



TOWN COUNCIL MEETING

Monday, November 24, 2025 at 6:00 PM

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

AGENDA

This is a hybrid meeting. The public is invited to attend this meeting in person or remotely, by telephone or computer access. This meeting is being posted pursuant to the state statute authorizing temporary remote participation as described here:

<https://www.randolphma.gov/DocumentCenter/View/1864/remotemeetings23>

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

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

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

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

B. Moment of Silent Prayer

C. Approval of Minutes

D. Announcements from the President

E. Presentations

F. Public Hearings

1. Council Order 2025-069: Request to initiate Amendments and Recodification to chapter 200 Zoning Ordinance
2. Council Order 2025-070: A request for the Town Council to Amend the Zoning Map for parcels on Stackpole Ave and Oak Street
3. Council Order 2025-077: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance –Chapter 200 of the General Code of the Town of Randolph –To Amend the Zoning Map, Pursuant to M.G.L. ch. 40A, sec. 5. on Liberty Street

- [4.](#) Council Order 2025-076: Amendment to the General Ordinances of the Town of Randolph To Add Section 140-10 Concerning Engaging in Illegal Activity While Masked

G. Public Comments/Discussions

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

H. Proclamations

I. Appointments

J. Motions, Orders, and Resolutions

K. Town Manager's Report

L. Old/Unfinished Business

- [1.](#) Council Order 2025-080: Request for the Town Council to Adopt the Green Communities Energy Reduction Plan

M. New Business

1. Discussion of Budget Schedule for FY27
2. Discussion on 2026 Night Before the 4th Parade

N. Correspondence

- [1.](#) Letter from Randolph Amvets
- [2.](#) Town Of Randolph Holiday Gift Drive
- [3.](#) Notice From Comcast

O. Committee Reports

P. Open Council Comments

Q. Adjournment

Notification of Upcoming Meeting Dates

December 8

Council Order: 2025-069

Introduced By: Planning Board

Date: September 29, 2025

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

To see if the Randolph Town Council will vote to initiate amendments to and recodification of the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, by replacing the current Zoning Ordinance with the Zoning Ordinance attached hereto as Appendix A.

LOCALiQ

NEW ENGLAND

PO Box 631210 Cincinnati, OH 45263-1210

AFFIDAVIT OF PUBLICATION

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

STATE OF MASSACHUSETTS, COUNTY OF NORFOLK

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

11/05/2025, 11/12/2025

and that the fees charged are legal.

Sworn to and subscribed before on 11/12/2025



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

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MARIAH VERHAGEN
 Notary Public
 State of Wisconsin

Council Order 2025-069

LEGAL NOTICE

Public Hearing Notice Town of Randolph, MA Council Order 2025-069

The Randolph Town Council will conduct a public hearing on Monday, November 24, 2025 at 6:15 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and remotely by ZOOM and telephone access on Council Order 2025-069: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance Chapter 200 of the General Code of the Town of Randolph -Pursuant to M.G.L. ch. 40A, sec. 5, to amend and recodify the Randolph Zoning Ordinance.

Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

AD# 11798582
 PL 11/05 & 11/12/2025



PLANNING BOARD Report to Town Council

Order: 2025-069

Petitioner: Planning Board

Date referred: September 29, 2025

Date hearing opened: October 14, 2025

Date hearing closed: October 14, 2025

Date of report: October 21, 2025

PETITION

To amend and recodify the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, by replacing the current Zoning Ordinance with the Zoning Ordinance provided as Appendix A.

BACKGROUND

The Town of Randolph Zoning Ordinance was adopted as bylaws by Town Meeting approximately 1937 and modified through many amendments adopted at Town Meetings until 2009. Since 2010, amendments to zoning language have been adopted by the nine member Town Council following recommendation by the five-member Planning Board.

In 2023, the Town solicited a Phase I Zoning Ordinance Analysis/Audit to identify internal inconsistencies, issues regarding conformity with statutory and case law, omissions and areas where updates or amendments are required. The Town engaged the services of a qualified consultant to conduct the analysis and provide a report with recommendations.

In January 2024, the Planning Board sought to advance those recommendations and secured the services of a qualified consultant to work with a committee to review and revise the zoning ordinance. The objectives were to:

- Establish a structural reorganization of the Randolph Zoning Ordinance that provides a logical sequence of regulations.
- Provide consistency and clarity of words, phrases and sections throughout the ordinance
- Update outdated provisions and resolve inconsistencies with statutes.
- Develop graphics and visual aids to provide improved ease of navigation for all users.
- Recommend revisions for action by the Planning Board and Town Council.

AMENDMENTS TO ZONING ORDINANCE(S)

This petition recommends replacement of Chapter 200 of the General Code for the Town of Randolph in its entirety.

RECOMMENDATION

The Planning Board voted 5-0-0 to **RECOMMEND ADOPTION WITH AMENDMENTS**

Amendment 1: Page 41, Table of Uses, Commercial Uses. Delete the entire line “Retail, vendor carts”.

Reason: The Planning Board is aware that there is an intent to place oversight of this use with the Licensing Board.

Amendment 2: Page 49, Table of Dimensional Requirements. In the Residential Multifamily District (RMFD), insert 70% for Green Area Open Space and 30% for Maximum Coverage.

Reason: The Planning Board notes that these fields were left blank during the printing process and require values.

