

PLANNING BOARD MEETING

Tuesday, July 14, 2026 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.

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 6/23/2026

D. Public Speaks

E. Public Hearings

1. 6:15 PM - Ledgeview Terrace Subdivision - to consider major modification

F. Old/Unfinished Business

1. Inclusionary Zoning Ordinance

2. Mixed-Use Zoning Ordinance

3. Assisted Living / Independent Living Zoning Amendment

G. New Business

1. Comprehensive Master Plan Update

H. Staff Report

***Active Subdivision Review**

***Active Project Review**

***Upcoming Projects**

1. Active Subdivision Review

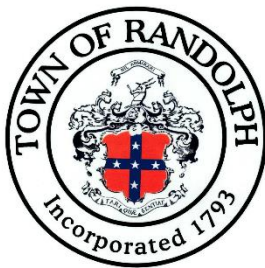
I. Board Comments

J. Adjournment

Notification of Upcoming Meeting Dates

File Attachments for Item:

1. Minutes of 6/23/2026



PLANNING BOARD MEETING

Tuesday, June 23, 2026 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.

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 6:04 pm.

PRESENT

Araba Adjei-Koranteng
Tony Plizga
Peter Taveira
Lou Sahlu

ABSENT

Alexandra Alexopoulos

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 6/9/2026

The Planning Board approved the minutes of June 9, 2026, as presented.

Motion made by Plizga, Seconded by Sahlu to approve the meeting minutes of June 9, 2026, as presented.

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

D. Public Speaks

There were no public comments during the Public Speaks portion of the meeting.

E. New Business

1. Planned Residential Development - Violet Hills (Mill Street) revisions

Chairman Plizga noted that the Planning Board had previously reviewed the V project on Mill Street before forwarding it to the Town Council, which later returned it to the Planning Board for further review.

Mrs. Tyler provided an update, explaining that following the Town Council meeting, the applicant's team revised the civil and architectural plans. The civil plan updates were included in the the meeting packet, while the architectural revisions were received later. The packet also included estimated annual revenue figures, a traffic analysis, and an updated project narrative. Mrs. Tyler noted that applicant James Guerrier was in attendance via Zoom and that Cameron Campbell of Burke Civil Site Engineers was present.

The Board reviewed sheet C1.05. Mr. Campbell explained that the primary revision was shifting the driveway and western portion of the road over about 4 feet, increasing the setback from the property line to 8 feet. Chairman Plizga noted that this change was not clearly identified on the plans and should either be reflected on the drawings or highlighted for the Town Council during its next review.

Additional revisions Mr. Campbell noted, included:

- Shifting the road reduced the size of the central common area.
- The unit mix was revised from 6 three-bedroom and 4 two-bedroom units to five of each.
- The shed and transformers were consolidated into one area, resulting in the removal of some visitor parking spaces.
- Visitor parking was reduced leaving a total of 8 visitor spaces plus one accessible space.
- Grading was revised to accommodate the revised layout.
- The drainage system was modified from 8x8 chambers to 4x4 chambers at the applicant's request.

Chairman Plizga noted that the drainage changes would be subject to stormwater review.

Mr. Guerrier noted that additional revisions were made to address snow storage concerns raised during the Town Council meeting. The two rear corners of the site were enlarged for snow storage, and the central common area walkway was widened from 5 feet to 10 feet to provide additional storage capacity. Patio areas were also expanded, and visitor parking spaces may be used for snow storage when needed. In addition, Mr. Guerrier noted that a portion of the green space near the entrance could also serve as snow storage.

Chairman Plizga noted that the infiltration area remains shown on the plan and asked whether it could be designated for snow storage. Mr. Campbell responded that the Massachusetts Stormwater Handbook prohibits using infiltration areas for snow storage because sediment from melting snow can accumulate in and clog the sedimentation basin.

Chairman Plizga requested that snow not be stored in common areas due to emergency access and egress concerns and instead be removed from the site, if necessary.

Chairman Plizga also noted that the buildings were moved one foot closer reducing the separation from 15 feet to 14 feet.

Mr. Guerrier explained that the central common area was reduced from 20 feet to 15 feet and that the retaining wall was moved one foot off the property line. Chairman Plizga recommended that all revisions be clearly identified on the plans.

Mrs. Tyler asked whether the impervious surface calculations had been updated to reflect the revised patios and common area walkways. Mr. Campbell stated that the changes reduced impervious coverage by approximately 1,500 square feet. Chairman Plizga noted that a waiver would still be required and that the calculations should be documented. Mr. Guerrier estimated total lot coverage would be in the low- to mid-50% range, exceeding the 40% maximum.

Mr. Guerrier also noted that fire apparatus access was slightly increased, although the project was already compliant. In response to questions about site screening, Mr. Guerrier stated that no fence is proposed other than where retaining walls are located, but enhanced landscaping, including evergreen plantings, will provide screening in the other areas.

Regarding traffic, Mr. Guerrier explained that Gillon Associates conducted a traffic study that projected an additional 7 vehicle trips during the morning peak hour and 9 during the afternoon peak hour. The study also found no major crashes in the area within the past five years.

Member Adjei-Koranteng noted that "No Parking" signs were not shown along the south side of the property. Chairman Plizga stated that such signage would be a condition of approval.

Addressing concerns about wildlife displacement, Chairman Plizga noted that the issue had not been raised for larger projects in town and stated that wildlife would adapt to the changes.

Mrs. Tyler noted that the Town Council had expressed concerns regarding the arrangement and color schemes of the buildings. Mr. Guerrier responded that a fourth exterior color had been added to the project. Chairman Plizga expressed disappointment that the applicant had not reduced all units to two bedrooms and 1,100 square feet, believing that change would have strengthened the proposal before the Town Council. Mr. Guerrier explained that, under the tax credit program being utilized, nine of the ten homes must be sold to first-time homebuyers, and a mix of unit sizes was intended to provide a broader range of housing options for residents.

In response to a question from Member Taveira regarding mail delivery, Mr. Guerrier stated that the project team had consulted with the Postmaster and that a centralized mailbox location is shown on the plans. Individual homes will be clearly addressed for package delivery services.

There being no further discussion, Chairman Plizga made a motion.

Motion made by Plizga, Seconded by Sahlu to recommend approval of the 217 Mill Street planned residential development "Violet Hills" as shown on the drawings package

with cover sheet dated June 17, 2026. The package includes drawings C1.01 L 1.0, 3.0 and 3.1, ES-1 and 2, L1 and 2 along with 8 architectural drawings and 7 renderings subject to the following recommendations:

- 1) The HOA Agreement shall reflect the private pickup of trash (no dumpster required)
- 2) That lampposts at the rear of each unit be a part of the project's lighting system and on automatically at night for public safety in lieu of additional streetlights
- 3) The fire hydrant location shall meet the requirements of the Fire Department
- 4) The transformer shall be enclosed with a fence
- 5) "No Parking" signs shall be provided along the drive aisle at no more than 100-foot intervals for public safety
- 6) All walkway areas shall be constructed with patio blocks or equal
- 7) No snow shall be stored in the common area. Excess snow must be moved offsite by the property manager to maintain public safety access

Additionally, the applicant has requested the following waivers:

1. Lot frontage – 100 feet required, actual is 74 feet
2. Maximum lot coverage – 40% required, actual is approximately 54%
3. No parking in the buffer area – visitor parking is located in the buffer area
4. Visitor parking spaces – 2 are permitted, 8 spaces plus 1 handicapped are provided
5. Maximum unit size is 1100 square feet. Five out of 10 units exceed it
6. Roof pitch – minimum is 4:12 actual is 3.5:12
7. Porch to sidewalk setback – minimum is 10 feet, actual is less and varies by unit

Discussion on the motion:

Chairman Plizga noted that since the applicant is proposing that 9 out of the 10 units to be income restricted homes, and is not requesting any bonus density, the above waivers represent an appropriate alternative to the bonus density for which they are entitled to. The traffic study identified that there will be negligible impact on the neighborhood. The buffer has increased from 4 to 8 feet.

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

Mrs. Tyler stated that she would prepare the decision and distribute it to Mr. Guerrier and the Town Council prior to their next meeting. Mrs. Tyler advised Mr. Guerrier to provide the Town Council with a written narrative of all revisions and changes discussed during the meeting.

2. ANR - 5 Gold Street

Mrs. Tyler noted that she and Chairman Plizga had previously reviewed the ANR plan for 5 Gold Street, which originally proposed changes to the layout of Gold Street. The

applicant has since revised the plan. Chairman Plizga explained that Lot 1 would be buildable as proposed and would require relief from the Zoning Board of Appeals, while Lot 2 would be a conforming lot.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the ANR for 5 Gold Street for the drawing dated May 21, 2026.

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

3. Zoning Ordinance - proposed prohibition of Data Centers

Chairman Plizga noted that the Board would review the draft ordinance prohibiting data centers. Mrs. Tyler explained that, following prior discussion on data centers, she prepared a draft ordinance banning data centers of any size, which was reviewed by the Town Attorney. If approved by the Planning Board, the ordinance would be forwarded to the Town Council to begin the public review process. Chairman Plizga noted that as technology develops the Town may choose to amend the ordinance to retract the prohibition.

Motion made by Adjei-Koranteng, Seconded by Plizga motion to recommend section 2.2 Data Centers and section 4.7 Data Centers forbidden to Town Council.

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

F. Staff Report

Active Subdivision Review

Mrs. Tyler noted that she is reviewing subdivision files and will be sending letters to developers requesting that they appear before the Board on August 11, 2026, to address outstanding items preventing project completion.

Ledgeview Terrace

Mrs. Tyler noted that a public hearing will be held on July 14 to consider a major modification to an existing subdivision. Mrs. Tyler explained that prior meetings had discussed potentially rescinding the subdivision due to inactivity, which was originally approved approximately 20 years ago. The applicant has since submitted stormwater documentation affecting drainage and grading.

Mrs. Tyler further noted that subdivision road design standards have changed since the original approval, and the current turning radius is no longer sufficient for fire apparatus. Mrs. Tyler stated she will consult the Town Attorney to determine whether additional design changes can be required.

Upcoming Projects

Zoning Amendments

Mrs. Tyler noted that the Board will review proposed zoning amendments related to Inclusionary Housing, Assisted Living and Independent Living Facilities, and Mixed-Use development at the next meeting. She added that, if the Board is satisfied with the revisions, the amendments may be forwarded to the Town Council for consideration.

EV Charging Stations

Mrs. Tyler noted that there are some permitting challenges with the current system reference to certain requirements that may be resolved when the Town transitions to the new permitting system.

Movie Theatre (Mazzeo Drive)

Mrs. Tyler noted that the movie theater had a target reopening date in July but must first go through the licensing board. She also stated that there has been no progress on the associated ANR parcels.

Lantana - Scanlon Drive

Mrs. Tyler noted that demolition was halted due to tax abatement issues and is now expected to occur in the spring.

Advanced Auto Parts

Mrs. Tyler noted that Advance Auto Parts will occupy the former Bob's Stores space on Mazzeo Drive. Mrs. Tyler also stated that minor site changes were reviewed and approved administratively.

G. Board Comments

None

H. Adjournment

Upcoming Meeting Dates: July 11, August 11, September 8, September 22

The meeting adjourned at 6:52 pm.

Motion made by Adjei-Koranteng, Seconded by Taveira to adjourn the meeting.
Voting Yea: Adjei-Koranteng, Plizga, Taveira, Sahl

File Attachments for Item:

1. 6:15 PM - Ledgeview Terrace Subdivision - to consider major modification

USA TODAY CO.



PO Box 631210 Cincinnati, OH 45263-1210

AFFIDAVIT OF PUBLICATION

Randolph Planning Director
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:

NEO QUI The Patriot Ledger 06/24/2026, 07/01/2026
NEO wickedlocal.com 06/24/2026, 07/01/2026

and that the fees charged are legal.

Sworn to and subscribed before on 07/01/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$82.62

Tax Amount: \$0.00

Payment Cost: \$82.62

Order No: 12409650

Customer No: 663354

PO #: Jennifer Austrino

of Copies:
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

Hearing 07/14/2026 **LEGAL NOTICE PUBLIC HEARING**

The Randolph Planning Board will hold a public hearing on Tuesday, July 14, 2026 at 6:15 pm to consider a major modification of an approved subdivision known as Ledgeview Terrace. The hearing may be attended in person at Randolph Town Hall, Washington Meeting Room, 41 South Main Street, Randolph or remotely via ZOOM or telephone. The link to join the meeting is on the Town of Randolph website meeting calendar. Plans and materials may be viewed at the Town Clerk's Office during regular business hours.

AD# 12409650
PL 06/24, 07/01/2026

MARIAH VERHAGEN
Notary Public
State of Wisconsin

TOWN OF RANDOLPH DEPARTMENT APPROVALS

HIGHWAY SURVEYOR

TOWN ENGINEER

BOARD OF HEALTH

WATER COMMISSIONERS

FIRE DEPARTMENT

SEWER COMMISSIONERS

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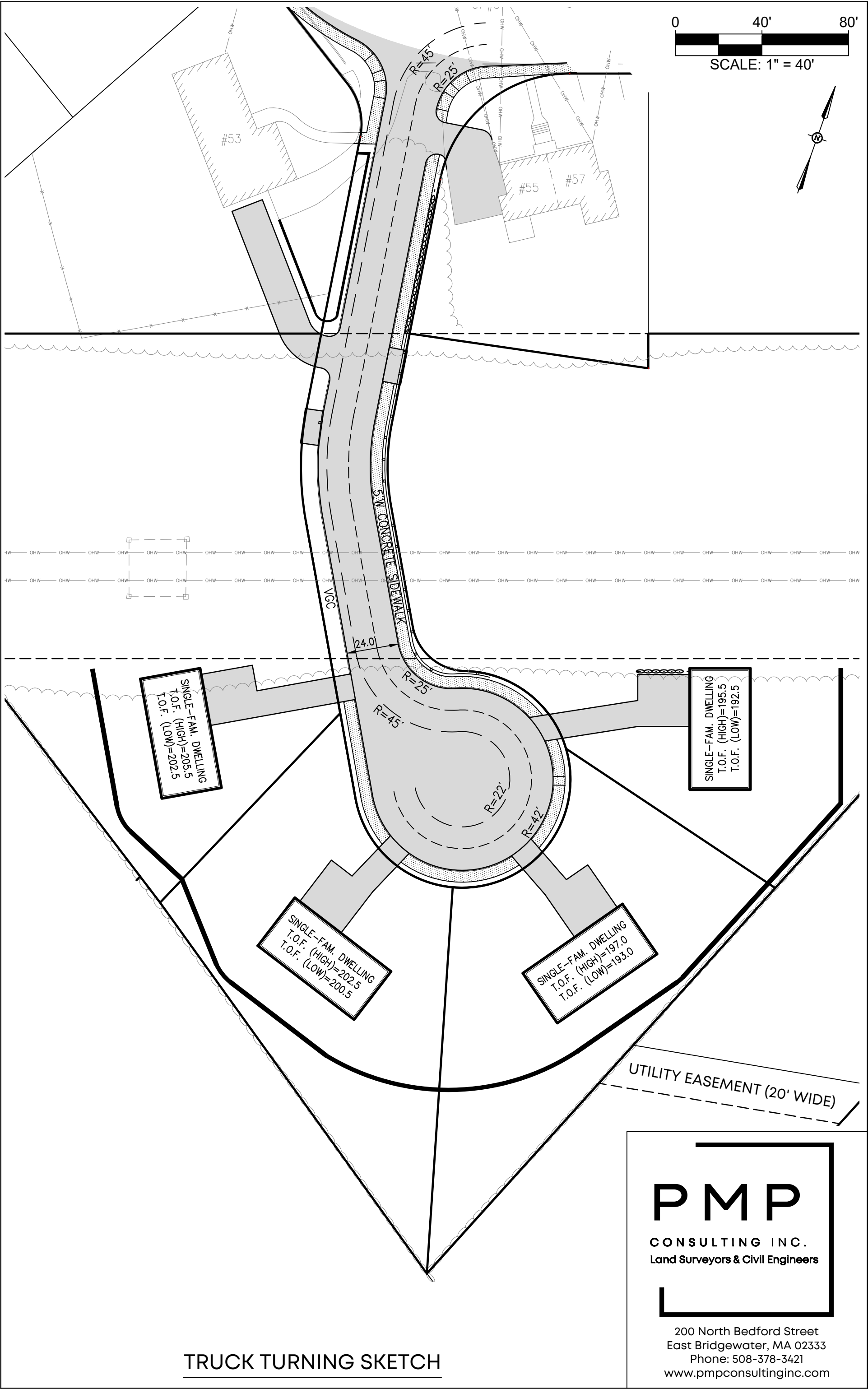
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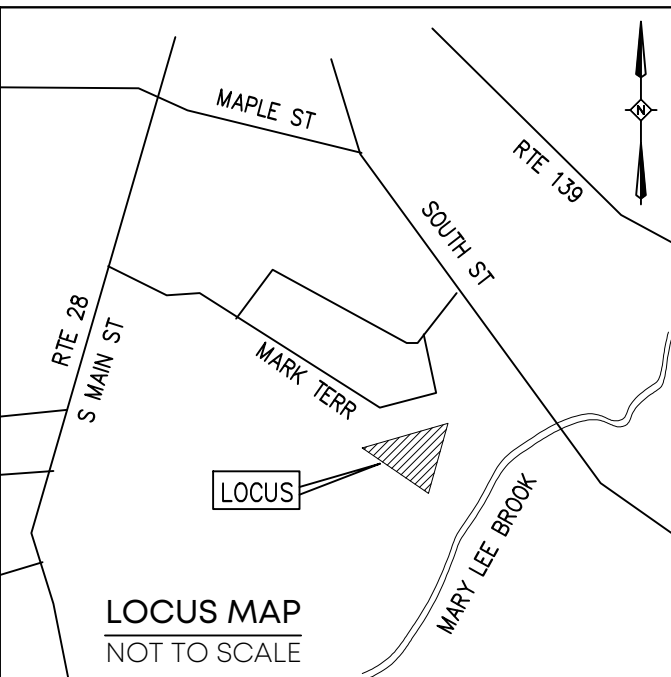
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REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

TOWN CLERK

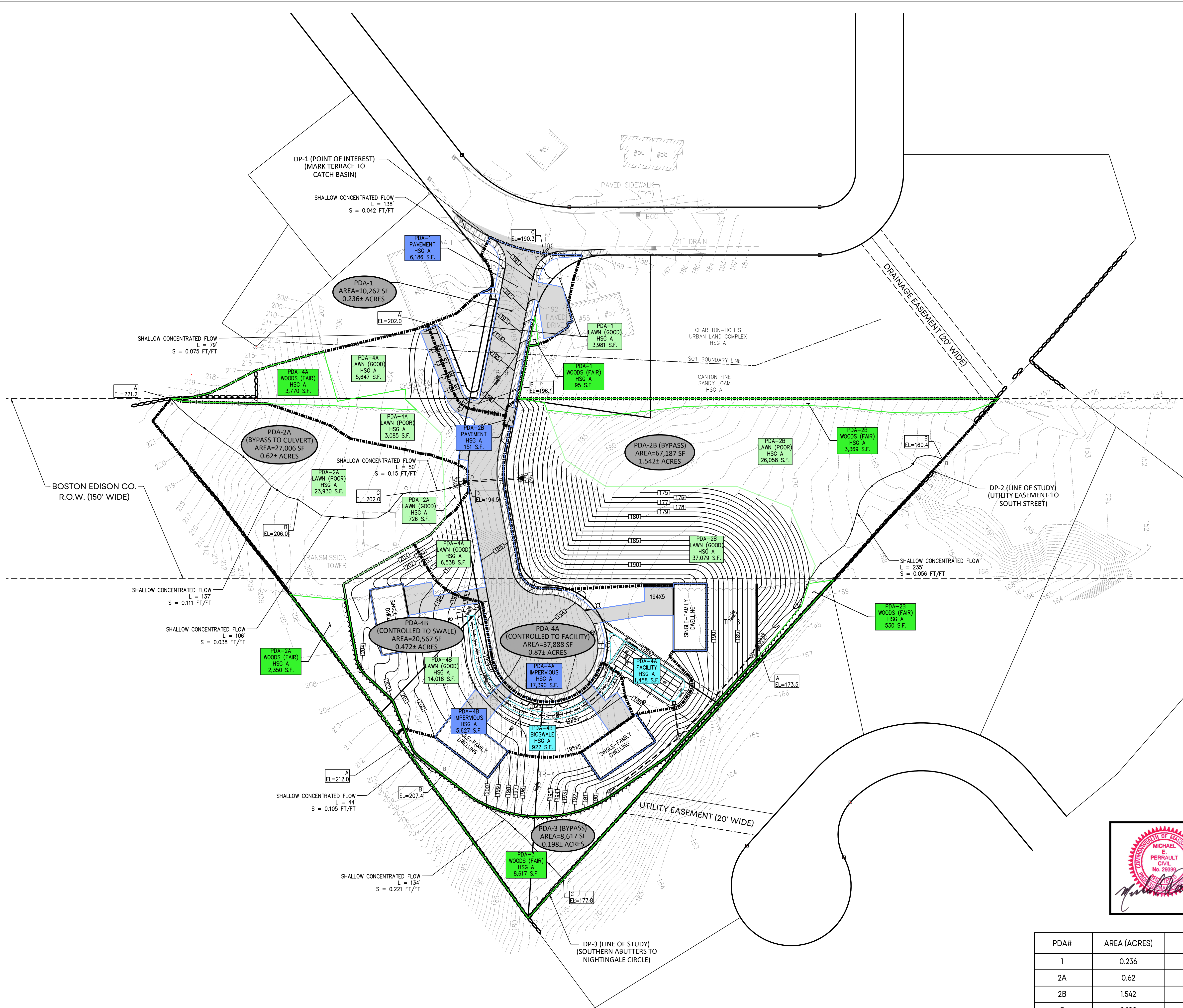
I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

GENERAL NOTES:

- LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250 OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.
- PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) 'PLAN OF LAND' PREPARED BY P.M.P. ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- ZONING INFORMATION ZONING DISTRICT: RSFMD RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
- THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON & BETWEEN 1/12/2026 & 1/13/2026.
- COMMUNITY PANEL NUMBER: 25021C0218F (DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.
- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV.= 189.82'
BENCHMARK 'B' ELEV.= 206.71'



PDA#	AREA (ACRES)	AREA (S.F.)
1	0.236	10,262
2A	0.62	27,006
2B	1.542	67,187
3	0.198	8,617
4A	0.87	37,888
4B	0.472	20,567
TOTAL	3.938	171,527

RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

DRAWN BY: STC
CHECKED BY: EPJ/MEP
DESIGNED BY: STC

DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgerview Terrace"

PROPOSED DRAINAGE
AREA PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

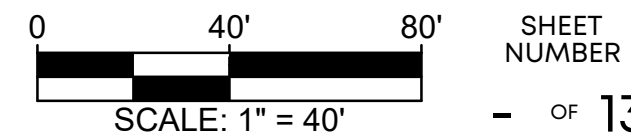
KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

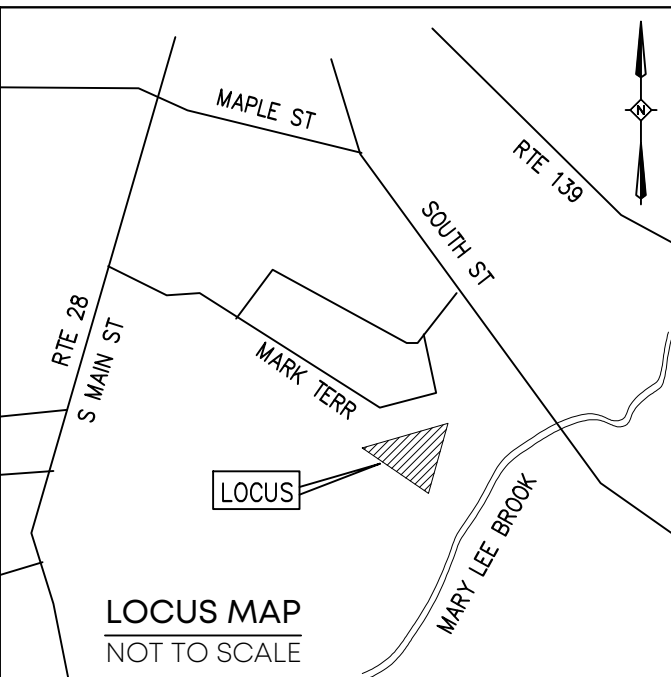
DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101

PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421





REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL
LAW REQUIRED

DATE

TOWN CLERK

APPROVAL BY THE PLANNING BOARD OF THIS
PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION
IN NO WAY IS INTENDED TO INDICATE THAT A
DETERMINATION HAS ALSO BEEN MADE THAT THE
LOTS CREATED ARE IN COMPLIANCE WITH THE
ZONING ORDINANCE OF THE TOWN OF RANDOLPH
AND/OR/S/ ARE BUILDABLE LOTS.

I CERTIFY THAT THE NOTICE OF APPROVAL OF
THIS PLAN BY THE RANDOLPH PLANNING AND
ZONING BOARD HAS BEEN RECEIVED AND
RECORDED AT THIS OFFICE ON

, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED
DURING THE TWENTY (20) DAYS NEXT AFTER
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE

GENERAL NOTES:

1) LOCUS PROPERTY IS COMPRISED OF :
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~ DEED BOOK 19982 / PAGE 250 OWNER OF
RECORD OWNER: RKS REALTY LLC C/O GENERAL
CONTRACTING INC.

2) PLAN REFERENCES:
P-1) PLAN 853 OF 1970
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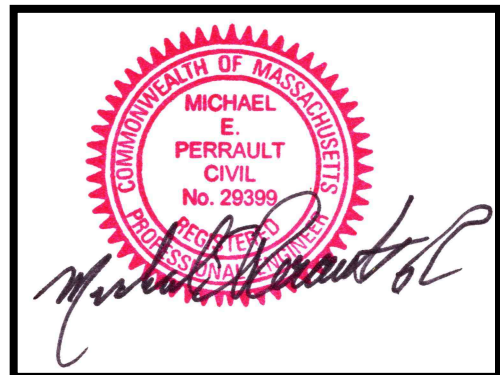
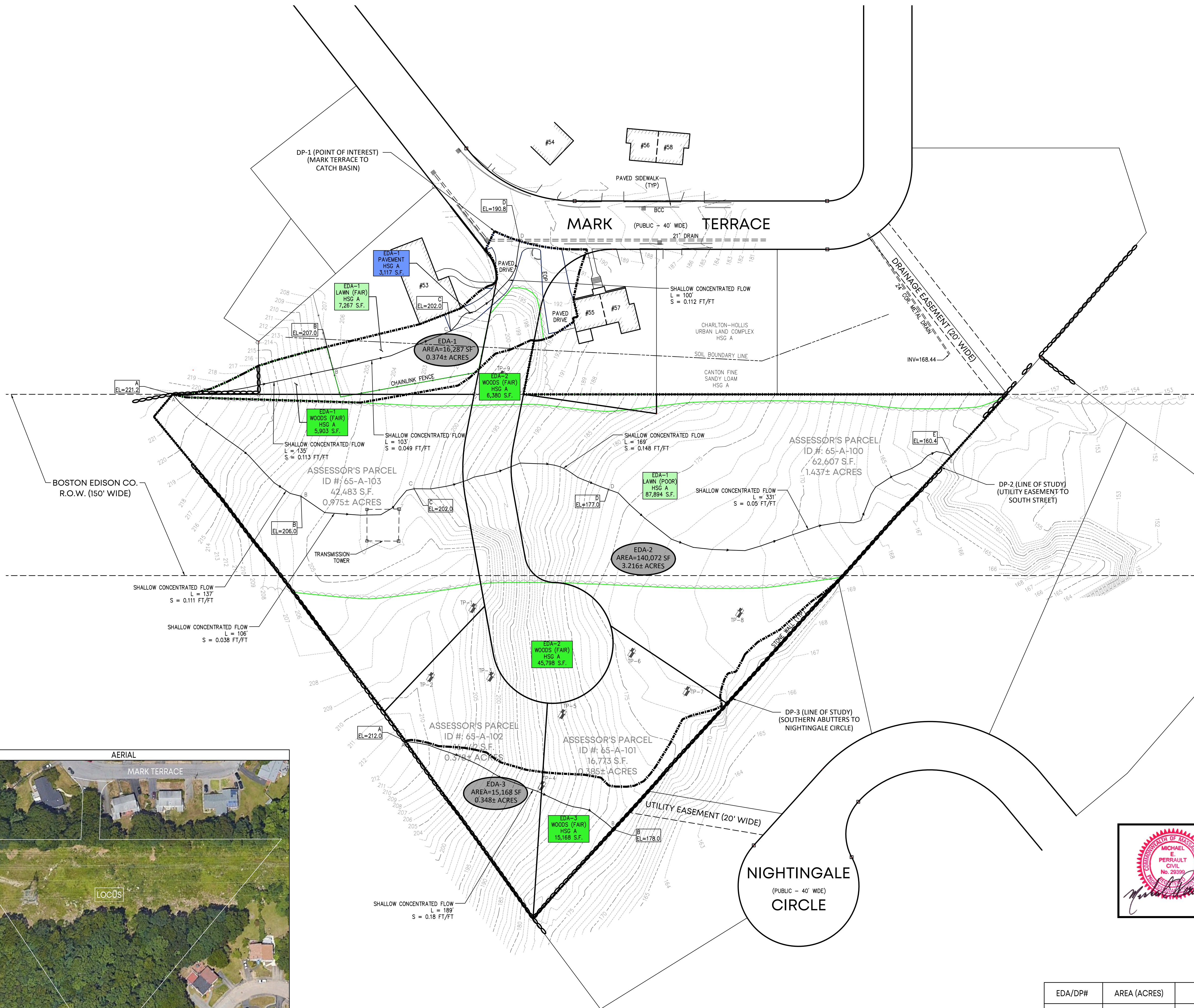
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RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
MINIMUM/MAXIMUM ZONING REQUIREMENTS
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MIN. LOT FRONTAGE = 120' (90' ON CURVE)
MIN. FRONT YARD = 25' SIDE = 15' &
REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES 40'

4) THE PROPERTY LINE INFORMATION SHOWN IS
BASED ON CURRENT AVAILABLE RECORD
INFORMATION CONSISTING OF PLANS AND DEEDS
AND AN ACTUAL ON THE GROUND FIELD SURVEY
PERFORMED BY THIS FIRM ON 1/12/2026.

5) COMMUNITY PANEL NUMBER: 25021C0218F
(DATE: 7-8-25) THE FLOOD INSURANCE RATE MAP
DEFINES THIS AREA AS ZONE X, AREA OUTSIDE
THE 0.2% CHANCE ANNUAL FLOOD PLAIN.

6) THERE ARE NO WETLANDS WITHIN 100' OF THE
PROJECT AREA.

7) BENCHMARK INFORMATION:
DATUM: N.G.V.D. 29
BENCHMARK 'A' ELEV.=



EDA/DP#	AREA (ACRES)	AREA (S.F.)
1	0.374	16,287
2	3.216	140,072
3	0.348	15,168
TOTAL	3.938	171,527

RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE
RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS IN PREPARING THIS PLAN.

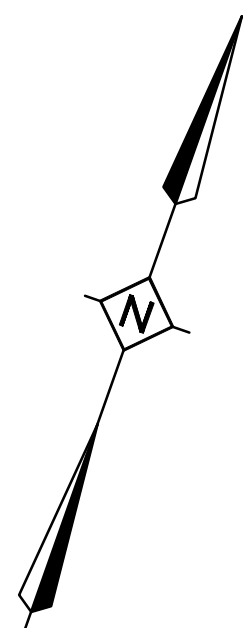
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

DRAWN BY: STC/CWB

CHECKED BY: EPJ/MEP

DESIGNED BY: EPJ/STC/CWB



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgerview Terrace"

EXISTING DRAINAGE
AREA PLAN

E.G. Schaner Circle
IN
RANDOLPH
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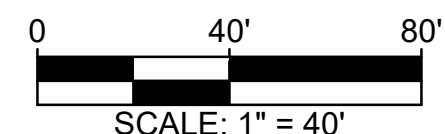
KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MARCH 23, 2026

PROJECT NUMBER: 2025-101



359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421



SHEET
NUMBER
- OF 13

Definitive Subdivision Modification
" LEDGEVIEW TERRACE"

E.J. Schaner Circle
Randolph, Norfolk County, MA 02368

PREPARED FOR:

KJS, LLC

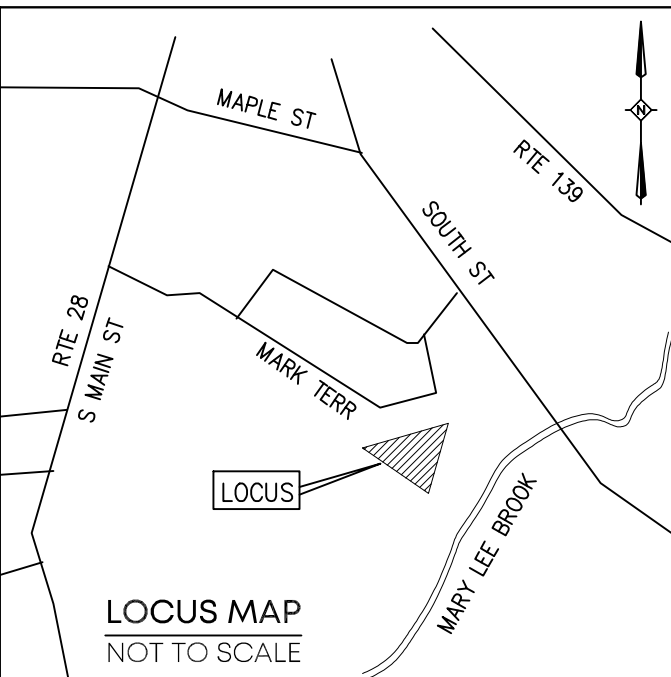
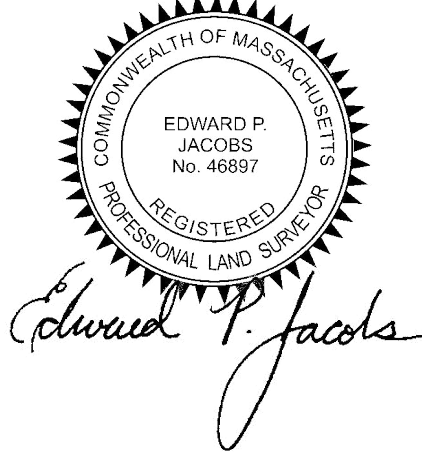
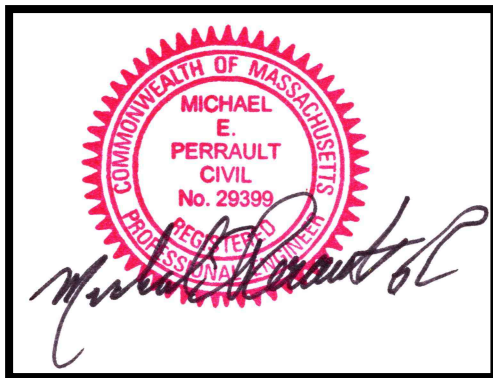
14 Renmar Avenue
Walpole, MA 02081



PREPARED BY:

P M P
CONSULTING INC.
Land Surveyors & Civil Engineers

www.pmpconsultinginc.com



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

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UTILITY COMPANIES	DESIGN TEAM
-------------------	-------------

RANDOLPH DPW
41 SOUTH MAIN STREET
RANDOLPH
MASSACHUSETTS
PHONE # 781-961-0950

NATIONALGRID
55 BEARFOOT ROAD
NORTHBOROUGH
MASSACHUSETTS
PHONE # 617-706-1736

VERIZON
385 MYLES STANDISH BLVD.
TAUNTON
MASSACHUSETTS
PHONE # 774-609-3160

XFINITY COMCAST
5 OMNI WAY, P.O. BOX 6505
CHELMSFORD
MASSACHUSETTS
PHONE # 978-848-5163

EVERSOURCE GAS
995 BELMONT STREET
BROCKTON
MASSACHUSETTS
PHONE # 508-895-4818

SURVEYOR: PMP CONSULTING INC.
359 NORTH BEDFORD STREET
EAST BRIDGEWATER
MASSACHUSETTS 02333
PHONE # 508-378-3421

CIVIL ENGINEER: PMP CONSULTING INC.
359 NORTH BEDFORD STREET
EAST BRIDGEWATER
MASSACHUSETTS 02333
PHONE # 508-378-3421

GENERAL CONTRACTOR: KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS
PHONE # 508-328-2820

DATE

TOWN CLERK

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE

GENERAL NOTES:

1) LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250 OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.

2) PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) "PLAN OF LAND" PREPARED BY P.M.P. ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20

3) ZONING INFORMATION ZONING DISTRICT: RSFMD RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY MINIMUM/MAXIMUM ZONING REQUIREMENTS MIN. LOT AREA = 16,000 S.F. MIN. LOT FRONTAGE = 120' MIN. FRONT YARD = 25', SIDE = 15', REAR = 15' MAXIMUM BUILDING LOT COVERAGE % = 20% MAXIMUM IMPERVIOUS LOT COVERAGE % = 25% MINIMUM GREEN SPACE % = 75% MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'

4) THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON & BETWEEN 1/12/2026 & 1/13/2026.

5) COMMUNITY PANEL NUMBER: 25021C0218F (DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.

6) THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.

7) BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV.= 189.82'
BENCHMARK 'B' ELEV.= 206.71'

RESERVED FOR REGISTRY USE

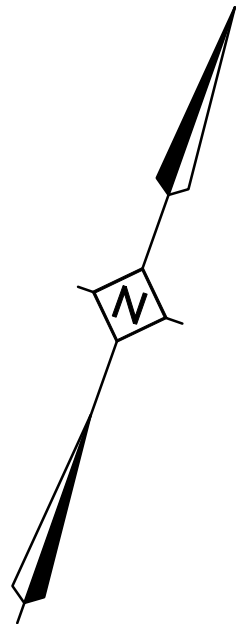
I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

06/05/26

DATE

DRAWN BY: STC
CHECKED BY: EPJ//MEP
DESIGNED BY: STC



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgeview Terrace"

COVER SHEET

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101

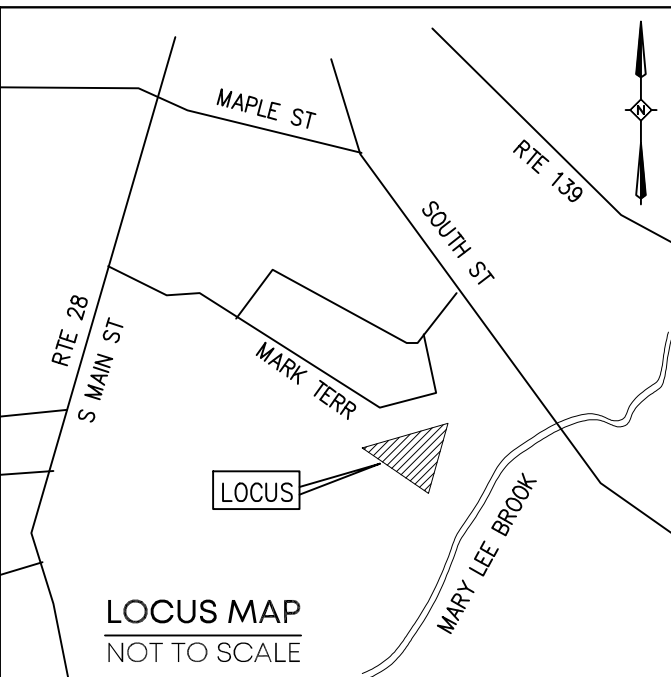
P M P

CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

www.pmpconsultinginc.com

SHEET
NUMBER
1 OF 13



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

TOWN CLERK

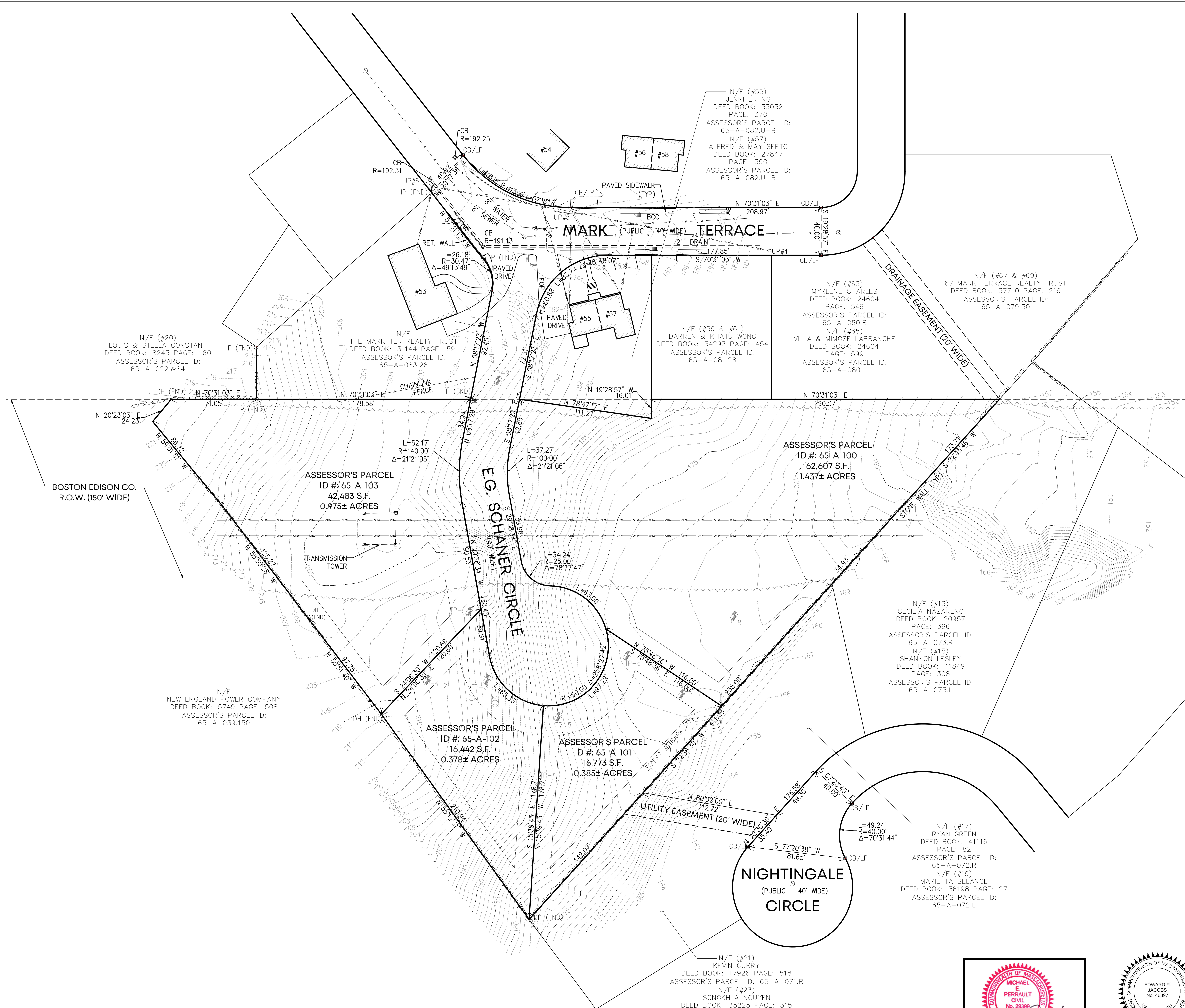
I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON _____,

, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

GENERAL NOTES:

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- PLAN REFERENCES:
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P-3) PLAN #558 OF 1973
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MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
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DATUM: N.A.V.D. 88
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BENCHMARK 'B' ELEV. = 206.71'



RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR
06/05/26

DATE _____
DRAWN BY: STC
CHECKED BY: EPJ/MEP
DESIGNED BY: STC

DEFINITIVE SUBDIVISION MODIFICATION PLAN "Ledgewiew Terrace"

EXISTING CONDITIONS PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

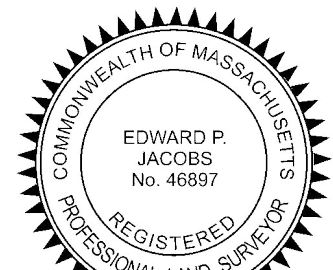
KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

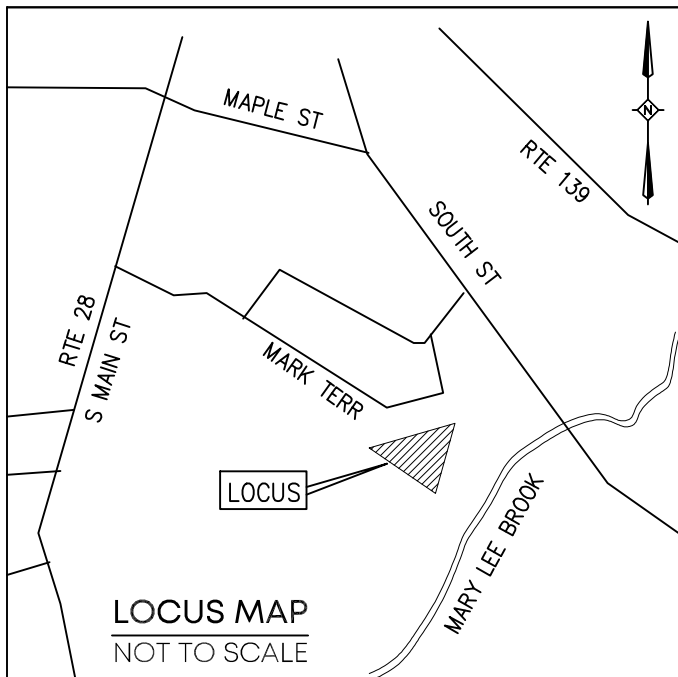
DATE: MAY 21, 2026
PROJECT NUMBER: 2025-101

PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

0 40' 80'
SCALE: 1" = 40'
SHEET
NUMBER
3 OF 13





REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

DATE

TOWN CLERK

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

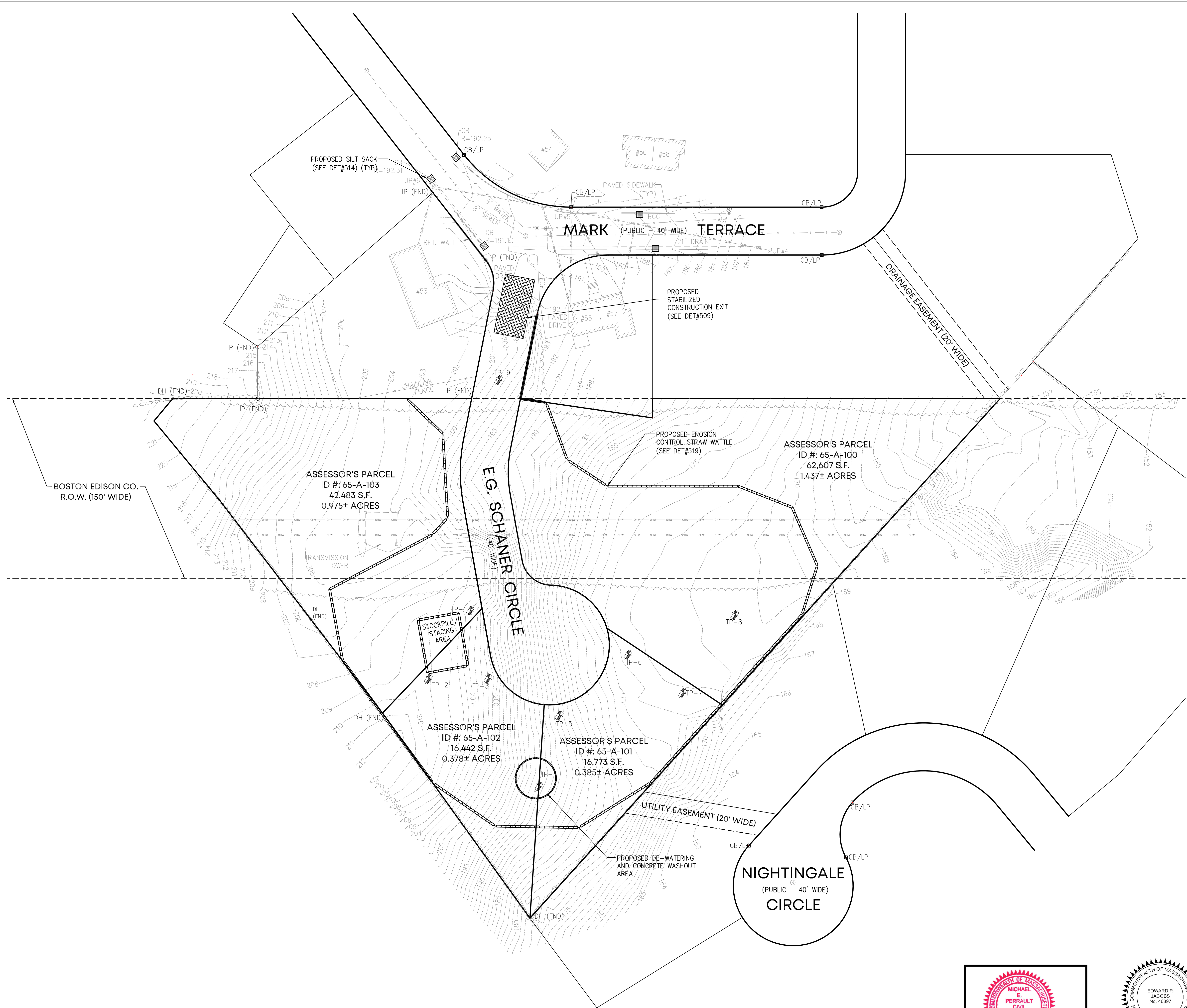
, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE

GENERAL NOTES:

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ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103
DEED BOOK 19982 PAGE 250
OWNER OF RECORD OWNER: RKS REALTY LLC C/O
GENERAL CONTRACTING INC.
- PLAN REFERENCES:
P-1) PLAN #853 OF 1970
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P-3) PLAN #558 OF 1973
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ASSOC., LLC DATED APRIL 27, 2004.
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MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
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MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
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AND AN ACTUAL ON THE GROUND FIELD SURVEY
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- COMMUNITY PANEL NUMBER: 25021C0218F
(DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP
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THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN 100' OF THE
PROJECT AREA.
- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV.= 189.82'
BENCHMARK 'B' ELEV.= 206.71'



RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE
RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs

REGISTERED PROFESSIONAL LAND SURVEYOR

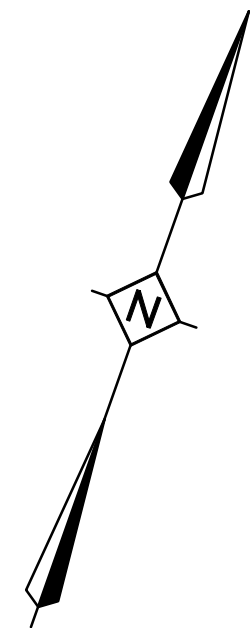
06/05/26

DATE

DRAWN BY: STC

CHECKED BY: EPJ/MEP

DESIGNED BY: STC



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgview Terrace"

SEDIMENT & EROSION
CONTROL PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

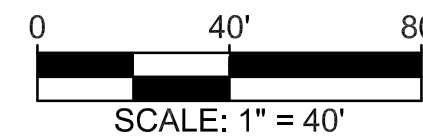
KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

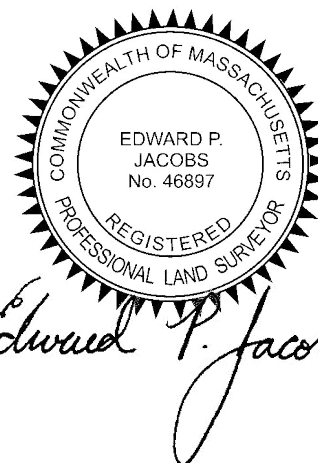
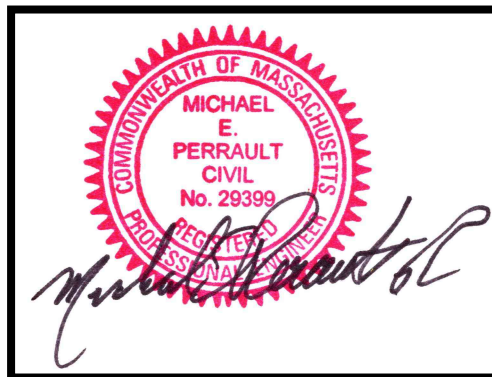
PROJECT NUMBER: 2025-101

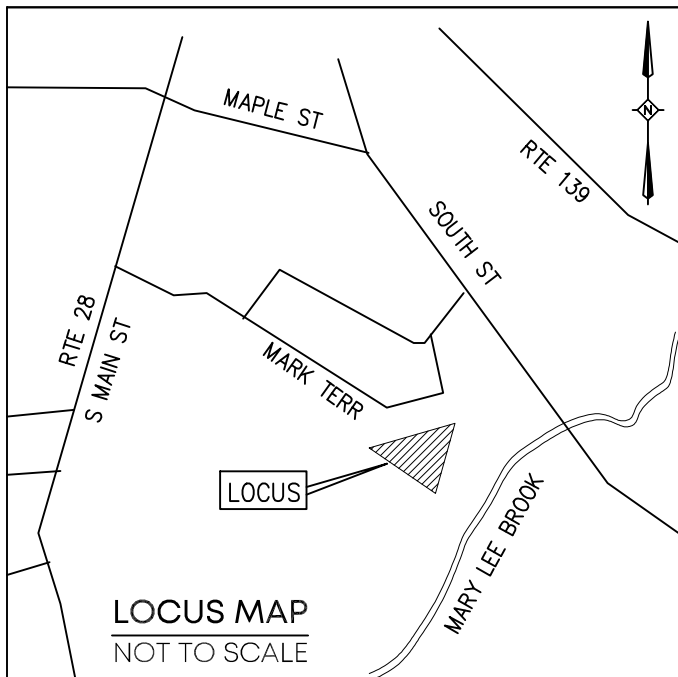
PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421



SHEET
NUMBER
4 OF 13





REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR IS/ ARE BUILDABLE LOTS.

TOWN CLERK

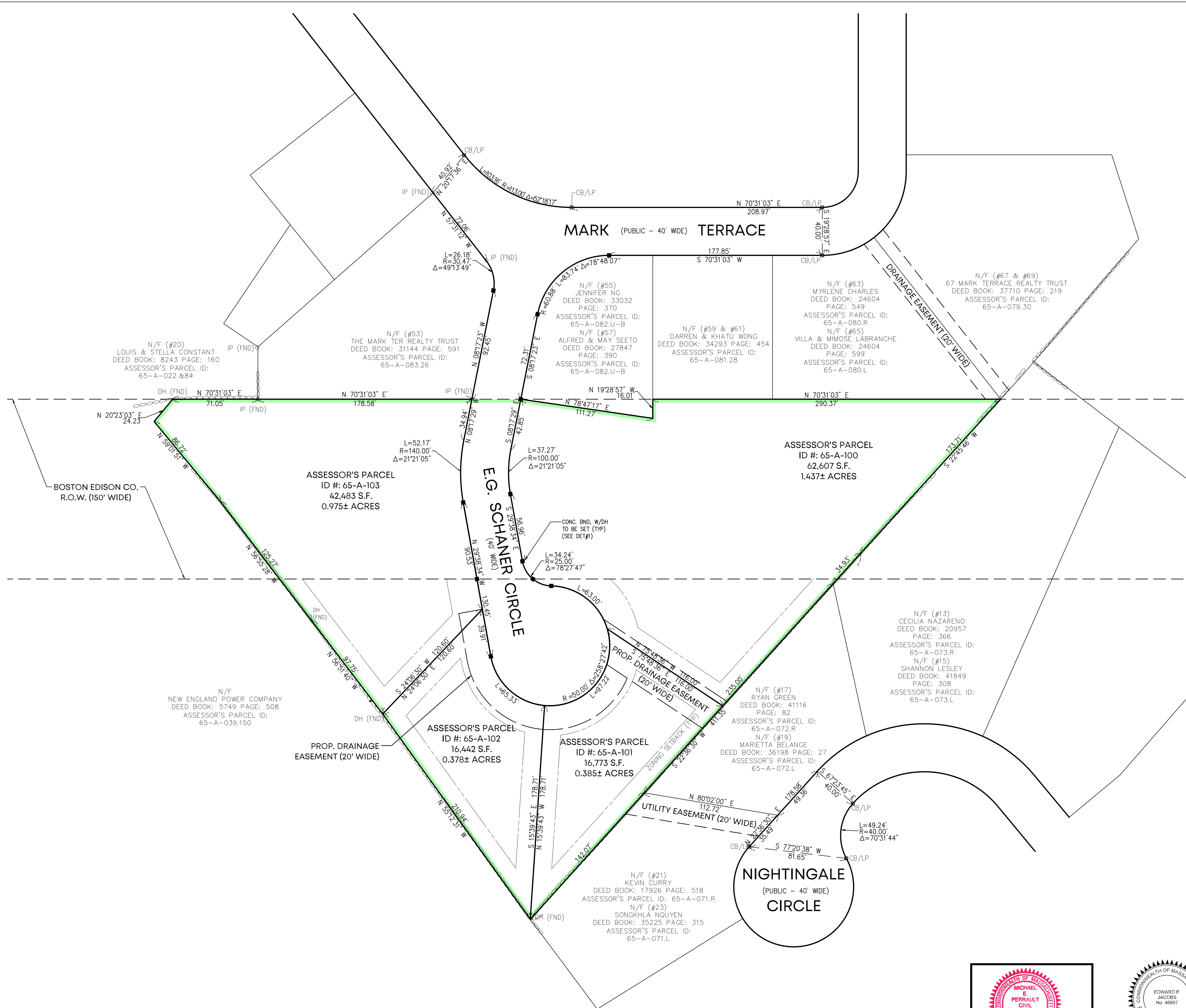
I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON _____.

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RANDOLPH TOWN CLERK

GENERAL NOTES:

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OWNER OF RECORD OWNER: RKS REALTY LLC C/O
GENERAL CONTRACTING INC.
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PERFORMED BY THIS FIRM ON & BETWEEN
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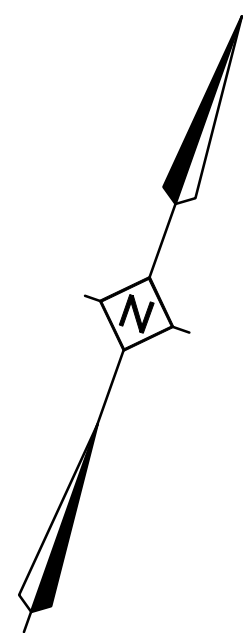


RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 06/05/26

DRAWN BY: STC
CHECKED BY: EPJ/MEP
DESIGNED BY: STC



DEFINITIVE SUBDIVISION MODIFICATION PLAN "Ledgewood Terrace"

LOT LAYOUT PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

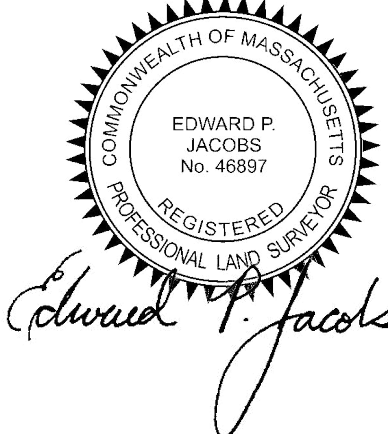
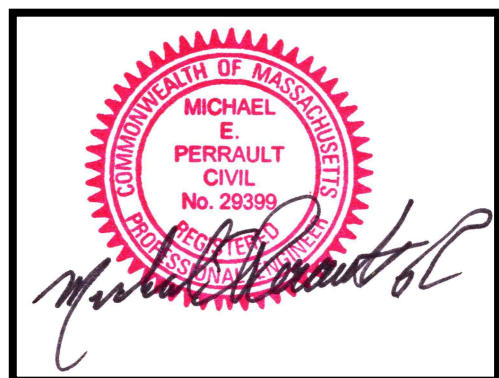
DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101

PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

0 40' 80'
SCALE: 1" = 40'
SHEET
NUMBER
5 OF 13



TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

DATE _____

TOWN CLERK _____

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THIS PLAN BY THE RANDOLPH PLANNING AND
ZONING BOARD HAS BEEN RECEIVED AND
RECORDED AT THIS OFFICE ON

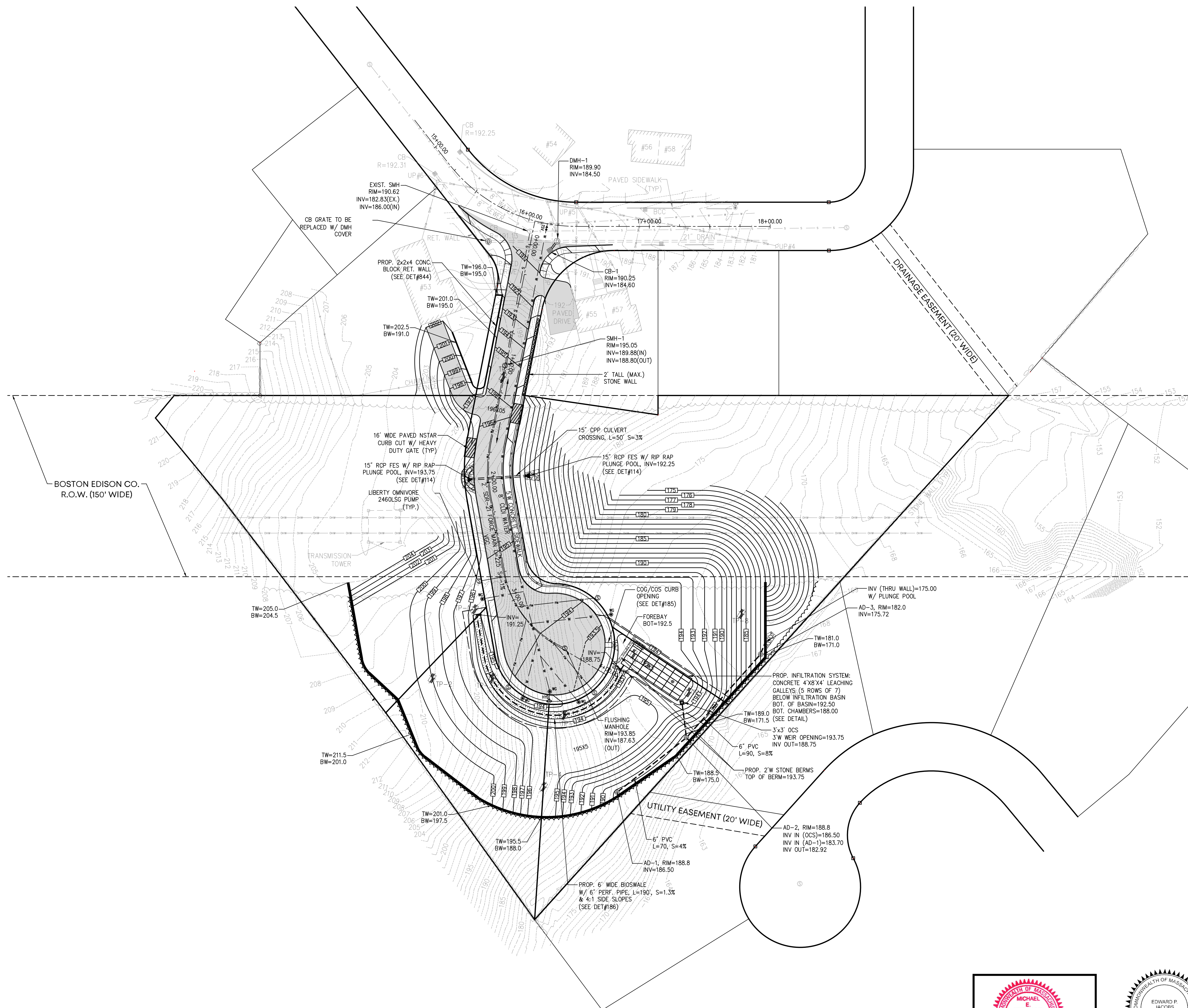
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RANDOLPH TOWN CLERK

DATE _____

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ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103
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BENCHMARK 'B' ELEV. = 206.71'



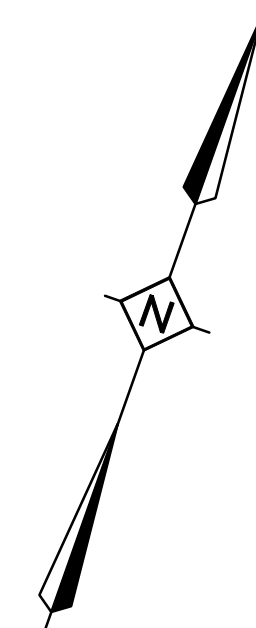
RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE
RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE 06/05/26

DRAWN BY: STC
CHECKED BY: EPJ/MEP
DESIGNED BY: STC



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgeview Terrace"

GRADING, DRAINAGE & UTILITY PLAN

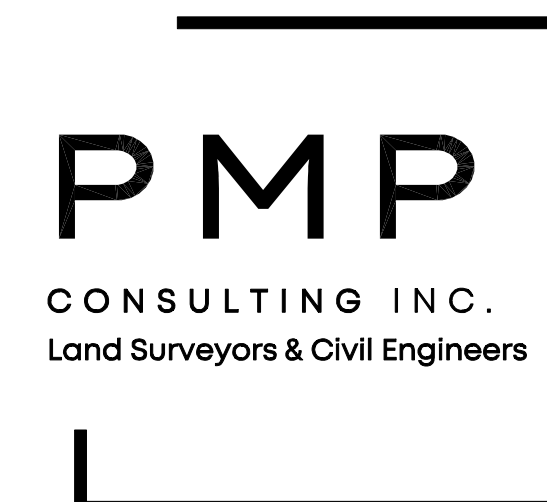
E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

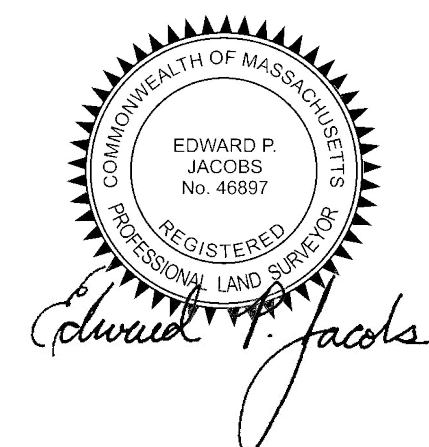
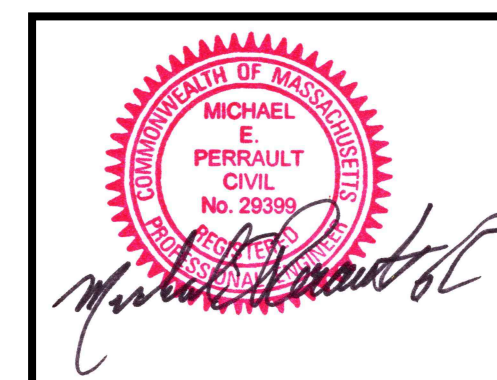
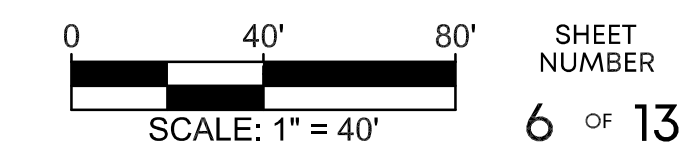
KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

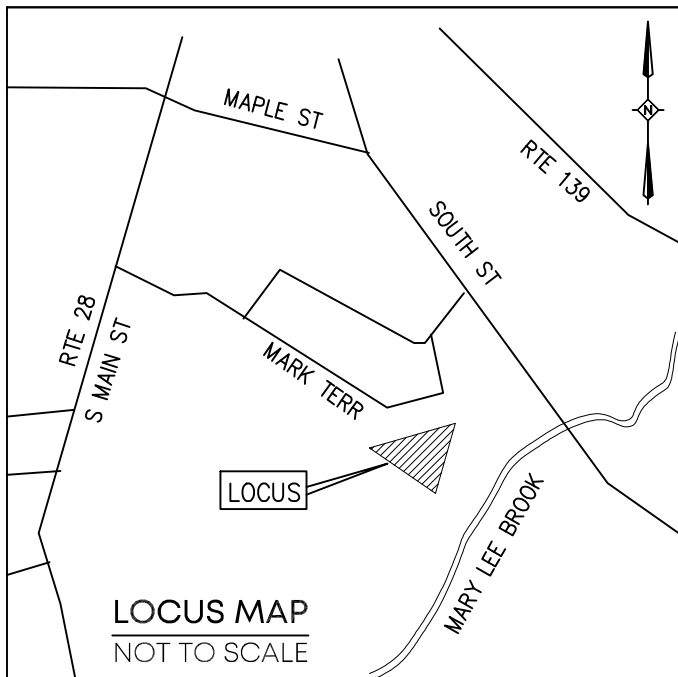
DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101



359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421





REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR IS/ ARE BUILDABLE LOTS.

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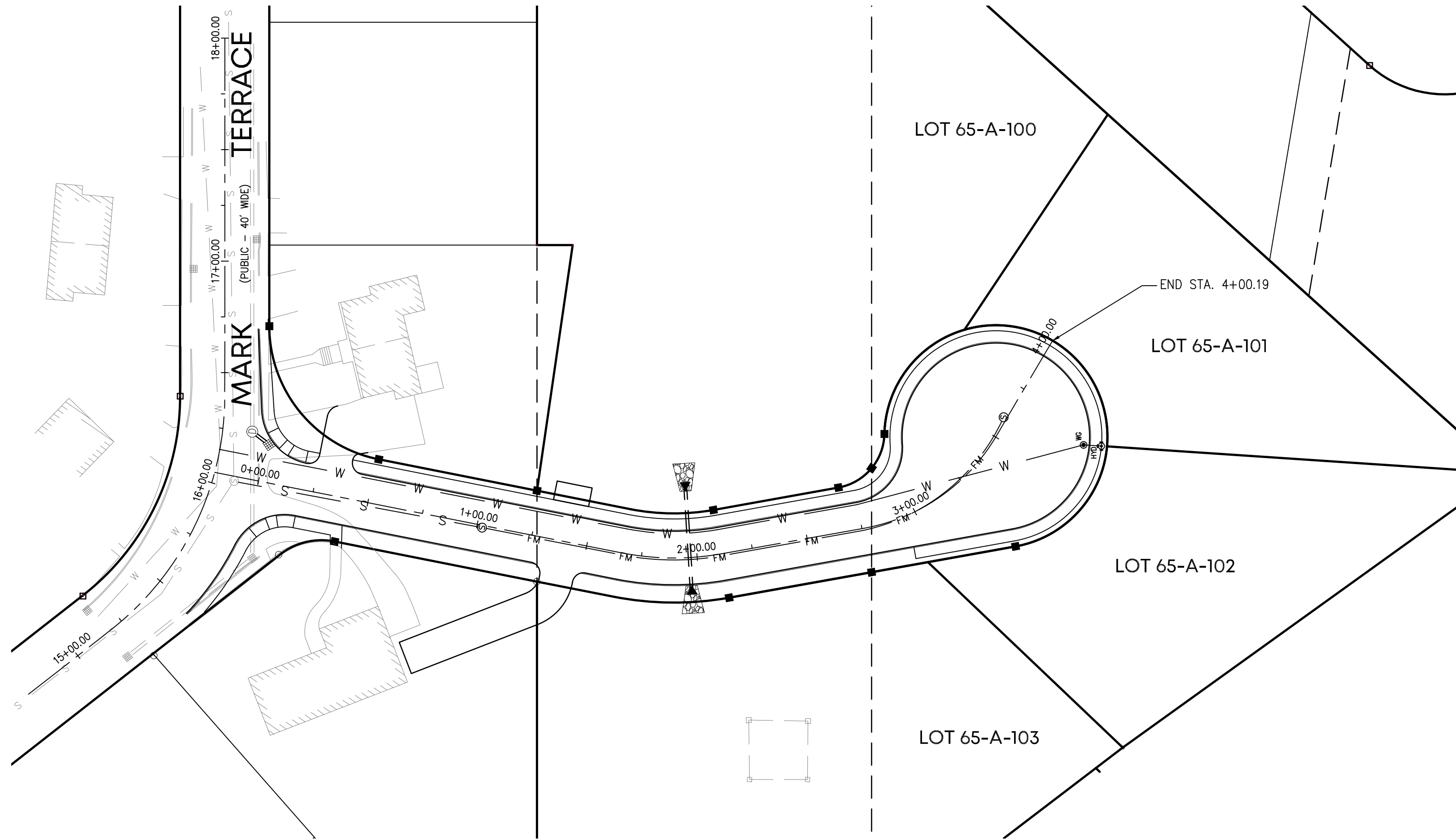
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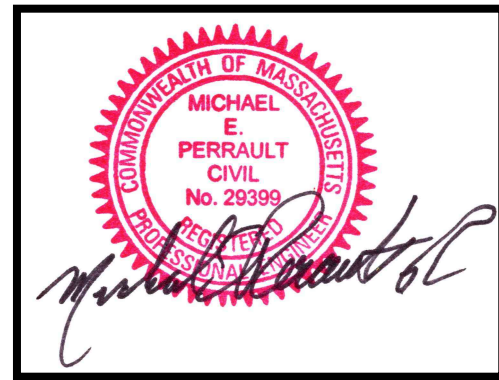
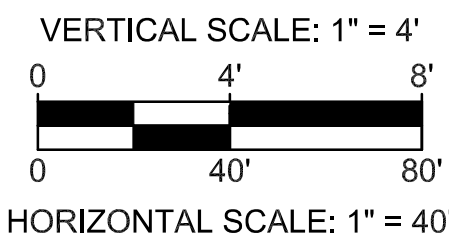
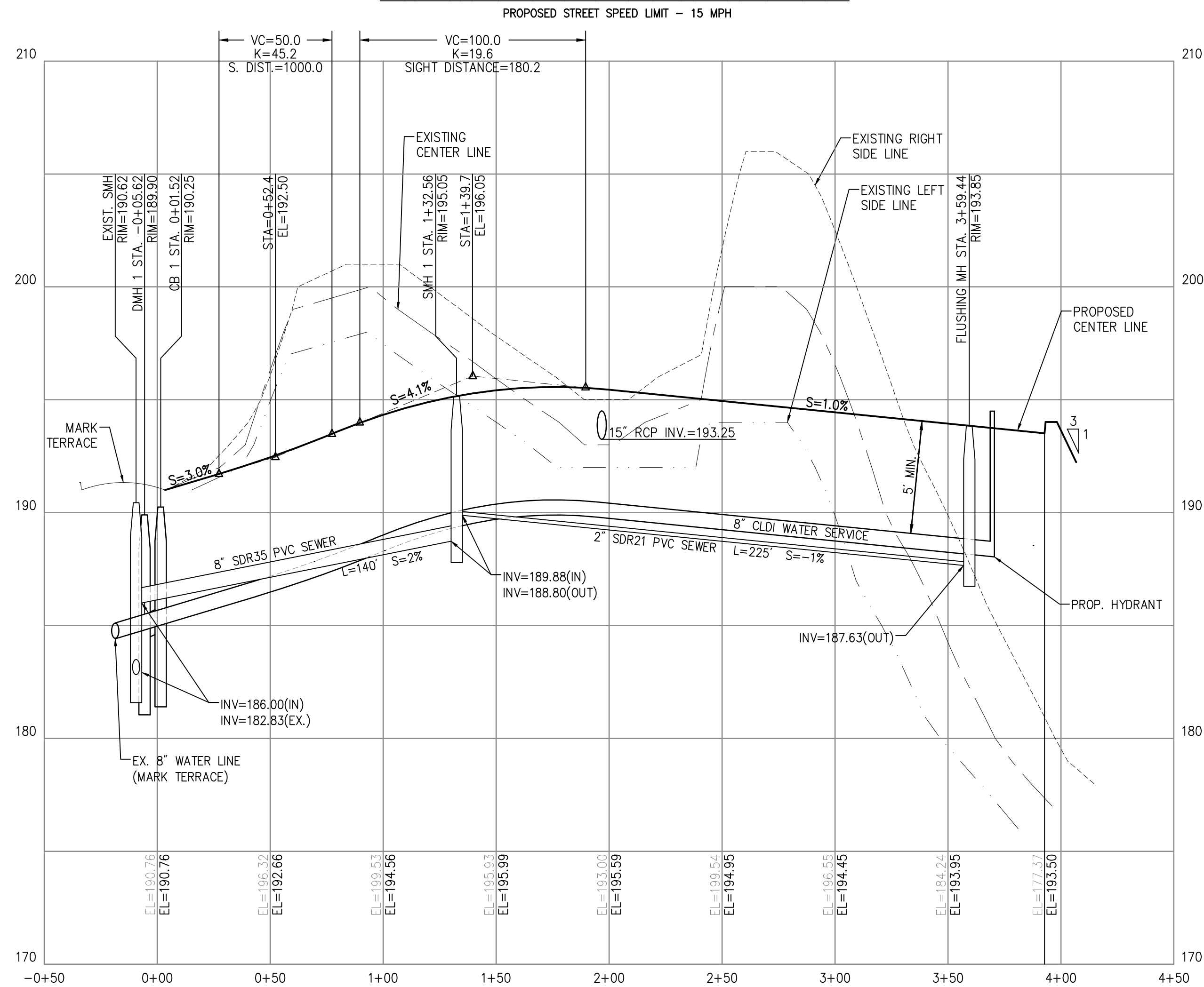
DATE

GENERAL NOTES:

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- PLAN REFERENCES:
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- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV. = 189.82'
BENCHMARK 'B' ELEV. = 206.71'



E.G. SCHANER CIRCLE



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgewick Terrace"

PLAN & PROFILE

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101

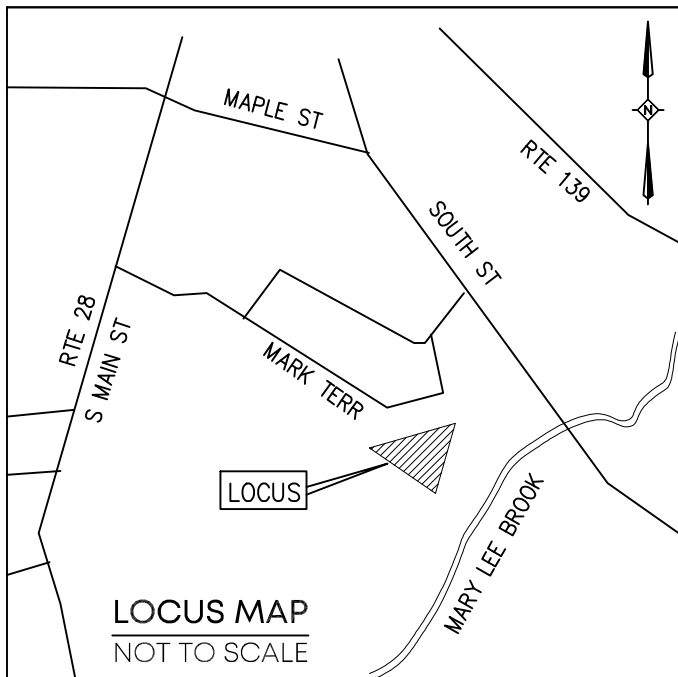
PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

SHEET
NUMBER

7 OF 13

www.pmpconsultinginc.com



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

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DATE

TOWN CLERK

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DATE

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BENCHMARK 'B' ELEV.= 206.71'



BUILD-OUT NOTES:

HOUSE FOOTPRINTS, DECKS, WALKS, GRADING, ELEVATIONS, UTILITY CONNECTION LATERALS AND DRIVEWAYS, ETC. SHOWN ON THIS PLAN ARE PLACEHOLDERS FOR DESIGN AND CALCULATION PURPOSES ONLY. ACTUAL HOMES TO BE BUILT WILL BE CHOSEN BY THE FUTURE HOME BUYERS AND MAY VARY FROM WHAT IS SHOWN ON THIS PLAN. FINAL SITE LAYOUT DESIGN WILL BE PROVIDED ON THE FUTURE BUILDING PERMIT FINAL PLANS AT THE TIME THAT THE BUILDING PERMIT APPLICATION IS MADE.

RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

06/05/26
DATE

DRAWN BY: STC
CHECKED BY: EPJ//MEP
DESIGNED BY: STC

DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgewood Terrace"

BUILD OUT PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:
KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026
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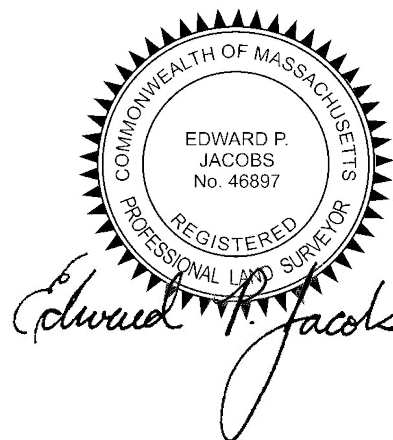
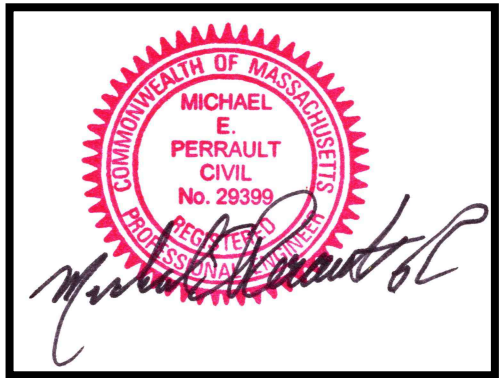
PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

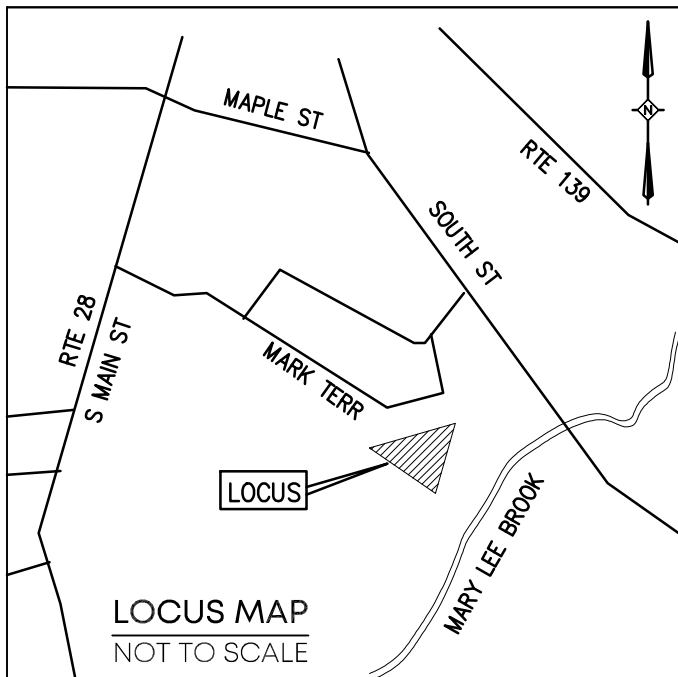
359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

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

SHEET
NUMBER
8 OF 13

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REVISIONS		
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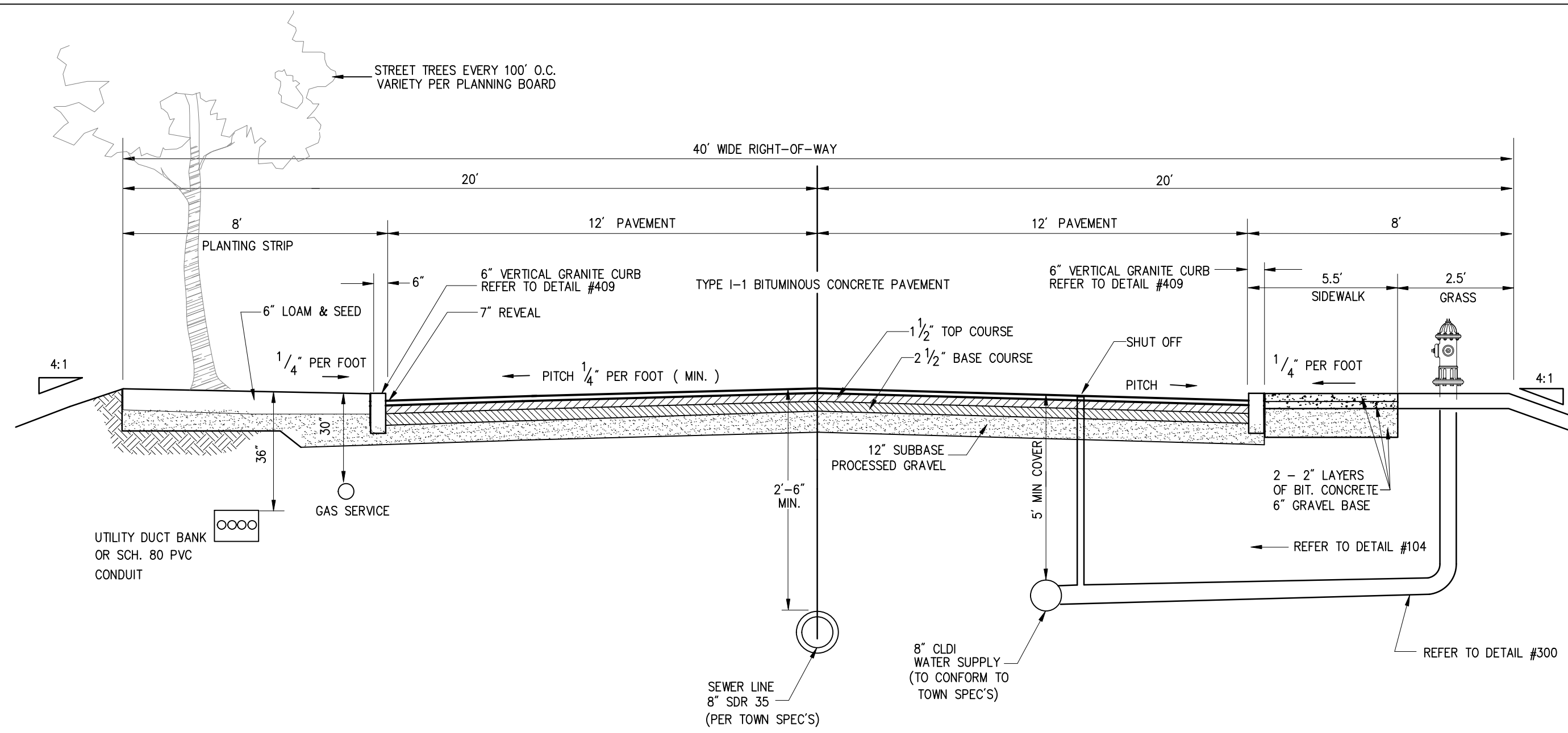
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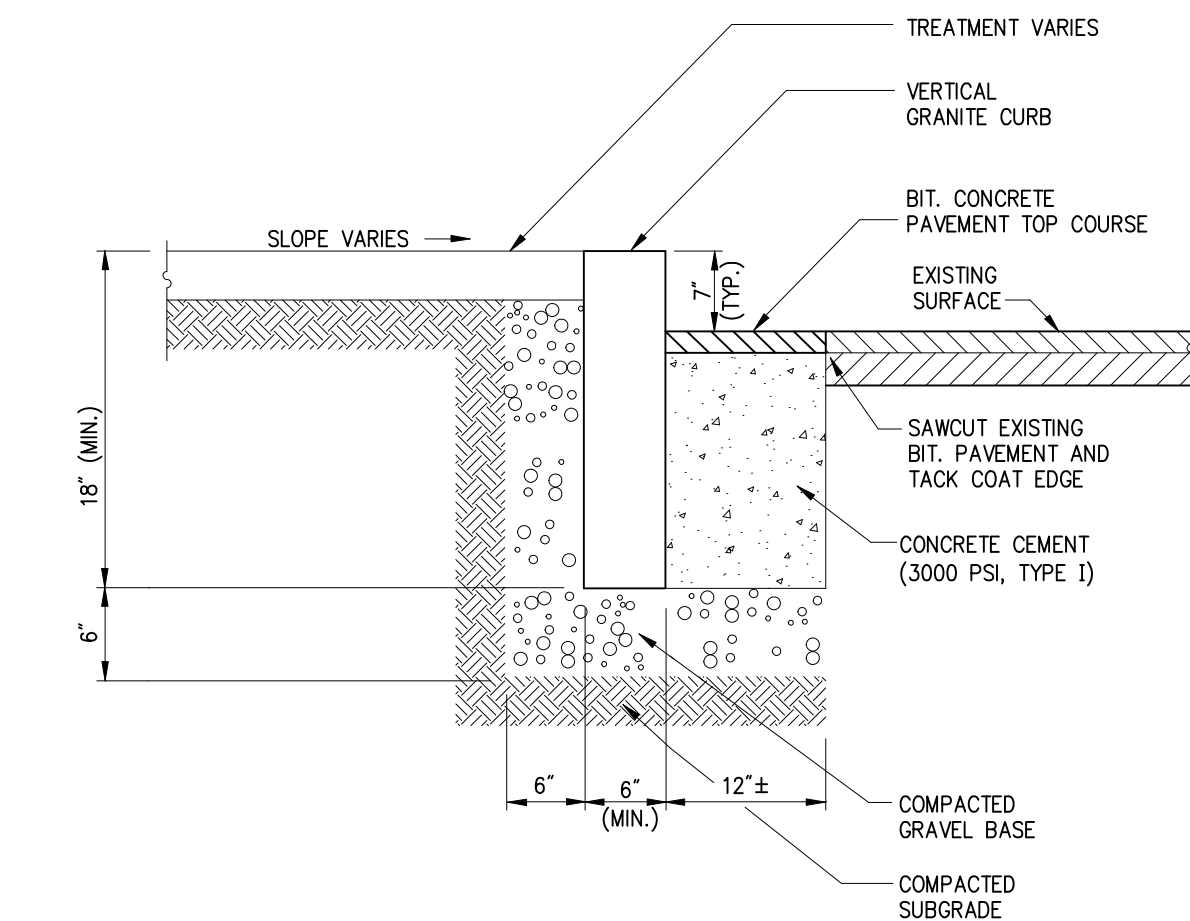
7) BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV.= 189.82'
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DETAIL # 437

TYPICAL SECONDARY ROAD SECTION

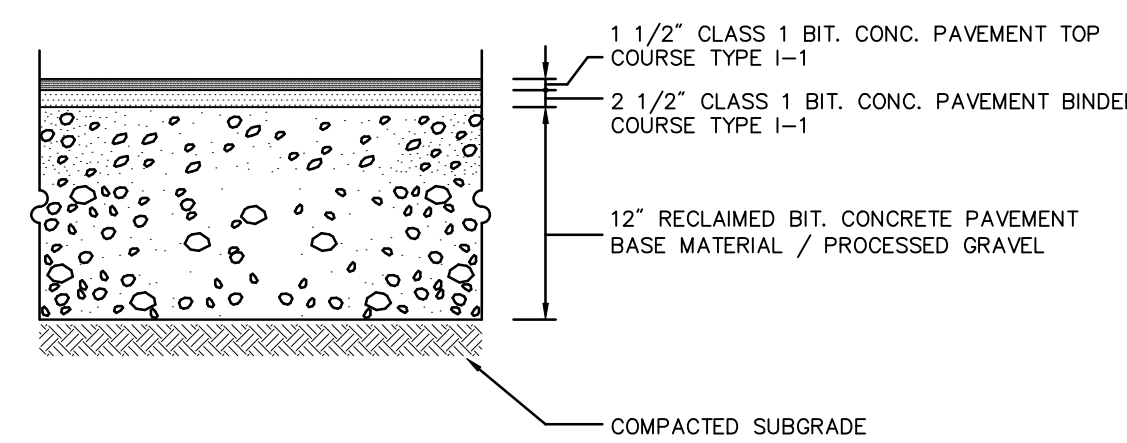
PMP



DETAIL # 409

VERTICAL GRANITE CURB

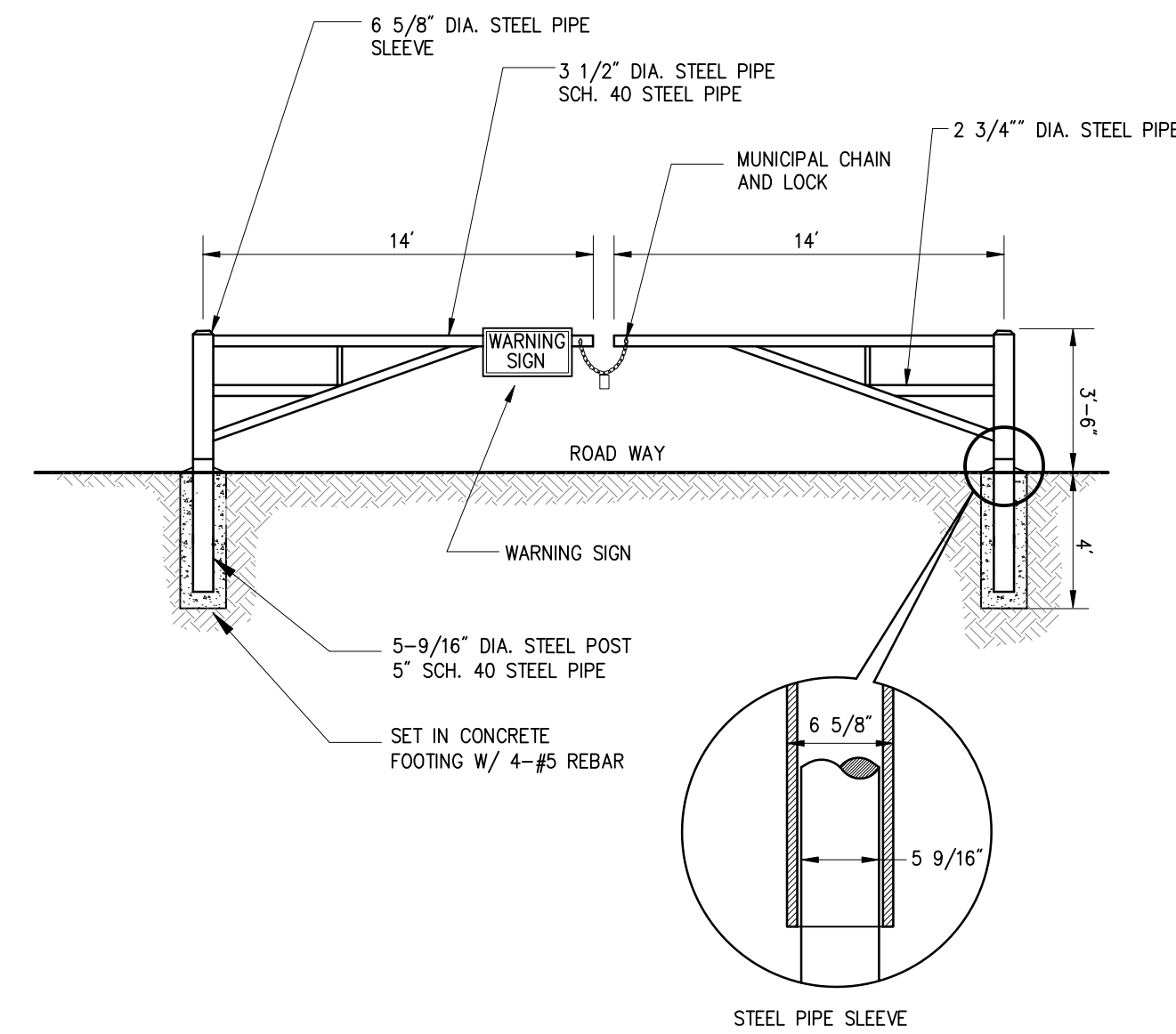
PMP



DETAIL # 418

PAVEMENT SECTION

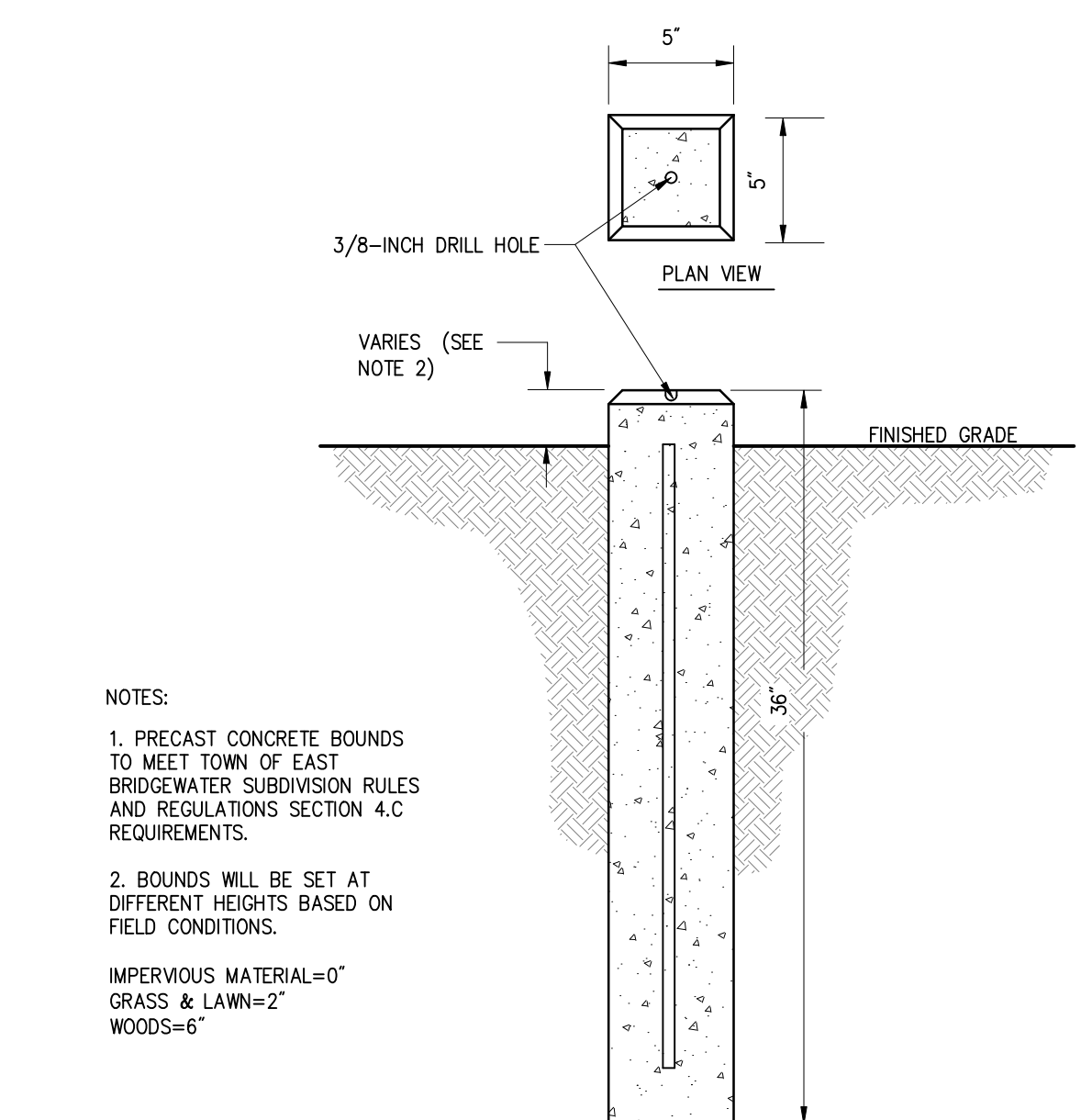
PMP



DETAIL # 825

STEEL ACCESS SWING GATE

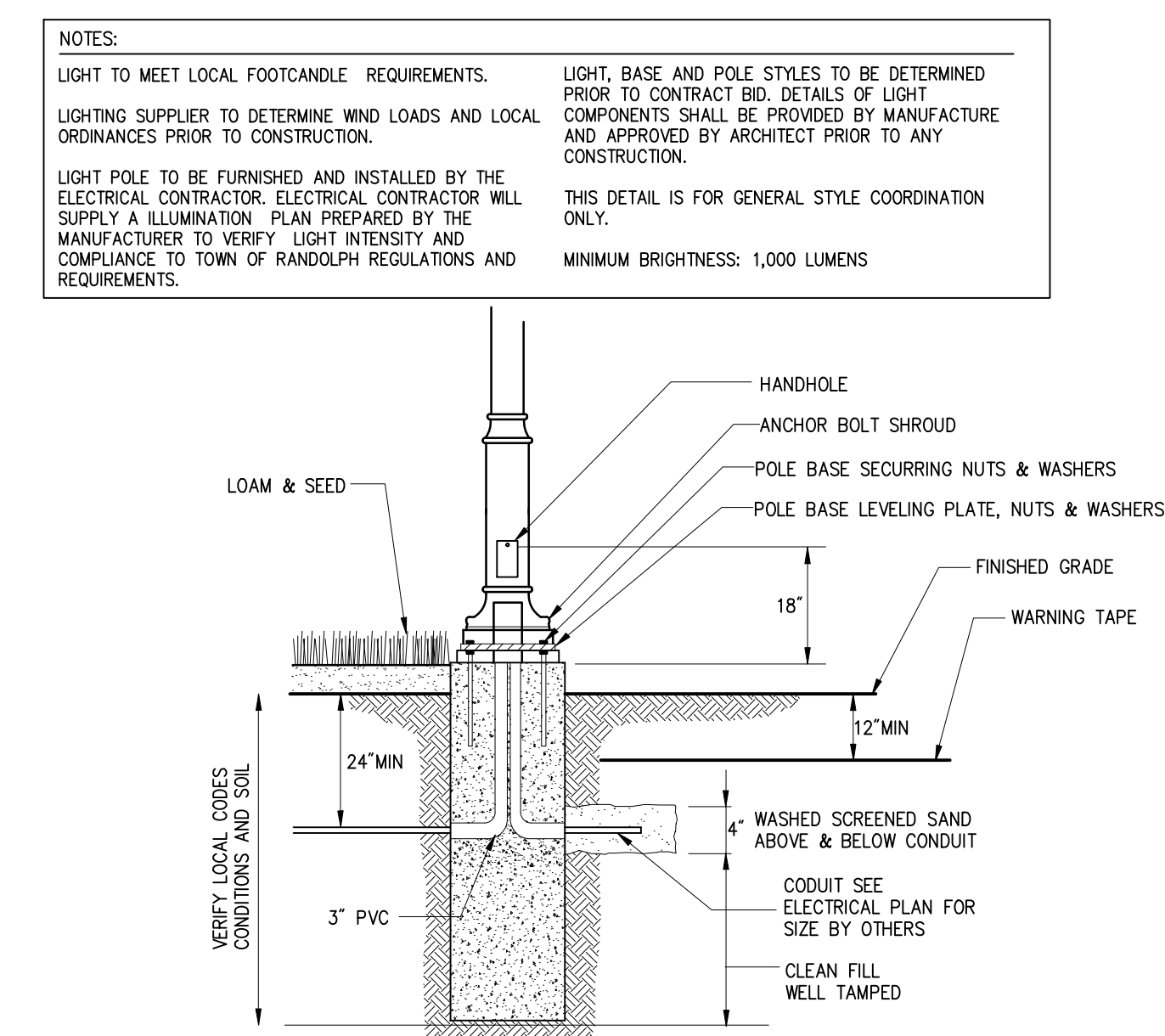
PMP



DETAIL # 001

PRECAST REINFORCED CONC. BOUND

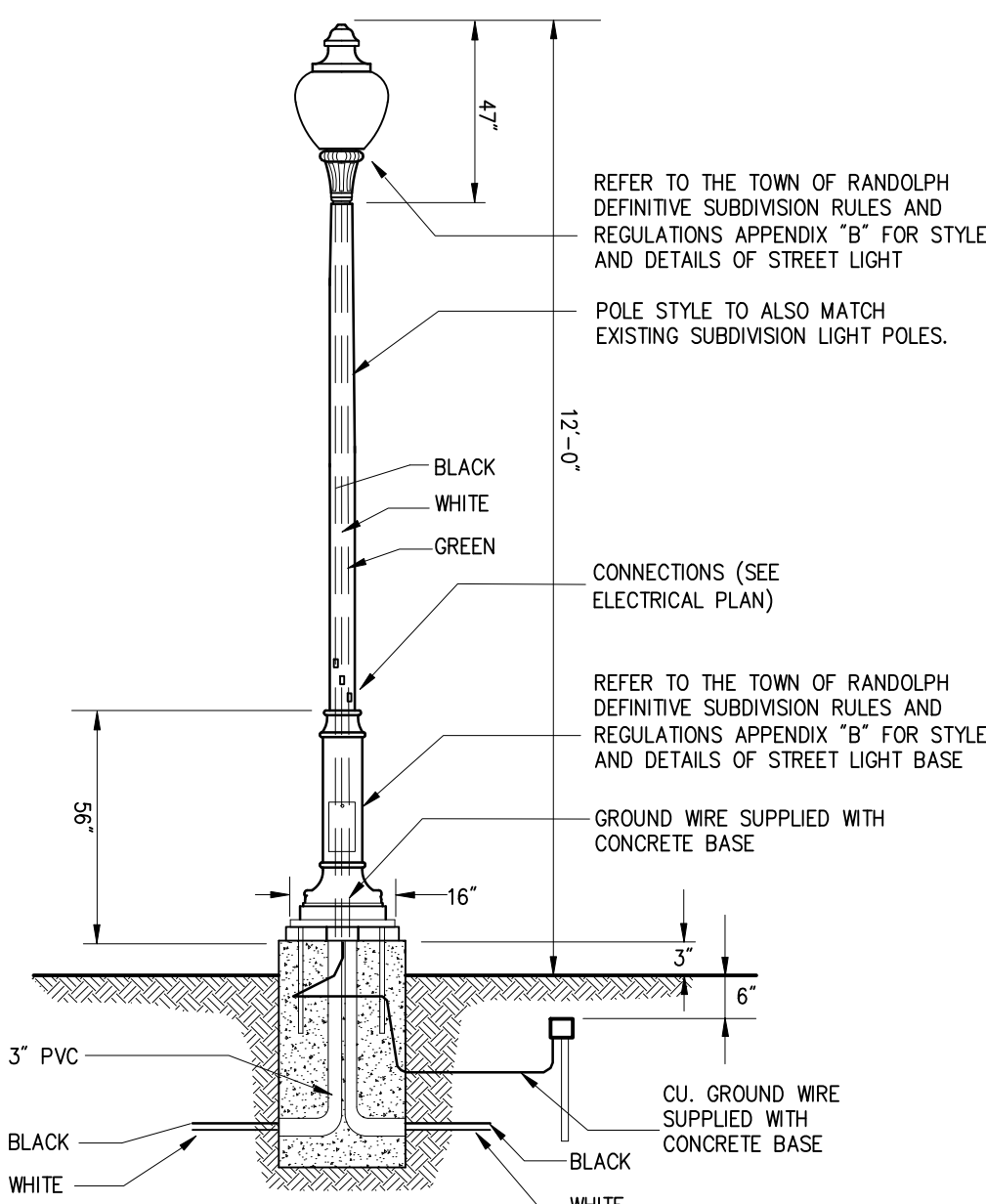
PMP



DETAIL # 906

STREET LIGHT

PMP



RESERVED FOR REGISTRY USE

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Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

06/05/26

DATE

DRAWN BY: STC

CHECKED BY: EPJ/MEP

DESIGNED BY: STC

DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgview Terrace"

CONSTRUCTION DETAILS

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101

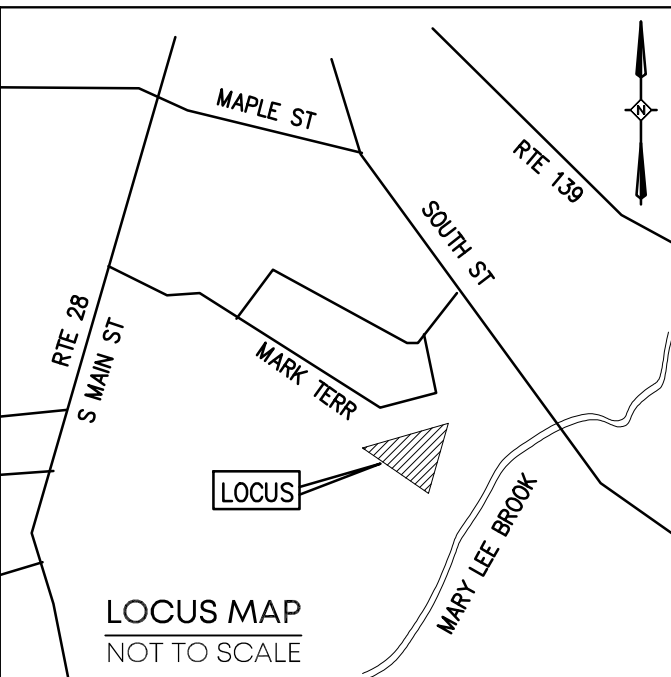
PMP
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359 North Bedford Street
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SHEET
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9 OF 13

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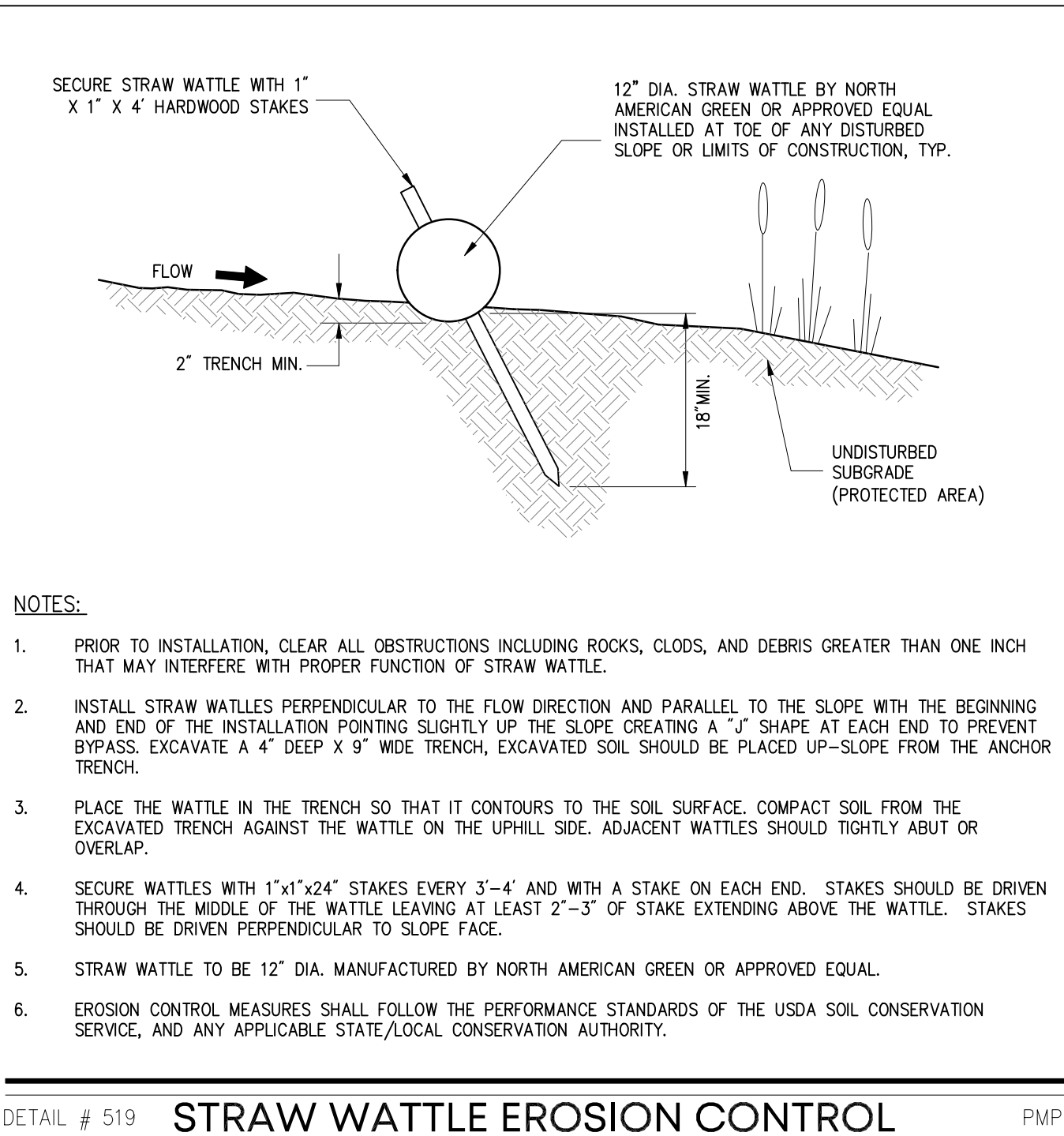
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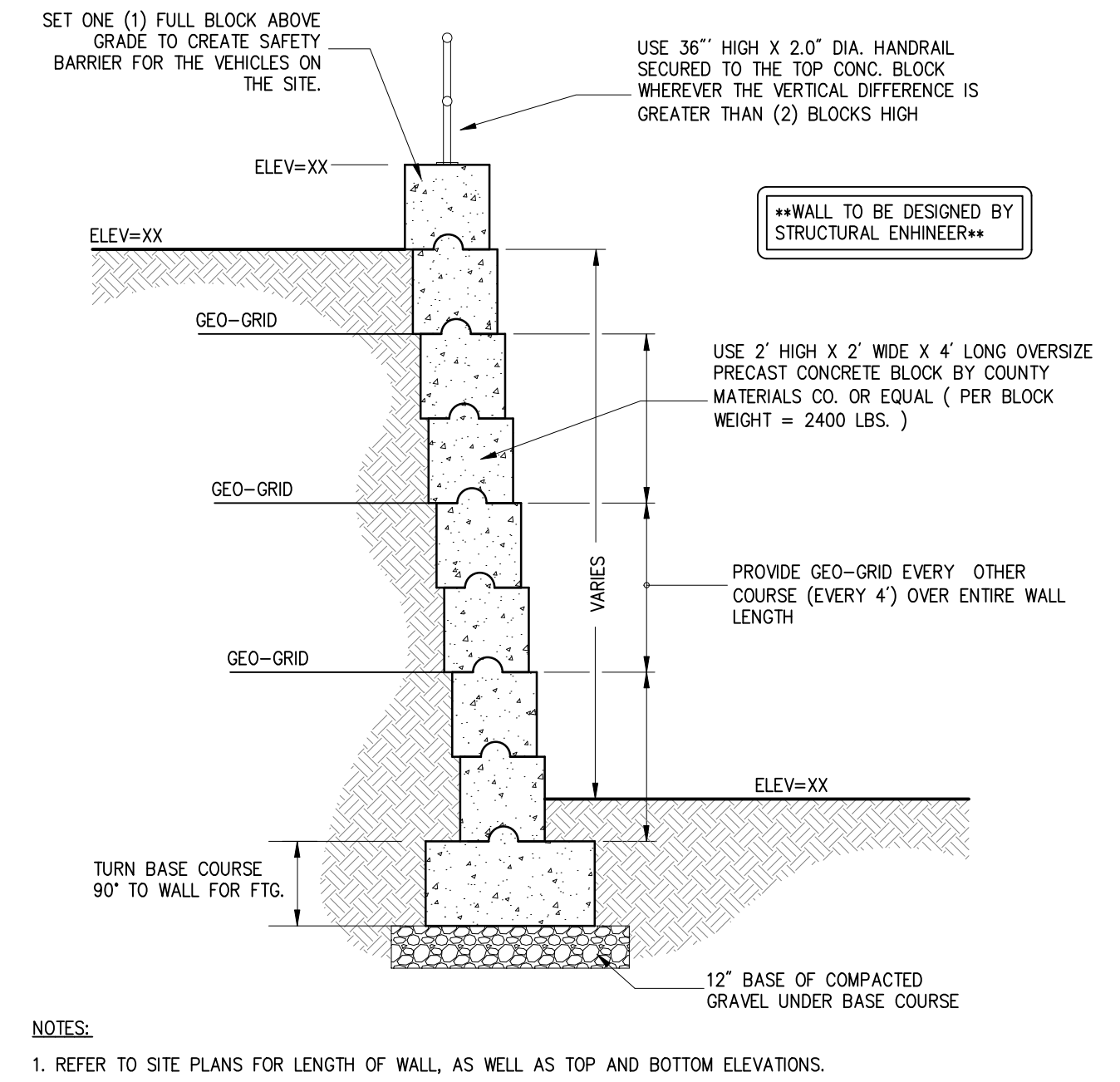
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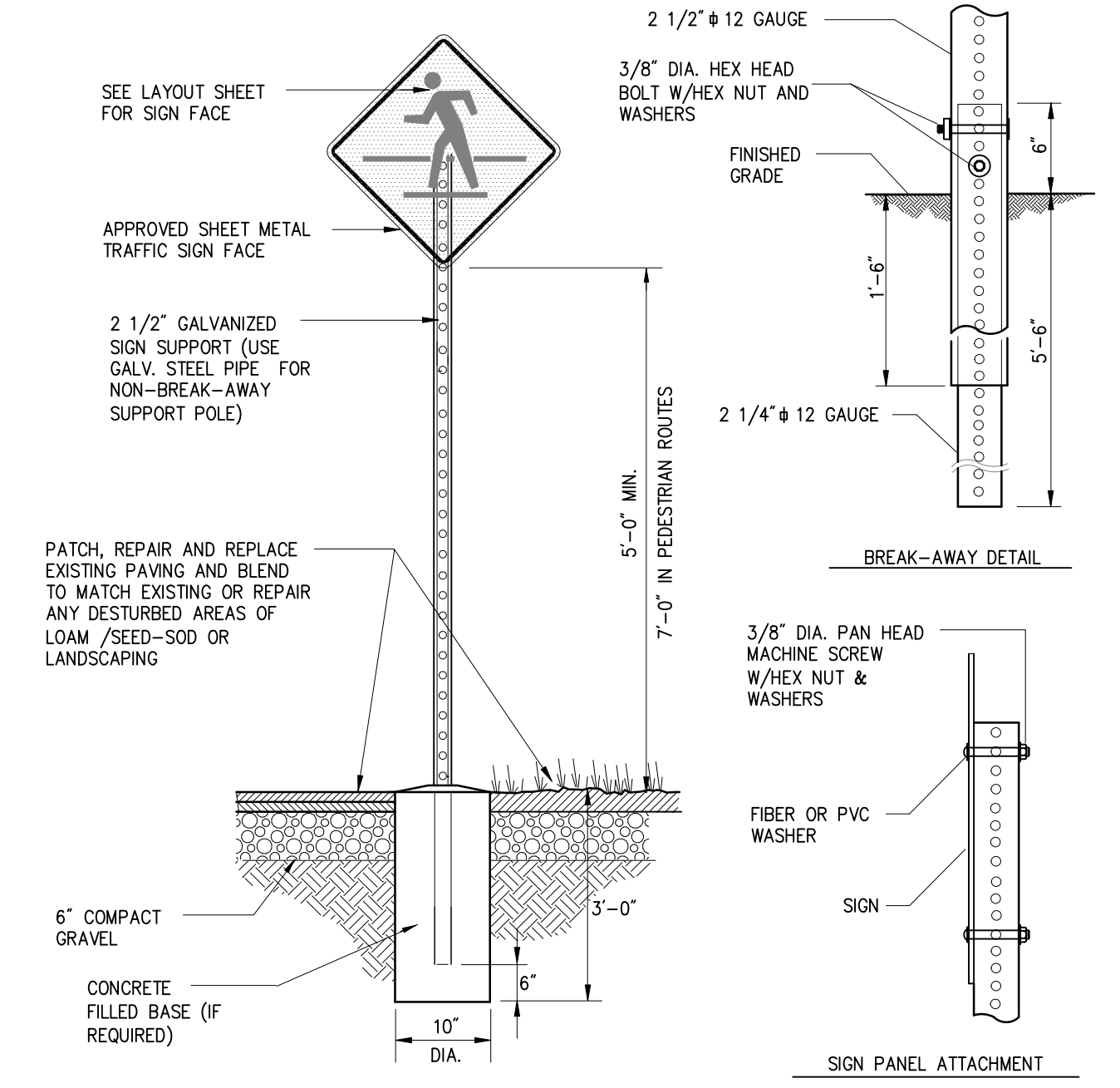
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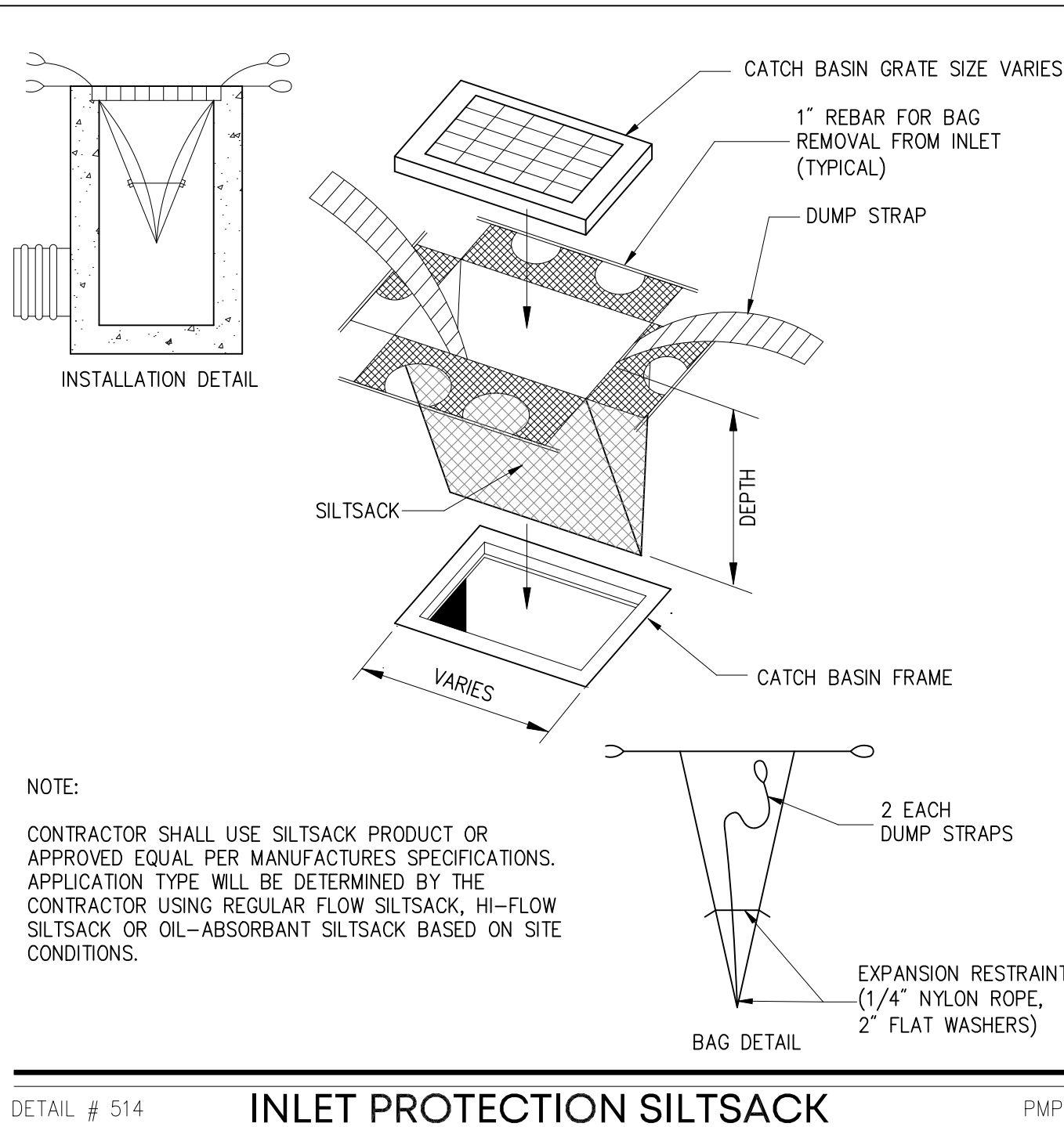
DETAIL # 519 STRAW WATTLE EROSION CONTROL PMP



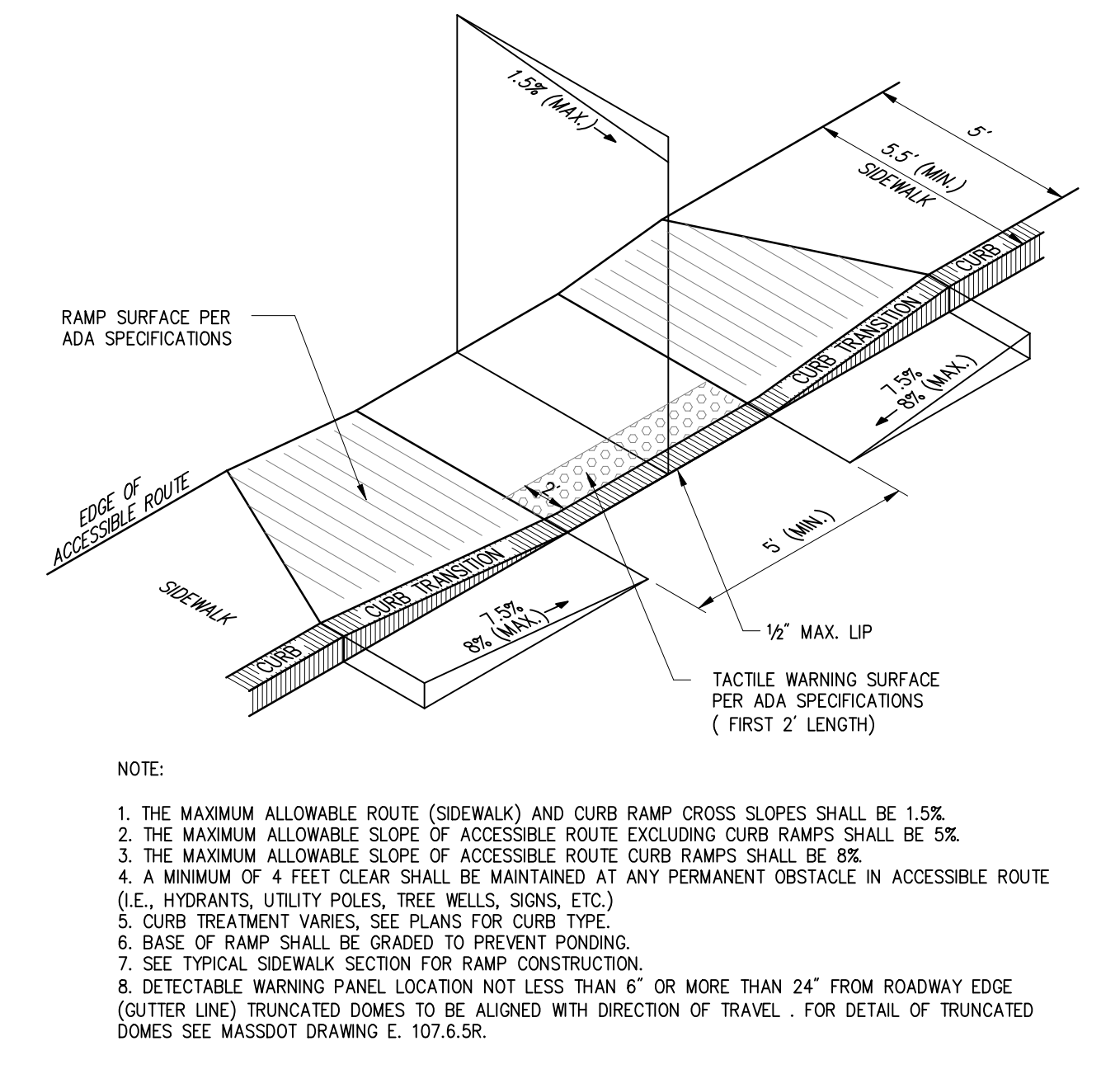
DETAIL # 830 2x2x4 CONCRETE BLOCK WALL (Tail) PMP



