



PLANNING BOARD MEETING

Tuesday, June 25, 2024 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location until March 31, 2025. The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 6/11/2024

D. Public Speaks

E. Public Hearings

1. Request to rezone the parcel at 661 North Street

F. New Business

1. Chapter 3A (MBTA Zoning) - draft text

2. ANR - Scanlon/Billings

G. Staff Report

***Active Subdivision Review**

-> Orchard Estates (Cherry Circle)

-> Lafayette Estates

***Active Project Review**

-> Scanlon/High/Billings

***Upcoming Projects**

-> 300 Pond Street (July 23 hearing)

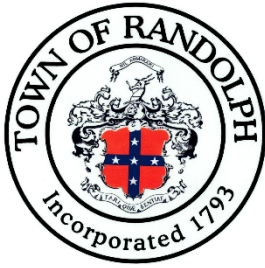
H. Board Comments

I. Adjournment

Notification of Upcoming Meeting Dates

File Attachments for Item:

1. Minutes of 6/11/2024



PLANNING BOARD MEETING

Tuesday, June 11, 2024 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location until March 31, 2025. The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

Chairman Plizga called the meeting to order at 6:01pm.

PRESENT
Alexandra Alexopoulos
Araba Adjei-Koranteng
Tony Plizga
Peter Taveira
Lou Sahl

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 5/28/2024

The meeting of May 28, 2024 was cancelled.

2. Minutes of 5/14/2024

The Board approved the meeting minutes of May 14, 2024, as presented.

Motion made by Alexopoulos, Seconded by Taveira to approve the minutes of May 14, 2024.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahl

D. Public Speaks

None

E. Old/Unfinished Business

Country Way Lane - review for consideration of acceptance as a public way

Chairman Plizga asked Planner Tyler to provide some background on Country Way Lane. Planner Tyler explained that Country Way Lane was a three lot subdivision approved by the Planning Board in 2005. The road was later extended with a much tighter layout of only about 12 feet wide. Due to the change in the roadway width, Chairman Plizga requested that the Planner consult with the Town Engineer and DPW Superintendent for their comments. Planner Tyler stated that the recommendation of the Town Engineer and DPW Superintendent was to accept the original portion of Country Way Lane not including the extension. Member Alexopoulos stated that she took a drive to Country Way Lane and found the extension was so narrow she worried she would not be able to turnaround. The Planning Board's recommendation to Town Council is to accept the original subdivision road layout only, not the narrow extension.

Motion made by Plizga, Seconded by Sahlu recommend to the Town Council that the portion of Country Way Lane that includes the three house subdivision be accepted as a public way, per the as-built dated 2022.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

F. Staff Report

Active Subdivision Review

Dow/Mitchell Street - The improvement of Dow Street and Mitchell Street coincides with the new school building project. Planner Tyler inspected the roads and was satisfied with the progress except for a street light that has yet to be installed and a request for improvement to one of the driveway aprons. Planner stated the street light must be in before the academic year.

Orchard Estates - Planner stated that the bond for the unfinished work expires this August and the work is still not complete. The Town Engineer made a site visit which was referenced in a letter to the developer which stated that they will need to complete the work or renew the bond. The outstanding work includes as-builts and top course of asphalt on sidewalks. Planner stated that a resident recently asked why the sidewalks were not finished.

Chairman Plizga asked about the adjacent property owner that was having flooding issues believed to be related to the subdivision. Planner Tyler has not heard anything further, but DPW determined it was a clogged pipe causing the flooding. Planner noted the flooding is not related to the subdivision.

Active Project Review

Yankee Bus Lines - Planner explained that the minor modifications previously discussed due to an undersized water line are no longer required. Underground equipment revealed that the water main is in fact 8 inches, so the applicant does not need to adjust their utility plan.

Maxim Crane - Core Invest will be coming before the Planning Board soon for an consolidate lots. Town Council approved their request to discontinue and abandon Billings Street which allows the project to move forward. The applicant still has to go before Norfolk County for High Street, but Planner anticipates they will get the endorsement from Town Council for that as well. Friends of the Blue Hills requested some changes to the landscaping plan. Planner Tyler has put them in touch with Art Campbell and reminded them that if they agree on any landscaping changes, it would need to come back for approval either administratively or by the Planning Board depending on the extent of the changes. Member Alexopoulos asked which part of the landscaping plan they are looking to change. Planner explained that the Friends of the Blue Hills were seeking to make the landscaping more robust for better screening between the fenced off area of laydown lot and the trailhead.

Randolph Road - Blasting is underway and can be felt further away than anticipated. Residents of Broadmeadow have asked for further considerations such as car washes etc. due to the dust generated from blasting. There is also a sense that landscaping isn't as robust as described in the meetings. Planner will be looking at the plans to investigate the amount of trees on the landscape plan to determine if they will need to request additional trees.

Administrative Reviews

105 Mazzeo Drive (1,440 sq ft addition) - The Sunoco Station is seeking to eliminate their carwash to construct a 1,440 square foot addition to expand their Dunkin' Donuts operation on site. They will be removing the detention basins and will install a stormwater system. It will be a complete renovation including the facade. The drive-thru layout was reviewed with the Town Attorney and Town Council President which will improve the queuing lane. Chairman Plizga inquired about the greenspace requirements. Planner Tyler noted that currently the site has little to none, but has asked them to comply with the greenspace requirements. Member Adjei-Koranteng asked if additional parking would be required with the expansion of the Dunkin' Donuts. Planner stated no since the expansion does not increase the number of customers and there would be no restaurant seating.

482 South Main (permanent tent over deck) - The building at 482 South Main Street houses Q-Smile Dental and Monkey Lounge. They would like to construct a permanent tent over the deck at the rear of the building which is used for outdoor seating. It looks like a large plastic enclosure. Planner has asked for more detailed sketches. Member Adjei-Koranteng inquired about the material of the tent and any lighting. Planner stated that is part of the additional information she has requested from the applicant. Chairman Plizga stated that the deck is not visible from South Main Street and possibly only by one neighbor.