Amendment 3: Page 118, Accessory Dwelling Units. Amend section B. General requirements. ADUs are permitted by right in a ~~residential single family high density district (RH/RSFHD) and residential single family medium density (RSFMD)~~ **on the same lot where any type of principal dwelling is permitted** subject to the following:

Amendment 4: Page 118, Accessory Dwelling Units. Amend section B (3) ADUs are allowed within or attached to ~~an existing single family structure~~ **principal dwelling** or as a detached accessory building with a permanent foundation and that is accessory to ~~an existing single family structure~~ **principal dwelling structure**.

Amendment 5: Page 118, Accessory Dwelling Units. Amend section B(4) One (1) ADU is permitted per ~~primary structure or lot~~ **principal dwelling** except by Special Permit.

Amendment 6: Page 119, Accessory Dwelling Units. Prohibitions. Delete section C(1) ~~ADUs are not permitted on any lot or any structure that contains two (2) or more primary dwelling units.~~

Reason: The Planning Board notes that the Director of Planning participated in a recent seminar with the Executive Office of Housing and Livable Communities (EOHLC) that provided further guidance related to ADU bylaws/ordinances. Additionally, she reviewed decisions made by the Attorney General’s Office (AGO) on other community bylaws. The proposed amendments #3 - #6 are recommended by the Director of Planning based on the information received.

DISCUSSION

The process to review and revise the Zoning Ordinance was led by Fisher Associates and a committee that included:

James F. Burgess, Jr. - Town Council
Joseph Dunn - Zoning Board of Appeals
Christine Griffin - Town Attorney
Monica Lamboy - Assistant Town Manager
Ronald Lum - Building Commissioner
Michelle Tyler - Planning Director

Over 18 months, multiple meetings and a series of collaborative workshops with Planning Board and Town Council were conducted. The final document represents the consensus of those participants and recommended amendments to Chapter 200.

Council Order: 2025-070

Introduced By: James F. Burgess, Jr.

Date: September 29, 2025

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

ASSESSOR PARCEL ID	LOCATION	CURRENT ZONING	PROPOSED ZONING
19-A-001.107	Stackpole Ave	RSMDD	RHDD
19-C-001.57-82	Stackpole Ave	RSMDD	RHDD
19-A-002.119	Stackpole Ave	RSMDD	RHDD
19-A-003.121	Stackpole Ave	RSMDD	RHDD
19-B-001.47-55	Stackpole Ave	RSMDD	RHDD
19-C-002.56	Stackpole Ave	RSMDD	RHDD
19-A-004.124	Stackpole Ave	RSMDD	RHDD
19-A-005.126	Stackpole Ave	RSMDD	RHDD
19-A-006.130	Stackpole Ave	RSMDD	RHDD
19-A-007.152	Stackpole Ave	RSMDD	RHDD
19-C-003.12-46	Stackpole Ave	RSMDD	RHDD
19-A-008.154	Stackpole Ave	RSMDD	RHDD
19-C-004.7-11	Oak Street	RSMDD	RHDD
19-C-006.3-5	Oak Street	RSMDD	RHDD

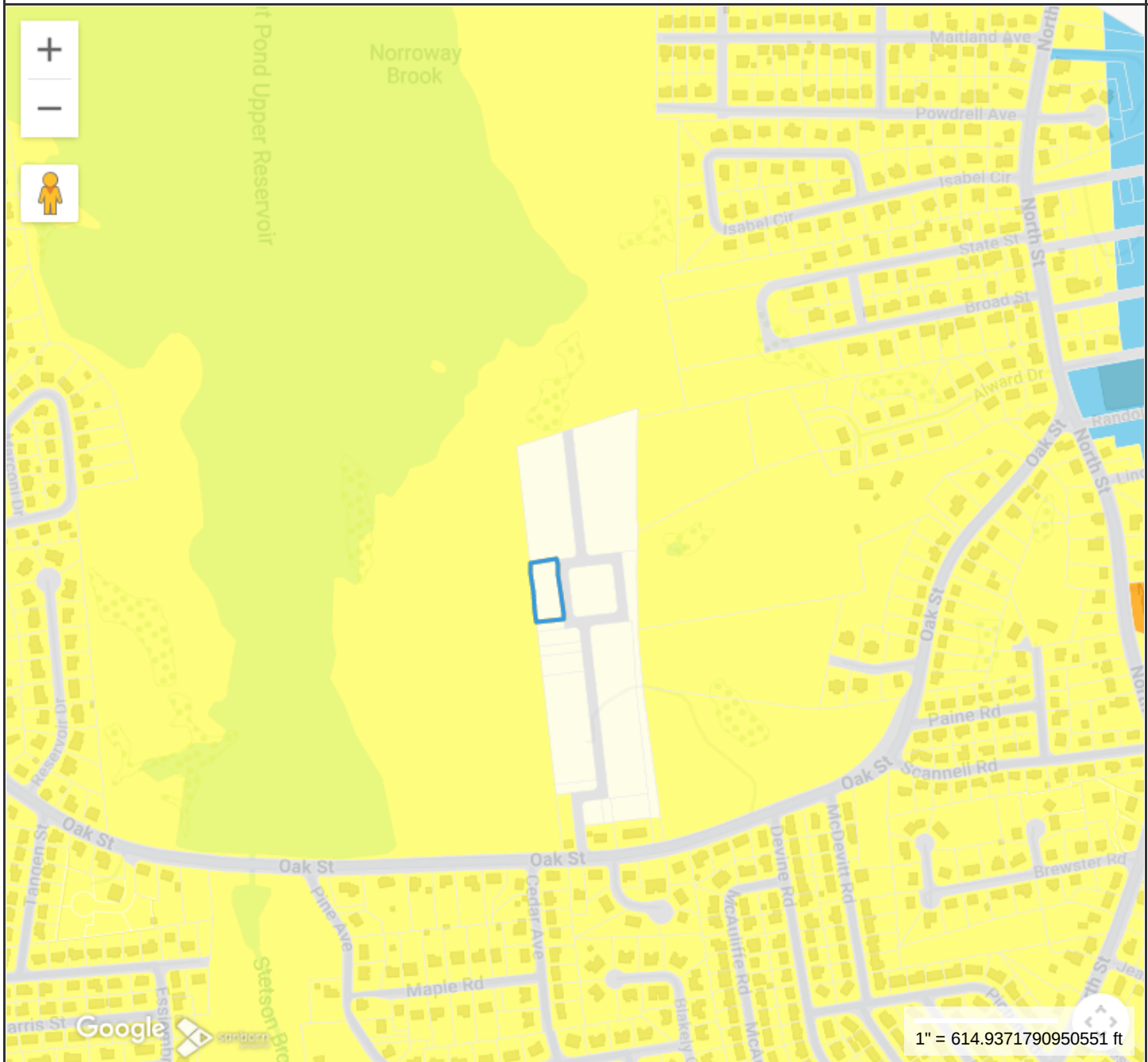
RMDD = Residential Medium Density District