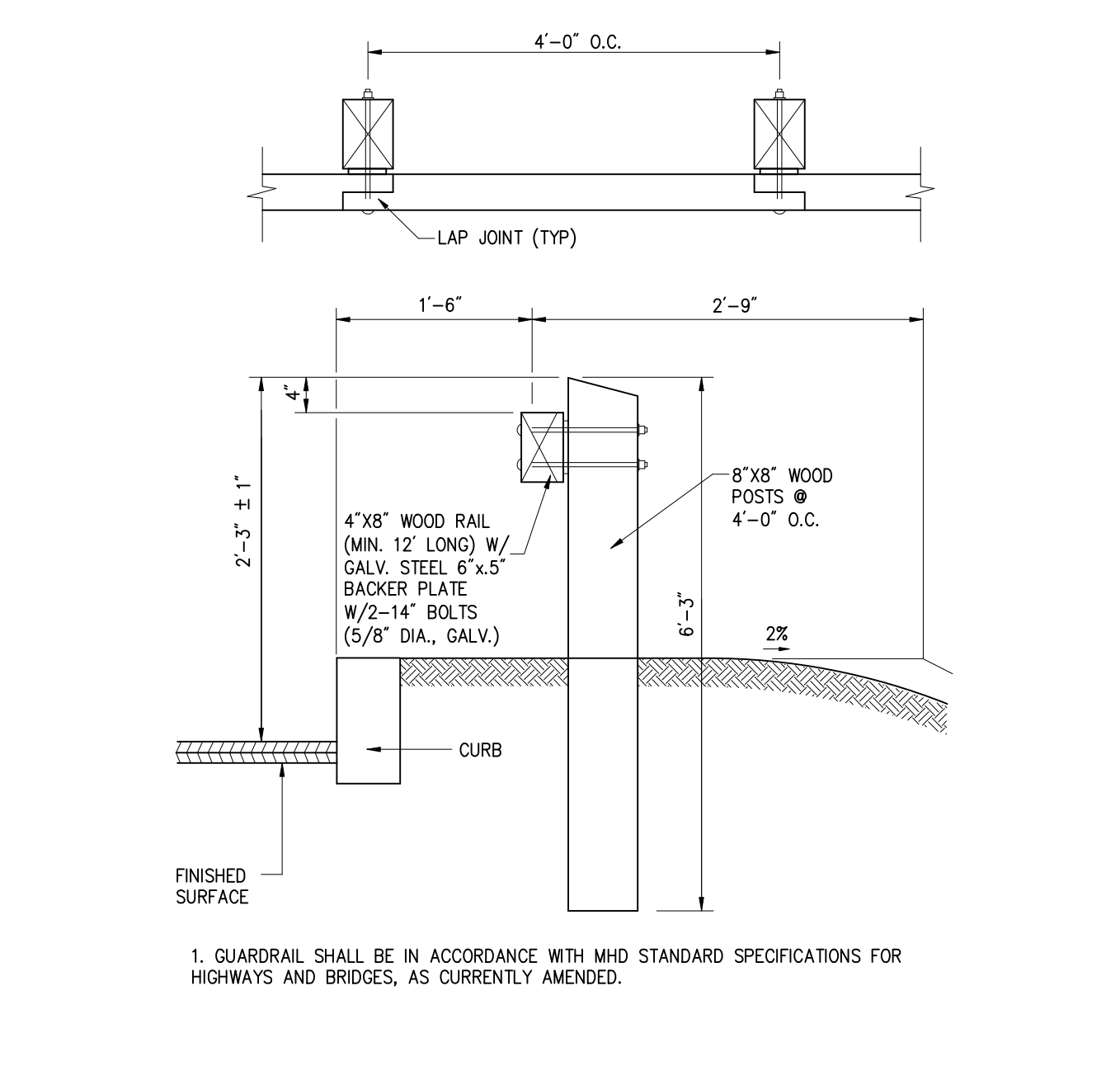
DETAIL # 704 TRAFFIC SIGN POST PMP



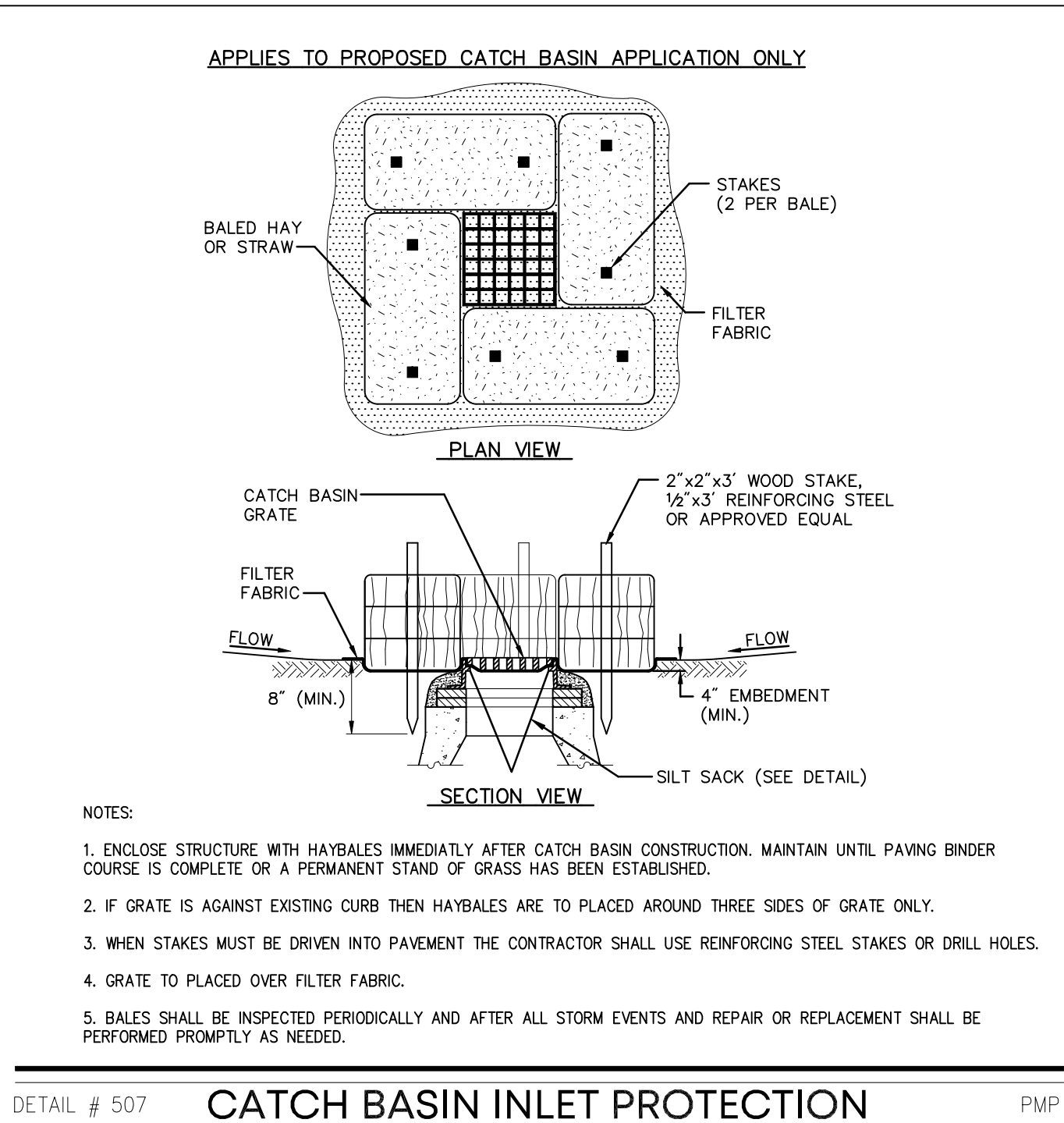
DETAIL # 514 INLET PROTECTION SILTSACK PMP



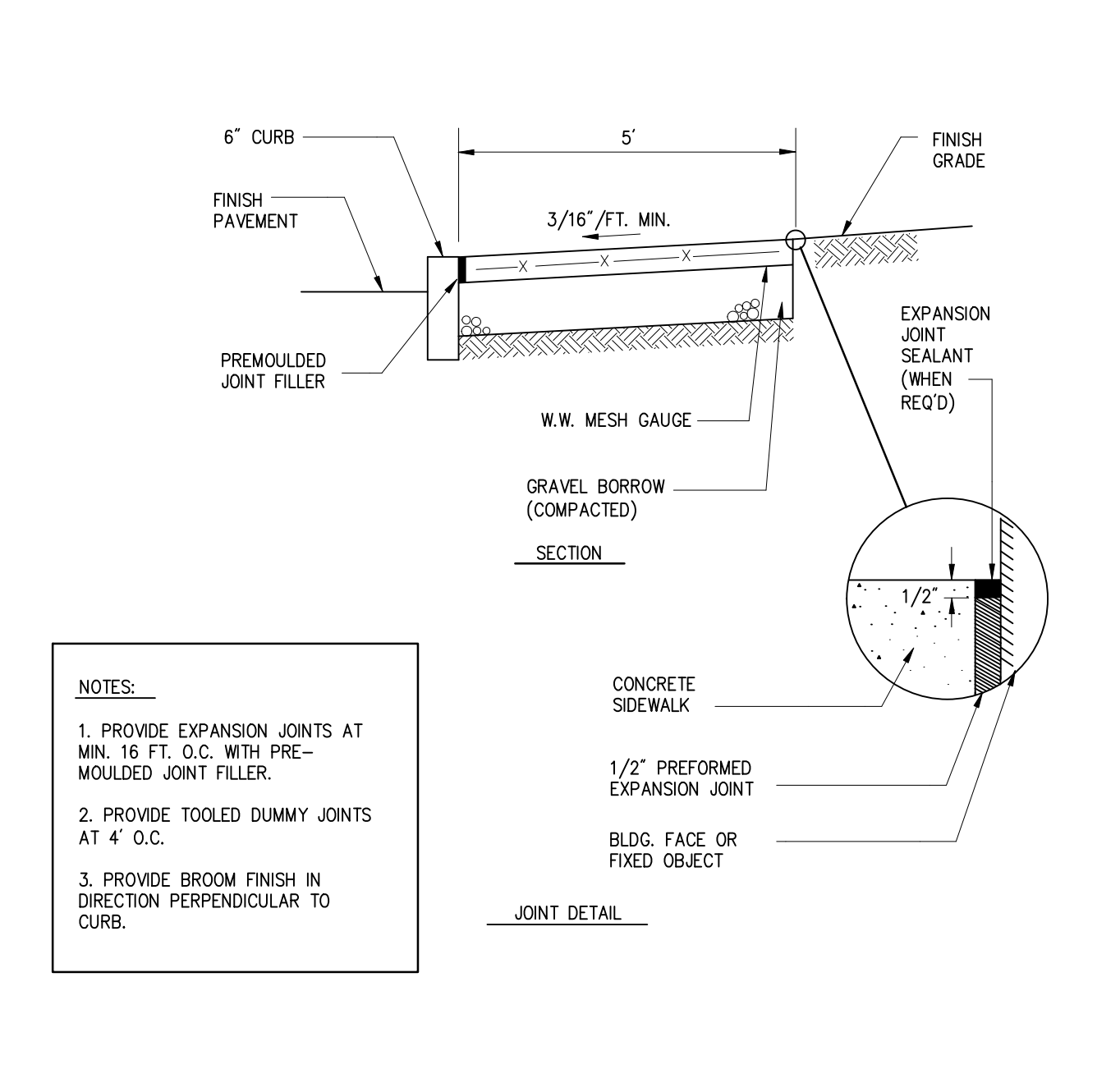
DETAIL # 400 ACCESSIBLE CURB RAMP - TYPE \"A\" PMP



DETAIL # 802 TIMBER GUARD RAIL W/STEEL PLATE PMP



DETAIL # 507 CATCH BASIN INLET PROTECTION PMP



DETAIL # 420 CONCRETE SIDEWALK PMP

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DEFINITIVE SUBDIVISION MODIFICATION PLAN \"Ledgview Terrace\"

CONSTRUCTION DETAILS

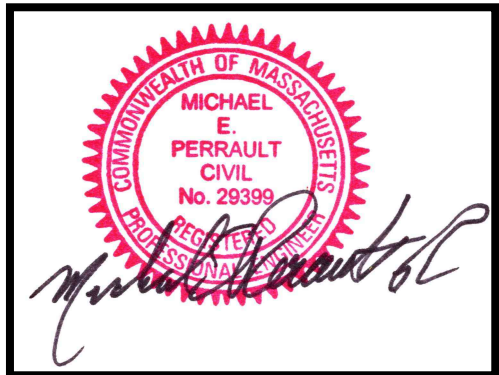
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PREPARED FOR:

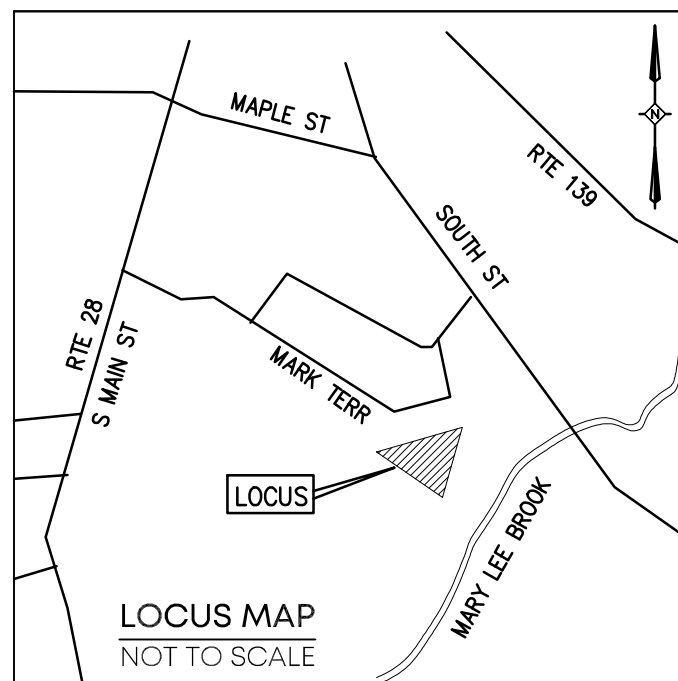
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East Bridgewater, MA 02333
Phone: 508-378-3421



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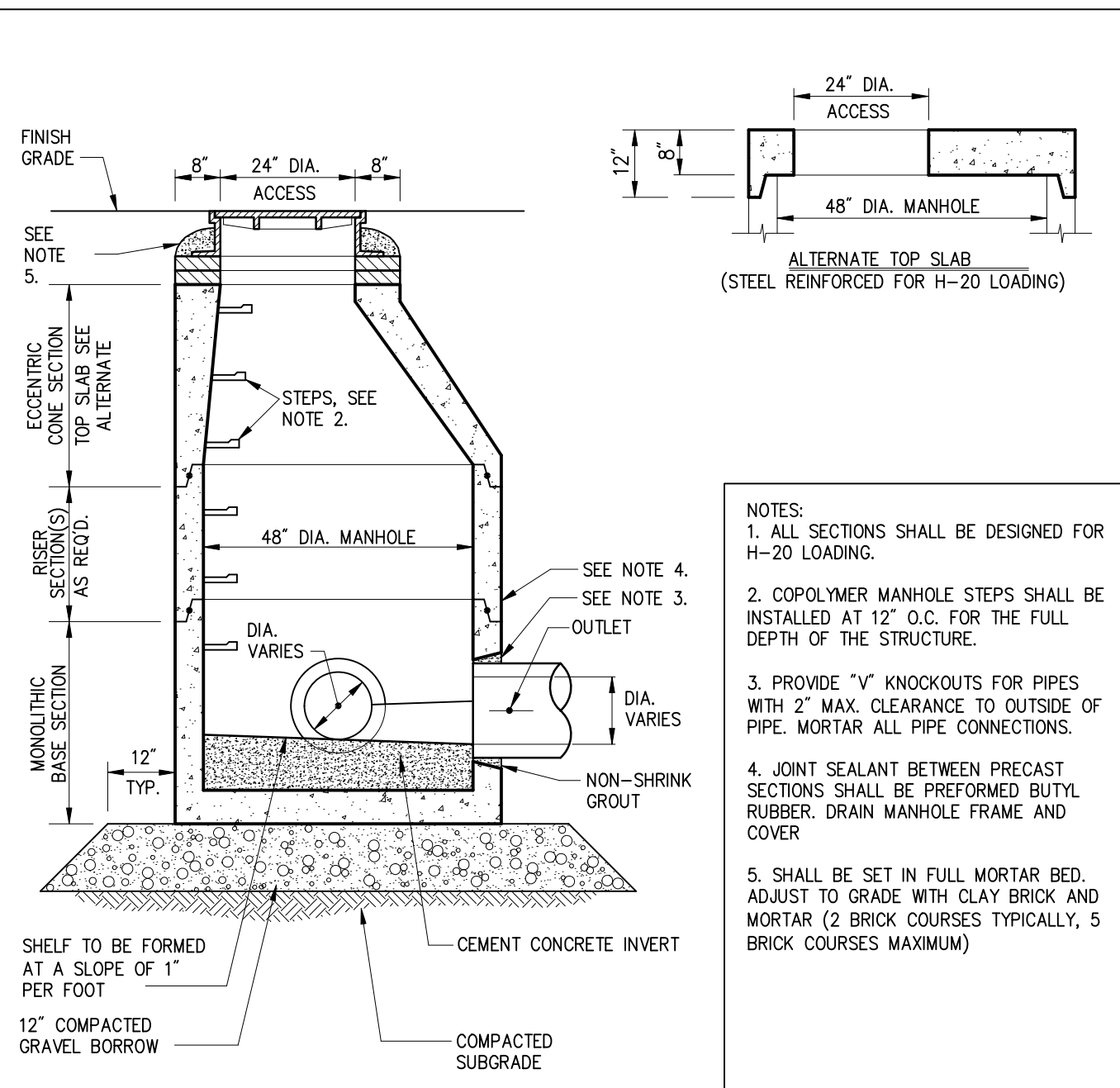
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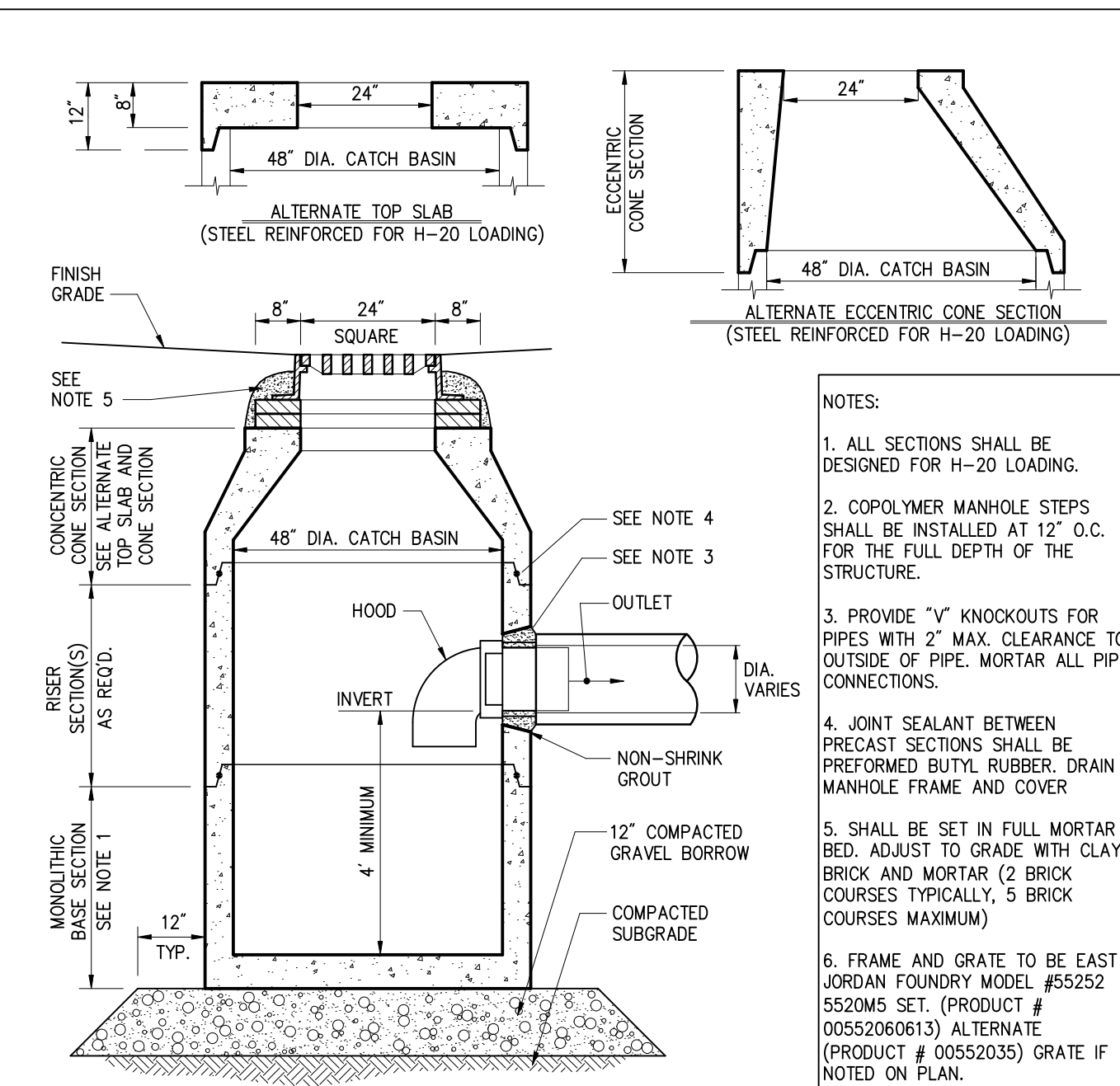
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DETAIL # 101

DRAIN MANHOLE (DMH)

PMP



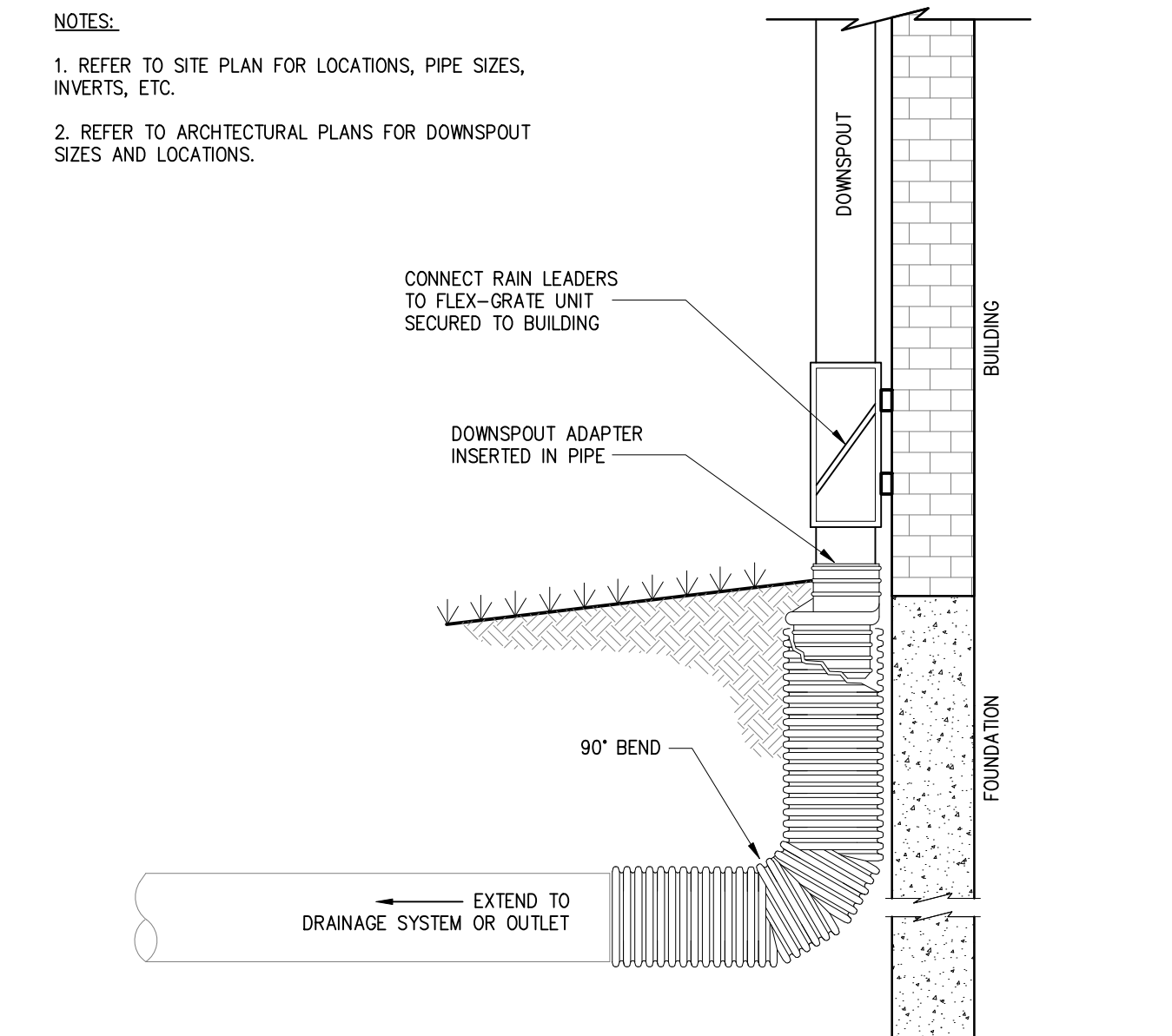
DETAIL # 105

CATCH BASIN W/ GAS TRAP HOOD

PMP

NOTES:

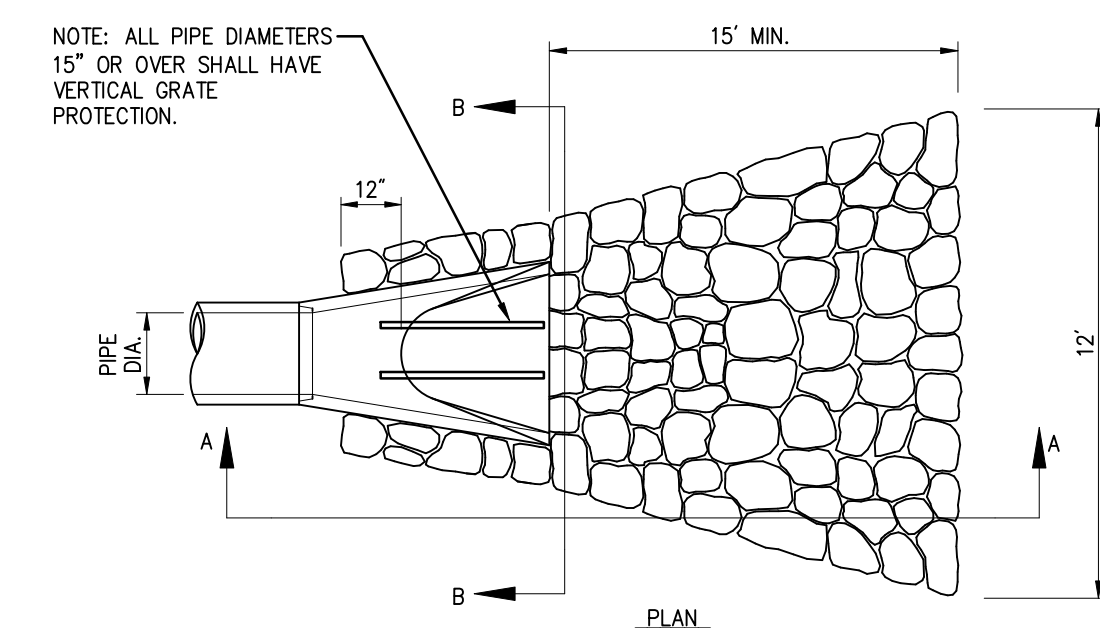
- REFER TO SITE PLAN FOR LOCATIONS, PIPE SIZES, INVERTS, ETC.
- REFER TO ARCHITECTURAL PLANS FOR DOWNSPOUT SIZES AND LOCATIONS.



DETAIL # 128

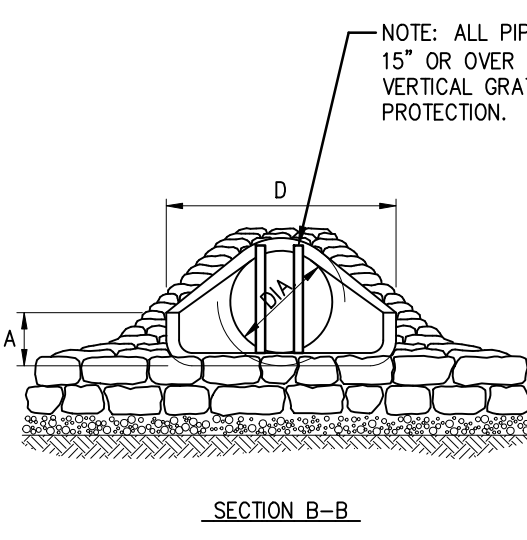
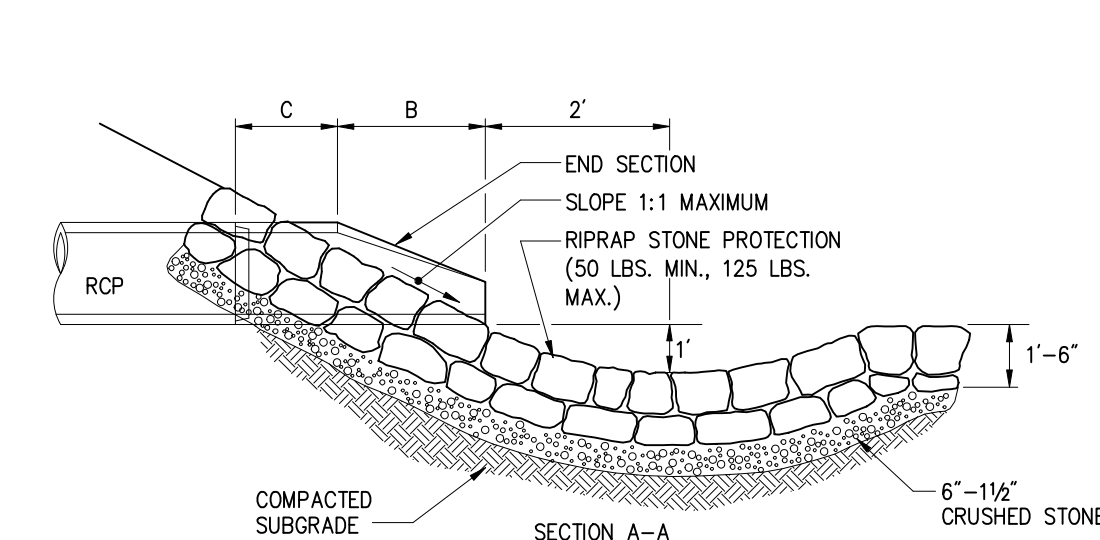
DOWN SPOUT (FLEXI GRATE)

PMP



- NOTES:
- THE FLARED END SECTION PIPE JOINT SHALL BE SIMILAR TO THE MAIN RUN OF PIPE JOINTS.
 - FLARED END SECTIONS SHALL CONFORM AS SHOWN IN THE TABLE OR AS APPROVED BY THE ENGINEER.

DIMENSIONAL TABLE						
PIPE DIA.	A	B	C	D	E	R
12"	4"	2'-0"	4'-7 7/8"	2'-0"	2"	9"
15"	6"	2'-3"	3'-10"	2'-6"	2 1/4"	11"
18"	9"	2'-3"	3'-10"	3'-0"	2 1/4"	12"
24"	9 1/2"	3'-7 1/2"	2'-6"	4'-0"	3"	14"
30"	12"	4'-6"	1'-7 3/4"	5'-0"	3 1/2"	15"
36"	15"	5'-3"	2'-10 3/4"	6'-0"	4"	20"
42"	21"	5'-3"	2'-11"	6'-6"	4 1/2"	22"
48"	24"	6'-0"	2'-2"	7'-0"	5"	22"
54"	27"	5'-5"	2'-11"	7'-6"	5 1/2"	24"
60"	30"	5'-0"	3'-3"	8'-0"	6"	24"



FLARED END SECTION W/ STONE PROTECTION

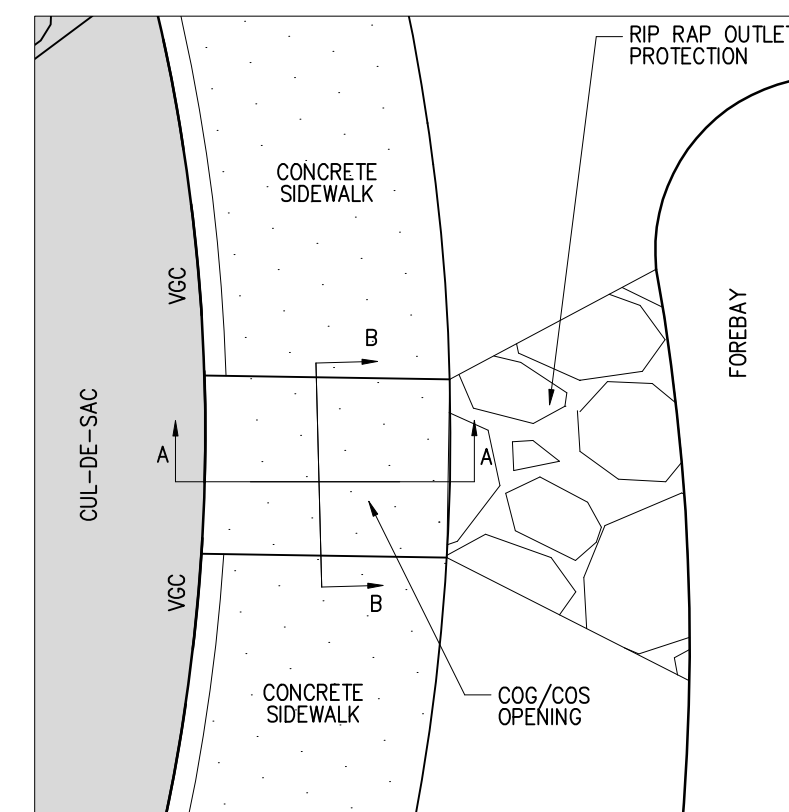
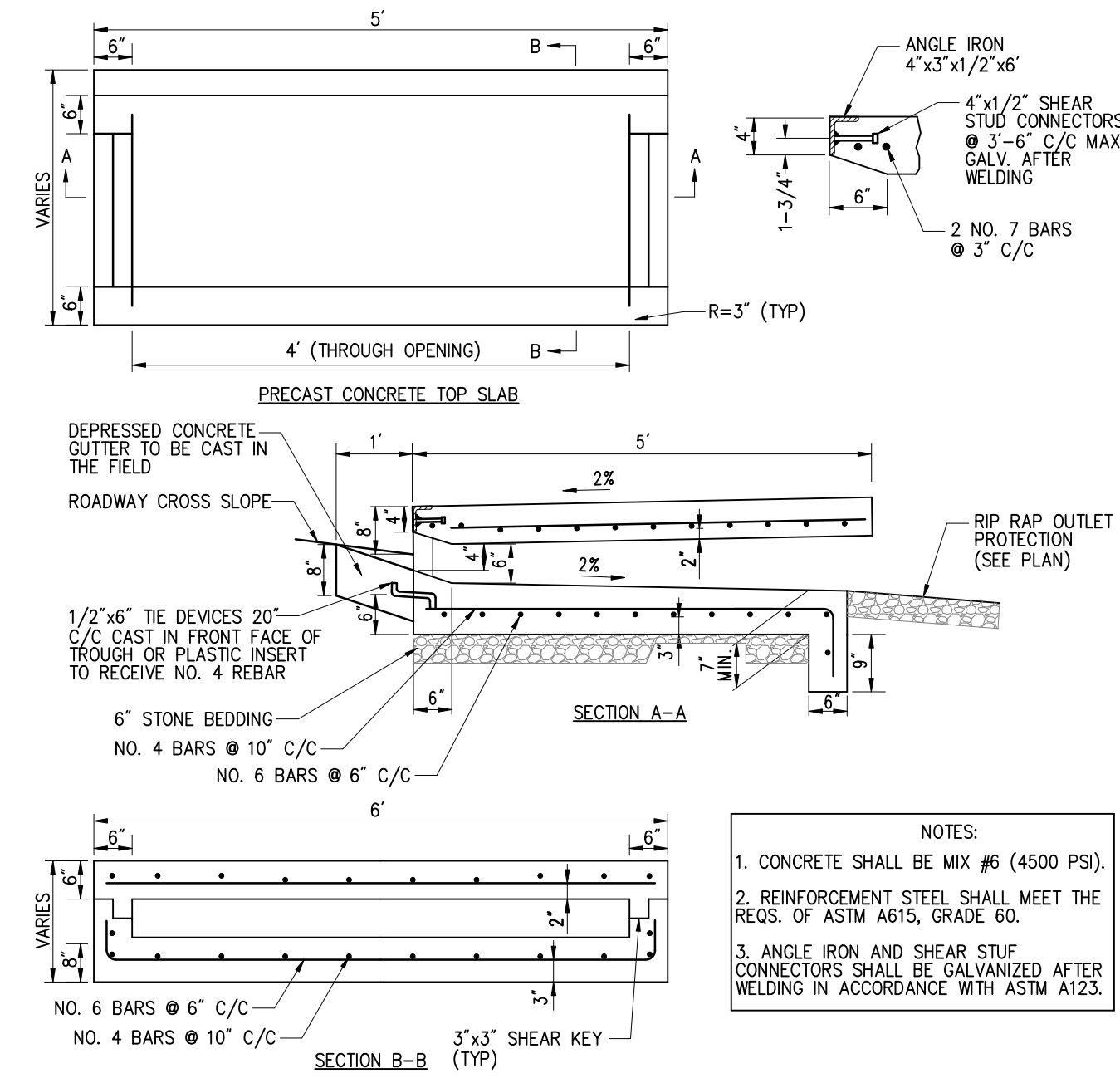
PMP

SOIL EVALUATOR: PATRICK H. CARRARA III SE 338 EXP 6-30-2028 APPROVING AUTHORITY: N/A (STORMWATER USE) DATE: 4-9-2026									
DEEP OBSERVATION HOLE #1									
ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER	ELEV.	DEPTH	HORIZON
205.16	0"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	173.22	0"	Ap
204.91	3"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	172.80	5"	Ap
202.41	33"	Bw	SANDY LOAM	10YR4/6		ROOTS, FINE	171.22	24"	Bw
200.49	56"	C1	LOAMY SAND	2.5Y5/3		COARSE	169.47	45"	C1
199.16	72"	REFUSAL (BOULDER/LEDGE)	NO INDICATION OF GROUNDWATER				167.97	63"	C2
199.16	72"	REFUSAL (BOULDER/LEDGE)	NO INDICATION OF GROUNDWATER				164.89	100"	C3
DEEP OBSERVATION HOLE #2									
ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER	ELEV.	DEPTH	HORIZON
209.07	0"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	173.22	0"	Ap
208.82	3"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	172.80	5"	Ap
206.07	36"	C1	LOAMY SAND	2.5Y5/3		UNSORTED FINE-COARSE	171.22	24"	Bw
204.40	56"	REFUSAL (BOULDER)	NO INDICATION OF GROUNDWATER				169.47	45"	C1
201.65	89"	REFUSAL (BOULDER)	NO INDICATION OF GROUNDWATER				167.97	63"	C2
DEEP OBSERVATION HOLE #3									
ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER	ELEV.	DEPTH	HORIZON
201.96	0"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	173.22	0"	Ap
201.54	5"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	172.80	5"	Ap
199.46	30"	C1	LOAMY SAND	2.5Y5/3		UNSORTED FINE-COARSE	171.22	24"	Bw
196.54	65"	REFUSAL (BOULDER)	NO INDICATION OF GROUNDWATER				169.47	45"	C1
196.54	65"	REFUSAL (BOULDER)	NO INDICATION OF GROUNDWATER				167.97	63"	C2
DEEP OBSERVATION HOLE #4									
ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER	ELEV.	DEPTH	HORIZON
189.62	0"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	173.22	0"	Ap
189.20	5"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	172.80	5"	Ap
187.12	30"	Bw	SANDY LOAM	10YR4/6		ROOTS, FINE-MEDIUM	171.22	24"	Bw
187.12	30"	REFUSAL (BOULDER/LEDGE)	NO INDICATION OF GROUNDWATER				169.47	45"	C1
DEEP OBSERVATION HOLE #5									
ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER	ELEV.	DEPTH	HORIZON
184.93	0"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	173.22	0"	Ap
184.68	3"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	172.80	5"	Ap
182.18	33"	Bw	SANDY LOAM	10YR4/6		ROOTS, FINE	171.22	24"	Bw
177.18	93"	C1	LOAMY SAND	2.5Y5/3		UNSORTED FINE-COARSE	169.47	45"	C1
177.18	93"	REFUSAL (BOULDER)	NO INDICATION OF GROUNDWATER				167.97	63"	C2
DEEP OBSERVATION HOLE #6									
ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER	ELEV.	DEPTH	HORIZON
173.73	0"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	173.22	0"	Ap
173.31	5"	Ap	SANDY LOAM	7.5YR3/2	REMOVE	ROOTS	172.80	5"	Ap
170.73	36"	Bw	SANDY LOAM	10YR4/6		ROOTS, FINE, SATURATED COARSE	171.22	24"	Bw
169.65	49"	C1	SAND	2.5Y5/6	7.5YR4/6		169.47	45"	C1
167.48	75"	C2	LOAMY SAND	2.5Y5/3	7.5YR5/8 10Y6/1	UNSORTED FINE-COARSE	167.97	63"	C2
164.73	108"	C3	SAND	10YR5/3		STRATIFIED FINE, MEDIUM, & COARSE SAND	164.89	100"	C3
164.73	24"	GROUNDWATER OBSERVED (WEEPING)					164.89	100"	NO INDICATION OF GROUNDWATER
DEEP OBSERVATION HOLE #7									
ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER	ELEV.	DEPTH	HORIZON
173.22	0"	Ap	SANDY LOAM	10YR2/2	REMOVE	ROOTS	173.22	0"	Ap
172.80	5"	Ap	SANDY LOAM	10YR4/6	24"	ROOTS	172.80	5"	Ap
171.22	24"	Bw	SANDY LOAM	10YR4/6	7.5YR4/6	ROOTS, FINE, MEDIUM	171.22	24"	Bw
169.47	45"	C1	SAND	2.5Y6/4	7.5YR4/6		169.47	45"	C1
167.97	63"	C2	SAND	2.5Y5/3	7.5YR5/8 10Y6/1	UNSORTED FINE-COARSE, LENSES OF LOAMY FINE SAND	167.97	63"	C2
164.89	100"	C3	LOAMY SAND	10YR5/3		UNSORTED FINE-COARSE, LENSES OF MED. SAND	164.89	100"	C3
164.89	100"	NO INDICATION OF GROUNDWATER					164.89	100"	NO INDICATION OF GROUNDWATER
DEEP OBSERVATION HOLE #8									
ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER	ELEV.	DEPTH	HORIZON
171.42	0"	A	SANDY LOAM	10YR2/2	REMOVE	ROOTS	171.42	0"	A
171.00	5"	A	SANDY LOAM	10YR5/6	32"	ROOTS	171.00	5"	A
168.09	40"	Bw	SANDY LOAM	10YR5/6	7.5YR4/6	ROOTS, FINE	168.09	40"	Bw
166.09	64"	C1	LOAMY SAND	2.5Y5/4	7.5YR5/8 10Y6/1	UNSORTED FINE-COARSE, LENSES OF F-C SAND	166.09	64"	C1
164.42	84"	C2	LOAMY SAND	10YR5/3	7.5YR5/8 10Y6/1	UNSORTED FINE-COARSE, SATURATED	164.42	84"	C2
168.75	32"	GROUNDWATER OBSERVED (WEEPING)					168.75	32"	GROUNDWATER OBSERVED (WEEPING)
DEEP OBSERVATION HOLE #9									
ELEV.	DEPTH	HORIZON	SOIL TEXTURE	COLOR	MOTTLING	OTHER	ELEV.	DEPTH	HORIZON
198.75	0"	A	SANDY LOAM	10YR2/2	REMOVE	ROOTS	198.75	0"	A
198.25	6"	Bw	SANDY LOAM	10YR5/4		ROOTS, FINE	198.25	6"	Bw
196.58	26"	C1	LOAMY SAND	2.5Y5/3		UNSORTED FINE-MEDIUM	196.58	26"	C1
195.00	45"	REFUSAL (BOULDER/ROCK)	NO INDICATION OF GROUNDWATER				195.00	45"	REFUSAL (BOULDER/ROCK)
195.00	45"	SOME SURFACE WATER IN HOLE, BUT NO REDOX AND TOPO DOES NOT SUPPORT THE PRESENCE OF GROUND WATER.					195.00	45"	SOME SURFACE WATER IN HOLE, BUT NO REDOX AND TOPO DOES NOT SUPPORT THE PRESENCE OF GROUND WATER.

