subdivision" development approval process, or any other approval related to the development of "Autumn Estates Subdivision", including, but not limited to a lot specific order of conditions, if any;

Said Premises are conveyed without the fee in and to any roadway or streets shown on said "Plan" but together with the right to use all streets and ways as shown on said plan for all purposes for which streets are commonly used in the Town of Randolph.

Grant of pipeline easement by Christopher N. Cochis and Sophie Cochis to Algonquin Gas Transmission Company dated December 30, 1967 and recorded in the Registry in Book 4485, Page 139 and registered in the Norfolk County Registry District of the Land Court (the "Land Court") as Document No. 288302, extending from the valve site in Canton near the town line northerly to Canton Street in Randolph.

Grant of easement over ways generally contained in a deed from Elinor F. Cochis, Nicholas J. Cochis, and Alexander J. Cochis to Algonquin Gas Transmission Company dated July 11, 2000 and recorded in the Registry in Book 14410, Page 168.

Amended grant of easement by and between Elinor F. Cochis, Nicholas J. Cochis, and Alexander J. Cochis and Algonquin Gas Transmission Company dated July 11, 2000 and recorded in the Registry in Book 14410, Page 171, amending the grant dated December 30, 1967 and recorded in

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C O P Y C O P Y

Agreement between the Town of Randolph and the Cochis Family dated February 25, 2002 by the Town of Randolph, Massachusetts, Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis and recorded in the Registry in Book 16319, Page 56.

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to Avalon Bay Communities, Inc., of Parcel B on plan recorded in the Registry in Plan Book 605, Page 66, dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 385, as affected by Confirmatory Quitclaim Deed and Easement Agreement dated November 16, 2012 and recorded in the Registry in Book 31590, Page 36.

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This is not a sale of all or substantially all of the grantor's assets.

[signature page to follow]

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

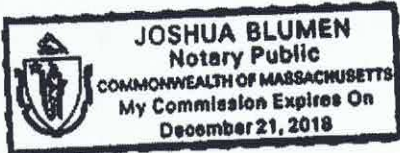
IN WITNESS WHEREOF, the said AUTUMN ESTATES, LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf and hereto duly authorized this 3rd day of November, 2017.

AUTUMN ESTATES, LLC
By Its Manager

By: [Signature] MANAGER
Marc Fantasia, Manager

Norfolk, SS. COMMONWEALTH OF MASSACHUSETTS

On this 3rd day of November, 2017, before me, the undersigned notary public, personally appeared Marc Fantasia, Manager of Autumn Estates LLC, proved to me through satisfactory evidence of identification, which were MA DL to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Autumn Estates LLC, before me,



[Signature]
Notary Public:
My Commission Expires:

Bk 36342 Pg 226
10-03-2018 @ 11:10a

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

N O T
A N

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 10-03-2018 @ 11:10am
Ct1#: 487 Doc#: 88879
Fee: \$2,546.76 Cons: \$558,500.00

O F F I C I A L
O F F I C I A L
C O P Y

CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

QUITCLAIM DEED

AUTUMN ESTATES, LLC, a duly organized Massachusetts limited liability company, having a mailing address of 88 Waverly Street, Framingham, MA 01702 ("Grantor") in consideration paid of **FIVE HUNDRED FIFTY EIGHT THOUSAND FIVE HUNDRED (\$558,500) DOLLARS** grants to **GIAO DO and VICKY T. CHIEM**, as Husband and Wife, Tenants by the Entirety now of Lot 4, 5 Autumn Lane Randolph, MA, with QUITCLAIM COVENANTS the following described premises:

5 Autumn Lane, Randolph

Lot 4, 5 Autumn Lane, Randolph, MA 02368. A certain parcel of land and buildings thereon containing 0.278 acre (12,118 sq. ft.) more or less and better described in the Norfolk County Registry of Deeds Plan No. 192 of 2008, at Plan Book 580, Pages 25 (hereinafter referred to as "Development Plan").

Property is known and numbered as 5 Autumn Lane, Randolph, Massachusetts.

The premises are conveyed subject to the following:

Subject to easements, restrictions and reservations of record, if any, and those as shown on the Plan and including but not limited to any such items listed in this agreement, as the same do not prohibit or materially interfere with the use of said Premises for single family residential purposes; and those created as part of the "Autumn Estates Subdivision" development approval process, or any other approval related to the development of "Autumn Estates Subdivision", including, but not limited to a lot specific order of conditions, if any;

Said Premises are conveyed without the fee in and to any roadway or streets shown on said "Plan" but together with the right to use all streets and ways as shown on said plan for all purposes for which streets are commonly used in the Town of Randolph.

Grant of pipeline easement by Christopher N. Cochis and Sophie Cochis to Algonquin Gas Transmission Company dated December 30, 1967 and recorded in the Registry in Book 4485, Page 139 and registered in the Norfolk County Registry District of the Land Court (the "Land Court") as Document No. 288302, extending from the valve site in Canton near the town line northerly to Canton Street in Randolph.

Grant of easement over ways generally contained in a deed from Elinor F. Cochis, Nicholas J. Cochis, and Alexander J. Cochis to Algonquin Gas Transmission Company dated July 11, 2000 and recorded in the Registry in Book 14410, Page 168.

Amended grant of easement by and between Elinor F. Cochis, Nicholas J. Cochis, and Alexander J. Cochis and Algonquin Gas Transmission Company dated July 11, 2000 and recorded in the Registry in Book 14410, Page 171, amending the grant dated December 30, 1967 and recorded in the Registry in Book 4485, Page 139, and relating to the use of a fifty foot wide pipeline and

605, Page 66, dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 385, as affected by Confirmatory Quitclaim Deed and Easement Agreement dated November 16, 2012 and recorded in the Registry in Book 31590, Page 36. F. I. C. I. A. L.

C O P Y

C O P Y

Easement Agreement by and between Randolph Property Holding, L.L.C and Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis, collectively "Grantor" and Avalon Canton, Inc. "Grantee" dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 388.

Reciprocal Easement Agreement by and between Randolph Property Holding, L.L.C. and Avalon Blue Hills, Inc. dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 414.

Easement Agreement dated February 25, 2014 by Randolph Property Holding, L. L. C. and NSTAR Electric Company and recorded in the Registry in Book 32106, Page 11.

Easement Agreement dated February 10, 2016 by and between Cathleen Robin Sullivan and Christopher Sullivan, Trustees of the Cathleen Robin Sullivan Family Trust under a Declaration of Trust dated March 8, 2001 and Louis J. Kmito and Autumn Estates LLC recorded in the Registry in Book 33849 Page 450.