Minimum parcel size = 16,000 square feet

RHDD = Residential High Density District

Minimum parcel size = 12,000 square feet

Stackpole Parcels

**Property Information**

Property ID 19-A-002.119
Location STACKPOLE AV
Owner OAK LEDGE PROPERTIES LLC

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

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

Geometry updated August 2025
Data updated August 2025

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

Map Theme Legends

Section F, Item2.

Zoning

-  Residential Multi-Family District
-  Residential Multi-Family 55+ District
-  Residential Single Family High Density District
-  Residential Single Family Medium Density District
-  Business District
-  Business Professional District
-  Industrial District
-  Blue Hill River Highway District
-  Great Pond Commerce Center Overlay District
-  North Randolph Business District
-  West Corners Business District
-  Crawford Square Business District
-  Great Bear Swamp Highway District
-  Sanitary Facility District
-  Orchard Street Business District



PLANNING BOARD Report to Town Council

Order: 2025-070

Petitioner: James F. Burgess, Jr.

Date referred: September 29, 2025

Date hearing opened: October 28, 2025

Date hearing closed: October 28, 2025

Date of report: November 3, 2025

PETITION

To amend the Zoning Map to change the zoning district from Residential Single Family Medium Density to Residential High Density.

ASSESSOR PARCEL ID	LOCATION	CURRENT ZONING	PROPOSED ZONING
19-A-001.107	Stackpole Ave	RSMDD	RHDD
19-C-001.57-82	Stackpole Ave	RSMDD	RHDD
19-A-002.119	Stackpole Ave	RSMDD	RHDD
19-A-003.121	Stackpole Ave	RSMDD	RHDD
19-B-001.47-55	Stackpole Ave	RSMDD	RHDD
19-C-002.56	Stackpole Ave	RSMDD	RHDD
19-A-004.124	Stackpole Ave	RSMDD	RHDD
19-A-005.126	Stackpole Ave	RSMDD	RHDD
19-A-006.130	Stackpole Ave	RSMDD	RHDD
19-A-007.152	Stackpole Ave	RSMDD	RHDD
19-C-003.12-46	Stackpole Ave	RSMDD	RHDD
19-A-008.154	Stackpole Ave	RSMDD	RHDD
19-C-004.7-11	Oak Street	RSMDD	RHDD
19-C-006.3-5	Oak Street	RSMDD	RHDD

BACKGROUND

All parcels adjacent to the above referenced properties are currently zoned for Residential High Density. These are the only parcels in the neighborhood zoned for Residential Medium Density. All parcels are unconstructed and there are no completed rights-of-way.

RECOMMENDATION

The Planning Board voted 5-0-0 to **recommend** adoption of the order.

DISCUSSION

Given the zoning district and dimensional regulations of the adjacent and surrounding properties, there would be no negative impact by changing the zoning district for the referenced parcels and permitting the same dimensional regulations as neighboring properties.

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LOCALiQ

NEW ENGLAND

PO Box 631210 Cincinnati, OH 45263-1210

AFFIDAVIT OF PUBLICATION

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

STATE OF MASSACHUSETTS, COUNTY OF NORFOLK

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

11/05/2025, 11/12/2025

and that the fees charged are legal.

Sworn to and subscribed before on 11/12/2025

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Notary, State of WI, County of Brown

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MARIAH VERHAGEN
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Council Order 2025-070

LEGAL NOTICE Public Hearing Notice Town of Randolph, MA Council Order 2025-070

The Randolph Town Council will conduct a public hearing on Monday, November 24, 2025 at 6:15 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and remotely by ZOOM and telephone access on Council Order 2025-070: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph - To Amend the Zoning Map, For Various Parcels as Identified Pursuant to M.G.L. ch. 40A, sec. 5., regarding parcels on Stackpole Ave and Oak St.

Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

AD# 11798601
 PL 11/05 & 11/12/2025

Council Order: 2025-077**Introduced By: Councilor James F. Burgess, Jr.
Date: October 20, 2025**

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

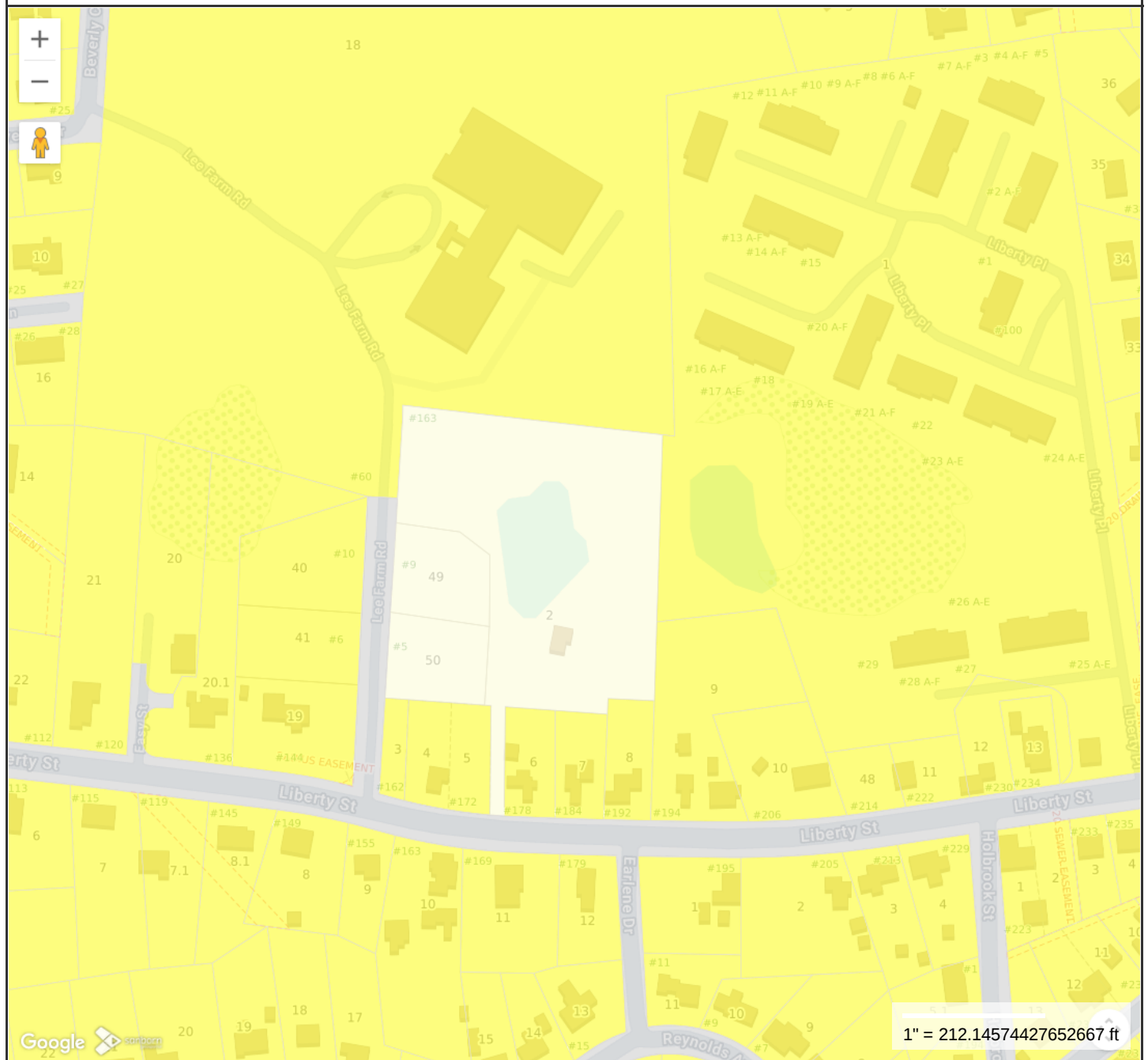
That the Town Council amends the zoning map for the listed parcel as follows:

ASSESSOR PARCEL ID	LOCATION	CURRENT ZONING	PROPOSED ZONING
37-A-002	Rear Liberty Street	RMDD	RHDD

RMDD = Residential Medium Density District
Minimum parcel size = 16,000 square feet

RHDD = Residential High-Density District
Minimum parcel size = 12,000 square feet

Liberty Street/Lee Farm Road



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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

Geometry updated August 2025
Data updated August 2025

Print map scale is approximate.
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AFFIDAVIT OF PUBLICATION

Attn: Natalie Oliveras
 Randolph Town Council
 41 S Main ST
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and that the fees charged are legal.

Sworn to and subscribed before on 11/12/2025

Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$128.52	
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 Notary Public
 State of Wisconsin

Council Order 2025-077

LEGAL NOTICE Public Hearing Notice Town of Randolph, MA Council Order 2025-077

The Randolph Town Council will conduct a public hearing on Monday, November 24, 2025 at 6:15 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and remotely by ZOOM and telephone access on Council Order 2025-077: Request for the Town Council to Initiate an Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph –To Amend the Zoning Map, Pursuant to M.G.L. ch. 40A, sec. 5., regarding parcels on Liberty Street.

Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

AD# 11798618
 PL 11/05 & 11/12/2025



PLANNING BOARD

Report to Town Council

Order: 2025-077

Petitioner: James F. Burgess, Jr.

Date referred: October 20, 2025

Date hearing opened: November 18, 2025

Date hearing closed: November 18, 2025

Date of report: November 20, 2025

PETITION

To amend the Zoning Map to change the zoning district from Residential Single Family Medium Density to Residential High Density.

ASSESSOR PARCEL ID	LOCATION	CURRENT ZONING	PROPOSED ZONING
37-A-002	Rear Liberty St	RSMDD	RHDD

BACKGROUND

All parcels adjacent to the above referenced properties are currently zoned for Residential High Density. This is the only parcel in the neighborhood zoned for Residential Medium Density.