DETAIL # 178

CULVERT PIPE CROSSING

PMP



DEFINITIVE SUBDIVISION MODIFICATION PLAN "Ledgview Terrace"

CONSTRUCTION DETAILS

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

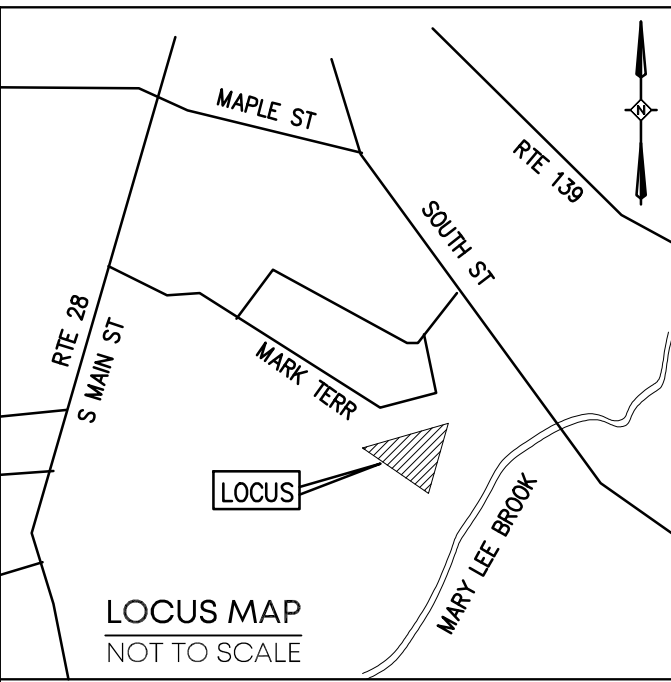
PROJECT NUMBER: 2025-101

PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

SHEET NUMBER

12 OF 13



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

DATE

TOWN CLERK

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

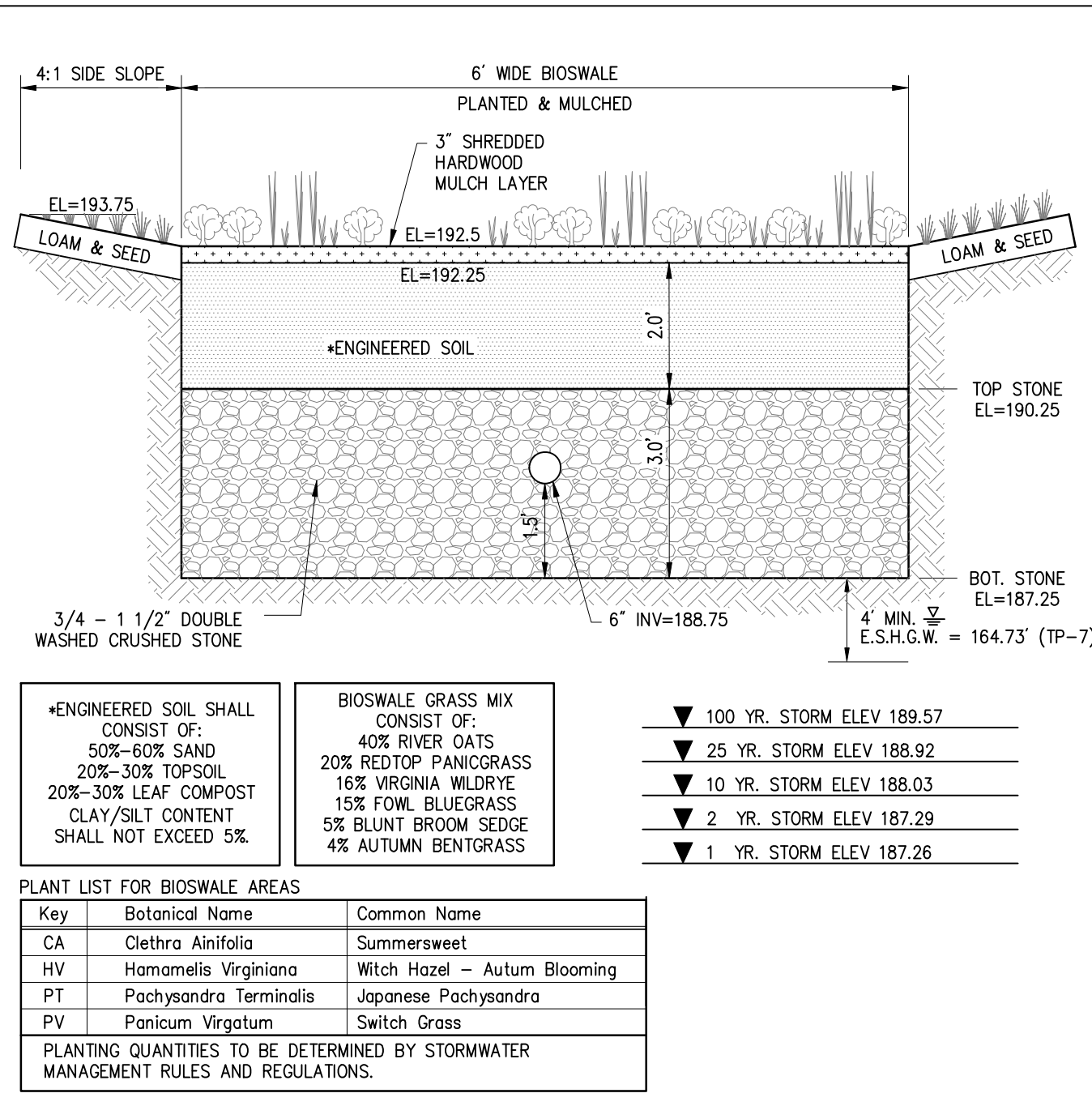
, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE

GENERAL NOTES:

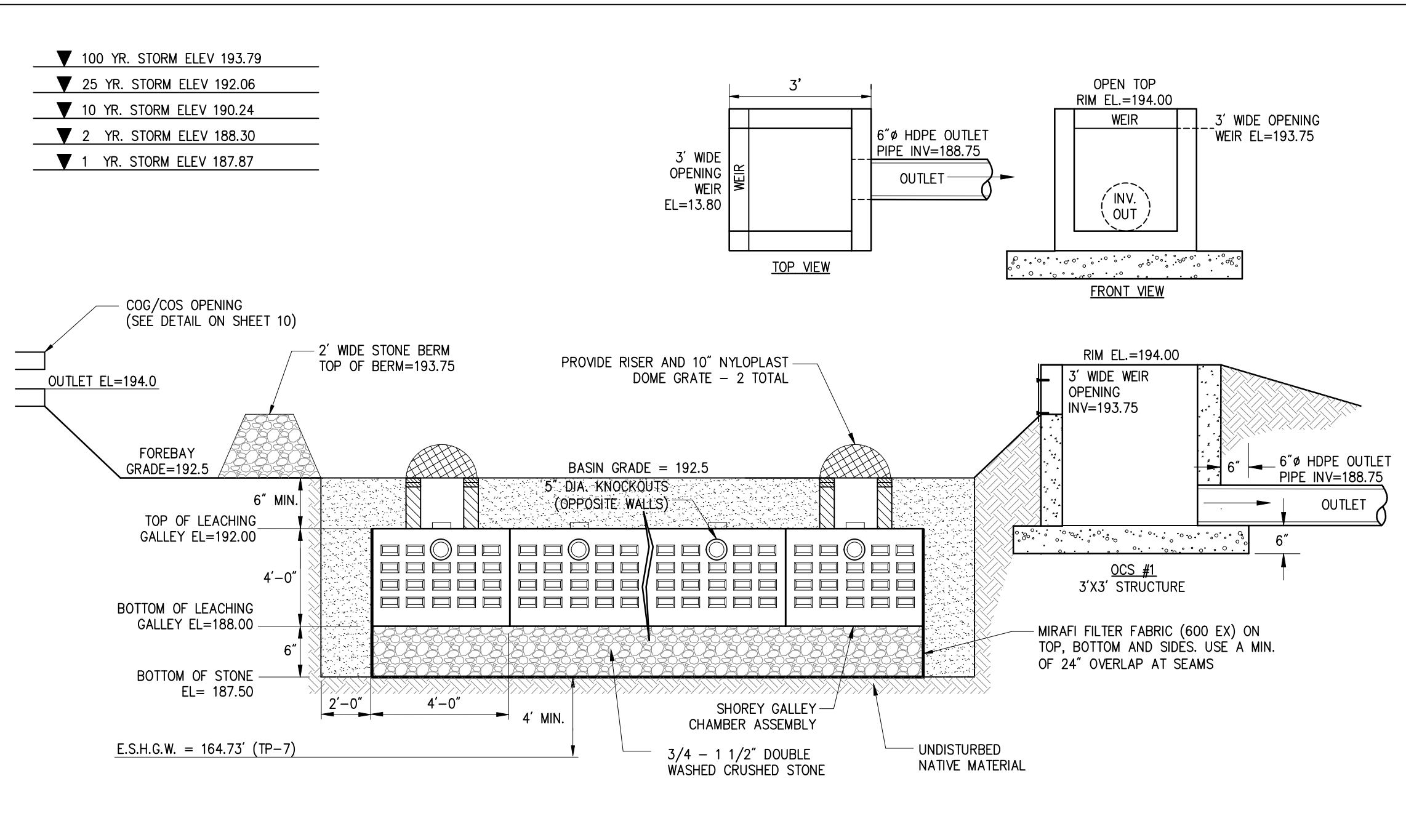
- LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250 OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.
- PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) "PLAN OF LAND" PREPARED BY P.M.P. ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- ZONING INFORMATION ZONING DISTRICT: RSFMD RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
- THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON & BETWEEN 1/12/2026 & 1/13/2026.
- COMMUNITY PANEL NUMBER: 25021C0218F (DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.
- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV.= 189.82'
BENCHMARK 'B' ELEV.= 206.71'



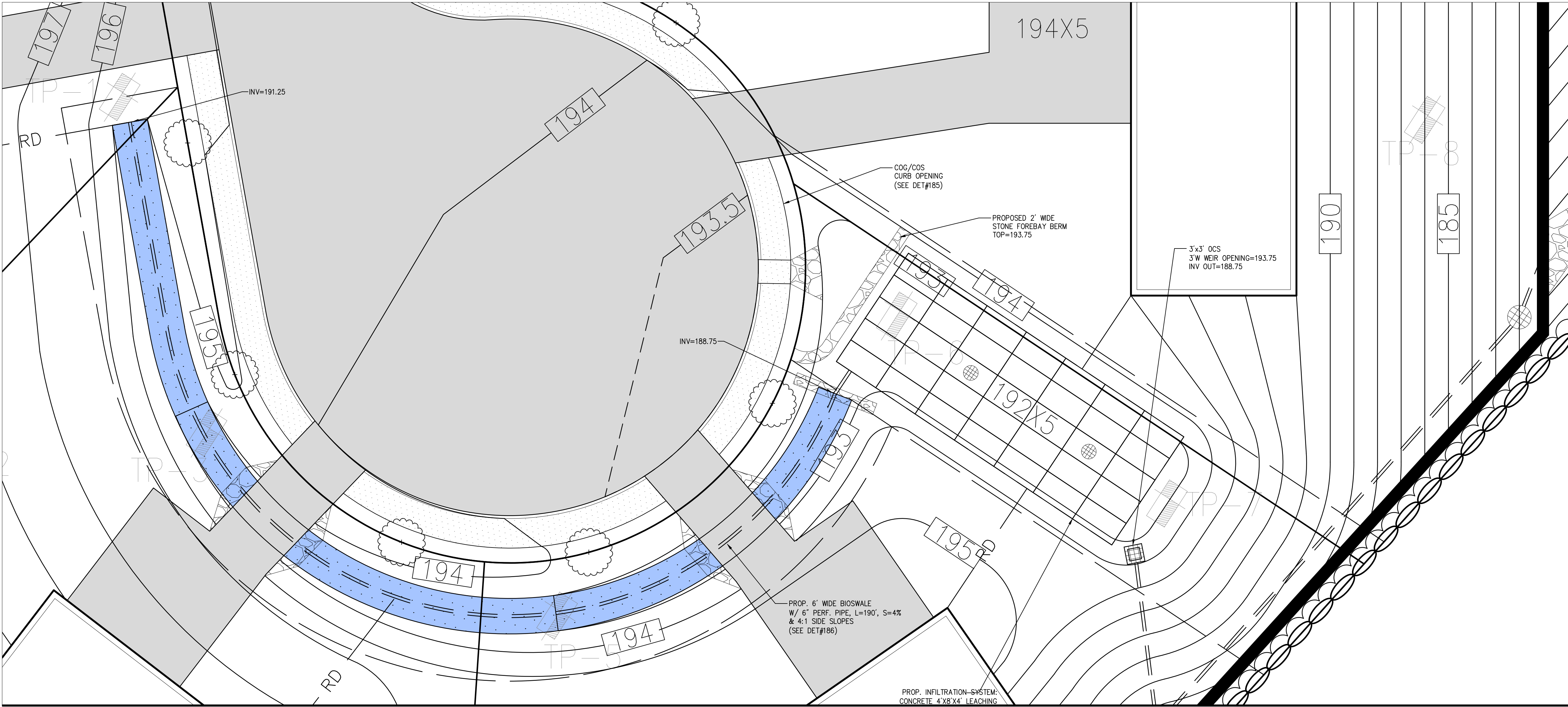
DETAIL # 186

BIOSWALE

PMP



4'x8'x4' CONCRETE LEACHING GALLEYS & BASIN



BIOSWALE & INFILTRATION SYSTEM - 1"=10' SCALE

RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR
06/05/26
DATE

DRAWN BY: STC
CHECKED BY: EPJ/MEP
DESIGNED BY: STC

DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgview Terrace"

CONSTRUCTION DETAILS

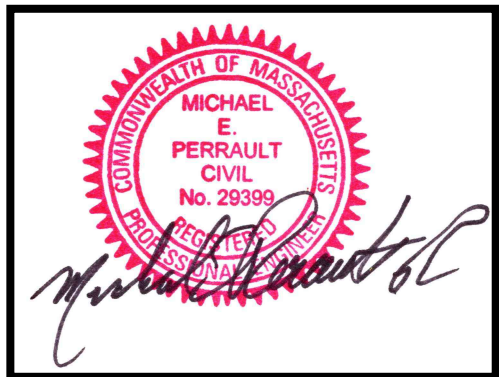
E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:
KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026
PROJECT NUMBER: 2025-101

PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421



SHEET
NUMBER

13 OF 13

Definitive Subdivision Modification
" LEDGEVIEW TERRACE"

E.J. Schaner Circle
Randolph, Norfolk County, MA 02368

PREPARED FOR:

KJS, LLC

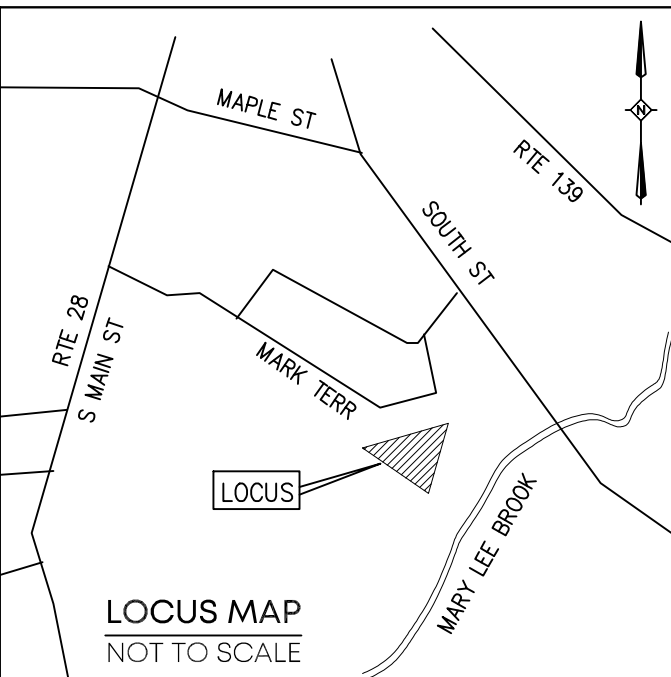
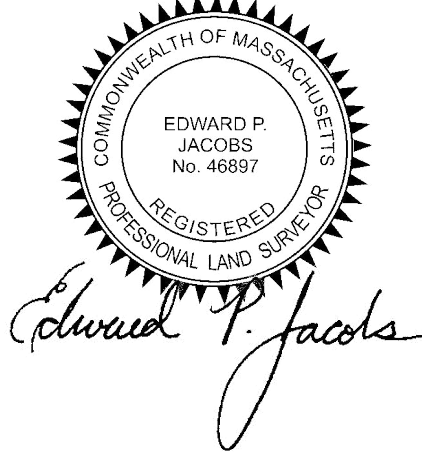
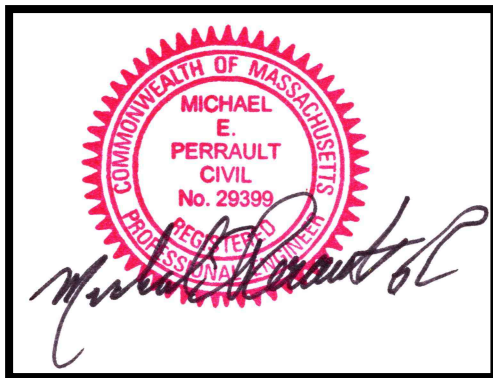
14 Renmar Avenue
Walpole, MA 02081



PREPARED BY:

P M P
CONSULTING INC.
Land Surveyors & Civil Engineers

www.pmpconsultinginc.com



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

UTILITY COMPANIES	DESIGN TEAM
-------------------	-------------

RANDOLPH DPW
41 SOUTH MAIN STREET
RANDOLPH
MASSACHUSETTS
PHONE # 781-961-0950

NATIONALGRID
55 BEARFOOT ROAD
NORTHBOROUGH
MASSACHUSETTS
PHONE # 617-706-1736

VERIZON
385 MYLES STANDISH BLVD.
TAUNTON
MASSACHUSETTS
PHONE # 774-609-3160

XFINITY COMCAST
5 OMNI WAY, P.O. BOX 6505
CHELMSFORD
MASSACHUSETTS
PHONE # 978-848-5163

EVERSOURCE GAS
995 BELMONT STREET
BROCKTON
MASSACHUSETTS
PHONE # 508-895-4818

SURVEYOR: PMP CONSULTING INC.
359 NORTH BEDFORD STREET
EAST BRIDGEWATER
MASSACHUSETTS 02333
PHONE # 508-378-3421

CIVIL ENGINEER: PMP CONSULTING INC.
359 NORTH BEDFORD STREET
EAST BRIDGEWATER
MASSACHUSETTS 02333
PHONE # 508-378-3421

GENERAL CONTRACTOR: KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS
PHONE # 508-328-2820

DATE

TOWN CLERK

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE

GENERAL NOTES:

1) LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250 OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.

2) PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) "PLAN OF LAND" PREPARED BY P.M.P. ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20

3) ZONING INFORMATION ZONING DISTRICT: RSFMD RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY MINIMUM/MAXIMUM ZONING REQUIREMENTS MIN. LOT AREA = 16,000 S.F. MIN. LOT FRONTAGE = 120' MIN. FRONT YARD = 25', SIDE = 15', REAR = 15' MAXIMUM BUILDING LOT COVERAGE % = 20% MAXIMUM IMPERVIOUS LOT COVERAGE % = 25% MINIMUM GREEN SPACE % = 75% MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'

4) THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON & BETWEEN 1/12/2026 & 1/13/2026.

5) COMMUNITY PANEL NUMBER: 25021C0218F (DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.

6) THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.

7) BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV.= 189.82'
BENCHMARK 'B' ELEV.= 206.71'

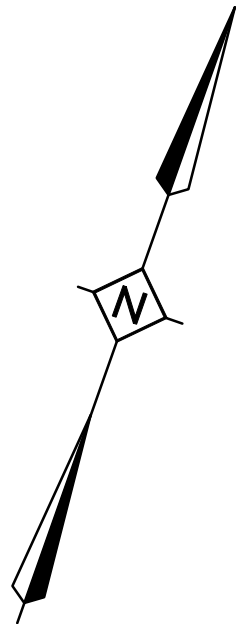
RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR
06/05/26

DATE

DRAWN BY: STC
CHECKED BY: EPJ//MEP
DESIGNED BY: STC



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgeview Terrace"

COVER SHEET

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101

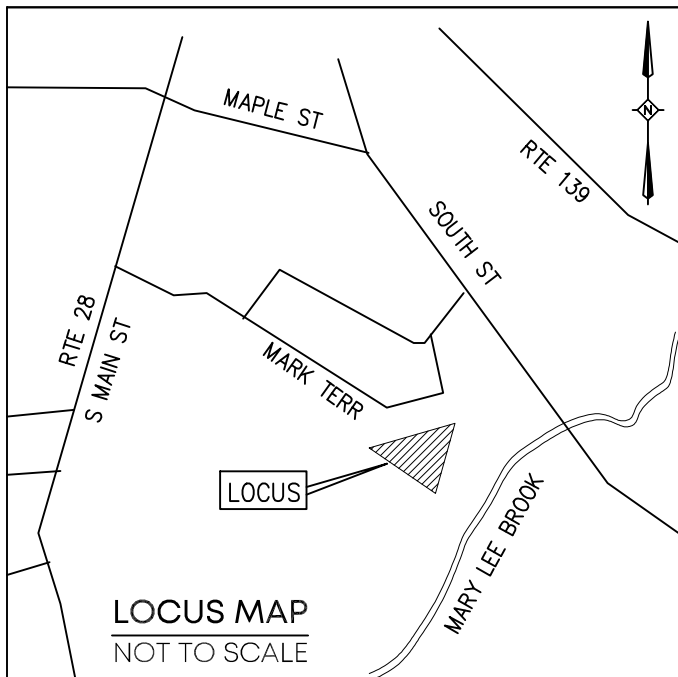
P M P

CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

www.pmpconsultinginc.com

SHEET
NUMBER
1 OF 13



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

TOWN CLERK

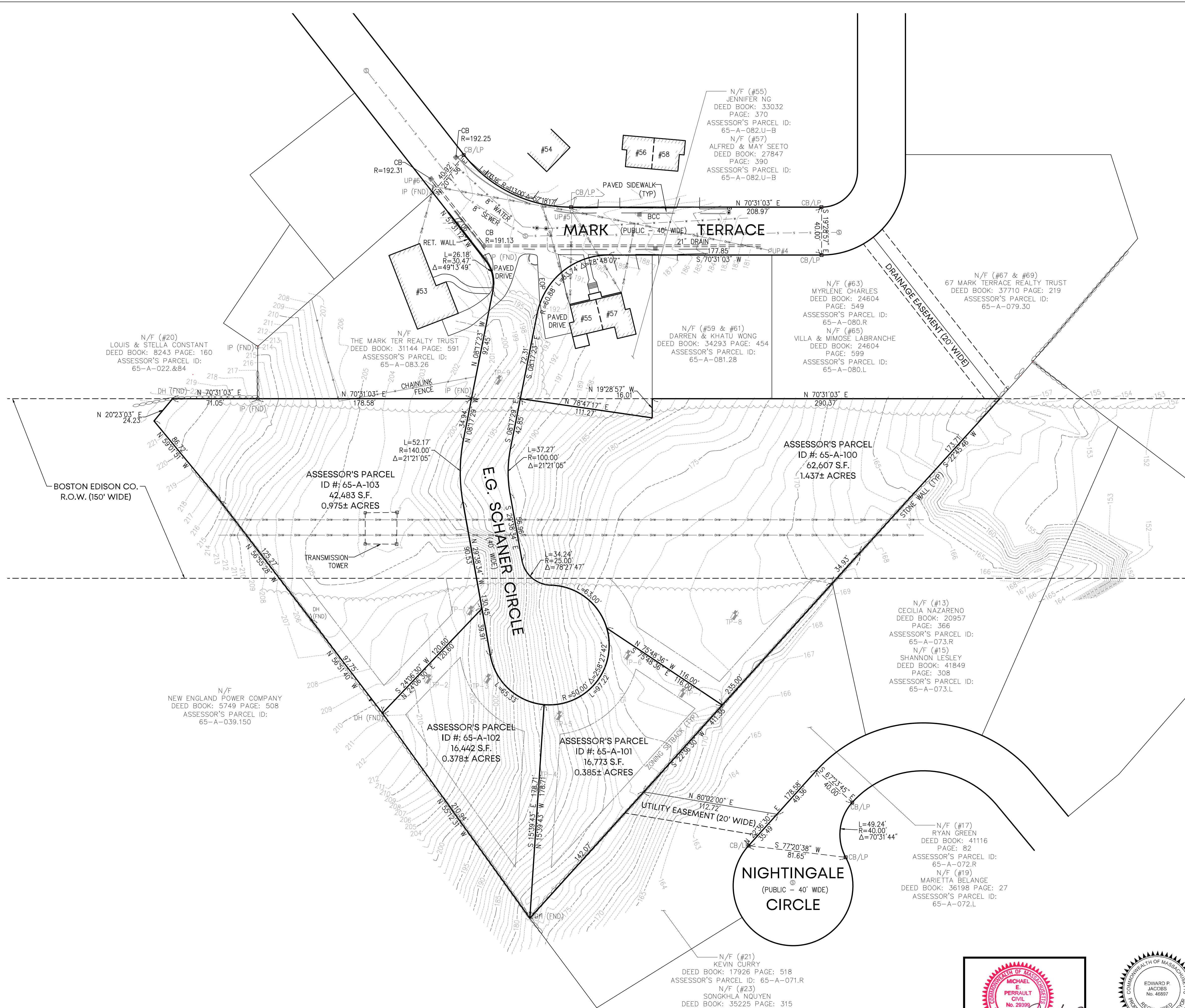
I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON _____,

, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

GENERAL NOTES:

- LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250
OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.
- PLAN REFERENCES:
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MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
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- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV. = 189.82'
BENCHMARK 'B' ELEV. = 206.71'



RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

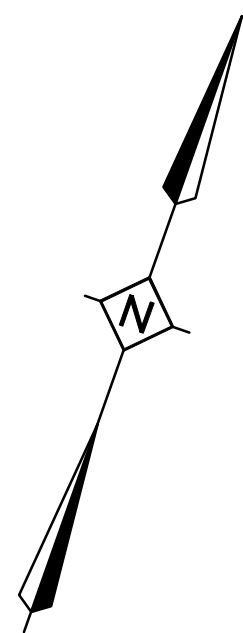
06/05/26

DATE

DRAWN BY: STC

CHECKED BY: EPJ/MEP

DESIGNED BY: STC



DEFINITIVE SUBDIVISION MODIFICATION PLAN "Ledgewick Terrace"

EXISTING CONDITIONS PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

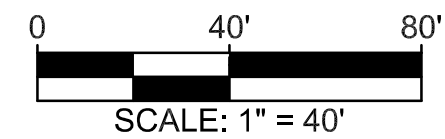
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PROJECT NUMBER: 2025-101

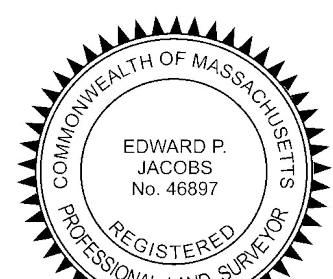
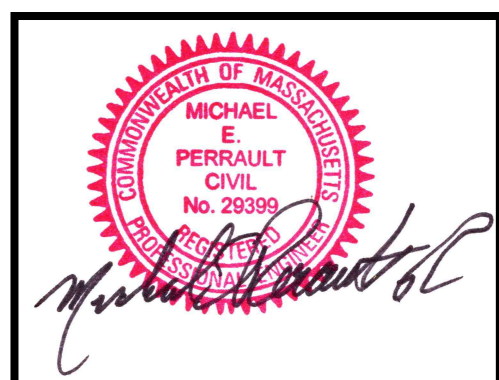
PMP

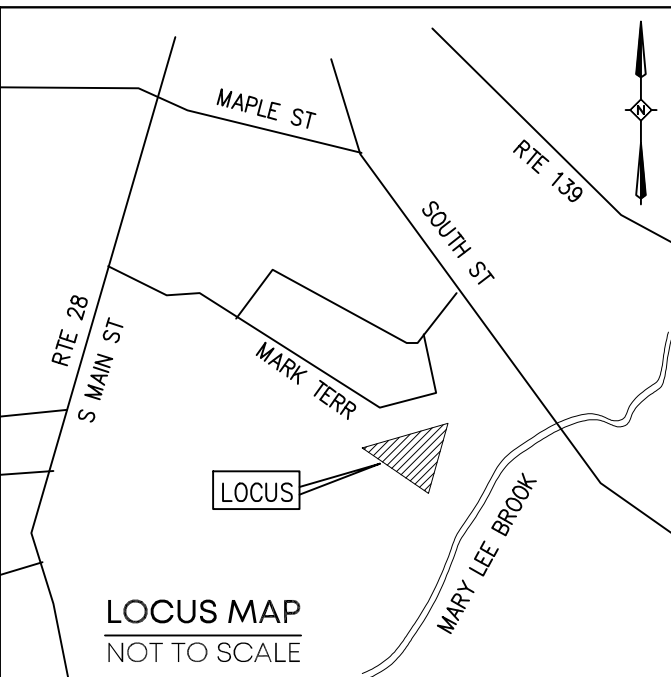
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421



SHEET
NUMBER
3 OF 13





REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

DATE

TOWN CLERK

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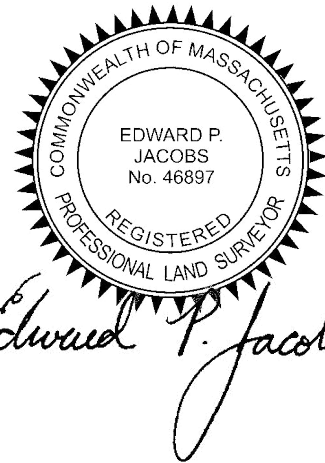
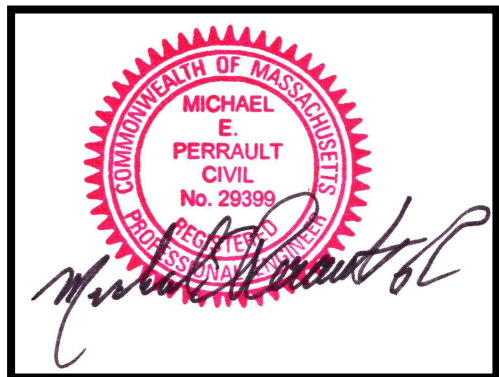
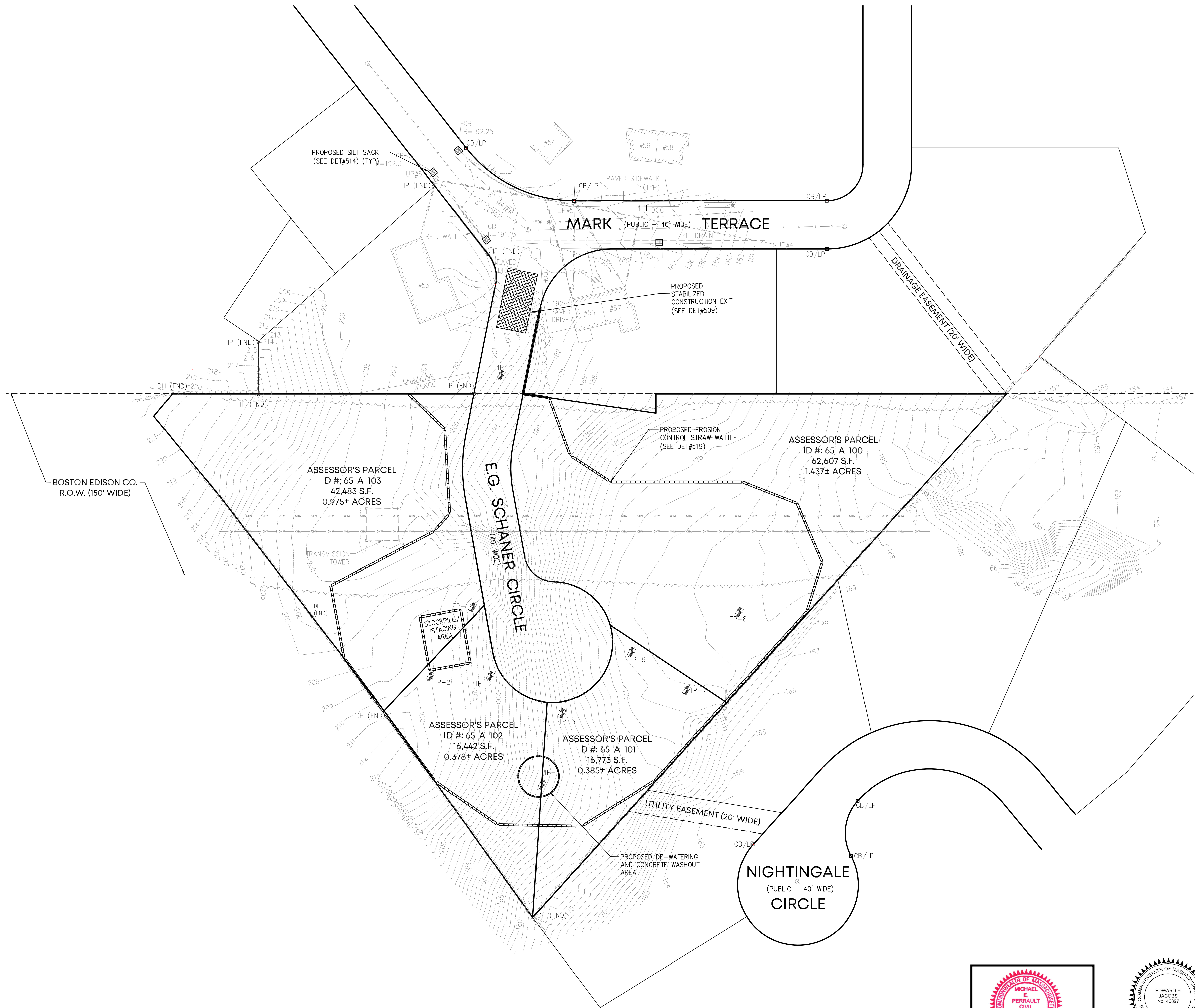
, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE

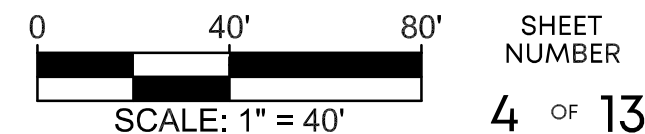
GENERAL NOTES:

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ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103
DEED BOOK 19982 PAGE 250
OWNER OF RECORD OWNER: RKS REALTY LLC C/O
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P-1) PLAN #853 OF 1970
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DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV.= 189.82'
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PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421



RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE
RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs

REGISTERED PROFESSIONAL LAND SURVEYOR

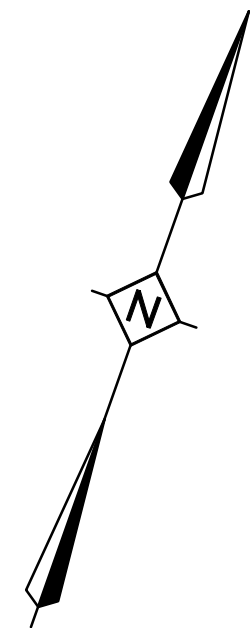
06/05/26

DATE

DRAWN BY: STC

CHECKED BY: EPJ/MEP

DESIGNED BY: STC



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgerview Terrace"

SEDIMENT & EROSION
CONTROL PLAN

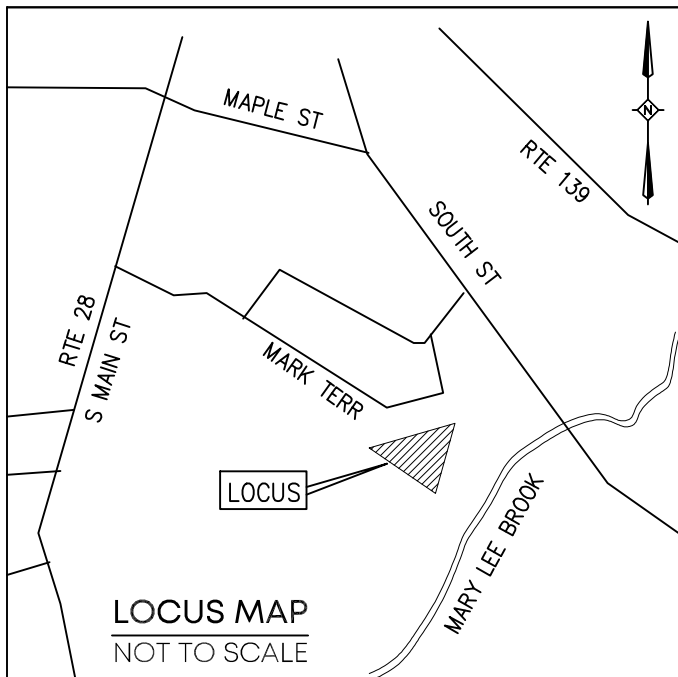
E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