Upcoming Projects

Public hearing (6/25) rezoning 661 North Street - The property is currently split-zoned residential in the front, industrial in the back. The Board submitted a request to Town Council to change the zoning to Residential/Multifamily. The legal ads have been placed and abutters notices sent.

300 Pond Street (7/25) 50,000 sq ft addition - The plan set was delivered today link will be sent to the Board for review. The company is Flexcon on the corner of Pond Street and Pacella Park Drive is looking to put a 50,000 square foot addition on the front of the building. Planner Tyler has been reviewing plans over the past few months as they worked through some challenges with greenspace and stormwater given the topography on site. Chairman asked if there were any parking issues. Planner responded there were not.

Other

Zoning Recodification Project - Planner met with the consultants to review their first task which is to recommend deletion of terms that are no longer applicable, do not have a reference in our zoning law, or are duplicative. In the meeting today with the team they reviewed each of the recommended deletions and whether or not it made sense to eliminate them. The consultant will put the information discussed in draft form and begin working on the second task of reviewing the zoning structure/chapters. Chairman Plizga asked if the Board would have a chance to review the drafts. Planner stated yes, that she would like the Board to have an opportunity while it's in draft mode for review. Any zoning ordinance needs to be referred from the Town Council to the Planning Board for a formal public hearing, the to Town Council's public hearing for adoption.

Chapter 3A (MBTA Zoning) - Planner has a meeting with the consultants. They have been working on some draft zoning language. Once Planner has reviewed the draft language she will determine if there is a need for a joint meeting with the Planning Board and Town Council to review the proposed draft prior to public hearings. Chairman asked Planner if she is aware of any changes to the scope based on numerous towns objecting to the zoning. Planner stated she is not aware of any changes to the scope. Planner anticipates the Planning Board would meet on this again in August so it is complete by October. Chairman asked if there has been any feedback since the last MBTA meeting where they tweaked some of the districts to include a few and half of another. Planner Tyler said those changes were acceptable and they have switched to working on text now. Member Sahlu asked about filing with the state. Planner stated that the zoning must be adopted by the Town by December.

G. Board Comments

None

H. Adjournment

Notification of Upcoming Meeting Dates

June 25, 2024

July 9, 2024

July 23, 2024

August 13, 2024

Meeting adjourned at 6:33pm.

Motion made by Taveira, Seconded by Adjei-Koranteng to adjourn the meeting.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

File Attachments for Item:

1. Request to rezone the parcel at 661 North Street

Account Number:	663354
Customer Name:	Randolph Planning Director
Customer Address:	Randolph Planning Director 41 South Main St Randolph MA 02368
Contact Name:	Randolph Planning Director
Contact Phone:	7819610936
Contact Email:	
PO Number:	Austrino, Jennifer

Date:	06/04/2024
Order Number:	10254051
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	35.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
NEO QUI The Patriot Ledger	2	06/11/2024 - 06/18/2024	Public Notices
NEO wickedlocal.com	2	06/11/2024 - 06/18/2024	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$107.10
Tax Amount	\$0.00
Service Fee 3.99%	\$4.27
Cash/Check/ACH Discount	-\$4.27
Payment Amount by Cash/Check/ACH	\$107.10
Payment Amount by Credit Card	\$111.37

Order Confirmation Amount	\$107.10
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Hearing 06/25/2024
LEGAL NOTICE

The Randolph Planning Board will hold a Public Hearing on Tuesday, June 25 at 6:15pm at the Town Hall, 41 South Main Street, 1st Floor, Washington Room, in accordance with MGL Chapter 40A Sections 3 and 5 to hear Town Council Order 2024-023 – a petition to change the zoning of the property located at 661 North Street, assessor's parcel 34-A-5 from Residential (RH) and Industrial (I) to Residential Multifamily (RMFD). The full text of the proposed amendment(s) can be viewed at the office of the Town Clerk during regular business hours. Interested parties may participate in person at Randolph Town Hall, 41 S Main St, Randolph, MA 02368 in the Washington Room or virtually via ZOOM. The link to join the meeting is on the Town of Randolph calendar.