Grant of Easement to Massachusetts Electric Company dated July 26, 2016 by Autumn Estates LLC and recorded in the Registry in Book 34919 Page 29.

Easement Agreement dated March 29, 2017 by and between Autumn Estates LLC and Verizon New England Inc. and recorded in the Registry in Book 35037 Page 307.

For Grantor's title to premises, see the following deed:

Deed dated February 2, 2015 from Randolph Property Holdings, LLC to Autumn Estates, LLC, and recorded in the Norfolk County Registry in Book 32885, Page 93.

This is not a sale of all or substantially all of the grantor's assets.

[signature page to follow]

NOT AN OFFICIAL NOT AN OFFICIAL

IN WITNESS WHEREOF the said AUTUMN ESTATES, LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf and hereto duly authorized this 25th day of September, 2018.

AUTUMN ESTATES, LLC
By Its Manager

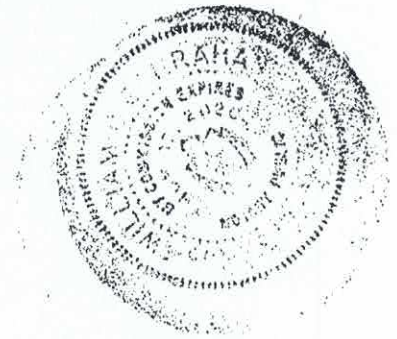
By: [Signature]
Sunny Thomas, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS.

On this 25th day of September, 2018, before me, the undersigned notary public, personally appeared Sunny Thomas, Manager of Autumn Estates LLC, proved to me through satisfactory evidence of identification, which were MASS Drivers License to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Autumn Estates, LLC, before me,

[Signature]
Notary Public: Wilha C Garrahan
My Commission Expires: 11/13/2020



Bk 36497 P531 #110889
12-13-2018 @ 02:15p

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA T

CERTIFY
OFFICIAL
William O'Donnell, REGISTER

N O T
A N MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
O F F I C E Date: 12-13-2018 @ 02:15pm
C O P Y City: 1061 Doc#: 110889
Fee: \$2,667.60 Cons: \$585,000.00

QUITCLAIM DEED

AUTUMN ESTATES, LLC, a duly organized Massachusetts limited liability company, having a mailing address of 88 Waverly Street, Framingham, MA 01702 ("Grantor") in consideration paid of **FIVE HUNDRED EIGHTY-FIVE THOUSAND (\$585,000) DOLLARS** grants to and **DUNG DOAN AND KHOI NGUYEN**, husband and wife as tenants by the entirety, of 56 Reed Street, Randolph, MA 02368, with QUITCLAIM COVENANTS the following described premises:

Lot 5, 9 Autumn Lane, Randolph, MA 02368. A certain parcel of land and buildings thereon containing 0.283 acre (12,348 sq. ft.) more or less and better described in the Norfolk County Registry of Deeds Plan No. 192 of 2008, at Plan Book 580, Pages 25 (hereinafter referred to as "Development Plan").

Property is known and numbered as 9 Autumn Lane, Randolph, Massachusetts.

The premises are conveyed subject to the following:

Subject to easements, restrictions and reservations of record, if any, and those as shown on the Plan and including but not limited to any such items listed in this agreement, as the same do not prohibit or materially interfere with the use of said Premises for single family residential purposes; and those created as part of the "Autumn Estates Subdivision" development approval process, or any other approval related to the development of "Autumn Estates Subdivision", including, but not limited to a lot specific order of conditions, if any;

Said Premises are conveyed without the fee in and to any roadway or streets shown on said "Plan" but together with the right to use all streets and ways as shown on said plan for all purposes for which streets are commonly used in the Town of Randolph.

Grant of pipeline easement by Christopher N. Cochis and Sophie Cochis to Algonquin Gas Transmission Company dated December 30, 1967 and recorded in the Registry in Book 4485, Page 139 and registered in the Norfolk County Registry District of the Land Court (the "Land Court") as Document No. 288302, extending from the valve site in Canton near the town line northerly to Canton Street in Randolph.

Grant of easement over ways generally contained in a deed from Elinor F. Cochis, Nicholas J. Cochis, and Alexander J. Cochis to Algonquin Gas Transmission Company dated July 11, 2000 and recorded in the Registry in Book 14410, Page 168.

Amended grant of easement by and between Elinor F. Cochis, Nicholas J. Cochis, and Alexander J. Cochis and Algonquin Gas Transmission Company dated July 11, 2000 and recorded in the Registry in Book 14410, Page 171, amending the grant dated December 30, 1967 and recorded in the Registry in Book 4485, Page 139, and relating to the use of a fifty foot wide pipeline and travel way extending from Canton Street in Randolph to the two acre site conveyed by the

preceding deed.

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Agreement between the Town of Randolph and the Cochis Family dated February 25, 2002 by the Town of Randolph, Massachusetts, Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis and recorded in the Registry in Book 16319, Page 56.

Decision on Stipulation by the Commonwealth of Massachusetts, Housing Appeals Committee in the matter of Randolph Property Holding, L.L.C., Appellant, v. Randolph Board of Appeals, Appellee, Case No. 03-28, and recorded June 29, 2005 in the Registry in Book 22571, Page 276.

Order of Conditions issued by the Randolph Conservation Commission, DEP File Number 268-0337, dated January 18, 2006 and registered in the Land Court as Document No. 1097567 and recorded in the Registry in Book 23492, Page 507.

Reciprocal Easement Agreement by and between Randolph Property Holding, L.L.C. and Avalon Blue Hills, Inc., dated September 30, 2007 and recorded in the Registry in Book 25164, Page 20, as affected by Affidavit dated September 18, 2007 and recorded in the Registry in Book 25174, Page 118, Amendment to Reciprocal Easement Agreement dated July 30, 2008 and recorded in the Registry in Book 26045, Page 296, and Termination re: Reciprocal Easement Agreement dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 381.

Order of a Conservation and Management Permit granted by the Division of Fisheries & Wildlife, Permit No. 02-10572, dated July 26, 2007 and recorded in the Registry in Book 25166, Page 584.

Order of Conditions issued by Randolph Conservation Commission, DEP File No. SE 268-0350, dated December 5, 2007 and recorded in the Registry in Book 25489, Page 84. Covenant and Agreement by and between the Randolph Property Holding L.L.C. and the Randolph Planning Board, on behalf of the Town of Randolph dated April 8, 2008 and recorded in the Registry in Book 25691, Page 22.