RECOMMENDATION

The Planning Board voted 4-0-0 to **recommend** adoption of the order.

DISCUSSION

Given the zoning district and dimensional regulations of the adjacent and surrounding properties, there would be no negative impact by changing the zoning district for the referenced parcels and permitting the same dimensional regulations as neighboring properties.

Council Order 2025-076

Introduced By: President Alexopoulos
at the request of the Randolph Police Department
October 20, 2025

Amendment to the General Ordinances of the Town of Randolph
To Add Section 140-10 Concerning Engaging in Illegal Activity While Masked

The Randolph Town Council hereby amends the General Ordinances of the Town of Randolph to insert a new Section 140-10 concerning engaging in illegal activity while masked, and to update the fine schedule, as follows:

I. Add a new Section 140-10 in Chapter 140, as follows:

§ 140-10 Engaging in illegal activity while masked.

A. Prohibited acts.

No person shall engage in illegal activity in the Town of Randolph while wearing a mask or otherwise obscuring their face, fully or partially, with the intent of concealing their identity to obstruct justice. Illegal activity shall include any activity prohibited under the U.S. Constitution or other Federal, state or local law or regulation.

B. Conspiracy.

No person shall engage in a conspiracy to undertake the acts prohibited in Section 140-10(A).

C. Violations and penalties.

Violation of any provision of this Section 140-10 shall be subject to arrest and a fine in accordance with the fine schedule.

This Section 140-10 may be enforced through any lawful means in law or in equity including, but not limited to, enforcement by arrest, criminal indictment or complaint pursuant to applicable law, including M.G.L. ch. 268, § 34 or M.G.L. ch. 272, § 59, by criminal fine in accordance with the fine schedule, or by non-criminal disposition pursuant to M.G.L. ch. 40, § 21D, by any police officer.

Violations of this Section 140-10 that are enforced via M.G.L. ch. 40, § 21D shall be punishable by a non-criminal fine in accordance with the fine schedule for each offense.

II. Amend the Table of Fines to Delete the Section Concerning Fines For Violations of Chapter 140 and Replace that Section with the following:

Chapter 140, Peace and Good Order.

Ch. 140	Any criminal violation for which a fine may be assessed under Ch. 140.	\$300 per offense
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Ch. 140	Any civil violation of Ch. 140 and any violation enforced through M.G.L. ch. 40, § 21D.	\$300 per offense
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DRAFT

LOCALiQ

NEW ENGLAND

PO Box 631210 Cincinnati, OH 45263-1210

AFFIDAVIT OF PUBLICATION

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

STATE OF MASSACHUSETTS, COUNTY OF NORFOLK

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Legal Clerk

Notary, State of WI, County of Brown

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Council Order 2025-076
LEGAL NOTICE
Public Hearing Notice
Town of Randolph, MA
Council Order 2025-076

Section F, Item4.

The Randolph Town Council will conduct a public hearing on Monday, November 24, 2025 at 6:15 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and by ZOOM and telephone access on Council Order 2025-076 Amendment to the General Ordinances of the Town of Randolph To Add Section 140-10 Concerning Engaging in Illegal Activity While Masked, as follows:

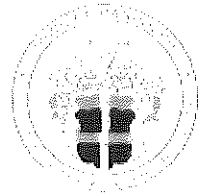
The Randolph Town Council hereby amends the General Ordinances of the Town of Randolph to insert a new Section 140-10 concerning engaging in illegal activity while masked, and to update the fine schedule, as follows: I. Add a new Section 140-10 in Chapter 140, as follows: § 140-10 Engaging in illegal activity while masked. A. Prohibited acts. No person shall engage in illegal activity in the Town of Randolph while wearing a mask or otherwise obscuring their face, fully or partially, with the intent of concealing their identity to obstruct justice. Illegal activity shall include any activity prohibited under the U.S. Constitution or other Federal, state or local law or regulation. B. Conspiracy. No person shall engage in a conspiracy to undertake the acts prohibited in Section 140-10(A). C. Violations and penalties. Violation of any provision of this Section 140-10 shall be subject to arrest and a fine in accordance with the fine schedule. This Section 140-10 may be enforced through any lawful means in law or in equity including, but not limited to, enforcement by arrest, criminal indictment or complaint pursuant to applicable law, including M.G.L. ch. 268, § 34 or M.G.L. ch. 272, § 59, by criminal fine in accordance with the fine schedule, or by non-criminal disposition pursuant to M.G.L. ch. 40, § 21D, by any police officer. Violations of this Section 140-10 that are enforced via M.G.L. ch. 40, § 21D shall be punishable by a non-criminal fine in accordance with the fine schedule for each offense. II. Amend the Table of Fines to Delete the Section Concerning Fines For Violations of Chapter 140 and Replace that Section with the following: Chapter 140, Peace and Good Order. Ch. 140 Any criminal violation for which a fine may be assessed under Ch. 140. \$300 per offense 2 Section B, Item1. Ch. 140 Any civil violation of Ch. 140 and any violation enforced through M.G.L. ch. 40, § 21D. \$300 per offense Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.



RANDOLPH POLICE DEPARTMENT

Randolph, Massachusetts

41 South Main Street • Randolph, MA 02368-4820 • 781-963-1212



Anthony T. Marag
Chief of Police

President Christos Alexopoulos
Town Council

November 24, 2025

Chief Anthony T. Marag
Randolph Police Department

Town Councilors –

I wanted to take this time to thank you for your continued support of our police department and share my thoughts on the proposed mask ordinance before you. I wanted to shed light on possible positive implications of the ordinance.