AD# 10254051
PL 06/11 & 06/18/2024

Council Order: 2024-023

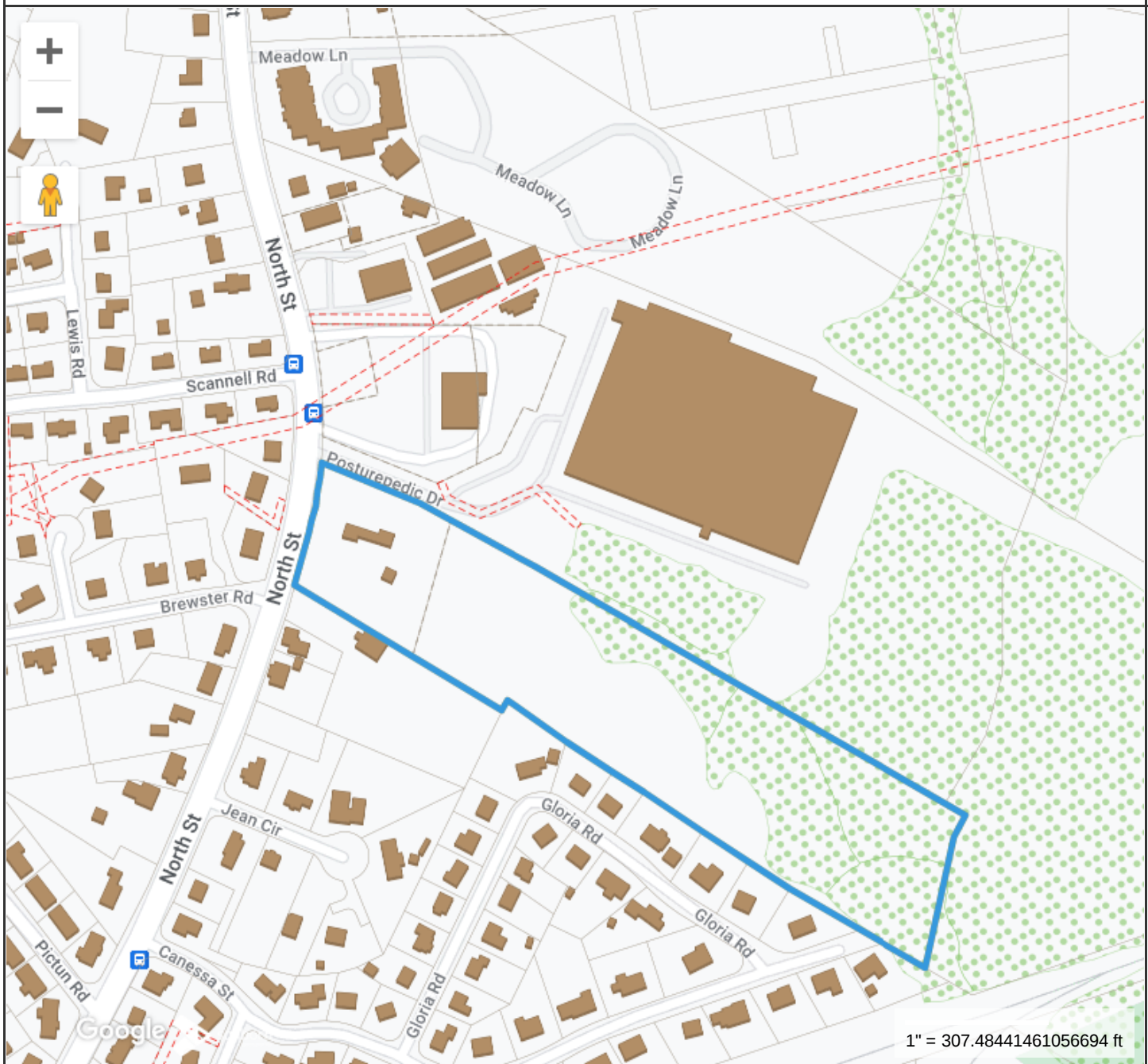
**Introduced By: Town Manager Brian Howard
on behalf of the Planning Board
April 29, 2024**

**Request for the Town Council to Initiate
An Amendment to the Randolph Zoning Ordinance –
Chapter 200 of the General Code of the Town of Randolph –
To Amend Section 200-5, Zoning Map,
to include 661 North Street in the Residential Multi-Family District (RMFD)
Pursuant to M.G.L. ch. 40A, sec. 5**

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

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

A map showing the designated parcel is attached hereto.

**Property Information**

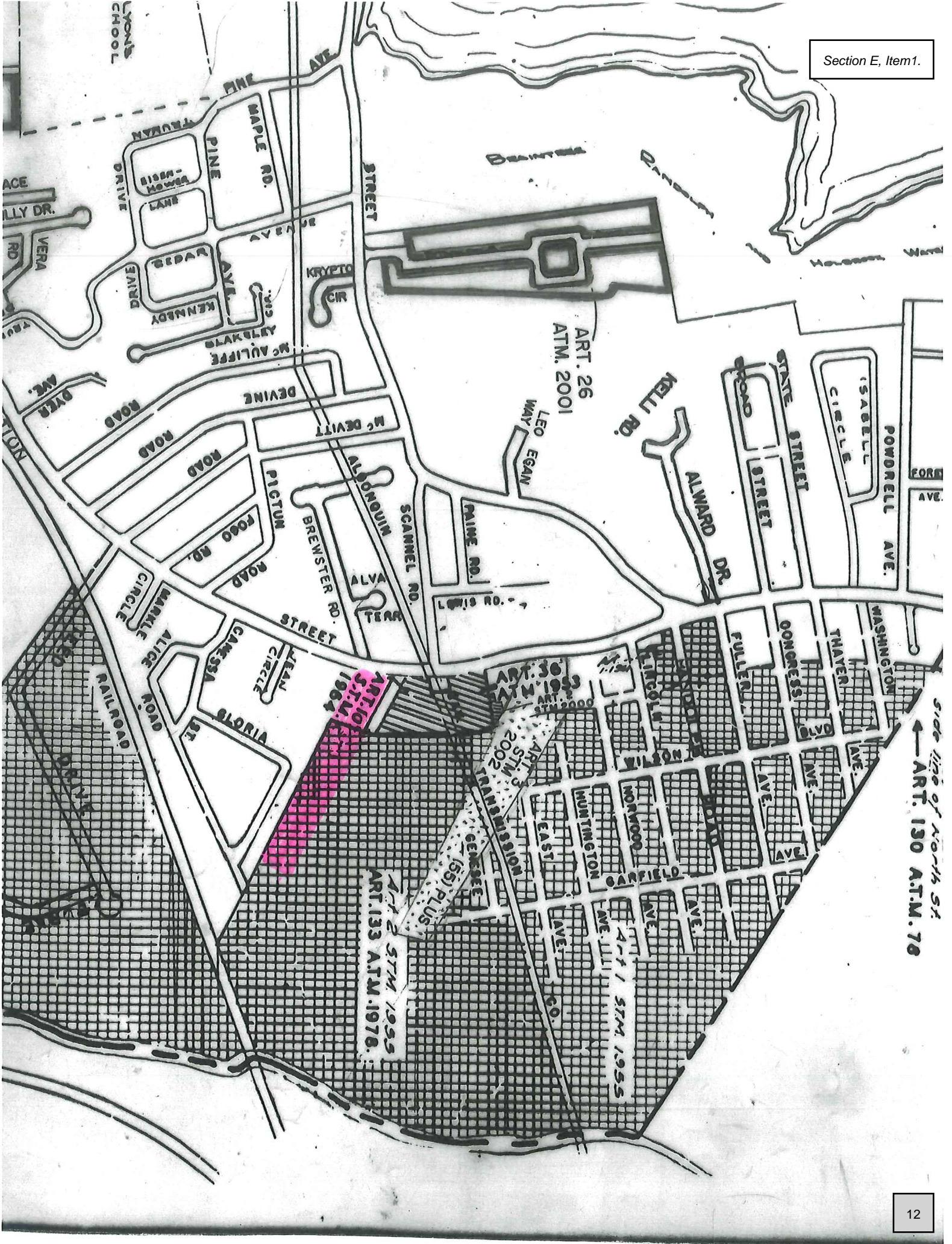
Property ID 34-A-5
Location 661 NORTH ST
Owner 661 NORTH ST REALTY TRUST