Terms and provisions of a Certificate by Randolph Property Holding, L.L.C. dated February 1, 2011 and recorded in the Registry in Book 28573, Page 594.

Deed from Randolph Property Holding, L.L.C. to Alexander J. Cochis of Lot 5 on Canton Street in Randolph as shown on plan recorded in the Registry in Plan Book 557, Page 40 reserving a perpetual and nonexclusive right easement and a temporary construction easement for the benefit of the Grantor, dated March 26, 2012 and recorded in the Registry in Book 29881, Page 243, as affected by Confirmatory Deed dated June 4, 2012 and recorded in the Registry in Book 31708, Page 61.

Subject to and with the benefit of reservations and agreements regarding a drainage easement as set forth in a Quitclaim Deed and Easement Agreement from Randolph Property Holding, L.L.C. to Avalon Bay Communities, Inc., of Parcel B on plan recorded in the Registry in Plan Book 605, Page 66, dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page

385, as affected by Confirmatory Quitclaim Deed and Easement Agreement dated November 16, 2012 and recorded in the Registry in Book 31590, Page 36.
 N O T A N
 O F F I C I A L O F F I C I A L

Easement Agreement by and Between Randolph Property Holding, L.L.C and Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis, collectively "Grantor" and Avalon Canton, Inc. "Grantee" dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 388.

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Easement Agreement dated February 25, 2014 by Randolph Property Holding, L. L. C. and NSTAR Electric Company and recorded in the Registry in Book 32106, Page 11.

Easement Agreement dated February 10, 2016 by and between Cathleen Robin Sullivan and Christopher Sullivan, Trustees of the Cathleen Robin Sullivan Family Trust under a Declaration of Trust dated March 8, 2001 and Louis J. Kmito and Autumn Estates LLC recorded in the Registry in Book 33849 Page 450.

Grant of Easement to Massachusetts Electric Company dated July 26, 2016 by Autumn Estates LLC and recorded in the Registry in Book 34919 Page 29.

Easement Agreement dated March 29, 2017 by and between Autumn Estates LLC and Verizon New England Inc. and recorded in the Registry in Book 35037 Page 307.

For Grantor's title to premises, see the following deed:

Deed dated February 2, 2015 from Randolph Property Holdings, LLC to Autumn Estates, LLC, and recorded in the Norfolk County Registry in Book 32885, Page 93.

This is not a sale of all or substantially all of the grantor's assets.

[signature page to follow]

N O T
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IN WITNESS WHEREOF, the said AUTUMN ESTATES, LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf and hereto duly authorized this 25th day of September, 2018.

AUTUMN ESTATES, LLC
By Its Manager

By: [Signature]
Sunny Thomas, Manager

COMMONWEALTH OF MASSACHUSETTS

M. Adjeif, SS.

On this 25th day of September, 2018, before me, the undersigned notary public, personally appeared Sunny Thomas, Manager of Autumn Estates LLC, proved to me through satisfactory evidence of identification, which were Mass Drivers License to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Autumn Estates LLC, before me,

[Signature]
Notary Public: William C. Gorrugh
My Commission Expires: 11/13/2020



the Registry in Book 4485, Page 139, and relating to the use of a fifty foot wide pipeline and travel way extending from Canton Street in Randolph to the two-acre site conveyed by the preceding deed.

O F F I C I A L O F F I C I A L
C O P Y C O P Y

Agreement between the Town of Randolph and the Cochis Family dated February 25, 2002 by the Town of Randolph, Massachusetts, Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis and recorded in the Registry in Book 16319, Page 56.

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Subject to and with the benefit of reservations and agreements regarding a drainage easement as set forth in a Quitclaim Deed and Easement Agreement from Randolph Property Holding, L.L.C.

to Avalon Bay Communities, Inc., of Parcel B on plan recorded in the Registry in Plan Book 605, Page 66, dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 385, as affected by Confirmatory Quitclaim Deed and Easement Agreement dated November 16, 2012 and recorded in the Registry in Book 31590, Page 36. C O P Y

Easement Agreement by and between Randolph Property Holding, L.L.C and Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis, collectively "Grantor" and Avalon Canton, Inc. "Grantee" dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 388.

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This is not a sale of all or substantially all of the grantor's assets.

[signature page to follow]

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

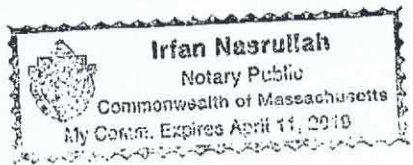
IN WITNESS WHEREOF, the said AUTUMN ESTATES, LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf and hereto duly authorized this 20 day of March, 2018.

AUTUMN ESTATES, LLC
By Its Manager

By: *[Signature]*
Marc Fantasia, Manager

Middlebury, SS. COMMONWEALTH OF MASSACHUSETTS

On this 20th day of March, 2018, before me, the undersigned notary public, personally appeared Marc Fantasia, Manager of Autumn Estates LLC, proved to me through satisfactory evidence of identification, which were MA Drivers License to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Marc Fantasia, manager of Autumn Estates, LLC, before me,



[Signature]
Notary Public:
My Commission Expires: 4/11/19

NOT AN OFFICIAL COPY
NOT AN OFFICIAL COPY

QUITCLAIM DEED

AUTUMN ESTATES, LLC, a duly organized Massachusetts limited liability company, having a mailing address of 88 Waverly Street, Framingham, MA 01702 ("Grantor") in consideration paid of **FIVE HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED (\$589,900) DOLLARS** grants to **CARLOS ROJAS AND ARACELIS ROJAS**, husband and wife, as tenants by the entirety of 5 Joyce Circle, Randolph MA 02368, with QUITCLAIM COVENANTS the following described premises:

Lot E, shown on plan entitled "Autumn Estates" dated July 30, 2007, last revised on January 18, 2008, prepared by H. W. Moore Associates Inc., and recorded with the Norfolk County Registry of Deeds as Plan 192 of 2008, in Plan Book 580, Page 25 (hereinafter referred to as "Plan").

Property is known and numbered as 10 R.F. Gallagher Road, Randolph, Massachusetts.

The premises are conveyed subject to the following:

Subject to easements, restrictions and reservations of record, if any, and those as shown on the Plan and including but not limited to any such items listed in this agreement, as the same do not prohibit or materially interfere with the use of said Premises for single family residential purposes; and those created as part of the "Autumn Estates Subdivision" development approval process, or any other approval related to the development of "Autumn Estates Subdivision", including, but not limited to a lot specific order of conditions, if any;

Said Premises are conveyed without the fee in and to any roadway or streets shown on said "Plan" but together with the right to use all streets and ways as shown on said plan for all purposes for which streets are commonly used in the Town of Randolph.