Particularly since the COVID pandemic, wearing a mask is not out of the ordinary for many people. It serves as a barrier for the prevention and spread of disease and can even give people warmth on cold days. However, there are some people who take advantage of the wearing of masks. Some offenders who commit crimes often mask their appearance to prevent easy identification while committing criminal or naferous acts. The masked offenders will wear them to often blend into the crowd to escape undetected.

Although the town ordinance will not help us in the identification of these offenders initially, it does give us another charging avenue should we identify them using other investigating techniques – surveillance, witness accounts, and the like. The ordinance can bring accountability to often unpredictable and chaotic scenes. By adding the criminal ordinance charge, we can present a case to the court without victim testimony. Due to court docket backlogs, length of criminal cases, and often victim embarrassment or trauma, some victims do not want to testify. Officers will be allowed to testify to the presence of the mask at the scene.

Should officers happen on a crime in progress and the offender is masked, swift action can be taken to place the person into police custody. This has a few benefits.

1. It quells the disturbance instantly, taking the offender from the scene in police custody.
2. Enables the expeditious identification of the offender due to the arrest.
3. The victim feels heard and supported.

4. The criminal court process is started without delay. Summoning an offender to Section F, Item 4. often takes months with no guarantee that it will make it in front of a judge – again possibly alienating the victim.

The ordinance holds this offender responsible in trying to deceive officers conducting the investigation. The ordinance sends a message that the police will not only not tolerate the underlying criminal behavior but we will not tolerate the deception of wearing the mask – that we will take all steps to bring accountability to the offender and support to the involved victims.

Thank you for letting me present some possible positive outcomes if the town elects to adopt the mask ordinance.



Anthony T. Marag
Chief of Police

The Town of Randolph

Energy Reduction Plan

Prepared by the Metropolitan Area Planning Council in
collaboration with the Town of Randolph



In fulfillment of the
Massachusetts Green Communities Grant Program Criterion 3
Adopted by Town Council [insert date]
Adopted by School Committee [insert date]

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Purpose and Acknowledgements

[insert approval letter from Town Manager]

[insert approval letter from Superintendent]

A. List of Contributors:

Under the direction of Town Manager Brian Howard, Assistant Town Manager, Monica Lamboy and Municipal Energy Manager Kai Mueller collaborated with MA Department of Energy Resource’s Green Communities Regional Coordinator Lisa Sullivan and MAPC on the development of this plan.

Much of the information in this plan was derived from energy audits performed by Trane US Inc. led by Morgan Perras, Deanna Fava, and Atul Gupta. Additional technical assistance was provided by the Metropolitan Area Planning Council (MAPC) for the development of this plan.

II. Executive Summary

A. Narrative Summary of the Town

Located in Norfolk County, the Town of Randolph was incorporated in 1793 and covers an area of 10.5 square miles. The town has a population of approximately 35,000 (2020 Census). Randolph borders the

towns of Avon, Holbrook, Braintree, Quincy, Milton, and Canton. Known as a town that possesses the tranquility of a small New England town and the vibrant fabric of a diverse community with good access to transportation networks, Randolph prides itself on its unique diversity, inclusion, and progressive nature. The town is at the crossroads of Interstate 93 and Route 24 and is connected by the commuter rail service on the Fall River/New Bedford line, linking directly to South Station.

The Town is governed by the Town Council, which has 9 members who serve 2-year terms. Randolph has a Master Plan Implementation Committee (MPIC) that functions in an advisory capacity to the Town manager, officials, and residents, regarding their Comprehensive Master Plan. The Plan has multiple goals and objectives, including but not limited to promoting sustainable land use and development practices, increasing the quantity and quality of affordable housing, and preserving wildlife.

It is served by National Grid and Eversource for its energy utility needs including electricity and natural gas. Pursuant to criterion 5 set by Massachusetts on becoming a Green Community, Randolph passed the Stretch Energy Code in 2025.

B. Summary of the Green Communities Program

Municipalities in Massachusetts must meet five criteria to earn Green Communities Designation from the Massachusetts' Department of Energy Resources:

- Pass zoning in designated locations for as-of-right siting of renewable or alternative energy generating facilities, research and development facilities, or manufacturing facilities.
- Adopt expedited process and permitting (maximum 1 year) under which facilities interested in locating their facility in a designated renewable zone may be sited within the municipality.
- Establish a baseline energy use inventory for municipal buildings, open spaces, streetlights and traffic lights, and water infrastructure and adopt a plan to reduce municipal energy use by 20% over 5 years.
- Adopt a fuel-efficient vehicle policy, develop an inventory of all municipal vehicles, and provide a plan for replacing non-exempt vehicles meeting certain fuel efficiency requirements.
- Adopt the Stretch Code.

Once a municipality meets these five requirements, the municipality is eligible for grants to finance energy efficiency and renewable energy projects in municipal facilities. Green Communities grants help municipalities increase energy efficiency, reduce energy bills, and reduce carbon emissions. By creating this Energy Reduction Plan, the Town of Randolph commits to work towards reducing municipal energy usage by 20% over the next five years (2026-2031). The Town of Randolph will actively pursue this goal through competitive grants, energy conservation measures (ECMs), and updates to its vehicle fleet. This Energy Reduction Plan is meant to serve as an outline for the Town to achieve its goal.

The Town is not bound to implementing all ECMs identified in the plan and has flexibility to change which ECMs it pursues after designation. This may especially be the case if the municipality conducts additional audits. The Town will not direct budgeted funds to a potential energy reduction project at the expense of school or municipal services. If the Town does not meet its energy reduction goal within the five-year timeframe, the Town will remain focused on advancing energy reduction initiatives and working toward more sustainable and efficient operation of its facilities.