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

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

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

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



PETITION FOR ZONING AMENDMENT



RESPECTFULLY SUBMITTED TO TOWN COUNCIL BY (check one)

☐ TOWN COUNCIL ☐ BOARD OF APPEALS ☒ PLANNING BOARD

☐ SUBJECT LAND OWNER(s)*

PETITIONER'S NAME Planning Board on behalf of AC Land Development, LLC

AGENT/REPRESENTATIVE/CONTACT (if any) Michael Khoury, Esq. of MADOFF & KHOURY LLP

ADDRESS 124 Washington Street, Suite 202, Foxborough MA 02035

PHONE (508) 543-0040 EMAIL khoury@mandkllp.com

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

PETITIONER'S SIGNATURE Anthony Flippo DATE 4/9/24
**all parties must sign*

ZONING TEXT AMENDMENT (if applicable)

ARTICLE(s)/SECTION(s) _____

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

ZONING MAP AMENDMENT (if applicable)

PROPERTY LOCATION/STREET ADDRESS 661 North Street

CURRENT ZONING Residential High Density AND Industrial TOTAL ACREAGE TO BE REZONED 9 acres

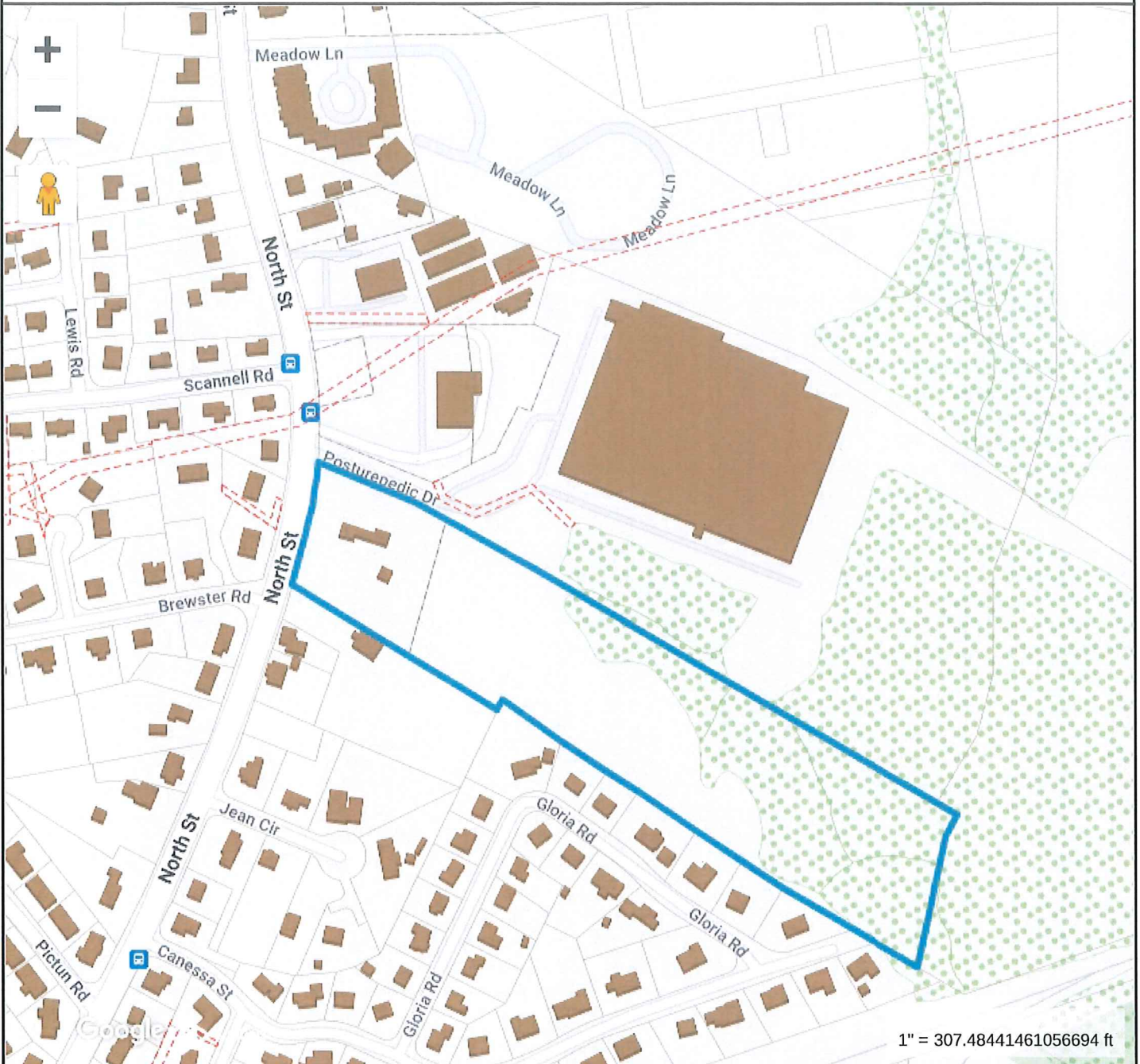
PROPOSED ZONING RMFD – Residential multifamily District