DATE

TOWN CLERK

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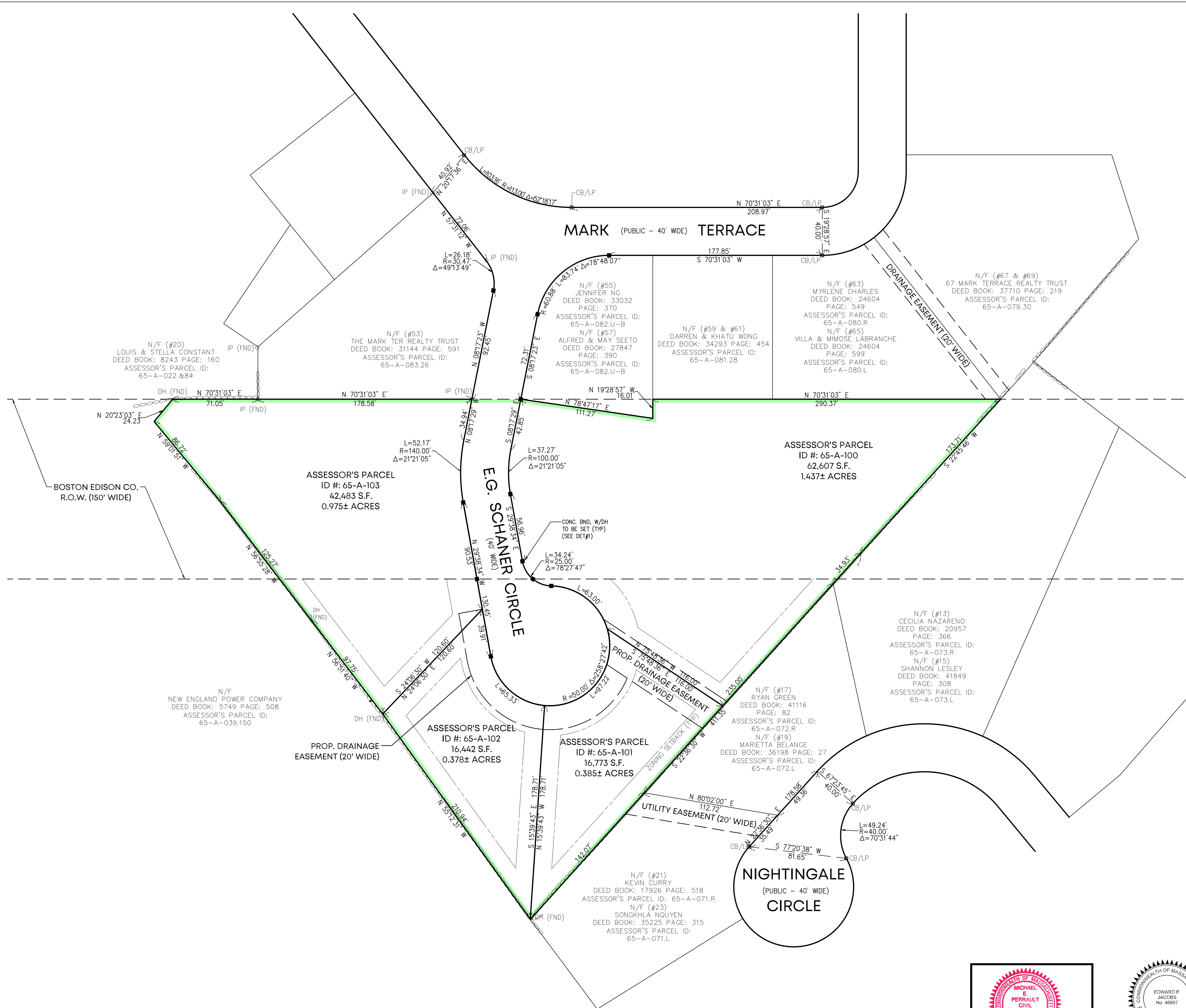
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RANDOLPH TOWN CLERK

DATE

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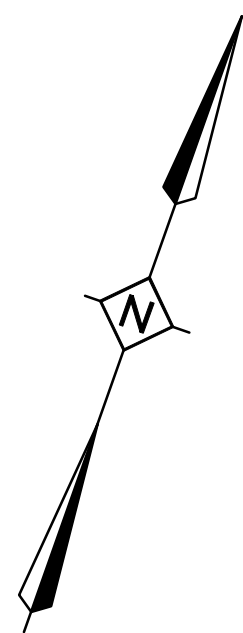
RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE
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DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

06/05/26
DATE

DRAWN BY: STC
CHECKED BY: EPJ/MEP
DESIGNED BY: STC



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgewood Terrace"

LOT LAYOUT PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

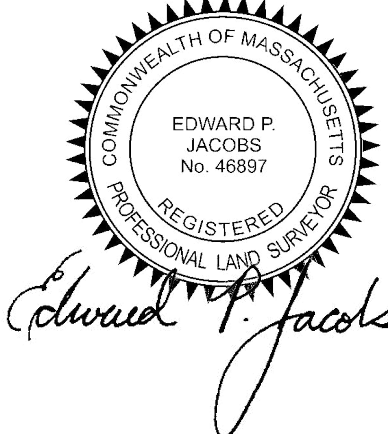
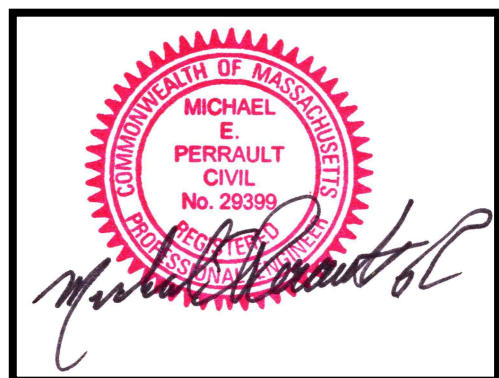
KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026
PROJECT NUMBER: 2025-101

PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

0 40' 80'
SCALE: 1" = 40'
SHEET
NUMBER
5 OF 13



TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

DATE _____

TOWN CLERK

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RANDOLPH TOWN CLERK

DATE _____

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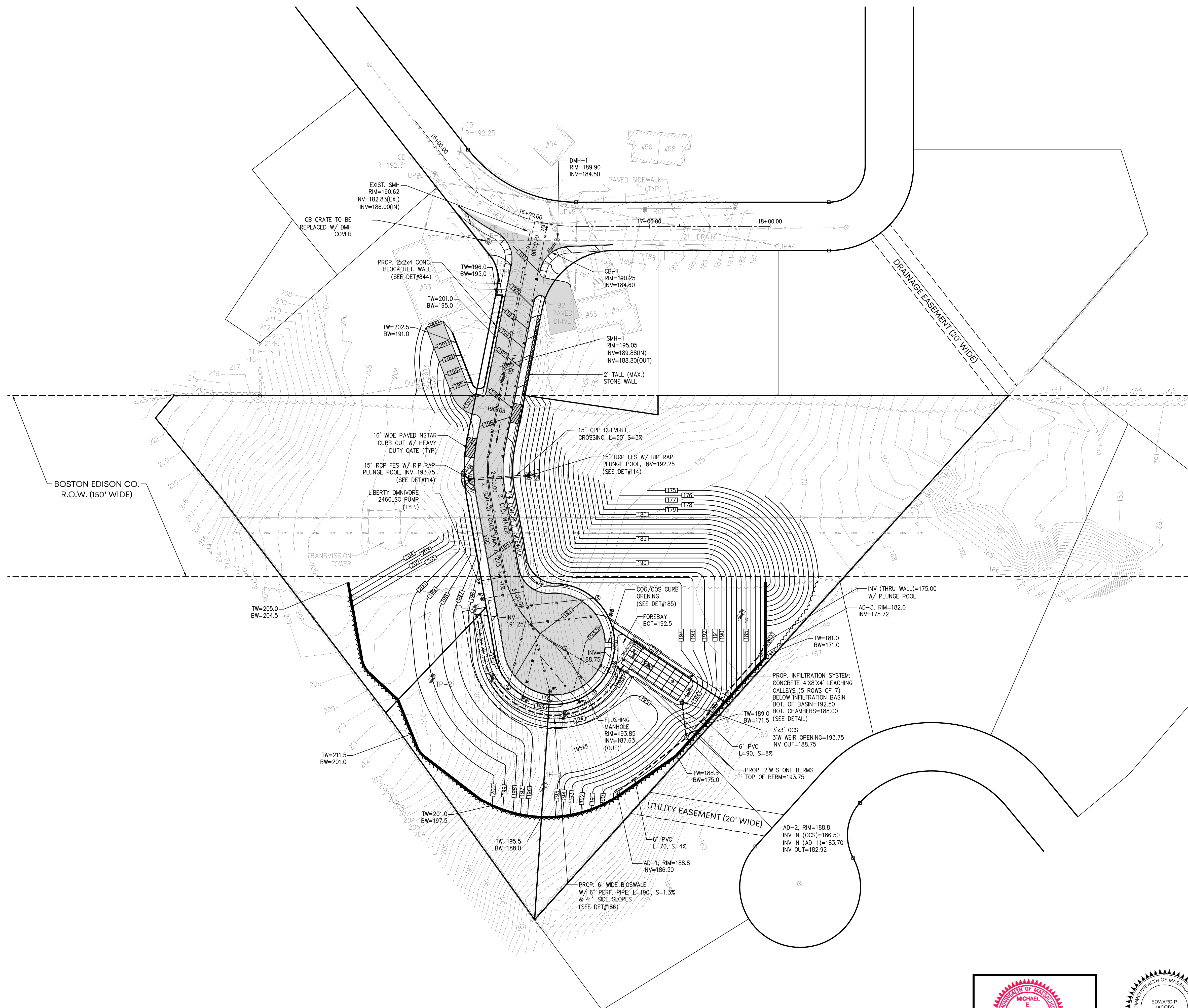
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(DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP
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7) BENCHMARK INFORMATION:
 DATUM: N.A.V.D. 88
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 BENCHMARK 'B' ELEV.= 206.71'



RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE
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DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

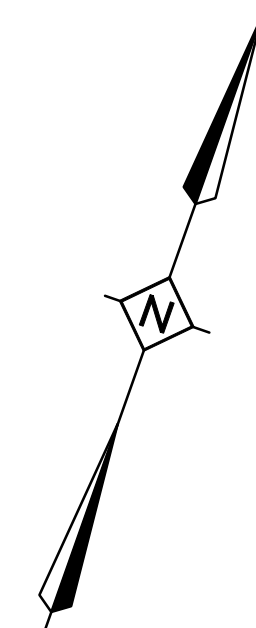
06/05/26

DATE _____

DRAWN BY: STC

CHECKED BY: EPJ/MEP

DESIGNED BY: STC



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgeview Terrace"

GRADING, DRAINAGE & UTILITY PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

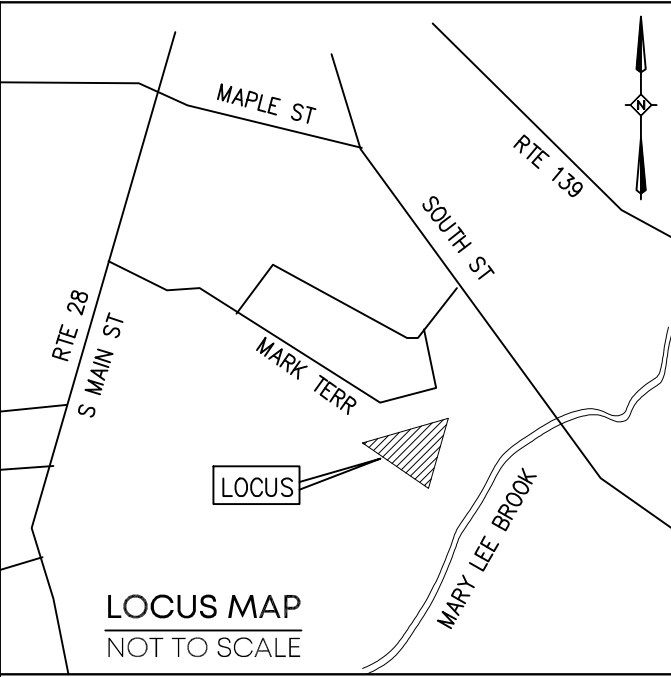
PROJECT NUMBER: 2025-101

PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421



SHEET
NUMBER
6 OF 13



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

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DATE

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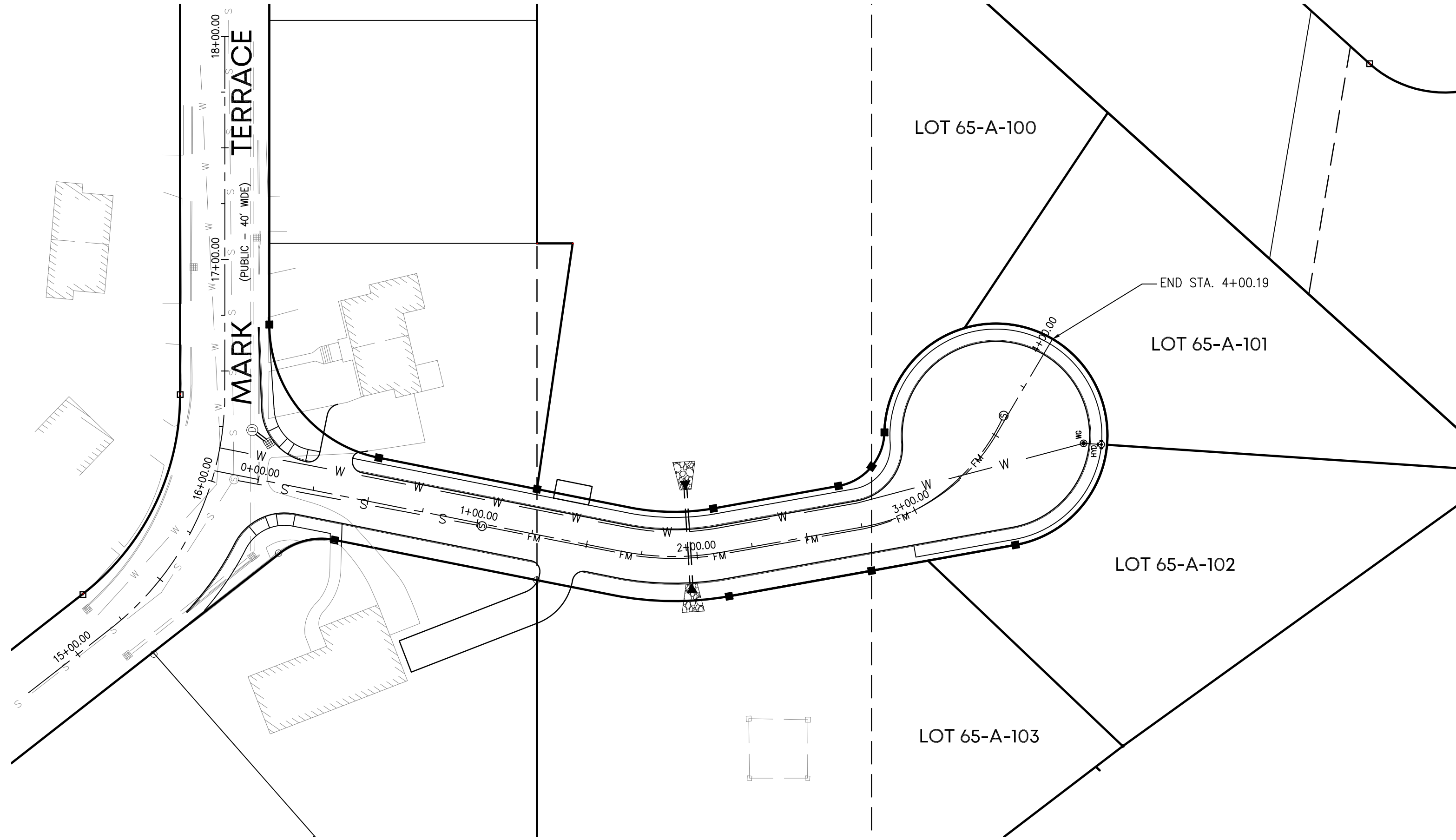
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RANDOLPH TOWN CLERK

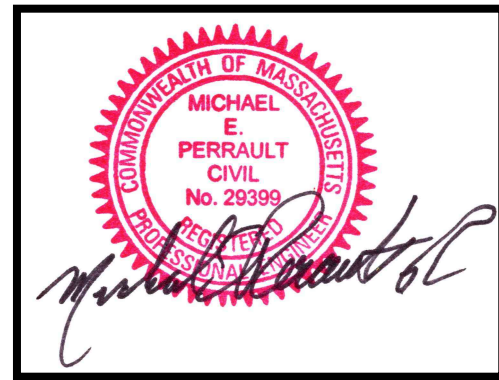
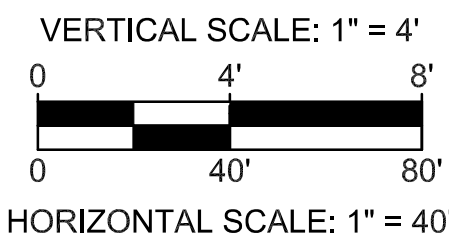
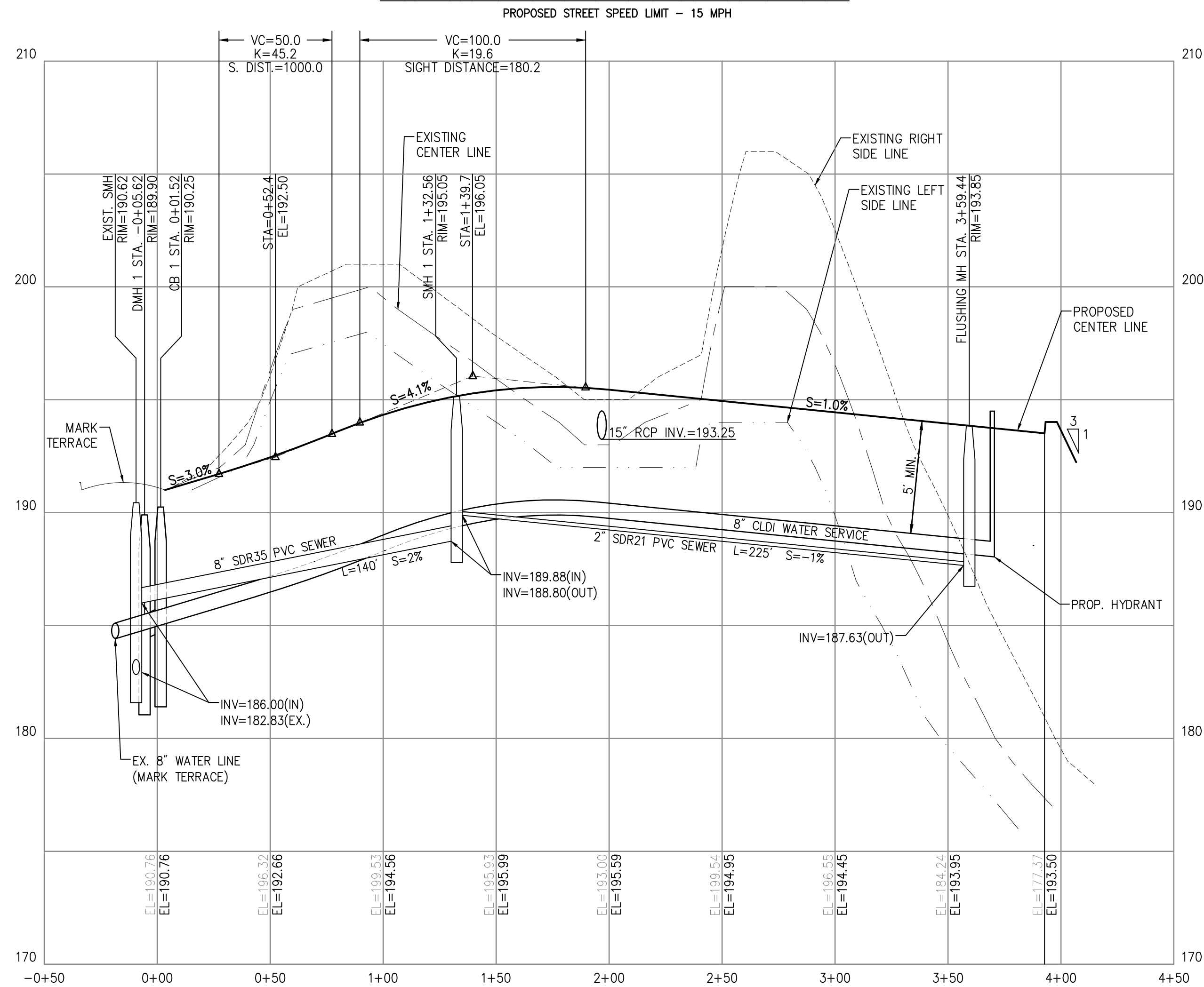
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E.G. SCHANER CIRCLE



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgview Terrace"

PLAN & PROFILE

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

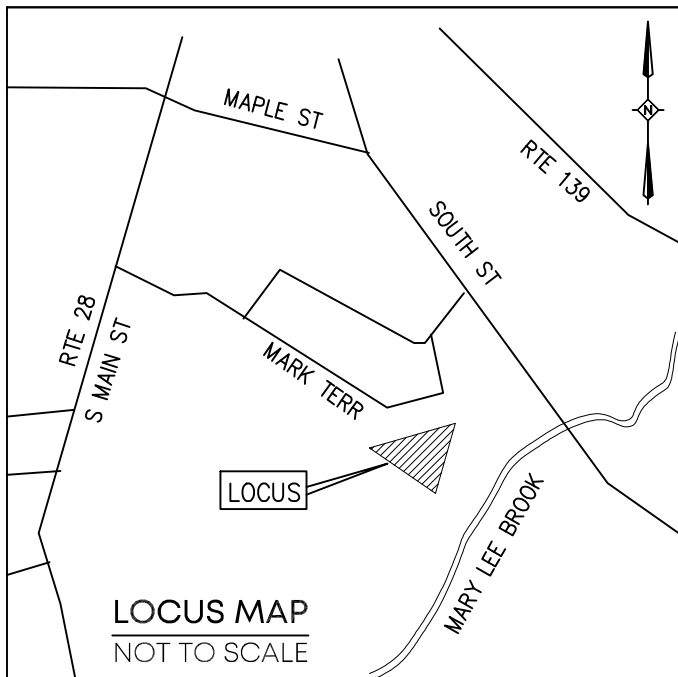
KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101

PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

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RANDOLPH TOWN CLERK

DATE

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BUILD-OUT NOTES:

HOUSE FOOTPRINTS, DECKS, WALKS, GRADING, ELEVATIONS, UTILITY CONNECTION LATERALS AND DRIVEWAYS, ETC. SHOWN ON THIS PLAN ARE PLACEHOLDERS FOR DESIGN AND CALCULATION PURPOSES ONLY. ACTUAL HOMES TO BE BUILT WILL BE CHOSEN BY THE FUTURE HOME BUYERS AND MAY VARY FROM WHAT IS SHOWN ON THIS PLAN. FINAL SITE LAYOUT DESIGN WILL BE PROVIDED ON THE FUTURE BUILDING PERMIT FINAL PLANS AT THE TIME THAT THE BUILDING PERMIT APPLICATION IS MADE.

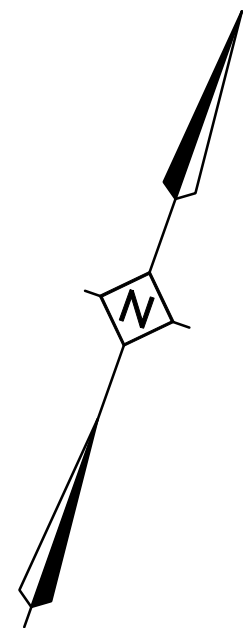
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Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

06/05/26
DATE

DRAWN BY: STC
CHECKED BY: EPJ//MEP
DESIGNED BY: STC



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgewiew Terrace"

BUILD OUT PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

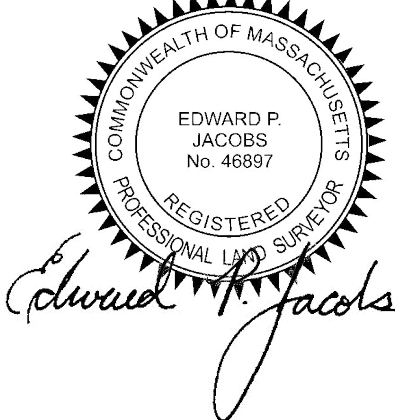
DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101

PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

0 40' 80'
SCALE: 1" = 40'
SHEET
NUMBER
8 OF 13



[illegible]

TOWN OF RANDOLPH
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

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RANDOLPH TOWN CLERK

DATE _____

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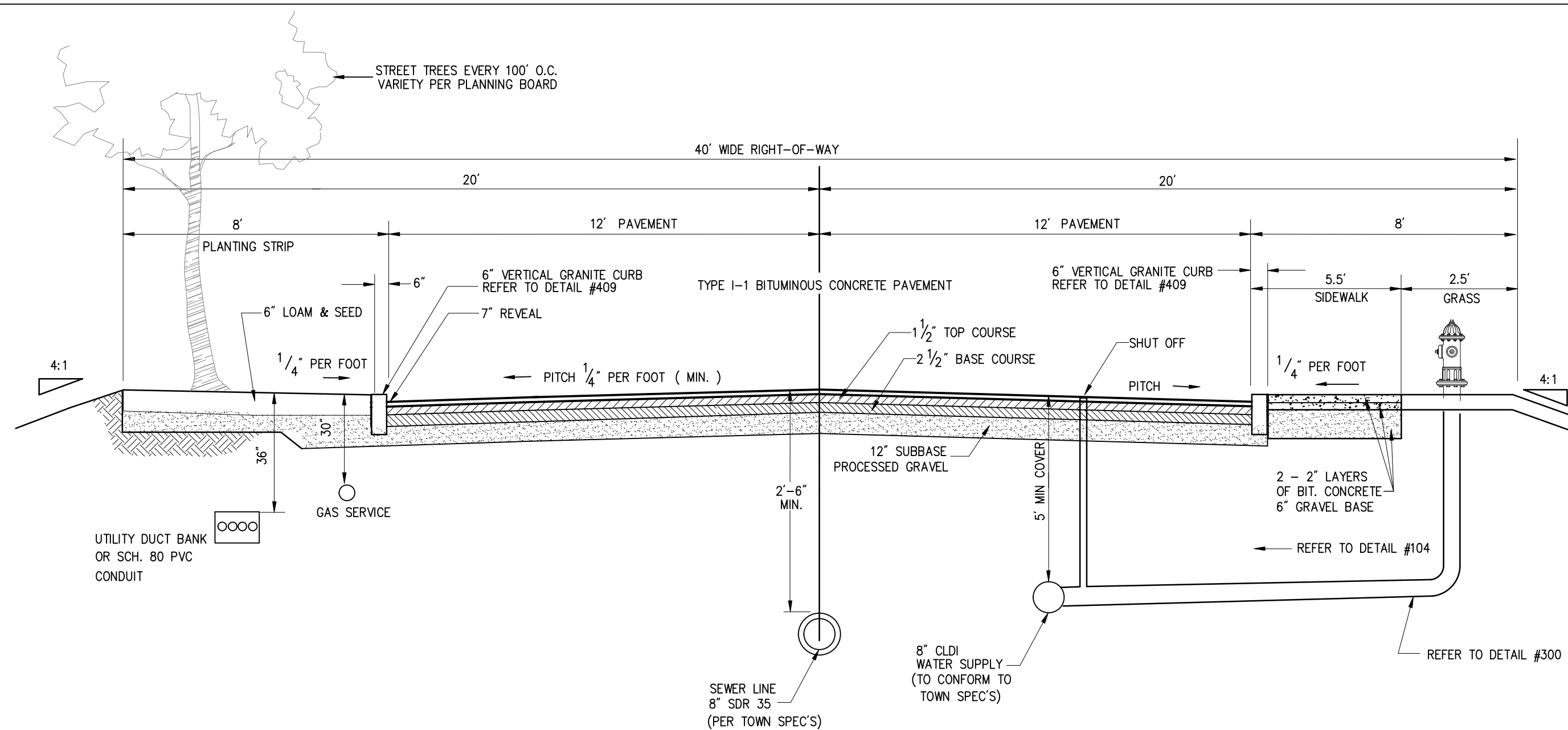
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MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'

4) THE PROPERTY LINE INFORMATION SHOWN IS
BASED ON CURRENT AVAILABLE RECORD
INFORMATION CONSISTING OF PLANS AND DEEDS
AND AN ACTUAL ON THE GROUND FIELD SURVEY
PERFORMED BY THIS FIRM ON & BETWEEN
1/12/2026 & 1/13/2026.

5) COMMUNITY PANEL NUMBER: 25021C0218F
(DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP
DEFINES THIS AREA AS ZONE X, AREA OUTSIDE
THE 0.2% CHANCE ANNUAL FLOOD PLAIN.

6) THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.

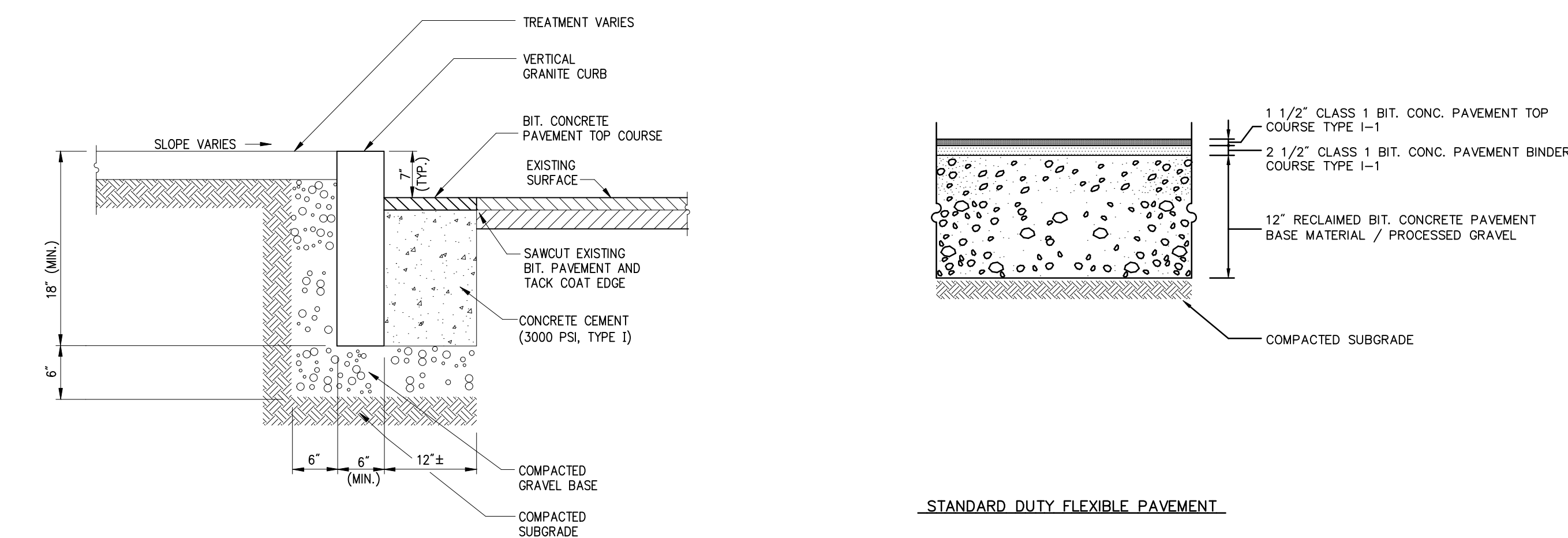
7) BENCHMARK INFORMATION:
 DATUM: N.A.V.D. 88
 BENCHMARK 'A' ELEV.= 189.82'
 BENCHMARK 'B' ELEV.= 206.71'



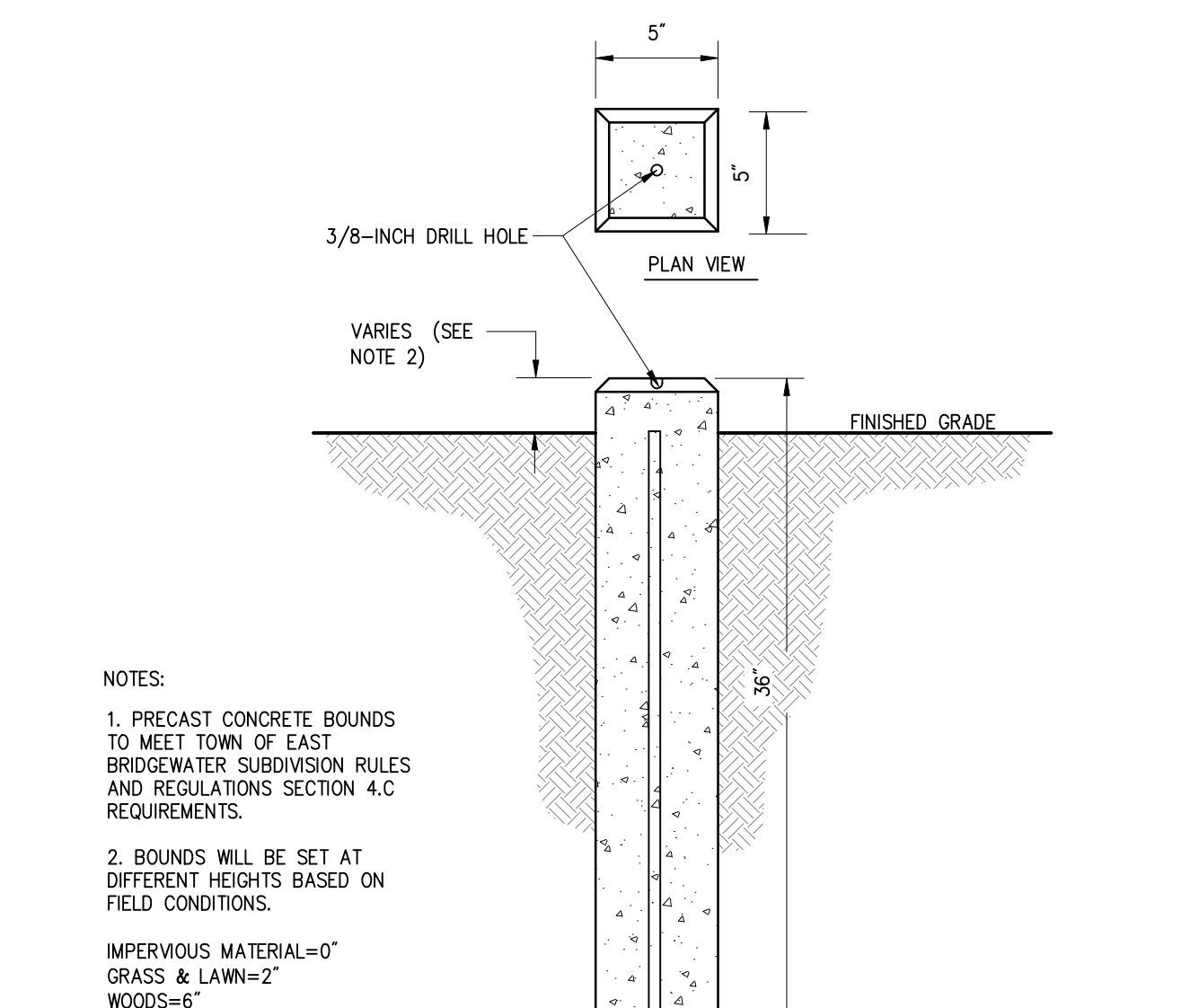
DETAIL # 437

TYPICAL SECONDARY ROAD SECTION

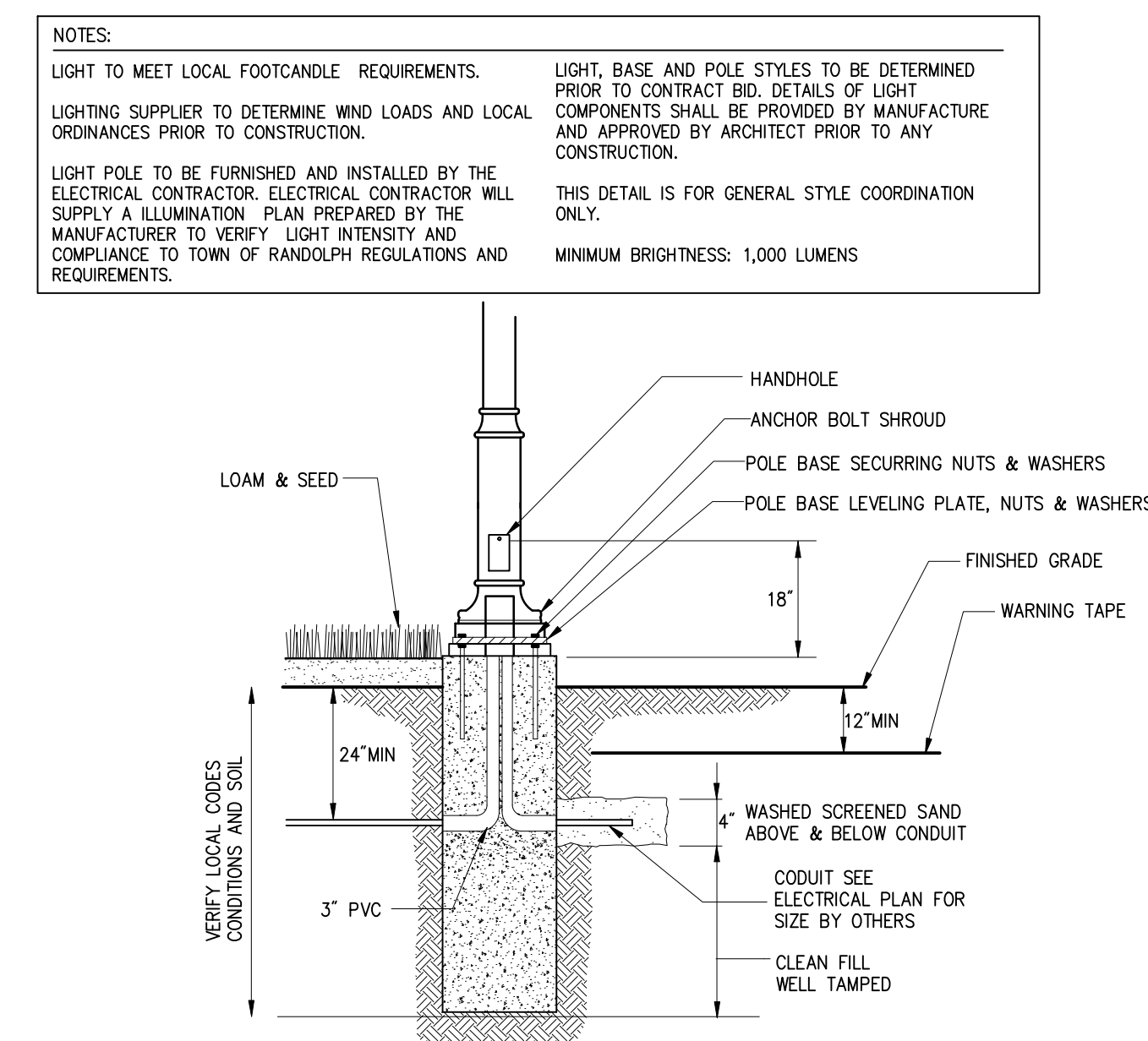
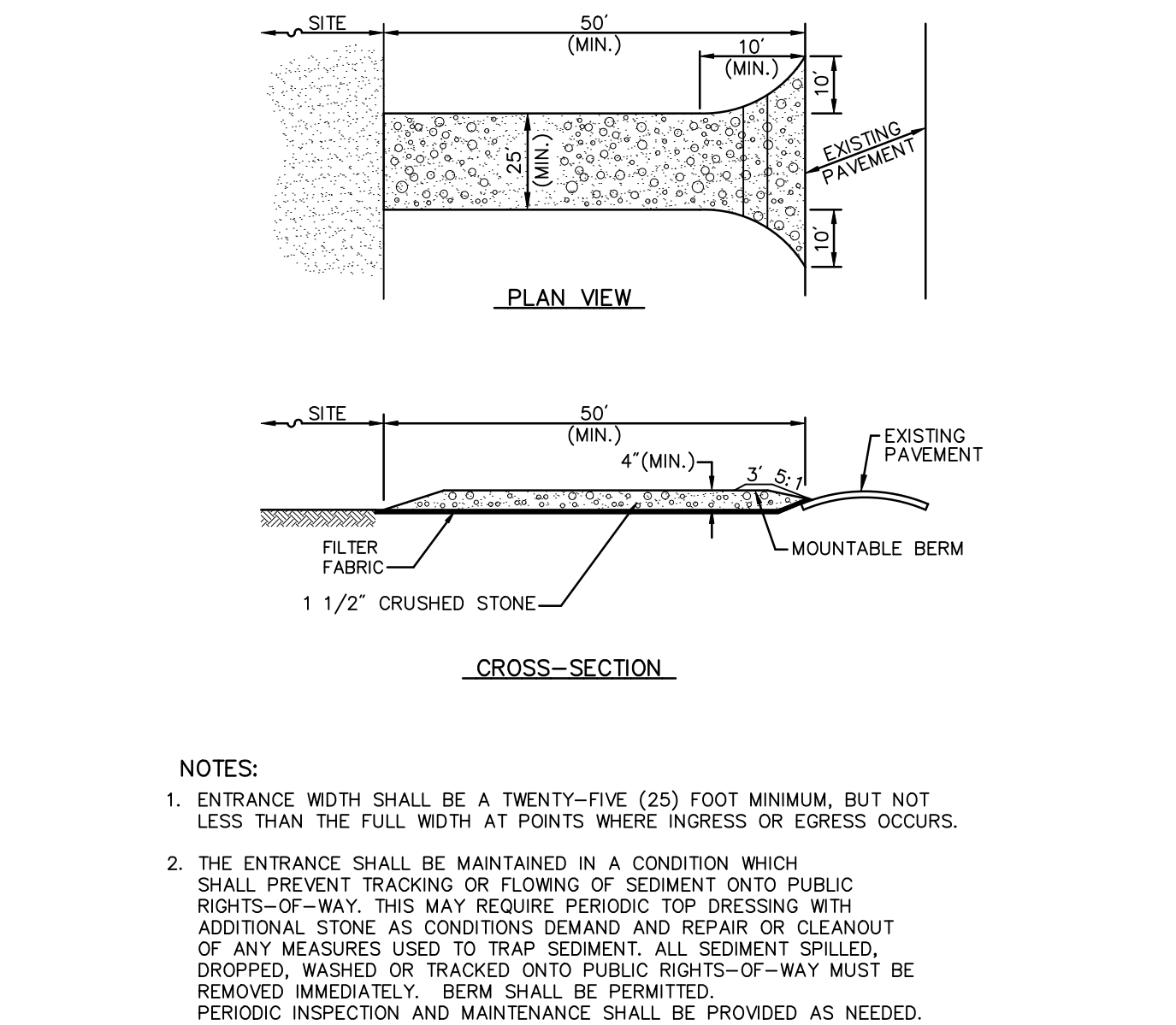
PMF