C. Summary of Municipal Energy Uses

The Town's municipal energy usage comes from municipal buildings, municipal vehicles, recreational spaces. Table 1 provides a breakdown of the number of facilities in Randolph.

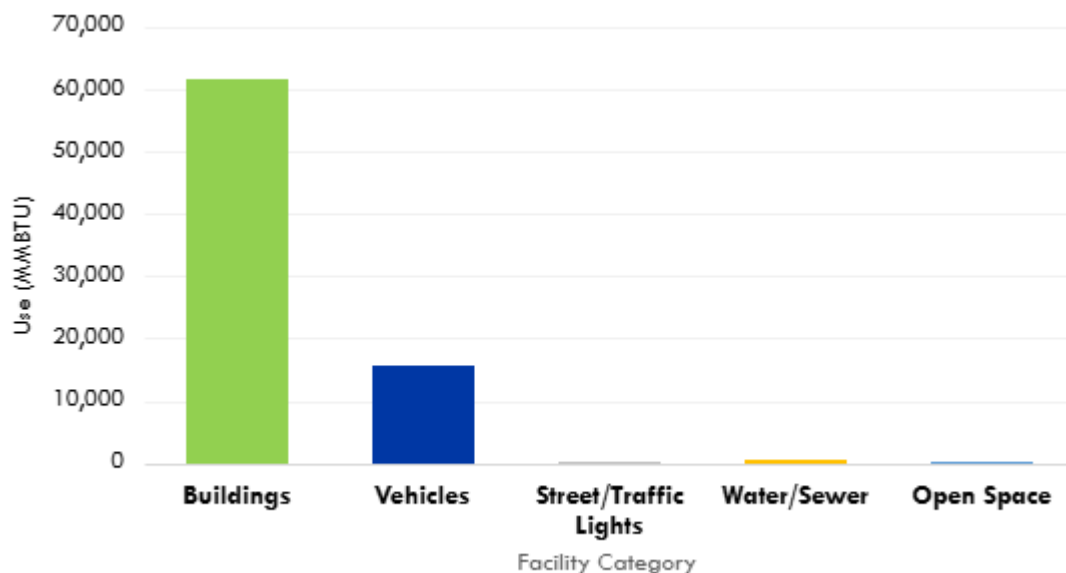
- **Municipal Buildings.** The Town has 26 municipal buildings, including 5 school buildings, 7 administrative buildings, 2 public safety buildings, 4 recreational facilities, and 1 building used for residential purposes.
- **Vehicles.** There Town manages 72 municipal vehicles and 57 school vehicles. Of these, 116 vehicles are exempt and 13 are non-exempt from the Town's Vehicle Procurement Policy (Criteria 4 of the Green Communities program). The Town's fleet consists of both gasoline and diesel fuel vehicles.
- **Street and traffic lights.** The Town manages approximately 2,500 streetlights and 14 traffic lights.
- **Drinking Water Pump Stations.** There are 13 pump stations scattered throughout the Town.
- **Open Spaces.** The town has multiple open spaces including Belcher Park and Powers Farm, and is home to several hundred acres of the Blue Hills Reservation.

Table 1: Municipal Energy Use Summary	
Subcategory	Number
Buildings	26
Oil Heat	1
Natural Gas Heat	22
Propane Heat	0
Biomass Heat	0
Other Heat Type	0
Electric or No heat	3
Vehicles	129
Gasoline or Diesel	129 (57 are school)
Hybrid	0
Electric	0
Streetlights & Traffic Lights	2,514
Streetlights	2,500
Traffic Lights	14
Water and Sewer	13
Drinking Water Treatment Plant	0
Drinking Water Pumping Stations	13
Wastewater Treatment Plant	0
Wastewater Pumping Stations	0

D. Summary of Energy Use Baseline and Plans for Reduction

In the baseline year (FY 2024), the Town used 78,187 MMBTUs of energy. This Energy Reduction Plan commits The Town of Randolph to reduce energy use in municipal facilities by at least 20% compared to Fiscal Year 2024 over five years. The Town of Randolph's 20% energy reduction goal will be measured against the non-weather normalized baseline of MMBTUs. This means the Town must reduce usage by at least 15,637 MMBTUs.

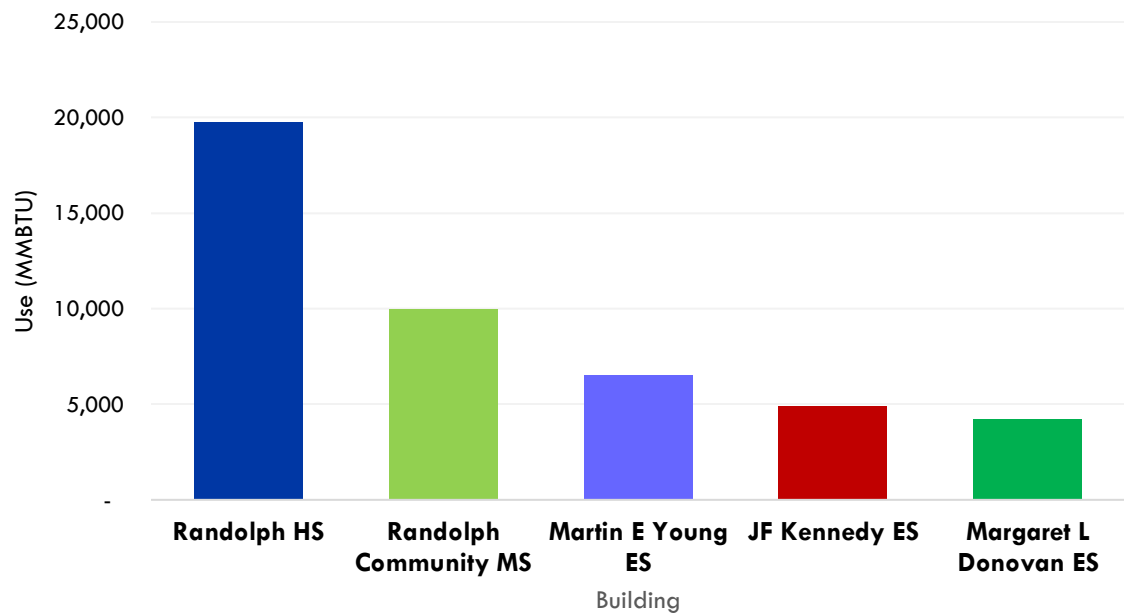
Figure 1. Municipal Energy Use Baseline (FY 2024) by Facility Category