Grant of pipeline easement by Christopher N. Cochis and Sophie Cochis to Algonquin Gas Transmission Company dated December 30, 1967 and recorded in the Registry in Book 4485, Page 139 and registered in the Norfolk County Registry District of the Land Court (the "Land Court") as Document No. 288302, extending from the valve site in Canton near the town line northerly to Canton Street in Randolph.

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MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 11-30-2017 @ 12:11pm
Ctl#: 817 Doc#: 114115
Fee: \$2,690.40 Cons: \$589,900.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

Locus: 10 R.F. Gallagher Rd, Randolph, MA

N O T

N O T

set forth in a Quitclaim Deed and Easement Agreement from Randolph Property Holding, L.L.C. to Avalon Bay Communities, Inc. of Parcel B on plan recorded in the Registry in Plan Book 605, Page 66, dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 385, as affected by Confirmatory Quitclaim Deed and Easement Agreement dated November 16, 2012 and recorded in the Registry in Book 31590, Page 36.

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Deed dated February 2, 2015 from Randolph Property Holdings, LLC to Autumn Estates, LLC, and recorded in the Norfolk County Registry in Book 32885, Page 93.

This is not a sale of all or substantially all of the grantor's assets.

[signature page to follow]

NOT
AN
OFFICIAL
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AN
OFFICIAL
COPY

IN WITNESS WHEREOF, the said AUTUMN ESTATES, LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf and hereto duly authorized this 30th day of November, 2017.

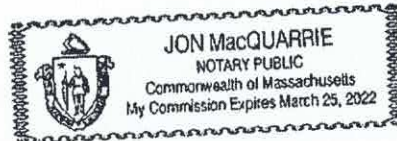
AUTUMN ESTATES, LLC
By Its Manager

By: [Signature]
Marc Fantasia, Manager

Norfolk, SS. COMMONWEALTH OF MASSACHUSETTS

On this 30th day of November, 2017, before me, the undersigned notary public, personally appeared Marc Fantasia, Manager of Autumn Estates LLC, proved to me through satisfactory evidence of identification, which were MALC to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity

[Signature]
Notary Public
My Commission Expires:



AUTUMN ESTATES & AUTUMN LANE
 E.J. FOLEY CIRCLES
 & AUTUMN LANE
 Randolph, Massachusetts

AUTUMN ESTATES, LLC
 88 Waverly Street
 Framingham, Massachusetts 01702

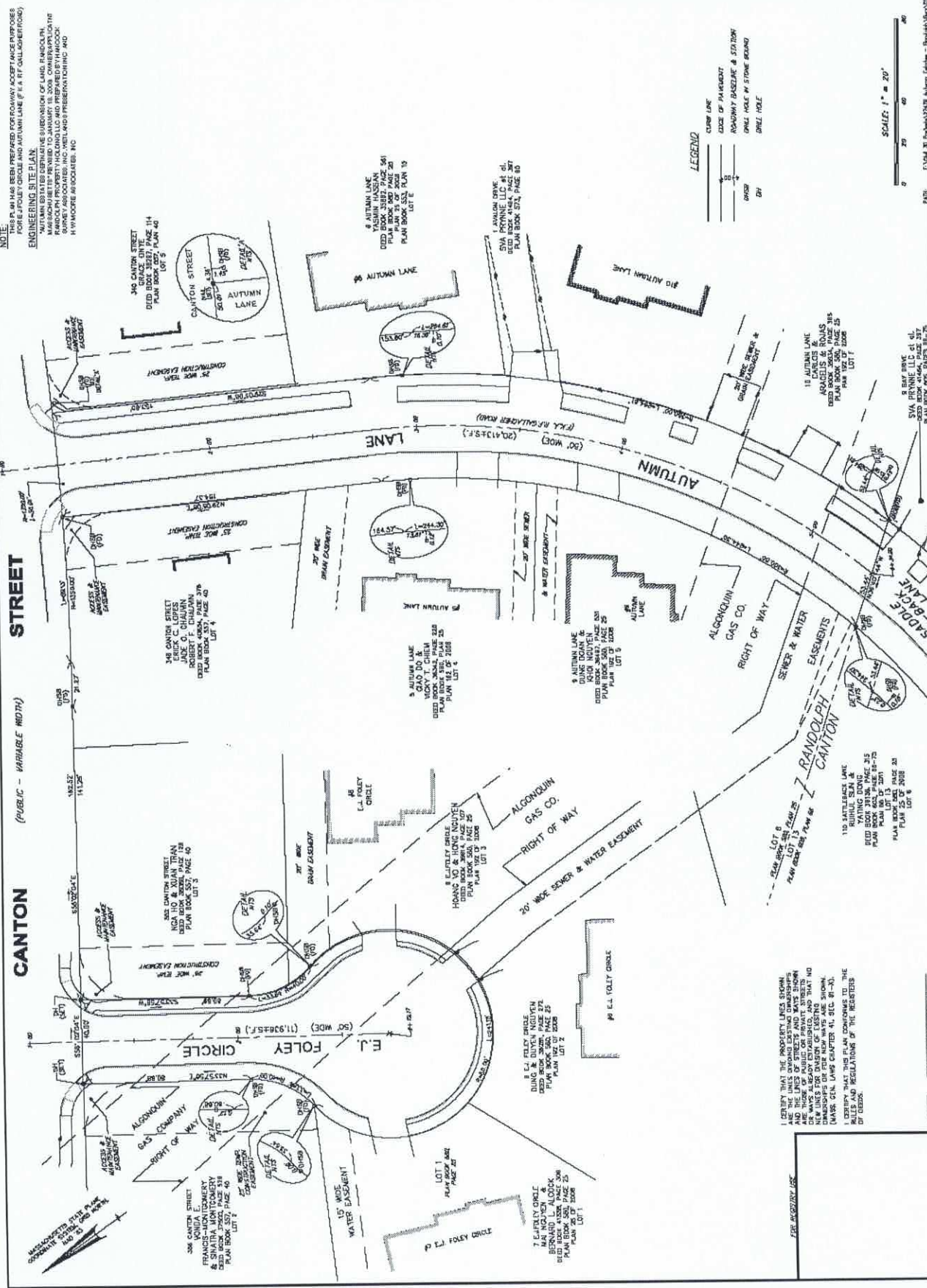
HANCOCK ASSOCIATES
 Civil Engineers
 Land Surveyors
 Wetland & Scientists