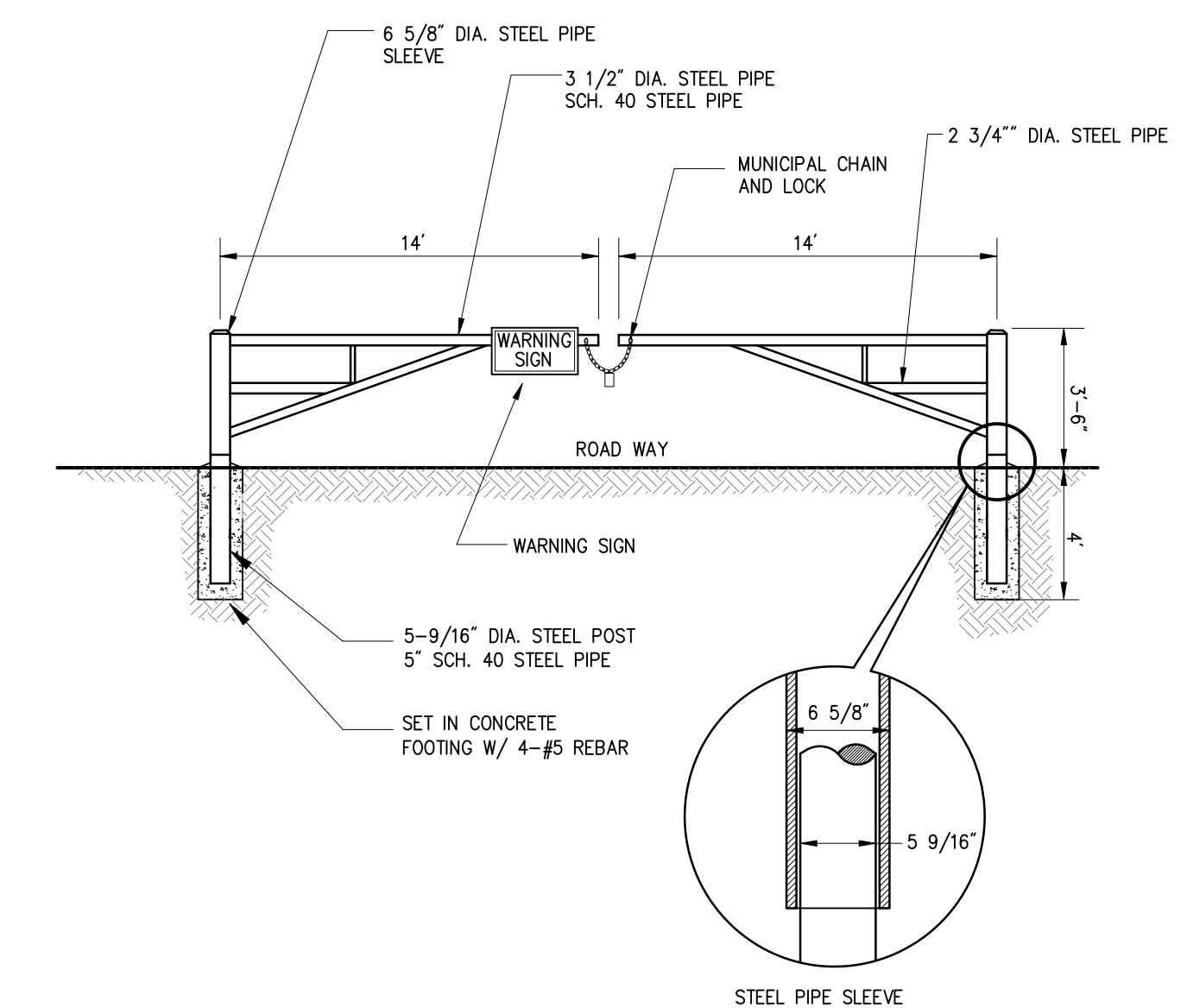
DETAIL # 409 VERTICAL GRANITE CURB PMP DETAIL # 418 PAVEMENT SECTION PMP



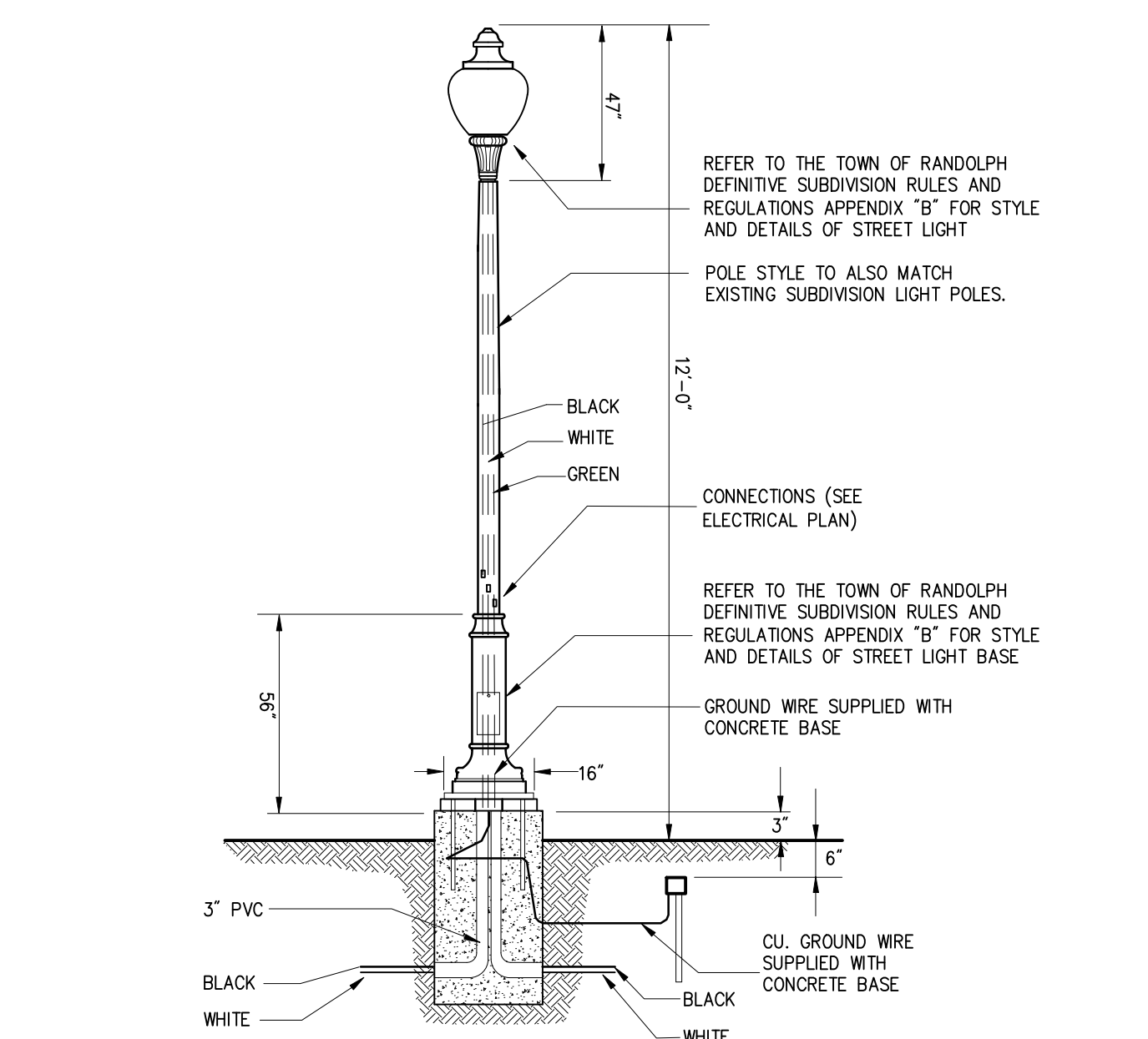
DETAIL # 001 PRECAST REINFORCED CONC. BOUND PMF

DETAIL # 906 STRE

DETAIL # 509 STABILIZED CONSTRUCTION EXIT PMF



DETAIL # 825 STEEL ACCESS SWING GATE PMP

LIGHT PMF

RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE
RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE 06/05/26

DRAWN BY: STC
CHECKED BY: EPJ/MEP
DESIGNED BY: STC

DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgeview Terrace"

CONSTRUCTION DETAILS

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

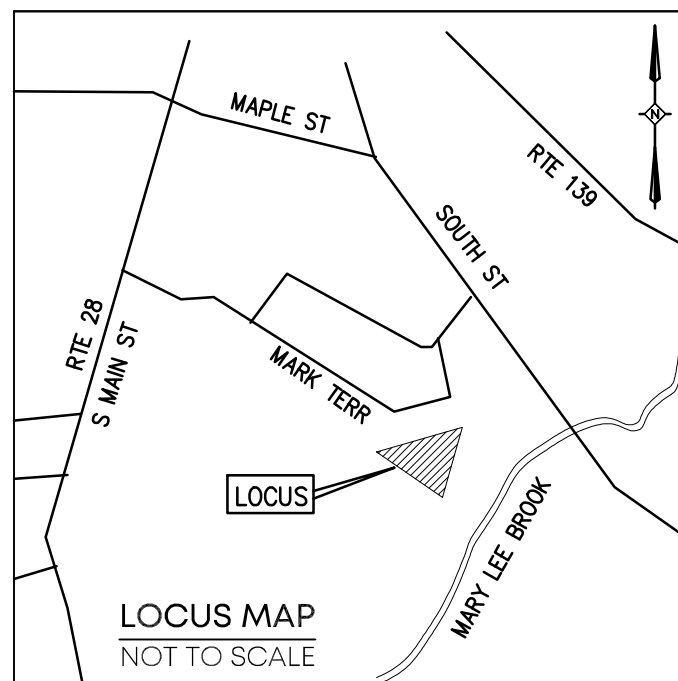
DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101

PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

SHEET
NUMBER
9 OF 13



REVISIONS
No. DATE DESCRIPTION

TOWN OF RANDOLPH PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR IS/ ARE BUILDABLE LOTS.

DATE

TOWN CLERK

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

DATE

GENERAL NOTES:

1) LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250 OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.

2) PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) 'PLAN OF LAND' PREPARED BY P.M.P. ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20

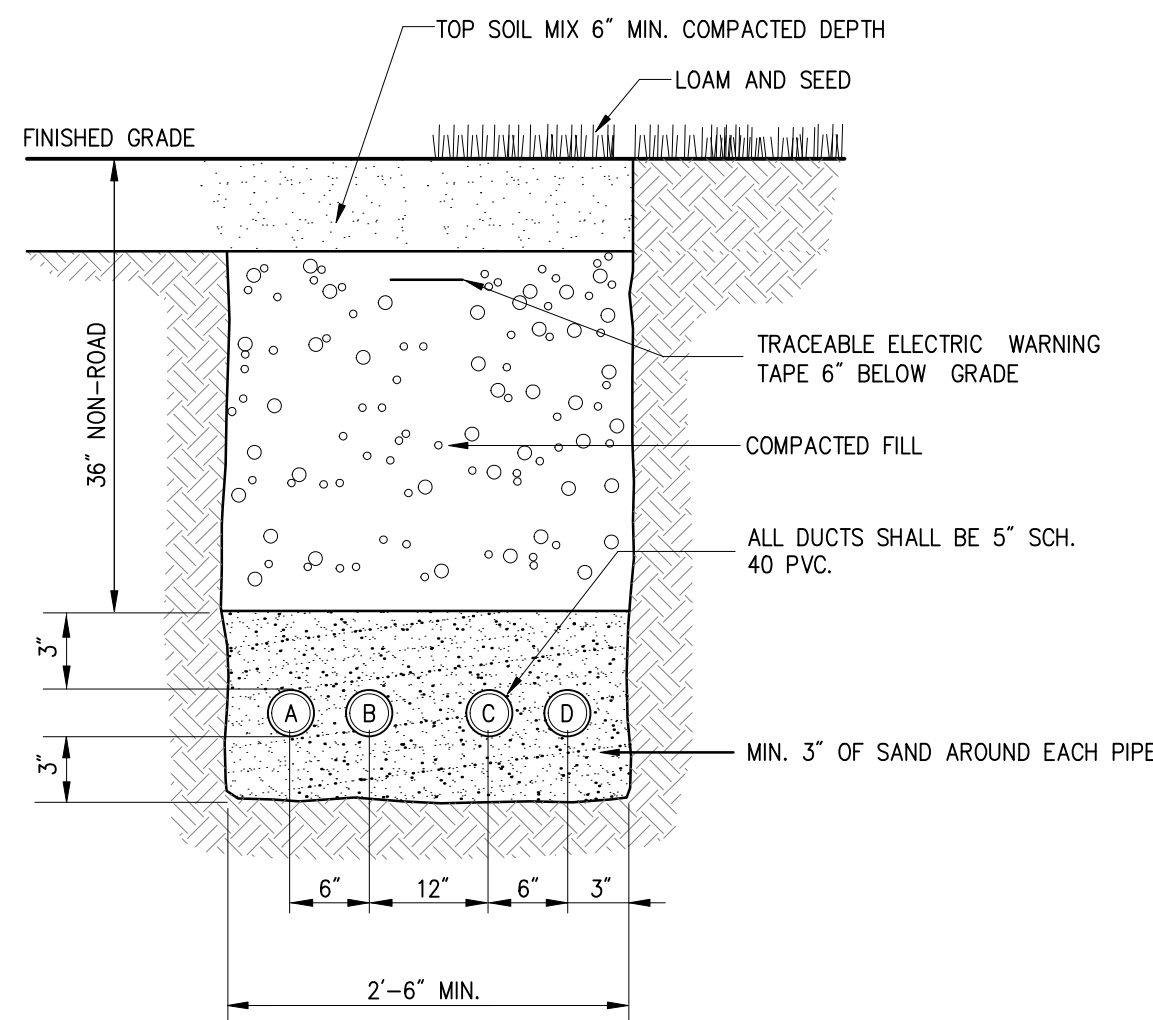
3) ZONING INFORMATION ZONING DISTRICT: RSFMD RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY MINIMUM/MAXIMUM ZONING REQUIREMENTS MIN. LOT AREA = 16,000 S.F. MIN. LOT FRONTAGE = 120' MIN. FRONT YARD = 25', SIDE = 15', REAR = 15' MAXIMUM BUILDING LOT COVERAGE % = 20% MAXIMUM IMPERVIOUS LOT COVERAGE % = 25% MINIMUM GREEN SPACE % = 75% MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'

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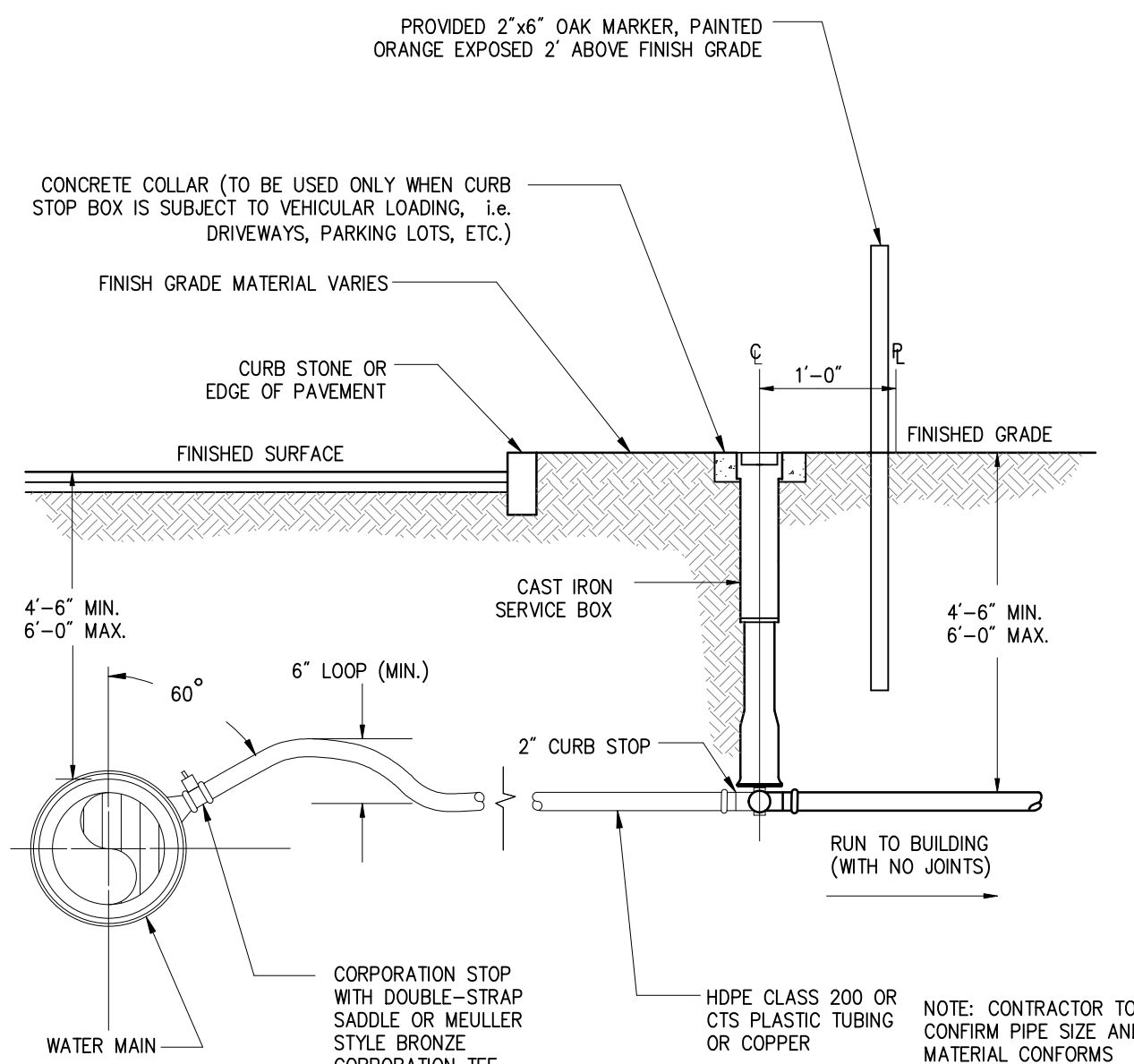


DUCTS :
A-TELEPHONE CABLE
B-FIRE ALARM CABLE
C-SECONDARY ELECTRIC / LAMP CABLE
D-ONE PRIMARY ELECTRIC CABLE

DETAIL # 004

DUCT BANK SECTION

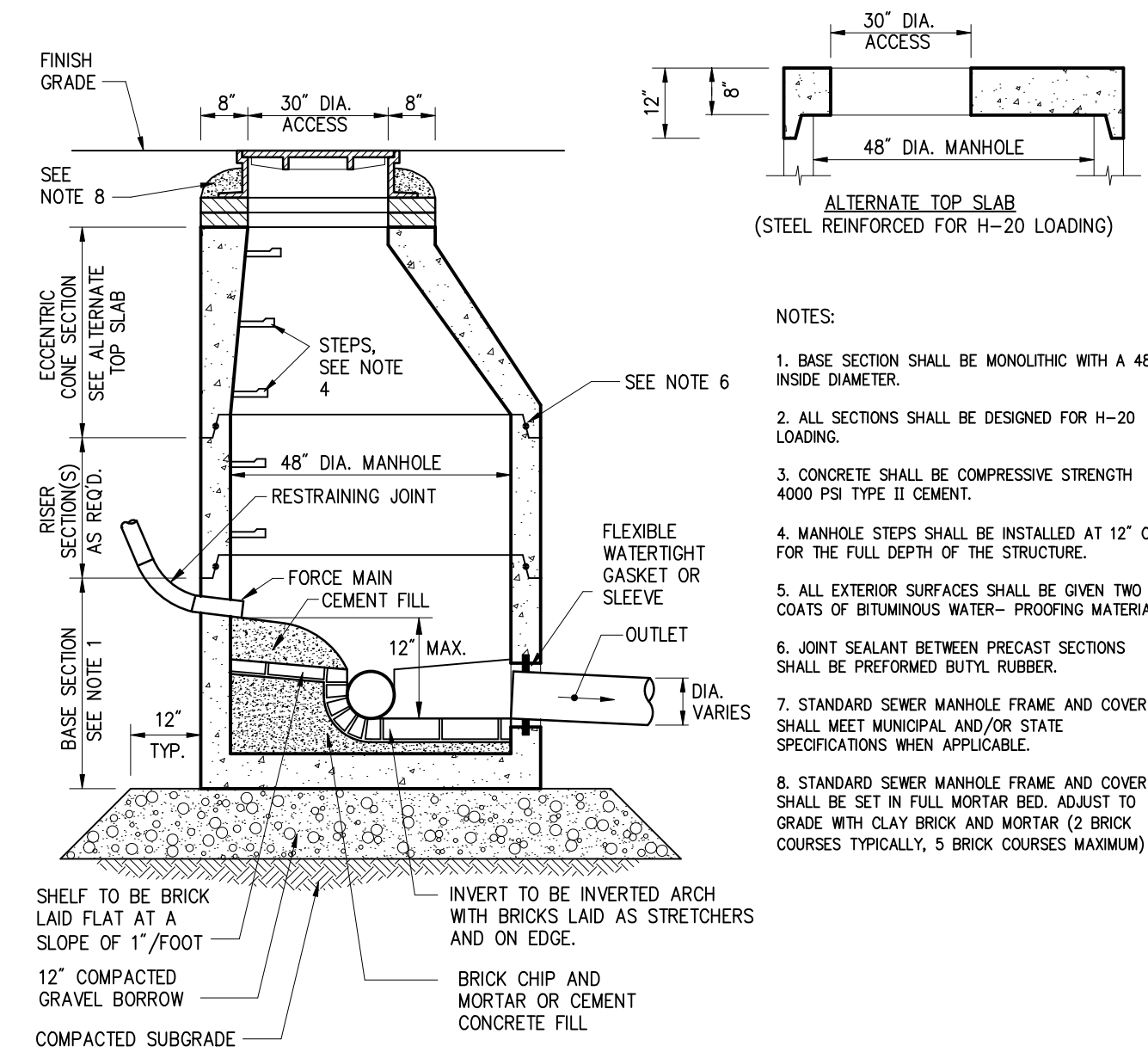
PMP



DETAIL # 304

WATER SERVICE CONNECTION

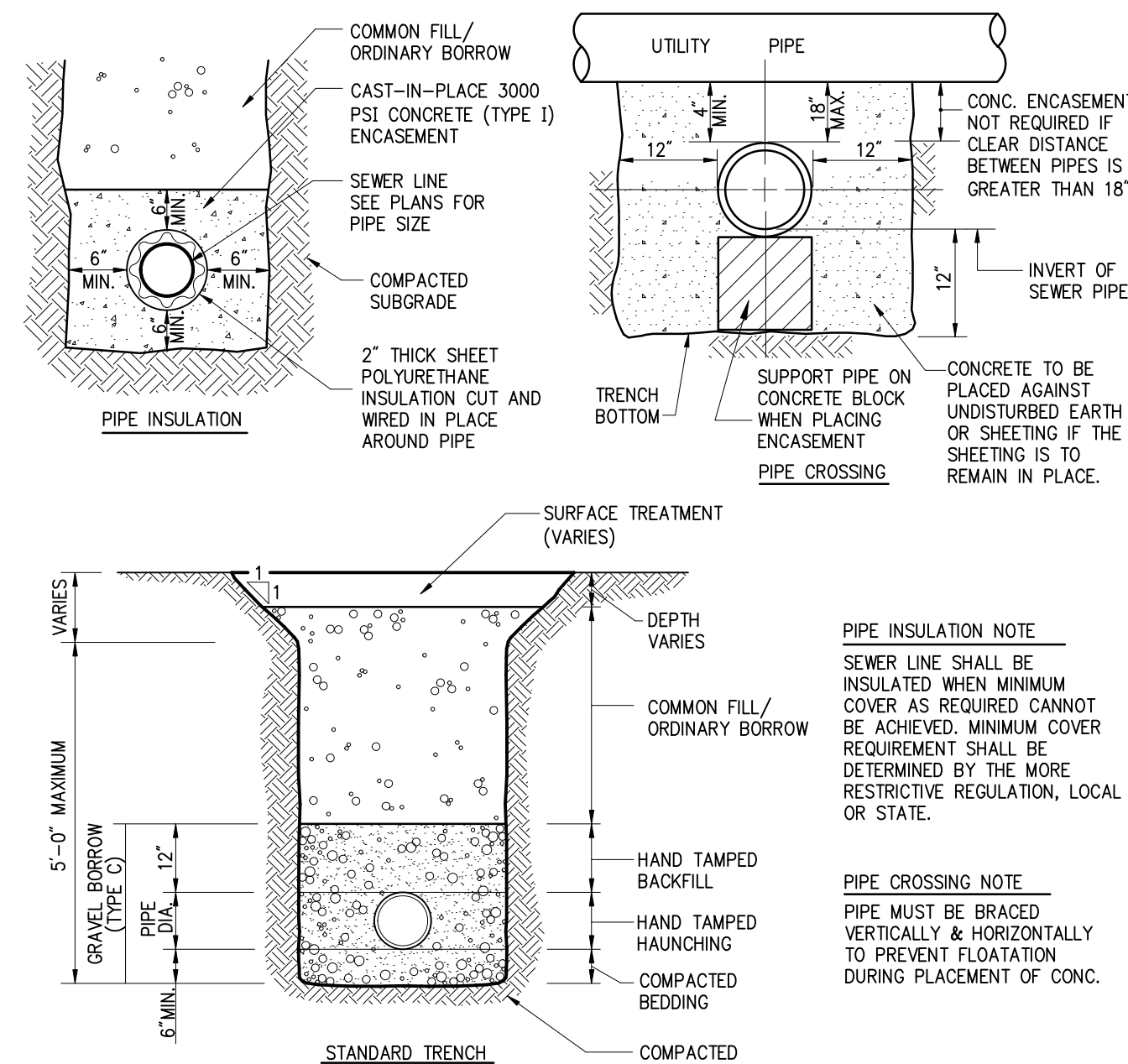
PMP



DETAIL # 211

FORCE MAIN SEWER MANHOLE (SMH)

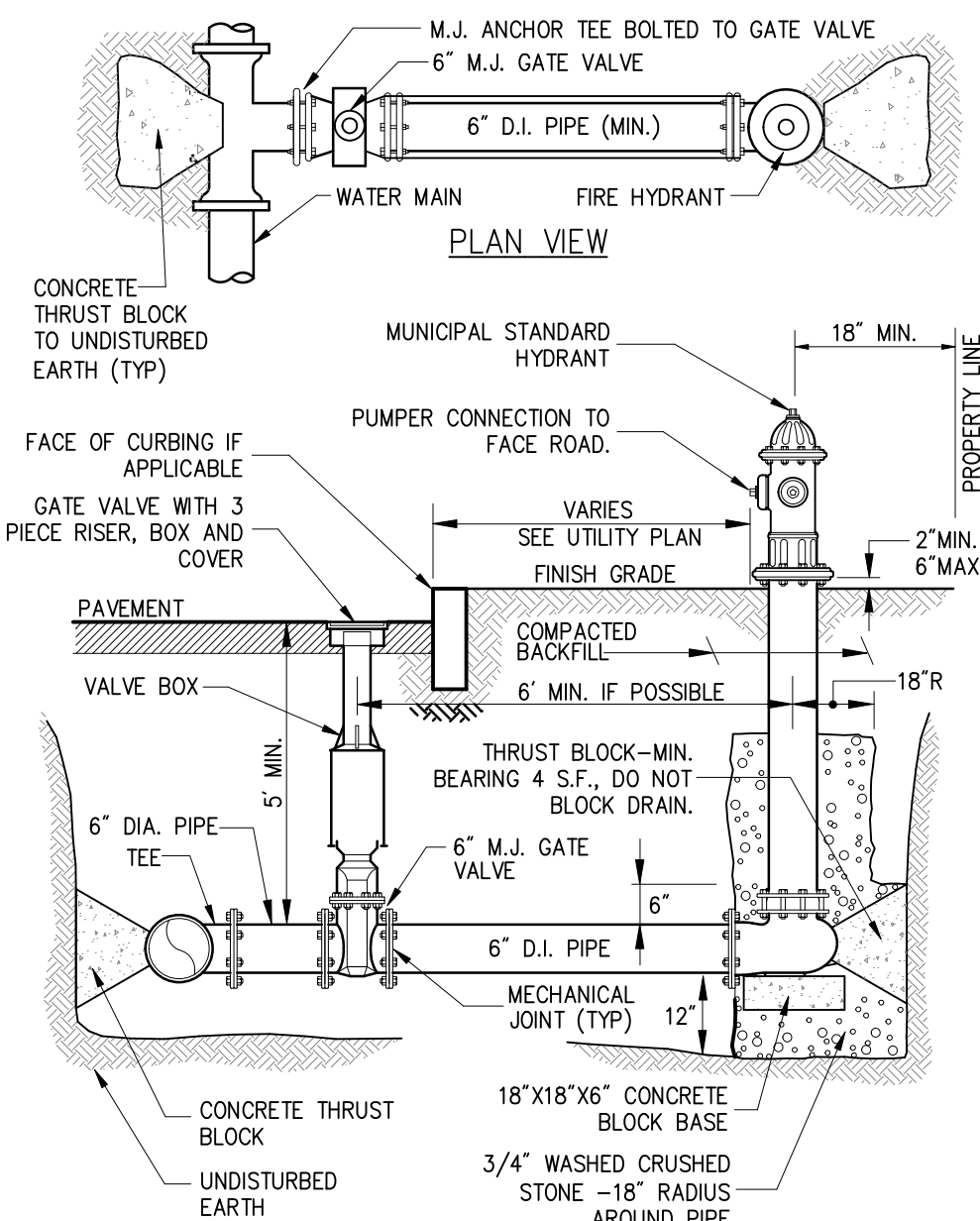
PMP



DETAIL #018

UTILITY TRENCH

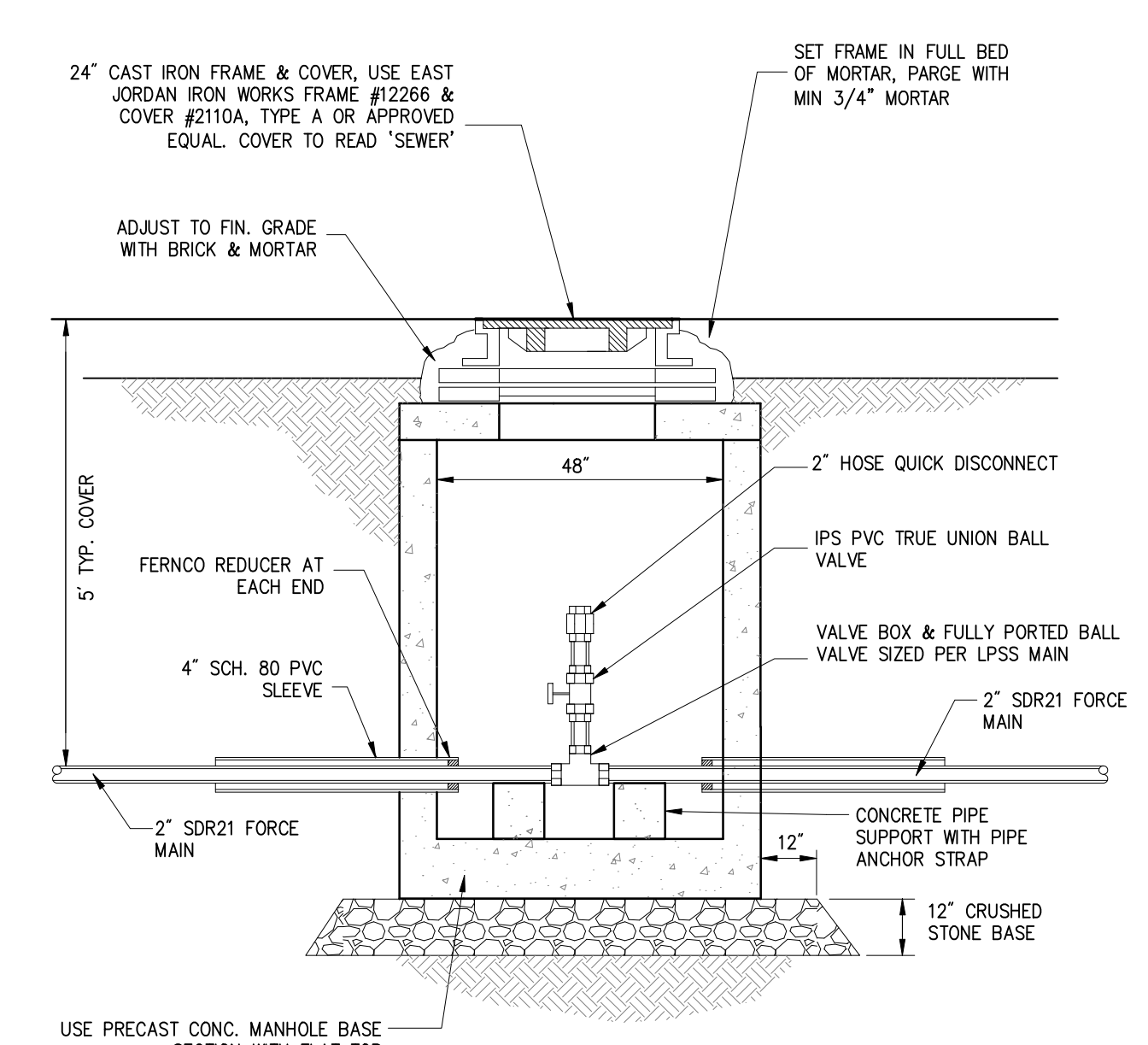
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DETAIL # 300

FIRE HYDRANT CONNECTION

PMP



#206

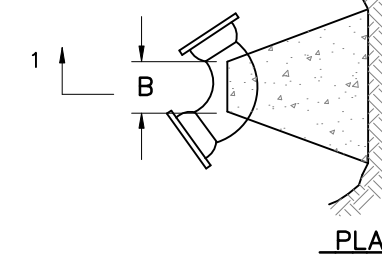
FLUSHING CONNECTION MANHOLE

PMP

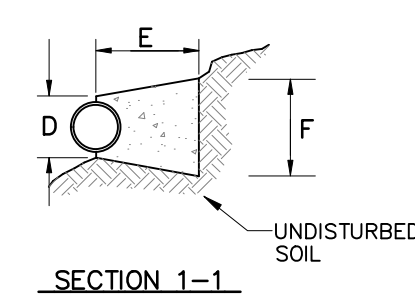
TABLE OF DIMENSIONS

BENDS	B	C	D	E	F	BENDS	B	C	D	E	F
6" 111/4"	8"	15"	12"	24"	12"	6" 45"	8"	30"	12"	24"	14"
6" 221/2"	-	19"	-	-	13"	6" 90"	-	30"	-	-	27"
8" 111/4"	-	20"	-	-	12"	8" 45"	-	30"	-	-	24"
8" 221/2"	-	22"	-	-	17"	8" 90"	-	38"	-	-	36"
12" 111/4"	-	30"	-	-	15"	12" 45"	-	40"	-	-	40"
12" 221/2"	-	35"	-	-	25"	12" 90"	-	60"	-	-	52"

BENDS



PLAN

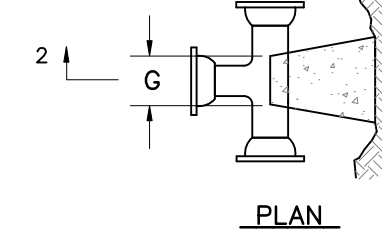


SECTION 1-1

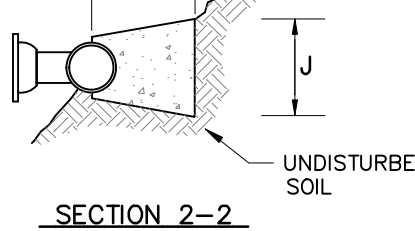
TABLE OF DIMENSIONS

TEES	G	H	I	J	TEES	G	H	I	J
6" x 6" x 6"	12"	24"	24"	18"	12" x 12" x 6"	12"	24"	24"	18"
8" x 8" x 6"	-	-	-	-	12" x 12" x 8"	-	-	-	-
8" x 8" x 8"	-	-	-	24"	12" x 12" x 12"	-	36"	-	36"

TEES



PLAN



SECTION 2-2

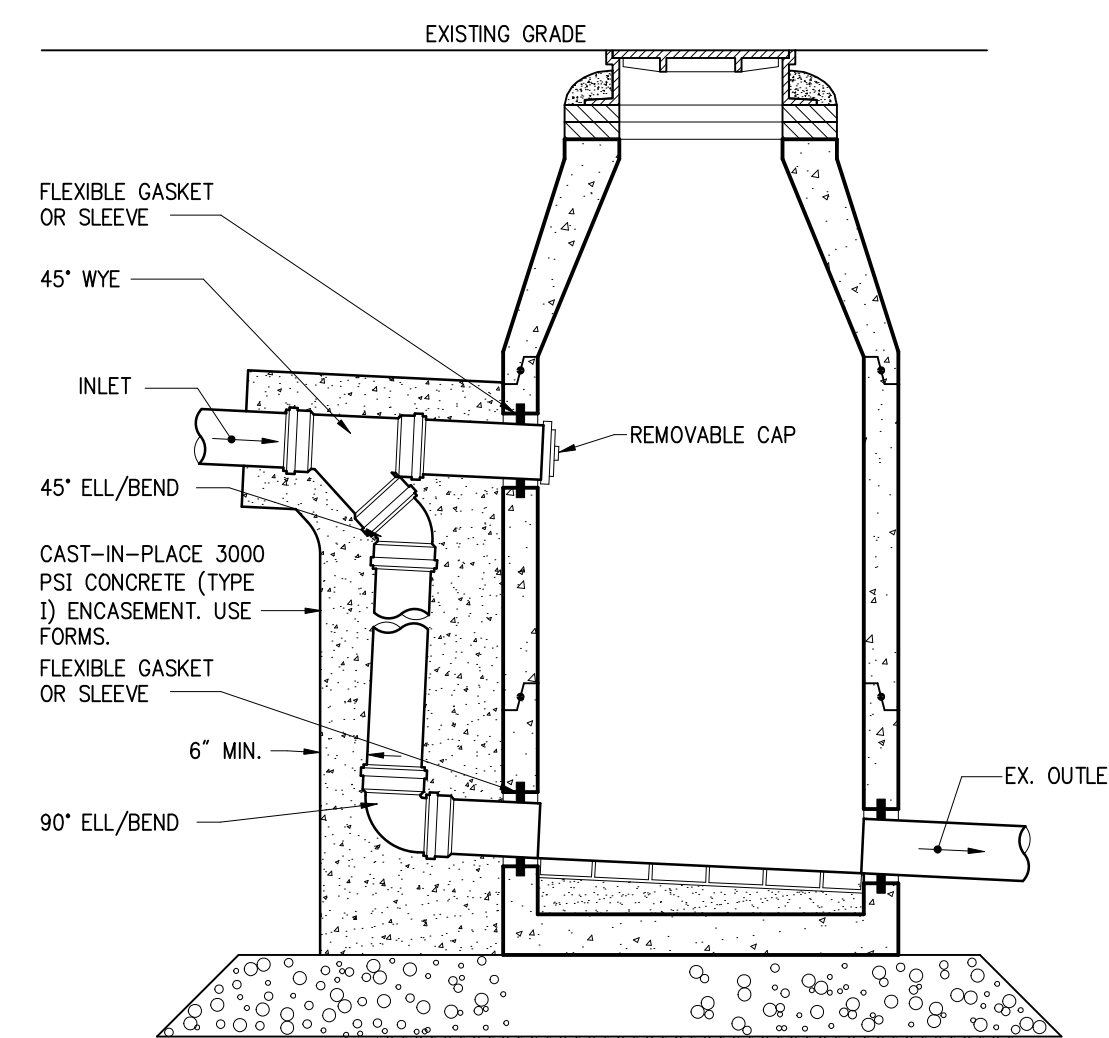
NOTES:

1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.