ASSESSOR'S MAP(s) & PARCEL(s) 34-A-5

CURRENT USE(s) Residential single family

ANTICIPATED USE (if known) Townhouse development

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



Property Information

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

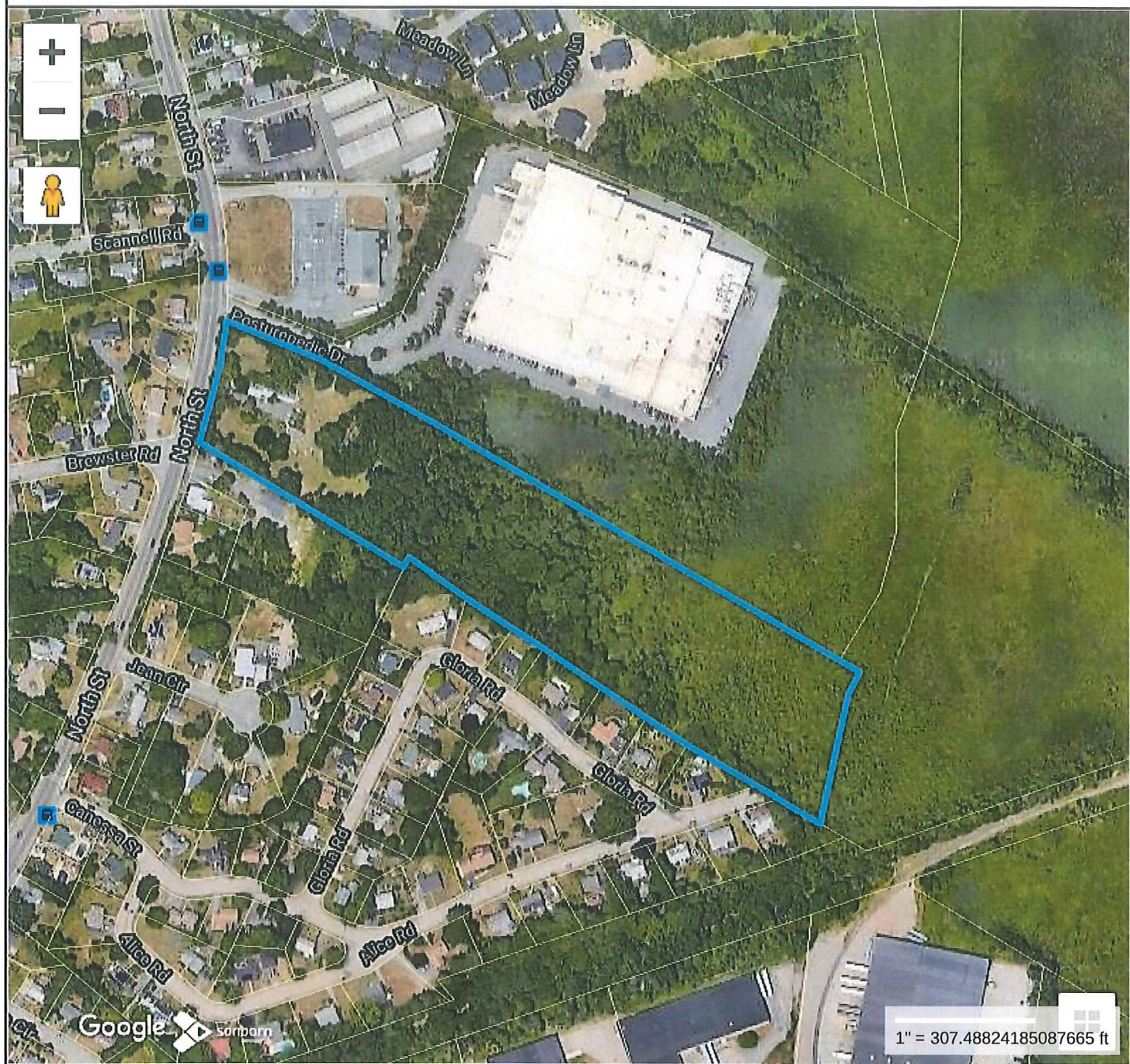


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Geometry updated 08/04/2023
 Data updated 08/04/2023

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



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



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Town Hall
41 South Main Street
Randolph, MA 02368
781.961.0936

NOTICE OF PUBLIC HEARING

Dear Property Owner,

This letter is being sent to let you know a public hearing has been scheduled about a project near your property. You received this notice because records from the Randolph Assessor's Office indicate you own property near the site. Your attendance at this meeting is not required but your participation and input are an important part of the review process. A decision regarding the approval or denial of the proposal may be made at the conclusion of this hearing.

The meeting will be conducted with remote participation by ZOOM or in person at Town Hall. The link to join the meeting is posted to the Town's website www.townofrandolph.com on the Planning Board webpage AND the meeting calendar no less than 48 hours before the meeting date.

The full text of the proposed amendment(s) may be viewed at the office of the Town Clerk at 41 South Main Street, Randolph, MA during normal business hours.

HEARING TIME & LOCATION

6:15pm

Tuesday, June 25, 2024

Town Hall – Washington Room

41 South Main Street

Randolph, MA 02368

Attendance is via computer or telephone using ZOOM or in person at Town Hall.

PROPOSAL DESCRIPTION – ZONING CHANGE

In accordance with MGL Chapter 40A Sections 3 and 5 to hear Town Council Order 2024-023 – a petition to change the zoning of the property located at 661 North Street, assessor's parcel 34-A-5 from Residential (RH) and Industrial (I) to Residential Multifamily (RMFD).

PETITIONER:

Randolph Planning Board

OWNER:

661 North Street Realty Trust
Luis A. Allaico, Trustee
661 North Street
Randolph, MA 02368

File Attachments for Item:

1. Chapter 3A (MBTA Zoning) - draft text

Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To add a new Section 200-14.5 Randolph Community (RCMOD) and amend (other sections)

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

1. ADD new Section 200-14.5:

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

A. Purpose

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

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

B. Establishment and Applicability

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

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

C. Permitted Uses

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

D. Dimensional Standards

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

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

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

E. Off-Street Parking

These parking requirements are applicable to development in the RCMOD.

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

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

- (2) **Number of bicycle parking spaces.** The following **minimum** numbers of covered bicycle storage spaces shall be provided by use:

Use	Station District	Chestnut West	Gill Farm District
Multi-family (spaces per Residential Dwelling Unit)	1 space for every 10 dwelling units		

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

F. Affordability Requirements.

(1) **Purpose.**

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

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

(3) **Affordability requirements.**

- (a) **Subsidized Housing Inventory.** All units affordable to households earning 80% or less of AMI created in the RCMOD under this section must be eligible for listing on EOHLC's Subsidized Housing Inventory.
- (4) **Provision of Affordable Housing.** In Applicable Projects, not fewer than ten percent (10%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded down to the next whole number. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI.