38 CONYER STREET, DANVERS, MA 01923
 PHONE (978) 777-2566, FAX (978) 774-7856
 WWW.HANCOCKASSOCIATES.COM

NO.	DATE	DESCRIPTION
1	08/25/10	PRELIMINARY
2	09/08/10	REVISED
3	10/01/10	REVISED
4	10/01/10	REVISED
5	10/01/10	REVISED
6	10/01/10	REVISED
7	10/01/10	REVISED
8	10/01/10	REVISED
9	10/01/10	REVISED
10	10/01/10	REVISED
11	10/01/10	REVISED
12	10/01/10	REVISED
13	10/01/10	REVISED
14	10/01/10	REVISED
15	10/01/10	REVISED
16	10/01/10	REVISED
17	10/01/10	REVISED
18	10/01/10	REVISED
19	10/01/10	REVISED
20	10/01/10	REVISED

ROADWAY ACCEPTANCE PLAN OF LAND
 IN
RANDOLPH
 DATE: 2/27/2010
 LAYOUT: Acceptance
 SHEET: 1 OF 1
 PROJECT NO.: 79

Section F, Item 2.



NOTE:
 THIS PLAN HAS BEEN PREPARED FOR THE ACCEPTANCE OF THE ROADWAY AND AUTUMN LANE (PARTIAL) FOR THE ROADWAY.
 ENGINEERING SITE PLAN.
 AUTUMN ESTATES, LLC HAS BEEN ADVISED BY THE TOWN OF RANDOLPH, MASSACHUSETTS, THAT THE TOWN ENGINEER HAS REVIEWED THIS PLAN AND HAS NO OBJECTION TO THE PLAN BEING SUBMITTED TO THE BOARD OF SELECTMEN FOR THEIR REVIEW AND APPROVAL. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MASSACHUSETTS AND THAT I AM NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON. I AM NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON. I AM NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



TOWN OF RANDOLPH, MASSACHUSETTS PROCLAMATION

WHEREAS, the Town of Randolph celebrates the independence and enjoyment that motorcycling brings to thousands of residents and visitors each year; and

WHEREAS, heightened public awareness of motorcycles on our streets and highways is essential to reducing crashes, injuries, and fatalities; and

WHEREAS, the Council seeks to recognize the many safety advocates, riders, and organizations who promote responsible riding and driver attentiveness throughout our community; and

WHEREAS, the Council recognizes the numerous organizations that are committed to making our streets and highways safe for all motor vehicle-related transportation, including the Highway Safety Division, the Massachusetts Rider Education Program, the Registry of Motor Vehicles, the American Motorcyclists Association, the Motorcycle Safety Foundation, the Massachusetts Motorcycle Association, and many motorcycle businesses and clubs in the Commonwealth;

NOW, THEREFORE BE IT PROCLAIMED, that the Town of Randolph designates *May through October as Motorcycle Awareness Season* and urges all motorists to “Share the Road,” remain vigilant, and commit to practices that ensure the safety of every rider and driver in Randolph, the Commonwealth of Massachusetts, and the United States of America.

SIGNED AND ENTERED THIS 13th DAY OF APRIL, 2026.

Brian P. Howard
Town Manager

Ryan Egan
Council President

Richard Brewer
Council Vice President

Christos Alexopoulos
District 4 Councillor

James F. Burgess Jr.
Councillor-At-Large

Natacha Clerger
Councillor-At-Large

Jesse Gordon
Councillor-At-Large

Katrina Huff-Larmond
District Three Councillor

Kevin O’Connell
District One Councillor

Brandon Thompson
District Two Councillor

Resolution: 2026-003

**Introduced by: Councilor Gordon
April 13, 2026**

Budget Resolution on the Will of the Council on the DPW Budget

WHEREAS the people of Randolph have repeatedly expressed, in surveys and public input, that there is a desire for more free recreational amenities and parks across Randolph; and

WHEREAS so many of our parks and conservation areas go unused because they are overgrown, or strewn with litter, or have their entrances blocked or hidden; and

WHEREAS the DPW requires more resources in order to maintain the existing parks and conservation areas around Randolph;

THEREFORE BE IT RESOLVED that the Randolph Town Council supports expanding the usage of our existing parks and conservation areas via additional budgetary resources dedicated for that purpose; and

BE IT FURTHER RESOLVED that the Town Council recommends adding a new FTE equivalent staffperson to the DPW budget for the purpose of maintaining foliage and cleaning litter in our existing parks and conservation areas; and

BE IT FURTHER RESOLVED that the Town Council supports adding "wayfinding signage" at the pedestrian entrances of each existing park and conservation area, including website-linked information, and including parking where appropriate.

Resolution: 2026-004

**Introduced by: Councilor Gordon
April 13, 2026**

Budget Resolution on the Will of the Council on the RICC Budget

WHEREAS the Randolph Intergenerational Community Center has become a popular venue for teens' sports and recreation activities, as well as a popular venue for adults and programs available for public participation, but has only limited hours for such activities;

THEREFORE BE IT RESOLVED that the Randolph Town Council supports expanding the opening hours of the RICC to include later evening hours, as well as more weekend and holiday hours; and

BE IT FURTHER RESOLVED that the Randolph Town Council supports increasing the number of staff, and/or increasing the hours for individual staff.

Resolution: 2026-005

**Introduced by: Councilor Gordon
April 13, 2026**

Budget Resolution on the Will of the Council on the RPA Budget

WHEREAS the Randolph Redevelopment Authority (RRA) was established to oversee redevelopment of Crawford Square as a modern pedestrian-friendly downtown; and

WHEREAS the RRA has spent over a decade gathering input from the public, and is now seeking developers who will implement some or all of the ideas generated by that public input;

THEREFORE BE IT RESOLVED that the Randolph Town Council supports one-time funding to the RRA, in the amount of approximately \$150,000, to find grants for starting a redevelopment project, and/or one-time funding for a consultant to assist with grant writing and seeking developers; and

BE IT FURTHER RESOLVED that the Randolph Town Council supports an "overlay district" for zoning in Crawford Square which is more amenable to redevelopment; and

BE IT FURTHER RESOLVED that the Randolph Town Council supports creating a budget line item for a part-time or full-time Development Director, who would assist with the RRA development as well as seeking and overseeing other development townwide and participate in completing the Master Plan.