DETAIL # 301

CONCRETE THRUST BLOCK

PMP



DETAIL # 203

DROP CONN. TO EX. SEWER MANHOLE

PMP

RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

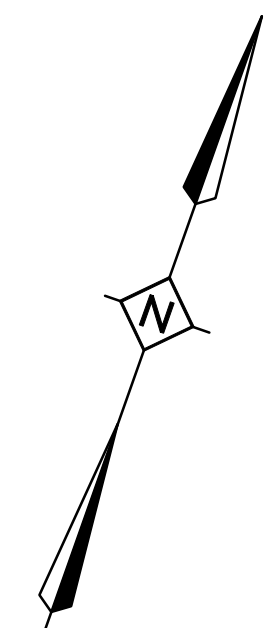
06/05/26

DATE

DRAWN BY: STC

CHECKED BY: EPJ/MEP

DESIGNED BY: STC



DEFINITIVE SUBDIVISION MODIFICATION PLAN "Ledgview Terrace"

CONSTRUCTION DETAILS

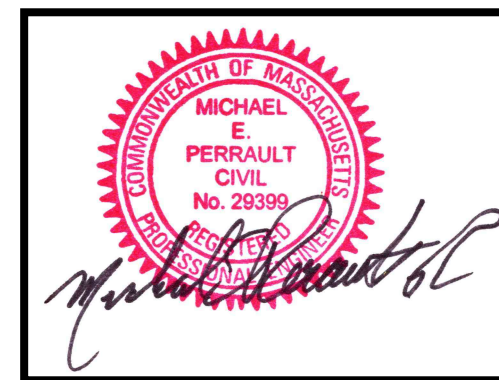
E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101



PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

SHEET

NUMBER

11 OF 13

TOWN OF RANDOLPH
PLANNING BOARD

I CERTIFY THAT THE NOTICE OF APPROVAL OF
THIS PLAN BY THE RANDOLPH PLANNING AND
ZONING BOARD HAS BEEN RECEIVED AND
RECORDED AT THIS OFFICE ON

RANDOLPH TOWN CLERK

DATE _____

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MINIMUM/MAXIMUM ZONING REQUIREMENTS
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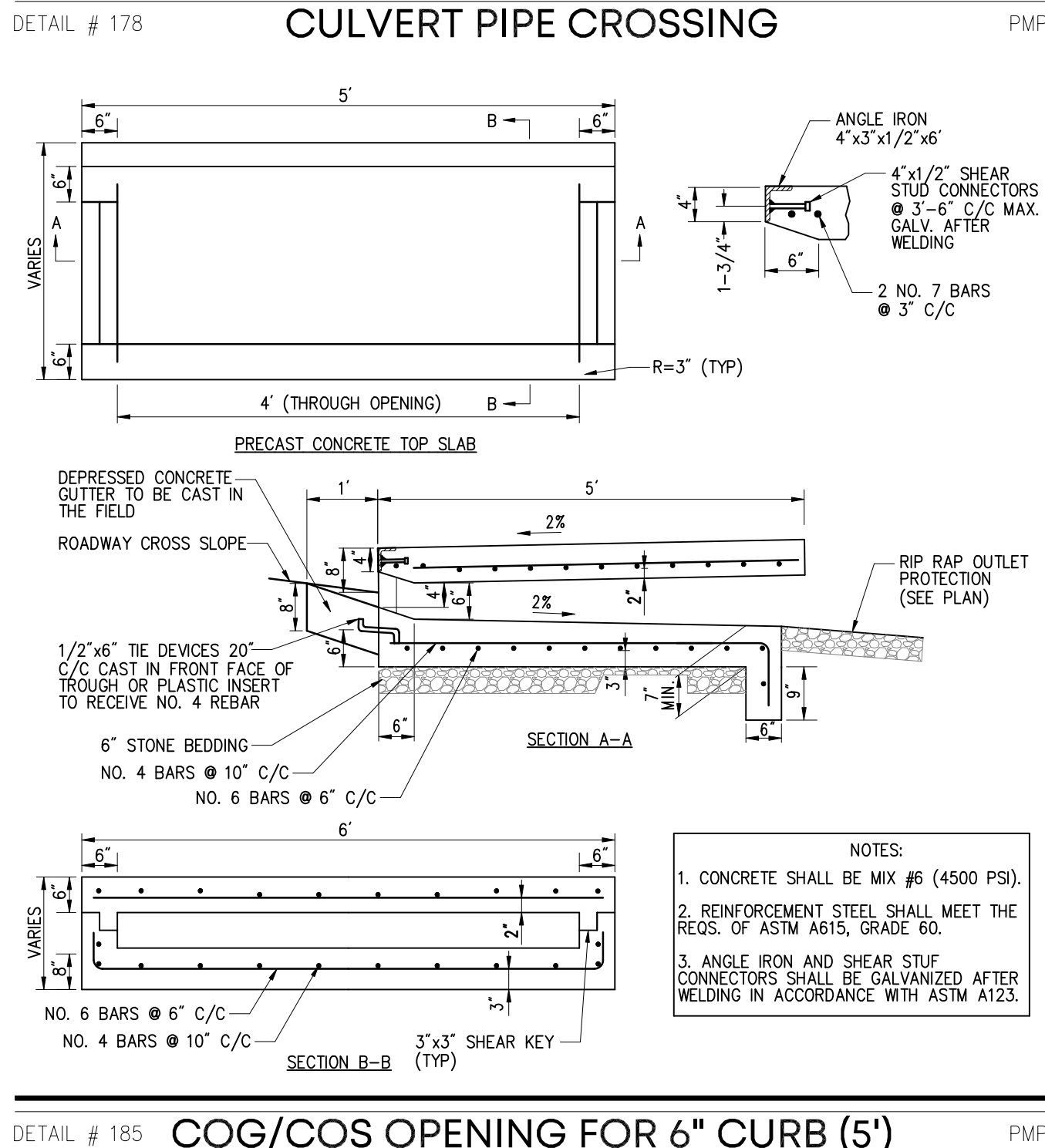
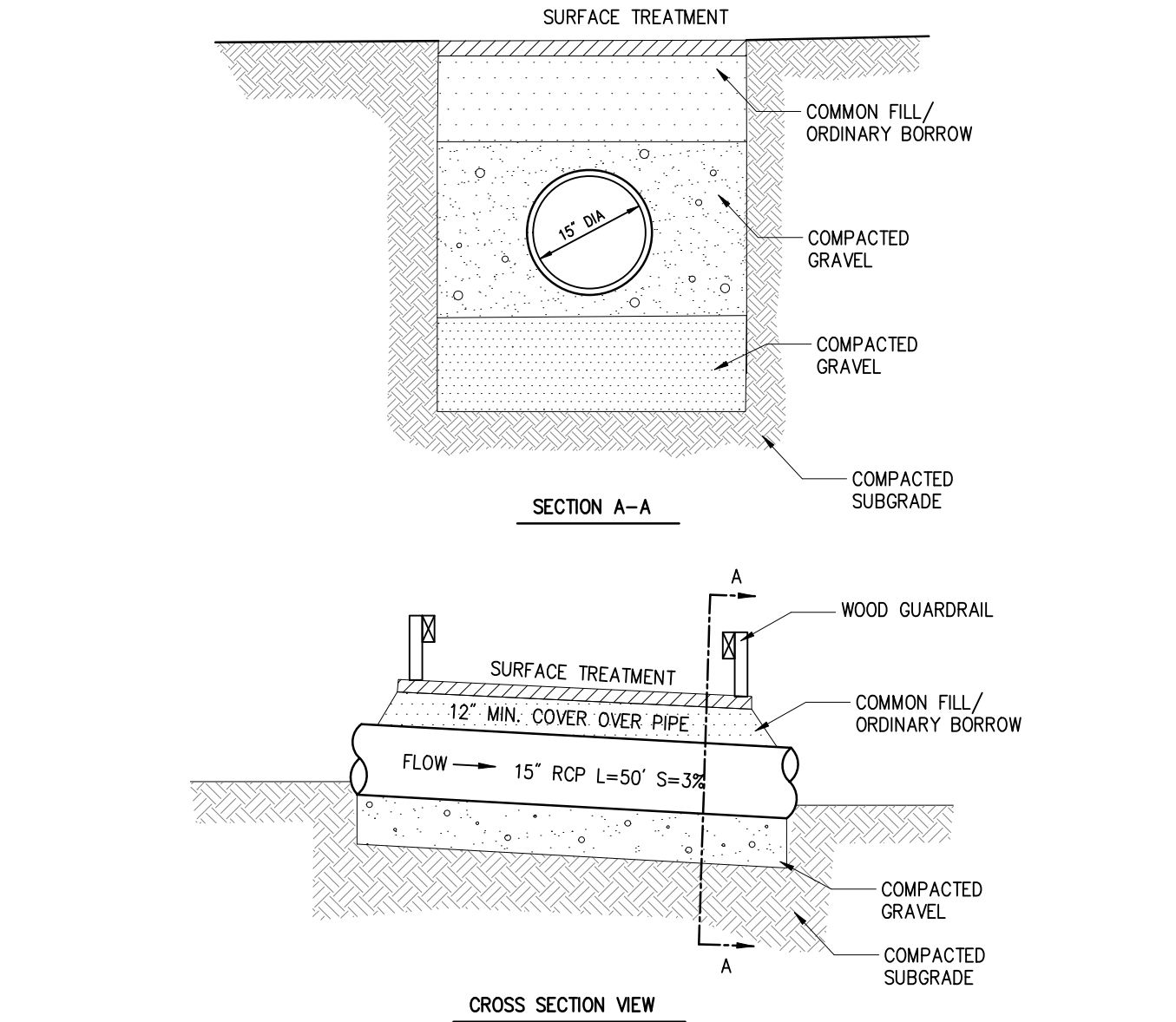
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7) BENCHMARK INFORMATION:
 DATUM: N.A.V.D. 88
 BENCHMARK 'A' ELEV.= 189.82'
 BENCHMARK 'B' ELEV.= 206.71'



PIPE DIA.	A	B	C	D	E	R
12"	4"	2'-0"	4'-7 7/8"	2'-0"	2"	9"
15"	6"	2'-3"	3'-10"	2'-6"	2 1/4"	11"
18"	9"	2'-3"	3'-10"	3'-0"	2 1/2"	12"
24"	9 1/2"	3'-7 1/2"	2'-6"	4'-0"	3"	14"
30"	12"	4'-6"	1'-7 3/4"	5'-0"	3 1/2"	15"
36"	15"	5'-3"	2'-10 3/4"	6'-0"	4"	20"
42"	21"	5'-3"	2'-11"	6'-6"	4 1/2"	22"
48"	24"	6'-0"	2'-2"	7'-0"	5"	22"
54"	27"	5'-5"	2'-11"	7'-6"	5 1/2"	24"
60"	30"	5'-0"	3'-3"	8'-0"	6"	24"



RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE
RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR
06/05/26

DATE _____

DRAWN BY: STC
CHECKED BY: EPJ/MEP
DESIGNED BY: STC

DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgeview Terrace"

CONSTRUCTION DETAILS

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101

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PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

File Attachments for Item:

1. Inclusionary Zoning Ordinance

Chapter 200. Zoning

Article 9. Special Regulations

§9.9 Inclusionary Housing

A. Purpose and Intent.

The purpose of this inclusionary housing section is to ensure that residential development meets the housing needs of the community for residents of all incomes by increasing the supply of housing stock permanently available; to maintain an economically integrated community by promoting a mix and distribution of housing opportunities; to develop and maintain a reasonable proportion of the Town's housing stock as affordable housing units for inclusion on the Subsidized Housing Inventory (SHI) by the Executive Office of Housing and Livable Communities (EOHLC) or successor agency; and ensure that such affordable housing is made available to all eligible households on a nondiscriminatory basis in accordance with the federal Fair Housing Act of 1968² and MGL c. 151B, as amended, and any regulations promulgated under federal and state law.

B. Applicability

The provisions of this section shall apply to all projects, whether new construction, conversion, adaptive reuse or expansion of an existing structure involving the creation of ten (10) or more residential dwelling units.

A development shall not be phased or segmented in a manner to avoid compliance with this section. New construction, conversion, adaptive reuse or expansion of an existing structure or any division of land that would cumulatively result in an increase of ten (10) or more residential lots or dwelling units above the number existing on a parcel of land or contiguous parcels in common ownership twenty-four(24) months prior to the application shall be subject to this Section.

C. Exemptions

- (1) This section shall not apply to the rehabilitation of any building or structure wholly or substantially destroyed or damaged by fire or other casualty, provided that such rehabilitation or repair shall not increase the number of dwelling units on the lot as existed prior to the damage or destruction thereof, except in conformance with this section.
- (2) This section shall not apply to the proposed rehabilitation or replacement of any housing units in existence at the time of adoption of this section and shall only apply to net new units that increase the density of such existing buildings or structures.
- (3) This section shall not apply to projects constructed in the Randolph Community Multi-Family Overlay District (RCMOD).

D. Requirements

- (1) No Special Permit for a use requiring one and no Building Permit for a use permitted

as of right shall be issued for a development subject to this section unless the Applicant provides the percentage of the total dwelling units in the development as affordable housing as described herein and otherwise consistent with this Section.

- (2) Nothing in this section shall preclude a developer from providing additional affordable units, or greater affordability, or both, than the minimum requirements. For purposes of this Section, any calculation of required affordable housing units that results in the fractional or decimal equivalent of one-half or above shall be increased to the next highest number.
- (3) AHU's shall be serve eligible households whose annual incomes do not exceed 80% of the median income of households in the Boston-Cambridge-Quincy MSA/HMFA adjusted for family size and whose assets do not exceed those allowed by EOHLC for the unit to be eligible for inclusion o the SHI.

Total Project Size	Affordable Units	Rental Price	Ownership Price
1-9 units	0	N/A	N/A
10-19 units	1	80% of AMI	80% of AMI
20-39 units	12.5%	80% of AMI	80% of AMI
40+ units	15%	10% at 80% AMI AND 5% at 60% AMI	80% of AMI

Unit Type	Number of Units	Affordable Units	Income Restriction
Independent Living (IL)	1-9	12.5%	80% of AMI or less
	10+	15%	80% of AMI or less
Assisted Living (AL)*	1-9	12.5%	80% of AMI or less
	10+	15%	80% of AMI or less
Skilled Nursing or Dementia Care	N/A	EXEMPT	N/A

- (4) For projects providing more than one AHU, at least 10% of the total AHU's shall be handicapped accessible. If the project includes both rental and ownership units, the handicapped accessible units shall be incorporated proportionally among unit types.

E. Housing Contribution Payment In Lieu of On-site Units

The SPGA may grant approval to provide affordable housing through a monetary contribution to the Randolph Affordable Housing Trust Fund in lieu of providing

affordable units on-site. A combination of construction of AHUs and payment-in-lieu-of units may be combined to meet a single project's requirement if approved by the SPGA.

- (1) The fee in lieu for each unit approved shall amount to two (2) times the HUD area median income limit for a household of four (4) in the metropolitan area that includes Randolph. For example, if the HUD income limit for a household of four (4) is \$60,000, the fee in lieu for each affordable unit shall be \$120,000.
- (2) The total amount due shall be paid upon the issuance of the first building permit or, in the case of a subdivision, before the release of any lots unless the SPGA approves an alternative payment schedule.
- (3) ILF and ALF are not eligible for in-lieu payment options.
- (4) Payments made to the Randolph Affordable Housing Trust Fund shall be used exclusively for the purpose of promoting the Town's affordable housing goals.
- (5) If the Randolph Affordable Housing Trust Fund has been dissolved or is no longer in existence as of the time any application is submitted, then cash payments received under the provisions of this section shall be paid to the Randolph Housing Authority.

F. Affordable Housing Restrictions

AHU's are subject to an Affordable Housing Restriction that contains limitations on use, occupancy, resale and rents and provides for periodic monitoring to verify compliance with and enforce said restrictions.

- (1) Regulatory Agreement and Deed Covenants

Affordability restrictions shall be contained in a the EOHLC Local Initiative Program (LIP) Regulatory Agreement and, in the case of ownership units, the Universal Deed Rider which shall, at a minimum, identify and describe the AHUs in the development, an inventory of the units, monitoring of eligibility and terms of their sale or lease.

 - (a) The AHR shall run with the land and be in force for a period of at least thirty (30) years and be enforceable under the provisions of MGL Chapter 184, Section 26 or Sections 31-32.
 - (b) The AHR shall provide that initial sales and rental of AHU's and subsequent resales and re-rentals shall comply with federal, state and local fair housing laws, regulations and policies.
 - (c) The AHR shall provide that, in the event any affordable rental unit is converted to a condominium unit, the condominium unit shall be restricted in the manner provided for by this Section to ensure that it remains affordable to households in the same income range as prior to condominium conversion.
- (2) Housing Marketing and Selection Plan

AHU's shall be made available for purchase or rent to eligible low-to-moderate income households under an affirmative market plan that complies with federal and

state fair housing laws. No occupancy permit shall be issued unless the Planning Department has determined that the Applicant's affirmative marketing plan complies with this requirement.

- (a) The Housing Marketing and Selection Plan shall make provision for payment by the Applicant of reasonable costs to the Monitoring Agent to develop, advertise, and maintain the list of Eligible Households and to monitor and enforce compliance with affordability requirements as set forth in this Section.
- (b) Costs for establishing affirmative marketing shall be the responsibility of the Applicant.

(3) Monitoring Agent

A Monitoring Agent shall be designated to ensure:

- (a) Sale and/or rental prices of AHU's are properly computed;
- (b) Income eligibility of households applying for an AHU are properly and reliably determined;
- (c) The housing marketing and selection plan, including the location and unit-type mix of the AHU's relative to all units with the project, has been submitted to and received approval from (the Planning Department) and otherwise confirms to all requirements and is properly administered;
- (d) Sales and rentals are made to Eligible Households chosen in accordance with the housing marketing and selection plan with appropriate unit size for each household being properly determined; and
- (e) An AHR meeting the requirements of this Section are recorded with the proper registry of deeds of district registry of Land Court.

G. Preservation of Affordability

Each homeownership AHU created in accordance with this Section shall have limitations governing its resale through the use of a regulatory agreement. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability for income eligible households. The resale controls shall be established through a restriction on the property and shall be in force for 30 years.

- (1) Right of first refusal to purchase. The purchaser of an AHU developed as a result of this Section shall agree to execute a condition in its deed restriction to be approved by the Town and EOHLC, granting, among other things, the municipality's and EOHLC's right of first refusal to purchase the property in the event that a subsequent qualified purchaser cannot be located.
- (2) Resale price. Sales beyond the initial sale to a qualified affordable income purchaser shall comply with the requirements of the EOHLC LIP.

H. Standards for Construction

- (1) AHUs shall be comparable to and indistinguishable from market-rate units in exterior building materials and finishes, windows, and other improvements related to the energy efficiency of the units.

- (2) AHUs shall be dispersed and sited throughout a development so as not to be in less desirable locations than the development's market-rate units.
- (3) Each AHU shall comply with EOHLC's LIP guidelines for minimum floor areas for units not created under an MGL c. 40B comprehensive permit.
- (4) AHUs shall serve eligible households of diverse sizes based on the number of bedrooms in each affordable unit. The number of persons occupying the affordable units shall be consistent with the state sanitary code and the applicable state and federal guidelines.
- (5) The rental or ownership of affordable units shall mirror the project as a whole. For example, affordable units should be sold, not rented, where a majority of units in a project will be offered for sale.
- (6) Phasing
If the SPGA has permitted a project to be developed in phases, the proportion of AHU's constructed shall be consistent across all phases. AHUs shall not be the last units to be constructed in any development and/or redevelopment subject to this Section.

I. Standards for Occupancy

- (1) An Affirmative Fair Market Housing Plan, approved, signed and recorded Regulatory Agreement and/or deed restriction shall be in place prior to the issuance of a Certificate of Occupancy.
- (2) The lottery for AHUs shall take place prior to issuance of a Certificate of Occupancy.

J. Submission Requirements and Procedures

- (1) Application, review and decision procedures shall be in accordance with Town of Randolph regulations.
- (2) Any project that requires the provision of AHUs under this Section must submit a narrative outlining the method of meeting the affordable housing requirements of this Section.

K. Administration and Enforcement

- (1) Annually, the developer shall submit to the Planning Department and EOHLC, a proposed schedule of monthly rents and utilities for all rental AHUs in the project. Such schedule shall be subject to the approval of the Town and EOHLC for compliance with the requirements of the Regulatory Agreement.
- (2) For ownership units, the owner of an AHU shall certify in writing annually to the Planning Department and EOHLC that he/she continues to occupy the unit as a primary residence, the unit has not been refinanced and that it has been maintained in a manner consistent with the Regulatory Agreement and Deed Rider.

DRAFT

File Attachments for Item:

2. Mixed-Use Zoning Ordinance

§ 9.1. Mixed-use

In each district in which Mixed-Use is permitted, a development shall comply with the following minimum requirements. Unless otherwise stated, the requirements of this section shall apply to uses and structures permitted under the regulations of this section. In the event of a conflict, the regulations of this section shall apply.

A. Exceptions.

- (1) This section, Mixed-Use, shall not apply to any overlay district.

B. Applicability.

- (1) Only uses that are permitted by right or special permit in the zoning district may be included in the mixed-use development.
 - (a) Neither drive-through windows, accessory uses with a drive-up/drive-through function nor 24-hour business operations are permitted in a Mixed-Use development.
- (2) Notwithstanding the other provisions contained in this Town of Randolph Zoning Ordinance, the Planning Board shall be the Special Permit Granting Authority (SPGA) for a Mixed-Use Development ~~when there are fewer than twenty-five (25) dwelling units (existing or new) proposed.~~
- ~~(3) Notwithstanding the other provisions contained in this Town of Randolph Zoning Ordinance, the Town Council shall be the Special Permit Granting Authority for any Mixed-Use development when there are twenty five (25) or greater dwelling units (existing or new) proposed.~~
- (4) If a nonresidential use in a Mixed-Use development requires a Special Permit, the SPGA issuing the special permit for the Mixed-Use development shall also be the SPGA for the nonresidential use superseding any other section of this Town of Randolph Zoning Ordinance.
- (5) Site Plan Design Review shall be conducted by the applicable SPGA.

C. Dimensions.

- (1) The dimensional standards generally applicable in the district as set forth in the Table of Dimensional Requirements shall apply.
- (2) The SPGA may waive dimensional requirements when a Mixed-Use development includes the redevelopment of an existing structure.
- (3) More than one structure on a parcel is permitted upon review and decision of the SPGA.
- (4) Any Back-Lot Structure(s) may not be taller than the principal structure.

D. Site design standards.

- (1) All permitted nonresidential uses shall be limited to the ground floor and basement of

the principal structure. The SPGA may permit nonresidential uses to occupy other floors of the principal structure only after determining that the location and design of such spaces, including access and egress, will not impact the privacy or security of residential occupants.

- (2) If the Mixed-Use Development includes multiple structures, any Back-Lot Structure(s) may contain either a mix of nonresidential uses and dwelling units or only dwelling units.
- (3) The nonresidential uses in a Mixed-Use development shall be developed prior to or concurrently with residential uses. Concurrency shall be established by approval of a Master Plan that provides a mix of uses that includes all proposed uses.
- (4) A minimum of ~~twenty-five percent (25%)~~ **At least twenty percent (20%)** and a maximum of ~~seventy-five percent (75%)~~ **but no more than eighty percent (80%)** of the total square footage of all structures contained in a Mixed-Use Development shall be devoted to dwelling units.
- (5) Minimum residential densities for a Mixed-Use development shall be twelve (12) units per gross acre.
 - (a) Density shall be calculated as the total area of the parcel less any land which is part of a Wetland Resource Area as specified in 310 CMR 10.02(1)(a) subject to protection under the Massachusetts Wetlands Protection Act, MGL c. 131, § 40, nor any land within seventy-five (75) feet of such Wetland Resource Area.
 - (b) When a development site is composed of two (2) or more phases, each phase shall also meet this standard.
- (6) Dwelling units must contain a minimum of six hundred twenty-five (625) square feet of usable living area.
- (7) In any Principal Structure, entry to the dwelling units must be from the side or back of the structure; not on the street frontage or any open public space.
- (8) At least one designated entrance for nonresidential uses shall be provided on each floor of a structure that contains a nonresidential use.
- (9) Areas of a structure intended for nonresidential use must be constructed such that there is no direct access to areas of the structure intended for dwelling units except as necessary in an emergency.
- (10) Ground level frontage of the Principal Structure shall be devoted to nonresidential entrances, windows and public open space amenities.
- (11) In newly constructed Principal Structures in a Mixed-Use Development, ground floors shall be a minimum of eleven (11) feet from floor to ceiling to enhance the pedestrian streetscape regardless of the overall building height.
- (12) Clear pedestrian pathways shall be provided between structures on the same parcel and, to the extent practicable, between buildings on adjacent parcels to ensure

continuous safe pedestrian access.

(13) A Mixed-Use development must provide a sign plan to the SPGA at the time of application.

(a) Wall signs for nonresidential uses may be illuminated with exterior lighting or by reverse channel letters only.

(14) Where any Mixed-Use development abuts a residentially zoned parcel(s), there shall be adequate transition between the Mixed-Use development and adjacent residentially zoned parcel(s). Fencing, landscaping and similar items may be used to accomplish this.

E. Parking.

(1) Parking areas, including below- or at-grade structures, for a Mixed-Use development shall be located to the side and/or rear of the parcel; parking is prohibited in the front yard.

(a) Parking areas that abut any public right-of-way or any at-grade parking structure shall require screening.

(b) Where locating parking according to the terms of this zoning ordinance is not feasible due to existing structures, topography, alternative locations shall be considered by the SPGA.

(2) There shall be a minimum of one (1) ~~and one-quarter (1.25)~~ parking spaces for each dwelling unit (rounded up).

(3) There shall be a minimum of one (1) space per one thousand (1,000) square feet of nonresidential floor area.

(4) In the event of a restaurant, one (1) parking space shall be provided for every four (4) patron seats.

(5) A lesser number of parking spaces may be permitted by the SPGA upon determination that the Special Permit applicant has demonstrated, through methods acceptable to the SPGA, that parking demand will not exceed what can be met by the minimum required parking.

(6) Bicycle parking shall be provided as follows:

(a) A minimum of one (1) space per every ten (10) dwelling units (rounded up) located indoors near the primary entrance to the development's dwelling units.

(b) A minimum of one (1) space for every five thousand (5,000) square feet of nonresidential floor area (rounded down) located near the primary entrance to ground floor nonresidential units.

F. Affordable Housing Units.

Any mixed-use project that results in the creation of ten (10) or more dwelling units must also comply with the requirements of §9.9 Inclusionary Zoning. ~~Affordable dwelling~~

~~units — subsidized housing inventory. Any Mixed Use development, whether through conversion or new construction, that includes greater than ten (10) dwelling units, must include dwelling units that comply with the requirements and regulations of the Executive Office of Housing and Livable Communities (EOHLC) as Local Action Units (LAU) through a Local Initiative Program (LIP) as specified below:~~

- ~~(1) Ownership units. For all Mixed Use developments where the Affordable Dwelling Units proposed are Homeownership Units, not less than twenty percent (20%) of the total dwelling units constructed in the mixed use development shall be Affordable Dwelling Units.~~
- ~~(2) Rental units. For all Mixed Use developments where the Affordable Dwelling Units proposed are Rental Units, not less than twenty five percent (25%) of the total housing units in any building containing rental units shall be Affordable Dwelling Units.~~
- ~~(3) For purposes of calculating the number of Affordable Dwelling Units required within a Mixed Use Development, any fractional unit of five tenths (0.5) or greater shall be deemed to constitute a whole unit.~~
- ~~(4) All Affordable Dwelling Units shall be integrated within the Mixed Use development and shall be comparable in design, floor area, number of bedrooms, appearance, construction and quality of materials with market rate units.~~
- ~~(5) Occupancy permits for dwelling units in a Mixed Use development shall not be issued without confirmation that a LIP/LAU has been submitted to EOHLC.~~

File Attachments for Item:

3. Assisted Living / Independent Living Zoning Amendment

ASSISTED and INDEPENDENT LIVING FACILITIES

Definitions

Assisted Living facilities (ALF)

A facility licensed by the Commonwealth of Massachusetts as a boarding home for people who have either a need for assistance with activities of daily living (including but not limited to eating, toileting, ambulation, transfer and bathing) or some form of cognitive impairment but who do not need the skilled critical care provided by convalescent/nursing homes.

Independent Living Facilities (ILF)

Fully autonomous apartment living with optional on-site amenities for people over the age of 55. Residents do not require help with Activities of Daily Living (ADLs).

Purpose

To enable the development of ALF and ILF in a manner harmonious with the surrounding land uses that provides a variety of safe and suitable housing opportunities.

Applicability

The requirements contained in this chapter shall be the standards for development and redevelopment and use of real property for ALF/ILF provided that an application is filed with the SPGA as provided for in this chapter. The SPGA may approve waivers upon finding that they promote the objectives of this chapter will not be detrimental to the intent of this chapter.

Development shall be by a site master plan for complete or phased development and may, at the discretion of the SPGA, be undertaken by more than one entity provided that all parties are identified in the application process at the time of submittal of the Special Permit application provided for under this chapter.

Use Category	CSBD	NRBD	WCBD	BD	BP	OSBD	BRHD	GBHD	ID	SFD	RHDD	RMDD	RMFD
Assisted Living	-	SPPB	SPPB	-	-	SPPB	SPPB	SPPB	-	-	-	-	SPPB
Independent Living	-	SPPB	SPPB	-	-	SPPB	SPPB	SPPB	-	-	-	-	SPPB

Dimensional Standards

Requirement	Standard/Condition					
Minimum lot area	Two (2) acres					
Minimum lot frontage	One hundred (100) feet					
Building lot coverage	Forty percent (40%)					
Maximum impervious lot coverage	Thirty percent (30%)					
Maximum total lot coverage	Seventy percent (70%)					
Minimum setbacks	Forty (40) feet to residential districts, ten (10) feet otherwise.					
Maximum building height	NRBD	WCBD	OSBD	BRHD	GBHD	RMFD
	2 stories 30 feet	2 stories 30 feet	2 stories 30 feet	8 stories 90 feet*	6 stories 75 feet	3 stories 40 feet
Maximum Density	Ten (10) units per acre					
Buffer	Forty (40) feet when abutting residentially zoned land.					

*BRHD east of Route 28 building heights limited to 2 stories/30 feet

Site Design Requirements

- Accessory uses and Services:** Senior Housing may provide optional services on the site for the sole use of its residents including but not limited to: barber/beauty services, fitness center, laundry services, sundries, adult day care. Such accessory uses shall be wholly be within a structure containing residential units, and shall have not exterior advertising display.
- Multiple Buildings.** More than one (1) building is permitted on a site. The minimum distance between buildings shall be twenty (20) feet. Covered walkways, pergolas and similar features are permitted between buildings
- Common Outdoor Space.** All ALF and ILF shall provide a common outdoor gathering/seating area that is appropriate in size and design for the specific type of senior housing proposed. All such areas shall be designed for universal access. The Common Land within the development should protect significant natural resources, preserve scenic views and connect with existing or proposed open space lands or trail systems.
- Parking**

Assisted Living Facility	One (1)space for every five (5) units plus one (1) guest space for every five (5) units. Parking to accommodate staff
Independent Living Facility	One (1) space per unit plus one (1) guest space for every five (5) units.

Off-street parking and loading spaces, internal ways and maneuvering areas shall be designed to provide for adequate drainage, snow storage and/or removal, maneuverability and curb cuts.

Granite curbing with a six-inch (6") reveal shall be used at intersections with any public streets. Concrete curbing with a six-inch (6") reveal shall be used along all drive aisles.

Surface parking lots shall be screened along all public streets by a landscaped buffer not less than six (6) feet in depth or by walls or fencing at least three (3) feet high sitting on a three (3) foot high berm. The design shall be compatible with the adjacent architecture and shall be installed to ensure that lights from cars within the surface lots do not spill into adjacent streets and properties.

- **Buffer.** No structure, driveway, parking area or sidewalk shall be located in the buffer strip. A smaller buffer may be allowed by the SPGA Authority where such a reduction is determined to promote the objectives of this Section.
- **Signs.** A development may have one (1) ground sign at each principal access to the development from a public way, indicating the name and address. Such sign shall not exceed sixteen (16) square feet in area or four (4) feet in height. Directional signs guiding visitors to principal buildings and major uses of the development may be installed at internal drive aisle intersections. Such signs shall not exceed eight (8) square feet in area and their number, location and design shall be subject to approval by the SPGA.
 - Signs shall be illuminated only by an external source of steady, stationary white light, shielded and directed solely at the sign and not casting direct or reflected light off the premises. No sign shall be illuminated internally or from behind a translucent sign face. All light fixtures shall either be decorative or camouflaged. Wiring should be concealed within building molding and lines.
- All dumpsters and utility/service areas shall be screened with adequate plantings and/or fencing.
- All required utilities exclusive of transformers shall be placed underground

Building Design Standards

- Each dwelling unit with an individual exterior entrance shall provide a minimum of one (1) zero-step accessible entrance serving that dwelling unit.
- For multi-unit buildings, community buildings, and any building with shared or common entrances, each building shall provide no fewer than one (1) zero-step accessible entrance.
- Doorways with thirty-six (36) inch clear passage
- All units shall be constructed to be handicap adaptable to the standards of Section 504 of the Americans with Disabilities Act of 1990, 42 U.S.C. section 12204 and ANSI 2017 ICC A117.1
- No more than two (2) bedrooms per residential unit
- One (1) bedroom and one (1) bathroom shall be located on the same floor as the kitchen and living/family room
- Maximum living area:
 - Two-bedroom unit – 1,100 square feet
 - One-bedroom unit – 900 square feet
 - Studio – 600 square feet
- Buildings shall be designed to be complementary to each other in exterior design and with the existing neighborhood in which the facility is located.

Affordability

- Units developed under this Section are also subject to the terms of Article 9, section 9.9 Inclusionary Housing.

Prohibitions

- Dwelling units constructed under this section shall not be eligible to subsequent conversion to conventional apartments.
- Developments approved as rental projects shall not be converted to condominiums.

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.

Authority

An ALF and/or an ILF may be constructed subject to the requirements set forth herein, and upon the issuance of a special permit from the Planning Board.

Application

Any person who desires a special permit for a ALF or ILF 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 tract and a list of the development team.
- (b) A written statement outlining the potential impacts of the proposed development including environmental, traffic and community impact.
- (c) The development concept including in tabular form the number of units, type, size (number of bedrooms, floor area) and building elevations.
- (d) A zoning summary showing lot sizes, building setbacks, lot coverage and parking requirements.
- (e) Site plans that include:
 - a. A fire apparatus access plan using dimensions from the Town of Randolph's largest apparatus;
 - b. Photometrics plan and lighting details;
 - c. Landscape plan and details

Approval criteria.

- (1) In addition to any other applicable Special Permit requirements provided for by the Town of Randolph Zoning Ordinances, prior to granting a Special Permit or a Special Permit with conditions under this section, the SPGA shall find that the following criteria are fulfilled:
 - (a) The project is consistent with the design, character, and scale specified in this Section ## and is in harmony with the surrounding neighborhood;
 - (b) The project is consistent with all sign, design, landscaping, lighting, buffering and public safety requirements and standards established by this Section ##;
 - (c) The project protects and enhances important existing natural, historic and/or scenic site features;
 - (d) There is convenient and safe vehicular and pedestrian movement within the site and in relation to traffic and/or adjacent streets;
 - (e) There are adequate and reasonably arranged parking spaces, bicycle racks, internal ways, loading areas and sidewalks and the ability of the site plan to accommodate parking in areas other than the front(s) of building(s);
 - (f) There are adequate sewerage and water supply systems within the site to serve the proposed uses without overloading the municipal systems to an extent that the health, safety or general welfare of the residents of the Town are at risk;

- (g) There are adequate methods of refuse disposal and storage;
- (h) There are adequate snow management plans;
- (i) Local streets can reasonably accommodate traffic generated by the proposed uses;
- (j) Stormwater management systems are designed to protect from flooding, siltation, pollutants and related drainage impacts and shall conform to the applicable performance standards included in the Massachusetts Department of Environmental Protection Stormwater Management Policy or any successor legislation;
- (k) Stormwater systems are designed to use Low Impact Design (LID) methodologies to mitigate drainage impact;
- (l) Stormwater flood mitigation is provided through the use of Best Management Practices (BMP's) to further reduce the frequency and intensity of flooding otherwise generated at the proposed site;
- (m) The landscaping plan includes adequate screening of adjacent residential uses, street trees, landscape islands and buffers; and
- (n) There is adequate screening for storage areas, loading docks, dumpsters, rooftop equipment and similar features.

File Attachments for Item:

1. Comprehensive Master Plan Update

Part I	ADMINISTRATION OF THE GOVERNMENT
Title VII	CITIES, TOWNS AND DISTRICTS
Chapter 41	OFFICERS AND EMPLOYEES OF CITIES, TOWNS AND DISTRICTS
Section 81D	MASTER PLAN; ECONOMIC DEVELOPMENT SUPPLEMENT

Section 81D. A planning board established in any city or town under section eighty-one A shall make a master plan of such city or town or such part or parts thereof as said board may deem advisable and from time to time may extend or perfect such plan.

Such plan shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality. The comprehensive plan shall be internally consistent in its policies, forecasts and standards, and shall include the following elements:

(1) Goals and policies statement which identifies the goals and policies of the municipality for its future growth and development. Each community shall conduct an interactive public process, to determine community values, goals and to identify patterns of development that will be consistent with these goals.

- (2) Land use plan element which identifies present land use and designates the proposed distribution, location and inter-relationship of public and private land uses. This element shall relate the proposed standards of population density and building intensity to the capacity of land available or planned facilities and services. A land use plan map illustrating the land use policies of the municipality shall be included.
- (3) Housing element which identifies and analyzes existing and forecasted housing needs and objectives including programs for the preservation, improvement and development of housing. This element shall identify policies and strategies to provide a balance of local housing opportunities for all citizens.
- (4) Economic development element which identifies policies and strategies for the expansion or stabilization of the local economic base and the promotion of employment opportunities.
- (5) Natural and cultural resources element which provides an inventory of the significant natural, cultural and historic resource areas of the municipality, and policies and strategies for the protection and management of such areas.
- (6) Open space and recreation element which provides an inventory of recreational and resources and open space areas of the municipality, and policies and strategies for the management and protection of such resources and areas.
- (7) Services and facilities element which identifies and analyzes existing and forecasted needs for facilities and services used by the public.
- (8) Circulation element which provides an inventory of existing and proposed circulation and transportation systems.

(9) Implementation program element which defines and schedule specific municipal actions necessary to achieve the objectives of each element of the master or study plan. Scheduled expansion or replacement of public facilities or circulation system components and the anticipated costs and revenues associated with accomplishment of such activities shall be detailed in this element. This element shall specify the process by which the municipality's regulatory structures shall be amended so as to be consistent with the master plan.

Such plan shall be made, and may be added to or changed from time to time, by a majority vote of such planning board and shall be public record. The planning board shall, upon completion of any plan or report, or any change or amendment to a plan or report produced under this section, furnish a copy of such plan or report or amendment thereto, to the executive office of housing and livable communities.

A city or town which has an established master or study plan under section eighty-one A and applies for a state grant from the commonwealth shall prepare and keep on file within such city or town an economic development supplement; provided, however, that such city or town shall not be required to prepare such supplement if such city or town has a supplement on file. Such supplement shall be at least one page in length and shall contain the goals of the city or town with respect to industrial or commercial development, affordable housing, and preservation of parks and open space.

File Attachments for Item:

1. Active Subdivision Review

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Section H, Item1.

Town of Randolph
Planning Department
41 South Main Street
Randolph, MA 02368
Phone: 781-961-0936

535 South Main Street
Randolph, MA 02368

RE: Holbrook Gardens

In a recent review of our files, it was noted that the requirements established by the Planning Board through the subdivision control law for this project have not been met.

The Planning Board has requested that you either provide the required documents/information before August 1, 2026 or appear before the Board at their meeting of August 11, 2026 for a discussion about the delays.

Note that when all items have been completed to the satisfaction of the Planning Board, the road(s) *remain private ways* and the subdivider is responsible for upkeep and maintenance until the owner(s) submit a request to the Randolph Town Council and the street(s) is accepted as a public way.

Please direct any questions to Michelle Tyler at 781-961-0936 or via email mtyler@randolph-ma.gov.

OUTSTANDING ITEMS

Final As-builts	

DATE(S) OF PRIOR CORRESPONDENCE/REQUESTS

9/4/24		
6/7/22		
5/5/21		

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Section H, Item1.

Town of Randolph
 Planning Department
 41 South Main Street
 Randolph, MA 02368
 Phone: 781-961-0936

RE: Richard Estates

In a recent review of our files, it was noted that the requirements established by the Planning Board through the subdivision control law for this project have not been met.

The Planning Board has requested that you either provide the required documents/information before August 1, 2026 or appear before the Board at their meeting of August 11, 2026 for a discussion about the delays.

Note that when all items have been completed to the satisfaction of the Planning Board, the road(s) *remain private ways* and the subdivider is responsible for upkeep and maintenance until the owner(s) submit a request to the Randolph Town Council and the street(s) is accepted as a public way.

Please direct any questions to Michelle Tyler at 781-961-0936 or via email mtyler@randolph-ma.gov.

OUTSTANDING ITEMS

Conveyance of Utilities	
Placement of Bounds	
Final As-Builts	

DATE(S) OF PRIOR CORRESPONDENCE/REQUESTS

6/7/22	11/1/20	11/6/19
1/20/22	7/17/20	
5/5/21	4/28/20	

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West Point Development
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Town of Randolph

Section H, Item1.

Planning Department
41 South Main Street
Randolph, MA 02368
Phone: 781-961-0936

RE: Spring Estates

In a recent review of our files, it was noted that the requirements established by the Planning Board through the subdivision control law for this project have not been met.

The Planning Board has requested that you either provide the required documents/information before August 1, 2026 or appear before the Board at their meeting of August 11, 2026 for a discussion about the delays.

Note that when all items have been completed to the satisfaction of the Planning Board, the road(s) remain private ways and the subdivider is responsible for upkeep and maintenance until the owner(s) submit a request to the Randolph Town Council and the street(s) is accepted as a public way.

Please direct any questions to Michelle Tyler at 781-961-0936 or via email mtyler@randolph-ma.gov.

OUTSTANDING ITEMS

Remove temporary turn-around	Conveyance of utilities
Sidewalks	Final As-builts
Top course of asphalt	

DATE(S) OF PRIOR CORRESPONDENCE/REQUESTS

6/7/22	11/1/20	
1/20/22	7/17/20	
5/5/21		

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Section H, Item1.

Town of Randolph
Planning Department
41 South Main Street
Randolph, MA 02368
Phone: 781-961-0936

RE: Prospect Hill

In a recent review of our files, it was noted that the requirements established by the Planning Board through the subdivision control law for this project have not been met.

The Planning Board has requested that you either provide the required documents/information before August 1, 2026 or appear before the Board at their meeting of August 11, 2026 for a discussion about the delays.

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Please direct any questions to Michelle Tyler at 781-961-0936 or via email mtyler@randolph-ma.gov.

OUTSTANDING ITEMS

Final As-builts	

DATE(S) OF PRIOR CORRESPONDENCE/REQUESTS

1/20/22		
6/27/22		

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Alan Paine
41 Marie Way
Randolph, MA 02368

Section H, Item1.

Town of Randolph
Planning Department
41 South Main Street
Randolph, MA 02368
Phone: 781-961-0936

RE: Ledgewood Estates

In a recent review of our files, it was noted that the requirements established by the Planning Board through the subdivision control law for this project have not been met.

The Planning Board has requested that you either provide the required documents/information before August 1, 2026 or appear before the Board at their meeting of August 11, 2026 for a discussion about the delays.

Note that when all items have been completed to the satisfaction of the Planning Board, the road(s) *remain private ways* and the subdivider is responsible for upkeep and maintenance until the owner(s) submit a request to the Randolph Town Council and the street(s) is accepted as a public way.

Please direct any questions to Michelle Tyler at 781-961-0936 or via email mtyler@randolph-ma.gov.