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

- (a) Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
- (b) Dispersed throughout the development;
- (c) Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;

- (d) Located such that the units have equal avoidance of any potential nuisances as [market-rate units] within the development;
- (e) Distributed proportionately among unit sizes; and
- (f) Distributed proportionately across each phase of a phased development.
- (g) [Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.]

(6) Administration.

- (a) The Zoning Enforcement Officer shall be responsible for administering and enforcing the requirements in this section.
- (b) Occupancy permits shall not be issued without confirmation that a LIP/LAU has been submitted to EOHLC.

G. Site Plan Review

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

- (e) All site plans shall be prepared by a certified architect, landscape architect and/or a civil engineer registered in the Commonwealth of Massachusetts. All landscape plans shall be prepared by a certified landscape architect registered in the Commonwealth of Massachusetts. All building elevations shall be prepared by a certified architect registered in the Commonwealth of Massachusetts. All plans shall be signed and stamped, and drawings prepared at a scale of [one-inch equals forty feet (1"=40')] or larger], or at a scale as approved in advance by the Permitting Authority.
 - (f) Narrative of compliance with the development standards set forth in Section 200-94. Standards and Criteria.
 - (g) As-built plans shall be required as defined in § 200-95. As-built plans.
- (3) **Timeline. Site Plan Review should be commenced no later than 30 days of the submission of a complete application and should be completed expeditiously.**
- (a) The Site Plan Review Authority may, when appropriate, seek the input of other municipal boards or officials. Copies of the application and site plan will be circulated for review and comment to the appropriate Town departments or commissions. Town departments will have fifteen (15) days to forward comments to the applicable acting body.
 - (b) A decision shall be made within forty-five (45) days of receipt of a complete accepted application, unless extended by mutual agreement. When the Planning Board is the Site Plan Review Authority, the Planning Board will vote as a simple majority.
 - (c) A report of the Planning Board's decision/findings or the Planning Board designee's decision/findings shall be forwarded to applicable departments including Building, Conservation, DPW, Engineering, Fire and Health and a copy included in the building jacket.
 - (d) Failure of the Planning Board or its designee(s) to act within forty-five (45) days of a complete accepted application shall be deemed an approval.
- (4) **Site Plan Approval.** Site Plan approval for uses listed in Section 200-14.5 D Permitted Uses shall be granted upon determination by the Site Plan Review Authority that the following conditions have been satisfied. The Site Plan Review Authority may impose reasonable conditions, at the expense of the applicant, to ensure that these conditions have been satisfied.
- (a) the Applicant has submitted the required fees and information as set forth in the Town of Randolph's requirements for a Building Permit and **Article XI. Site Plan Review** (unless modified by this **Sections 200-14.5.G**); and
 - (b) the project as described in the application meets the development standards set forth in **Section 200-94. Standards and Criteria**. Upon the request of the Applicant, the Site Plan Review Authority may waive the requirements of **Section 200-94. Standards and Criteria**, in the interests of design flexibility

and overall project quality, and upon a finding of consistency of such value with the overall purpose and objectives of the RCMOD.

- (5) **Project Phasing.** An Applicant may propose, in a Site Plan Review submission, that a project be developed in phases subject to the approval of the Site Plan Review Authority, provided that the submission shows the full buildout of the project and all associated impacts as of the completion of the final phase. However, no project may be phased solely to avoid the provisions of Section 200-14.5 F. Affordability Requirements. The Planning Board may require a performance guarantee for a phased development to ensure completion according to the conditions of the site plan approval decision. The performance guarantee, if required, shall be one (1) of the methods stated in MGL c. 41, § 81U, and the amount of the guarantee shall be determined by the Planning Board and transmitted to the Planning Board within forty-five (45) days following approval.

2. Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To Amend § 200-3. Word usage; definitions.

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

Add the following definitions:

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

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

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

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

OPEN SPACE – Contiguous undeveloped land within a parcel boundary.

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

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

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

And replace PARKING GARAGE/DECK with the definition below:

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

3. Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To Amend § 200-6. Establishment.

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

Add the following text:

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

4. Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To Amend § 200-6. Designation.

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

Add the following text:

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

5. Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To Amend Section 200-5, Zoning Map Pursuant to M.G.L. ch. 40A, sec. 5.

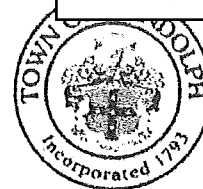
That the Town Council of the Town of Randolph hereby approves the request from the Randolph Planning Board to initiate an Amendment to the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows:

(insert the parcel boundaries)

A map showing the designated parcels is attached hereto.

File Attachments for Item:

2. ANR - Scanlon/Billings

FORM A**APPLICATION FOR ENDORSEMENT OF A PLAN
BELIEVED NOT TO REQUIRE APPROVAL**

Assessor Parcel ID	2-B-1.LA, 2-C-2.2, 2-C-1.438	Norfolk County Registry of Deeds	Bk 41625 Pg 232 Bk 39654 Pg 380
Parcel Address	43 Scanlon Drive, Randolph, MA 02368		

Applicant	Scanlon Suburban LLC & Randolph Transportation Realty LLC		
Address	800 Boylston Street, Boston, MA 02129		
Address2			
Phone	9082394642	Email	acampbell@coreinvestmentsinc.com

Surveyor/Engineer	William J Dorgan, PLS		
Address	CHA Consulting, Inc 141 Longwater Drive Suite 104		
Address2	Norwell MA 02061		
Phone	781-982-5400	Email	Wdorgan@chasolutions.com

If property owner is not the applicant, separate authorization from the owner is required

Property Owner			
Address			
Address2			
Phone		Email	

PURPOSE OF PLAN
Explanation, purpose of plan and change to/from
To combine parcels A, B, C & D into one contiguous parcel
To combine parcels E, F, & G into one contiguous parcel
As shown on a plan entitled ANR Plan of Land High Street and
Billings Street Randolph, Norfolk County, Massachusetts 02368
By CHA dated 6-18-24

Specify the reason why the Plan of Land is not a subdivision requiring approval by the Planning Board under the Subdivision Control Law (Select A, B, C or D - **choose only ONE**):

Section F, Item 2.