Resolution: 2026-006

**Introduced by: Councilor Gordon
April 13, 2026**

Resolution and Letter of Support on the Master Plan and OSRP

WHEREAS the people of Randolph have repeatedly expressed their high demand for public input on for housing development projects, for commercial development projects, and for park development projects; and

WHEREAS the Town's zoning documents were revamped last year to consolidate and reorganize years of rule changes for housing and commercial development, but that has not yet applied to the equivalent documents for park development, the Master Plan and Open Space and Recreation Plan (OSRP);

WHEREAS the Planning Board and Conservation Commission will apply for Community Preservation Commission funds for accomplishing the above goals, during the spring 2026 CPC funding cycle;

THEREFORE BE IT RESOLVED that the Randolph Town Council supports providing all necessary resources to implement a Master Plan and OSRP during calendar year 2026; and

BE IT FURTHER RESOLVED that the Randolph Town Council supports the application of Planning Board and Conservation Commission for Community Preservation Commission funding, and submits this Resolution as a letter of support to the CPC

Resolution: 2026-007

**Introduced by: Councilor Gordon
April 13, 2026**

Capital Budget Resolution on the Will of the Council on Street Paving

WHEREAS the people of Randolph have repeatedly expressed, in petitions and numerous complaints, that there is a high demand for repaving streets throughout Randolph; and

WHEREAS the capital budget for street repaving was for many years set at about \$1 million per year, which allowed for only a handful of streets to be repaved each year, by ad-hoc contracts for each project, necessitating a decades-long wait for many neighborhoods; and

WHEREAS two years ago, the capital budget for street repaving was increased fourfold to about \$4 million per year, including in the current fiscal year, and that investment level allowed for dozens of streets to be repaved, including establishing an ongoing street repaving contract; and

THEREFORE BE IT RESOLVED that the Randolph Town Council supports maintaining the capital budget expenditure level of about \$4 million per year for street repaving, for the upcoming fiscal year and for the future until we are "caught up"; and

BE IT FURTHER RESOLVED that the Randolph Town Council considers funding the capital expense an appropriate use of available "Free Cash" funds.

Council Order: 2026-017

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

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

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

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

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

Replace that portion with the following:

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

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

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

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

Replace that portion with the following:

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

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

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

Replace that portion with the following:

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

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

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

Replace that portion with the following:

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

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

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

Replace that portion with the following:

"Public Comments" during hearings may include virtual attendees.

Zoning and Ordinance Subcommittee recommends to move to amend the Town Council Rules by striking in its entirety Section 27 and replacing it with the following:

SECTION 27: PUBLIC COMMENTS/DISCUSSIONS AND PUBLIC HEARINGS

The purpose of this Section is to provide rules of public participation at Town Council Meetings that allow for the Council to conduct the business of the Town in an orderly and efficient manner, while protecting the vital tradition of commentary and feedback by the public.

The Open Meeting Law grants the public the right to attend any meeting of a public body except an executive session. An individual in attendance may not address the public body without the permission of the Chair. Ordinarily, public comment and participation will be permitted only:

1. If “Public Comments/Discussion” is on the agenda, during that portion of the agenda; or
2. During the public comments portion of any public hearing.

During a public hearing the public may comment or ask a question about the matter that the Public Hearing addresses.

Any person, upon entering a Council meeting or hearing for 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/Discussion:

Participants in the meeting including the public comment portion shall not engage in:

1. Promote or oppose any candidate running for office.
2. For political purposes relating to an election.
3. To advertise for private commercial purposes or private monetary gain.
4. To engage in illegal conduct.
5. To use threatening language or to engage in the use of fighting words. Threats of violence, or other speech likely to provoke a violent reaction, are prohibited and the Chair may issue a warning or order the dismissal of the speaker.

In all circumstances the public has a right to ask and expect an answer if one is available from their government to that end. The President may answer the speaker or may choose to recognize the District Councilor and or Councilors to respond to the speaker

Conduct of the Meeting:

Anyone making out of order comments or acting in an unruly manner shall be subject to

removal from the meeting at the call of the President.

No signs, placards or banners of any kind shall be displayed in the Council Chamber by any member of the public at any time during a meeting.

No demonstration of approval or disapproval from members of the public will be permitted (including, but not limited to cheering, clapping, booing, etc.) during any portion of a meeting unless specifically invited by the Council President, and if such demonstrations are made, the gallery or public seating area may be cleared upon the instruction of the Council President.

Nothing in this Section shall prevent the Town Council from inviting individuals to speak to the Council on a particular topic of interest to the Council.

Any member of the public seeking reasonable accommodation to assist in gaining access to a meeting should contact the Town Clerk or the Town Council Clerk at least 24 business hours in advance of the meeting.

Participation:

Any person, upon entering a Council meeting or hearing for 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

The Public Shall sign the sheet in the book titled “Resident Inquiries”. They shall print their names, address and the topic/question. This may be done prior to the meeting or before speaking. Comments shall be up to 3 minutes in length

Any speaker who reads from a document or displays an exhibit to the Council must leave a copy with the Council Clerk to be filed with the minutes of the meeting.

Agenda Items

During the meeting the Public (at the discretion of the President) may comment or ask questions on the topic being currently discussed.

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

Council Order: 2026-018

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

**Amendment To Town Council Rules Section 13
Pertaining to Order of Business and Agenda**

To see if the Randolph Town Council will amend Section 13 of the “Town Council of Town of Randolph Rules Manual” (“Rules Manual”) pertaining to Order of Business and Agenda, as follows:

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

Copies of the agenda and any attachments shall be delivered to the Town Council members no later than Thursday preceding the regular Council meeting.

Replace that portion with the following:

Electronic copies of the agenda and any attachments shall be delivered to members of the Town Council prior to each Council meeting and shall be posted to the Town website. Attachments to the agenda shall include any presentations planned for the Town Council meeting, and all attachments to the agenda shall be posted on the Town website in a text-searchable format.

Zoning and Ordinance Subcommittee recommends to move to amend the Town Council Rules by striking paragraph 6 in Section 13 and replacing it with the following:

Copies of the agenda and any attachments including but not limited to presentations that are expected to be used during the meeting. Shall be delivered (to office mailboxes) and email to the members of the Town Council no later than Thursday preceding the regular Council meeting.

The above shall also be transmitted electronically to the Town Council and shall be posted on the Town Website in a text searchable format.

If presentation documents are not complete prior to - then a place holder shall be inserted so that it is known the topic will be forthcoming.