A. Each lot on the plan meets one of the following criteria (choose one) by having frontage and lot area required under the Zoning Ordinances for the district in which it is located:

- ☒ 1. A public way, or
☐ 2. A way which the Town Clerk certifies is maintained and used as a public way, or
☐ 3. A way shown on a plan approved and endorsed by the Planning Board under the Subdivision Control Law, recorded in Plan Book _____, Plan _____, or
☐ 4. A way in existence before the adoption of the Subdivision Control Law by the Town and which the Applicant believes is adequate for the way's proposed use, or
☐ 5. A way shown on a plan of a subdivision recorded at the Registry of Deeds or the Land Court prior to the adoption of the Subdivision Control Law: Plan Book _____, Plan _____.

B. Each lot has been clearly marked on the plan to be either:

- ☐ 1. Joined to and made part of an adjacent lot, or
☐ 2. Labeled "Not a Buildable Lot".

C. Each lot on the plan contains a building which existed prior to the adoption of the Subdivision Control Law.

D. The plan shows an existing parcel with no new lot division(s) and has frontage on a way described above.

The undersigned, believing that the accompanying plan of property in the Town of Randolph does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

Applicant

Date

6/20/24

6/20/24

PLANNING BOARD USE ONLY

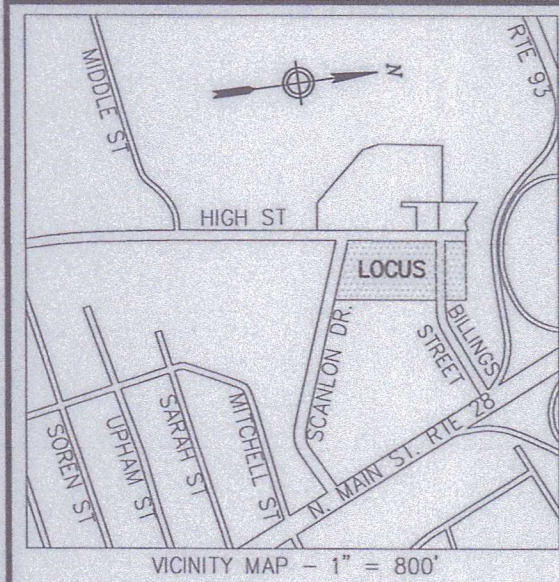
Items Received: ☐ 5 print copies ☐ 1 Electronic File ☐ Owner Authorization

Date Received:

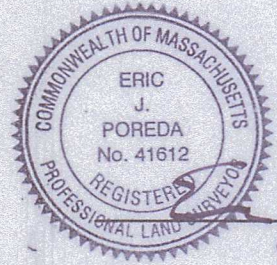
Fee Received: Amount _____ Check# _____ Date: _____

Reviewed by Engineering: _____ Date: _____

Reviewed by Assessor: _____ Date: _____



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



E. Poreda DATE: 6/19/24

GENERAL NOTES:

- THE BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY CHA CONSULTING, INC. IN MAY OF 2018 AND UPDATED IN MARCH OF 2023.
- ALL DEED REFERENCES ARE TO NORFOLK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- LOCUS OWNER OF RECORD:
SCANLON SUBURBAN, LLC
DEED BOOK 39654 PAGE 380
PARCEL ID: 02-C-1.438
RANDOLPH TRANSPORTATION REALTY LLC
DEED BOOK 41626, PAGE 232
PARCEL ID: 02-B-1.1A
RANDOLPH TRANSPORTATION REALTY LLC
DEED BOOK 41626, PAGE 232
PARCEL ID: 02-C-002.2
- THE PROJECT IS LOCATED IN THE FOLLOWING TOWN OF RANDOLPH ZONING DISTRICTS: BLUE HILL RIVER HIGHWAY DISTRICT AS DEFINED BY THE TOWN OF RANDOLPH ZONING MAP.
- PLAN REFERENCES:
LAND COURT PLAN 4921S
PLAN BOOK 382 PAGE 570
PLAN BOOK 437 PAGE 117
PLAN BOOK 541 PAGE 682
PLAN BOOK 67 PAGE 3227
- BILLINGS STREET WAS DISCONTINUED VIA A DECREE OF DISCONTINUANCE VOTED ON APRIL 29, 2024 COUNCIL ORDER: 2024-020.
- THE PURPOSE OF THIS PLAN IS TO COMBINE PARCELS A, B, C & D INTO ONE CONTIGUOUS PARCEL (LOT 1 AREA = 321,693 SQ. FT.) AND PARCELS E, F & G INTO ONE CONTIGUOUS PARCEL (LOT 2 = 67,599 SQ. FT.)

RECEIVED IN THE OFFICE OF THE
TOWN CLERK, RANDOLPH, MA

TOWN CLERK

DATE: _____

APPROVAL NOT REQUIRED UNDER THE
SUBDIVISION CONTROL LAW.

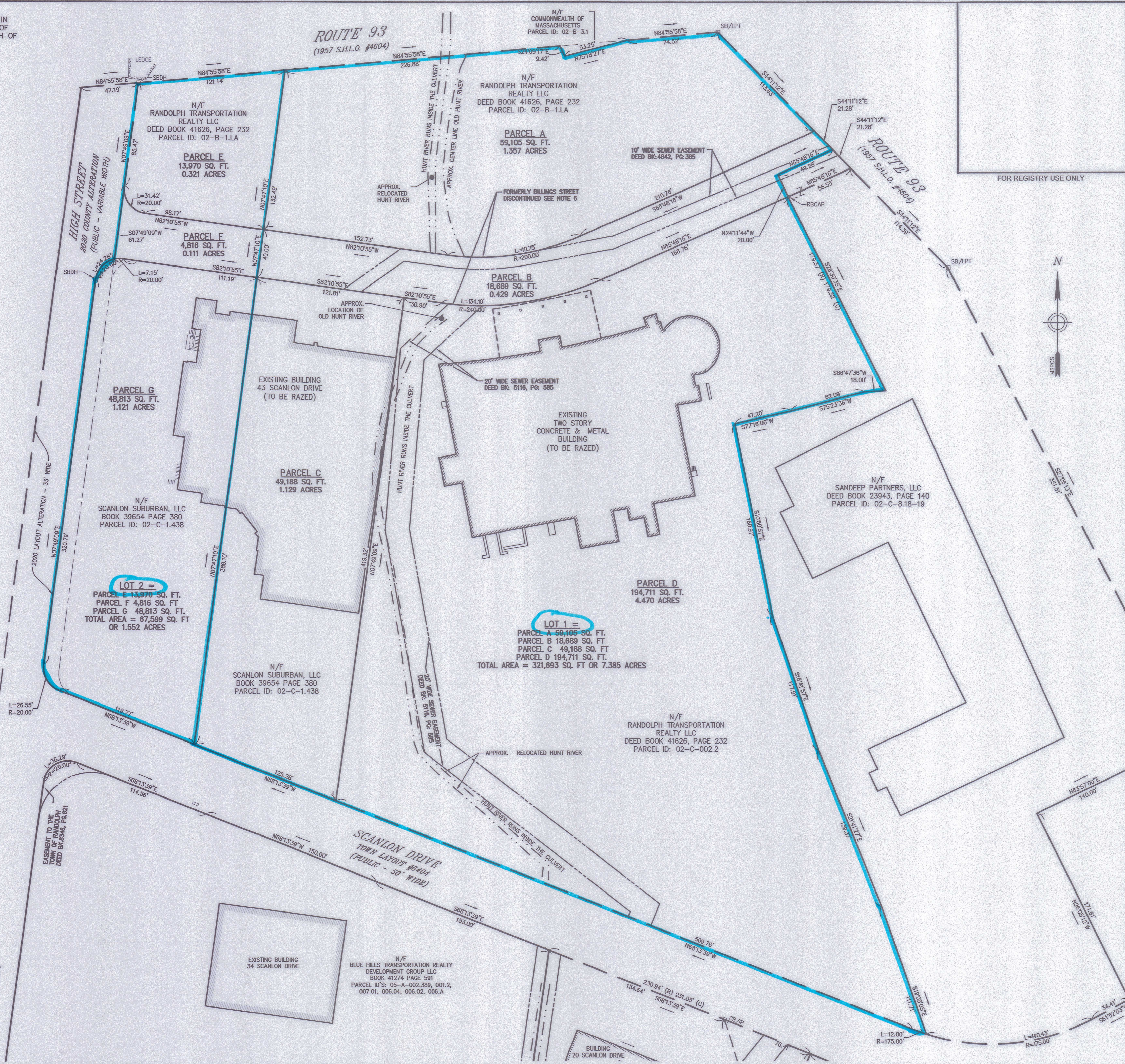
TOWN OF RANDOLPH PLANNING BOARD

DATE: _____

PLANNING BOARD ENDORSEMENT
IS NOT A DETERMINATION AS TO
CONFORMANCE WITH ZONING
BYLAWS

40 20 0 40 80
SCALE: 1" = 40'

HIGH STREET
1988 COUNTY LAYOUT
(PUBLIC - 66' WIDE)



FOR REGISTRY USE ONLY



PREPARED FOR:

VERTEX

400 LIBBEY
PARKWAY

WEYMOUTH, MA
02189

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR TO ALTER ANY PART OF ANY PLAN OR MAP OR THE
STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE
NOTATION "ALTERED BY FOLLOWED BY THEIR SIGNATURE, THE
DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION
OF THE ALTERATION.

ANR
PLAN OF LAND

HIGH STREET &
BILLINGS STREET
RANDOLPH
NORFOLK COUNTY,
MASSACHUSETTS
02368

No.	Submitted / Revision	App'd. By	Date

Designed By:	Drawn By:	Checked By:
---	MWC	CDE
Issue Date:	Project No:	Scale:
6/18/2024	068868	1" = 40'

Drawing No.:

SHEET 1 OF 1

Council Order: 2024-020

Introduced by: Town Manager Brian Howard
April 29, 2024

Discontinuance of Billings Street
As A Public Way in the Town of Randolph

Pursuant to M.G.L. c. 82, § 21 and any other applicable law, the Town of Randolph hereby discontinues the public way in the Town of Randolph known as Billings Street as requested in the application for discontinuance provided by Scanlon Suburban, LLC, Core Investments Development, LLC and Randolph Realty Trust Transportation, LLC, as Billings Street is depicted on the maps included in that application and consistent with all requirements of law, effective upon the recording of the required maps and deeds at the Norfolk County Registry of Deeds reflecting the discontinuance. Said premises shall revert from the Town's ownership to each adjacent property owner to the centerline, subject to any 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 discontinue Billings Street, and to take any other action necessary to carry out this discontinuance and 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. The Town Council Authorizes the Town Manager to execute the attached "DISCONTINUANCE OF BILLINGS STREET", or something substantially similar thereto, and to record said document at the Norfolk County Registry of Deeds reflecting this vote.

04/29/2024: Council Order 2024-020 was introduced by Town Manager Brian Howard.

04/29/2024: Council Vice President Brewer opened the Public Hearing on this Council Order. The legal notice was published in the Patriot Ledger on April 13, 2024, and April 20, 2024. The public hearing on this matter will be continued to the Town Council meeting on June 10, 2024.

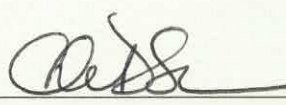
06/10/2024: Council Vice President Brewer opened the public comments portion of the public hearing. The public comments portion of the public hearing was then closed. Motion to approve Council Order 2024-020 as presented made by Councillor Burgess, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 8-0-0 (Abstent: Egan)

Motion Passes.

Yay(s): C. Alexopoulos, W. Alexopoulos Brewer, Burgess, Gordon, Huff-Larmond, O'Connell, Thompson

Date of Vote: 06/10/2024


Cheryl D. Sass
Town Clerk & Registrar