Council Order 2026-024

Introduced By: Council President Ryan Egan
April 13, 2026

**Authorization By The Randolph Town Council
To Petition The General Court To Enact Special Legislation
To Amend The Charter Of The Town Of Randolph Regarding
Filling of Vacancies, Running for Multiple Offices,
Term of Office for Stetson Trustees and Three Month Prohibition on
Work for the Town After Service in Elected Office**

The Randolph Town Council hereby authorizes a petition to the General Court to enact special legislation to amend the Charter of the Town of Randolph, said special legislation to be in a form that is substantially as presented below, and authorizes the Town Manager to take any action necessary in connection with the submission of said petition, and further authorizes the General Court to make clerical or editorial changes of form to the proposed special legislation:

**AN ACT RELATIVE TO AMENDING THE CHARTER OF THE CITY KNOWN AS
THE TOWN OF RANDOLPH REGARDING FILLING OF VACANCIES, RUNNING
FOR MULTIPLE OFFICES, TERM OF OFFICE FOR STETSON TRUSTEES AND
THREE MONTH PROHIBITION ON WORK FOR THE TOWN AFTER SERVICE IN
ELECTED OFFICE**

*Be it enacted by the Senate and House of Representatives in General Court assembled,
and by the authority of the same, as follows:*

SECTION 1. Section 3 of article II of the charter of the city known as the town of Randolph, which is on file in the office of the archivist of the commonwealth, as provided in section 12 of chapter 43B of the General Laws, is hereby amended by striking out the following sentence: “No councillor shall hold any compensated appointed town office or employment until 1 year following the date on which his council service has terminated.”

The following shall be inserted in place thereof: “No councillor shall hold any compensated appointed town office or employment until three months following the date on which his council service has terminated.”

SECTION 2. Section 3 of article II of said charter is hereby further amended by inserting the following at the end of the section: “No person shall simultaneously run for more than one elected municipal office in any election.”

SECTION 3. Section 10 of article II of said charter is hereby amended by striking out subsections (a), (b) and (c) and inserting in place thereof the following subsection (a):

- (a) Councillor-at-Large and District Councillor - Whenever a vacancy shall occur in the office of councillor-at-large or in the office of district councillor the vacancy shall be filled by vote of the remaining members of the town council at a town council meeting. Persons elected to fill a vacancy must be eligible and

willing to serve. Persons elected by the town council to fill a vacancy shall serve only until the next regular election or, if so decided, a special election, at which time the vacancy shall be filled by the voters. After an election, the vacancy shall be filled by the person who receives the highest number of votes for the office in which there is a vacancy and who is not then serving as a member of the town council. The person chosen to fill such vacancy by the town council shall forthwith be certified and sworn into the office of councilor-at-large or district councillor by the town clerk and shall serve for the remainder of the unexpired term until the vacancy is filled via an election. After an election, the town clerk shall certify the chosen candidate to the office of councillor-at-large or district councillor to serve for the balance of the then unexpired term, in addition to any regular term for which such person may have been elected. Persons serving as town councillors under this section shall not be entitled to have the words “candidate for re-election” printed against their names on the election ballot.

SECTION 4. Subsection (f) of section 1 of article IV of said charter is hereby amended by striking out the following sentence: “No school committee member shall hold any compensated employment within the town until 1 year following the date on which his service as a member of the school committee has terminated.”

The following shall be inserted in place thereof: “No school committee member shall hold any compensated appointed office or employment with the town until three months following the date on which his service as a member of the school committee has terminated.”

SECTION 5. Section 1 of article IV of said charter is hereby amended by inserting the following subsection (h):

- (h) Filling of Vacancies - Whenever a vacancy shall occur on the school committee in a position held by one of the six elected members, the town council and the remaining members of the school committee shall meet in joint session and elect a suitable person to fill the vacancy for the remainder of the unexpired term. The council president or his designee shall preside at the joint session. Persons elected to fill a vacancy must be eligible and willing to serve. Persons elected by the joint session to fill a vacancy shall serve only until the next regular election or, if so decided, a special election, at which time the vacancy shall be filled by the voters. After an election, the vacancy shall be filled by the person who receives the highest number of votes for the office of school committee member and who is not then serving as a member of the school committee. The person chosen to fill such vacancy by the joint session shall forthwith be certified and sworn into the office of member of the school committee by the Town Clerk and shall serve for the remainder of the unexpired term until the vacancy is filled via an election. After an election, the town clerk shall certify the chosen candidate to the office to serve for the balance of the then unexpired term, in addition to any regular term for which

such person may have been elected. Persons serving as members of the school committee under this section shall not be entitled to have the words “candidate for re-election” printed against their names on the election ballot.

Whenever a vacancy shall occur on the school committee in the position held by the town council representative to the school committee, the vacancy shall be filled through the same process that is used to annually appoint the town council representative to the school committee.

SECTION 6. Subsection (a) of section 2 of article IV of said charter is hereby amended by striking out the following: “, so arranged that the term of 1 member shall expire at the first biannual election and the term of 2 members shall expire at the next biennial election and continuing thereafter”.

SECTION 7. Section 2 of article IV of said charter is hereby amended by inserting the following subsection (d):

- (d) Conflict of Interest - Unless such service may otherwise be authorized by the charter, no member of the board of trustees of the Stetson School Fund shall hold any other office or position for which a salary or other emolument is payable from the town treasury. No person shall simultaneously hold more than 1 elective town office. No member of the board of trustees of the Stetson School Fund shall hold any compensated appointed office or employment with the town until three months following the date on which his service as a member of the board of trustees of the Stetson School Fund has terminated.

SECTION 8. Section 2 of article IV of said charter is hereby further amended by inserting the following subsection (e):

- (e) Filling of Vacancies - Whenever a vacancy shall occur on the board of trustees of the Stetson School Fund the town council and the remaining members of the board of trustees of the Stetson School Fund shall meet in joint session and elect a suitable person to fill the vacancy for the remainder of the unexpired term. The council president or his designee shall preside at the joint session. Persons elected to fill a vacancy must be eligible and willing to serve. Persons elected by the joint session to fill a vacancy shall serve only until the next regular election or, if so decided, a special election, at which time the vacancy shall be filled by the voters. After an election, the vacancy shall be filled by the person who receives the highest number of votes for the office of board of trustees of the Stetson School Fund and who is not then serving as a member of that board. The person chosen to fill such vacancy by the joint session shall forthwith be certified and sworn into the office of member of the board of trustees of the Stetson School Fund by the town clerk and shall serve for the remainder of the unexpired term until the vacancy is filled via an election. After an election, the town clerk shall certify the chosen candidate to the office to serve for the balance of the then unexpired term, in addition to any regular term for which such

person may have been elected. Persons serving as members of the board of trustees of the Stetson School Fund under this section shall not be entitled to have the words “candidate for re-election” printed against their names on the election ballot.

SECTION 9. Sections 1 through 8, inclusive, shall take effect upon the passage of this Act.

Council Order: 2026-025

**Introduced by: Town Manager Brian Howard
April 13, 2026**

**Transfer of General Fund Free Cash
To Create Town Technology Infrastructure Fund**

To see if the Randolph Town Council will vote to transfer \$100,000.00 from certified General Fund Free Cash to establish a Town Technology Infrastructure Fund for the purpose of supporting the acquisition, replacement, upgrade, and implementation of Town information technology systems and infrastructure, including but not limited to:

- Computer servers and storage systems;
- Network infrastructure, including switches and wireless access points;
- Cybersecurity hardware and systems;
- Software systems and enterprise technology platforms;
- Emergency replacement of failed or end-of-life equipment;
- Professional and technical services associated with the design, procurement, installation, configuration, migration, and deployment of information technology systems.

Said funds shall be expended under the direction of the Town Manager in accordance with all applicable requirements of law.

Explanation:

On March 11, 2026, the Town experienced a hardware failure involving the primary computer server located at the Randolph Intergenerational Community Center (RICC). This server had been scheduled for replacement as part of the Town's capital planning process due to its age; however, it failed prior to the planned replacement.

In response to this failure, the Town Council previously approved a transfer in the amount of \$43,891.88 from General Fund Free Cash to the FY2026 Information Technology Expense Budget for the replacement of the primary server, the purchase of a secondary backup server to provide redundancy, and the replacement of wireless access points required for compatibility with the Town's network firewall.

Since that time, the price of the server equipment has risen rapidly, so fast that the Town could not lock in the purchase at the price approved by the Town Council. Industry-wide, the cost of server equipment has experienced significant and rapid increases. Pricing for the required servers has changed multiple times within a short period due to ongoing volatility in the global technology market, particularly affecting semiconductor components and computer memory (RAM). Vendor quotes for this equipment are currently valid only for short durations, and pricing may continue to fluctuate prior to procurement and delivery.

As a result, the previously approved funding amount is no longer sufficient to complete the project, and there remains a continued risk that pricing will change further before the equipment can be procured through the Town's standard purchasing processes.

This situation highlights a broader challenge facing municipalities: traditional project-based appropriations are not well-suited to technology infrastructure purchases where pricing is subject to rapid and unpredictable market fluctuations. Establishing a Town Technology Infrastructure Fund will provide the Town with a more flexible and responsive funding mechanism to address both the immediate needs associated with the RICC server failure and future information technology infrastructure requirements. This approach will allow the Town to respond more effectively to changing market conditions, avoid delays associated with repeated funding requests, and ensure the timely replacement and upgrade of critical systems.

The Town relies on information technology infrastructure to support essential municipal operations, including financial systems, public safety services, communications, cybersecurity, and community services. Ensuring the reliability and continuity of these systems is critical to maintaining municipal operations and service delivery.

The establishment of this fund will improve financial planning, reduce operational risk, and support the long-term stability and resilience of the Town's information technology infrastructure.

Council Order: 2026-026

**Introduced by: Town Manager Brian Howard
April 13, 2026**

**Transfer of Water/Sewer Retained Earnings
to Fund Water Department Overtime and Expenses**

To see if the Randolph Town Council will vote to transfer \$200,000 from the Retained Earnings of the Town's Water/Sewer Enterprise Fund to fund water department overtime and expenses as follows:

Water Department Overtime (transfer to 2026 water dept salary budget):	\$125,000
Police Details for Water Department Work (transfer to 2026 water dept expense budget):	\$25,000
<u>Water Department Supplies (transfer to 2026 water dept expense budget):</u>	<u>\$50,000</u>
Total:	\$200,000

Explanation: This transfer will be used to fund water department overtime and expenses for spring water department activities, including the spring hydrant flushing program, trench repairs necessitated by water main breaks, purchase of replacement water hydrants, Police Detail expenses incurred during water department projects, and costs incurred for water equipment associated with the paving of Town streets.

Council Order: 2026-027

**Introduced by: Town Manager Brian Howard
April 13, 2026**

**Transfer of Free Cash
for DPW Highway Overtime and Expenses**

To see if the Randolph Town Council will vote to transfer \$200,000 from the certified General Fund free cash to the FY 2026 Department of Public Works Highway Salary budget and FY 2026 Department of Public Works Highway Expense budget, as follows:

Highway Department Overtime (transfer to 2026 highway dept salary budget):	\$150,000
Police Details for Highway Department Work (transfer to 2026 highway dept expense budget):	\$25,000
<u>Highway Department Park and Tree Maintenance (transfer to 2026 highway dept expense budget):</u>	<u>\$25,000</u>
Total:	\$200,000

Explanation: This transfer will be used to fund spring operational expenses in the highway department including Spring cleanups, paving coverage, tree planting, flower planting and maintenance, tree cutting and trimming, and emergency responses for after-hours and weekend callouts.

Council Order: 2026-028

**Introduced by: Town Manager Brian Howard
April 13, 2026**

**Transfer of Free Cash
For Fire Department Expenses
To Purchase and Replace Automated External Defibrillators (AEDs)**

To see if the Randolph Town Council will vote to transfer \$49,044.04 from the certified General Fund free cash to the FY 2026 Fire Department Expense budget for the purchase of replacement automated external defibrillators (AEDs) used on fire apparatus and by emergency medical personnel.

Explanation:

The Fire Department's current defibrillators are aging and approaching the end of their reliable service life. These devices are critical lifesaving tools used during cardiac arrest and other cardiac emergencies. Replacement will ensure continued operational reliability and maintain the department's ability to provide high-quality emergency medical care.

Equipment to be Purchased:

- Twenty (20) LIFEPAK 1000 Defibrillators with ECG Display
- Units include battery, carrying case with shoulder strap, monitoring cable, electrodes, and accessory pouch.

Council Order: 2026-029

**Introduced By: Town Manager Brian Howard
April 13, 2026**

**Transfer of Free Cash to Fund
2026 Town Summer Internship Program**

To see if the Randolph Town Council will vote to transfer \$50,000 from certified General Fund free cash to fund the 2026 Town of Randolph summer internship program.

Explanation:

The Town runs a summer internship program each summer to provide job opportunities, work experience, training and educational opportunities to members of the community. Local students are generally paired with Town Departments and work in paid positions assisting the Departments with their work, learning about how Town government functions. Interns also generally participate in educational experiences, team building exercises, and learn more about the Randolph community. Students are paid for their internships, which provides needed job opportunities to local students.