As shown in **Figure 1**, buildings made up over 78% of the usage by facility type (i.e. building, vehicles, street/traffic light, water/sewer, and open space), followed by vehicles at 20.0%. Within buildings, schools generally account for a large share of the energy usage.

Figure 2 shows the energy usage of the top five energy consuming facilities. Randolph High School has the largest energy use among municipal buildings at 19,759 MMBTU (25% of the total energy usage of the town), followed by four other schools. Town Hall and the Joseph J. Zapustas Ice Arena are the sixth and the seventh largest energy consuming facilities, respectively.

Figure 2. Municipal Energy Use Baseline (FY 2024) by Building



The Town of Randolph has identified energy savings measures in each facility category to reduce energy use 20.6% based on the total non-weather normalized usage, as illustrated in Table 2.

Table 2: Summary of Municipal Energy Use & Reductions				
Facility Category	MMBTU Used in Baseline Year	% of Total MMBTU Baseline Energy Consumption	Projected Planned MMBTU Savings	Savings as % of Total MMBTU Baseline Energy Consumption
Buildings	61,549	78.7%	13,834	17.7%
Vehicles	15,674	20.0%	2,450	3.1%
Street/Traffic Lights	251	0.3%	-	0.0%
Water/Sewer	596	0.8%	-	0.0%
Open Space	116	0.1%	-	0.0%
Total Energy Use	78,187	100.0%	15,671	20.8%

The planned projected MMBTU Savings for vehicles refers to calculations done in Table 5 on page 24. These savings may be achieved if the Town chooses to pass an anti-idling policy, use

synthetic oils, and chooses to closely monitor tire air pressure and the use of fuel-efficient tires. These are projected savings if the Town chooses to go down any of the aforementioned routes.

III. Energy Use Baseline Inventory

A. Identification of the Inventory Tool Used

The Town of Randolph used the Department of Energy Resources' (DOER) MassEnergyInsight (MEI), a web-based energy inventory and analysis tool. Energy use is measured in British thermal units (MMBTUs), which allow all fuel types (e.g. electricity, natural gas, diesel, etc.) to be converted to a common unit. See Appendix E for the conversions used.

B. Identification of the Baseline Year

The Fiscal Year 2024 will serve as the baseline year. It ran from July 1, 2023, to June 30, 2024. This will give the Town until July 1, 2031 (FY2026 – FY2031) to reach its 20% energy reduction goal.

C. Municipal Energy Consumption for the Baseline Year (FY 2024)

Appendix A presents Table 3A that shows energy use for each municipal facility in native units and MMBTUs in the Baseline year. Note that Appendix A shows non-weather normalized data, because MEI only provides weather-normalized data for total town usage and fuel type. In the baseline year, the Town used 78,187 MMBTUs of energy. 5 buildings alone comprised 58% of this total energy use (as shown in Table 3b).

Table 3b. Top 5 Energy Consuming Facilities in Randolph		
Facility	MMBTUs	Percent of FY24 Baseline
Randolph HS	19,759	25%
Randolph Community MS	9,978	13%
Martin E Young ES	6,515	8%
JF Kennedy ES	4,906	6%
Margaret L Donovan ES	4,202	5%
Total FY 2024 Usage for Top Five	45,361	58%
Total FY 2024 Usage Baseline	78,187	100%

Natural gas was the fuel type that contributed to the most energy use in the Town's energy use baseline as shown in Figure 3.

Figure 3. Energy Usage in FY 2024 By Fuel

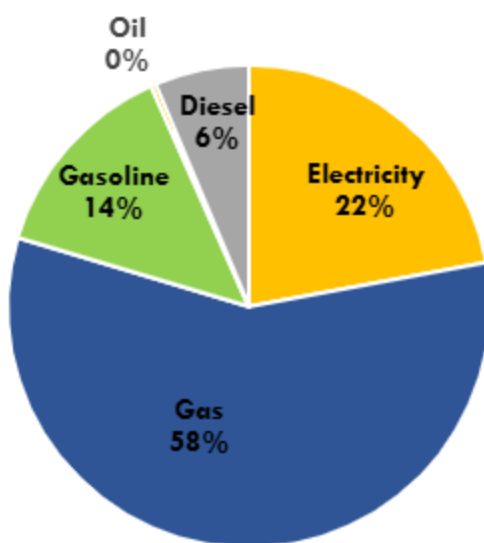


Figure 4a. Energy Use Intensity (kBTU/sf) vs MMBtu by Building Subcategory

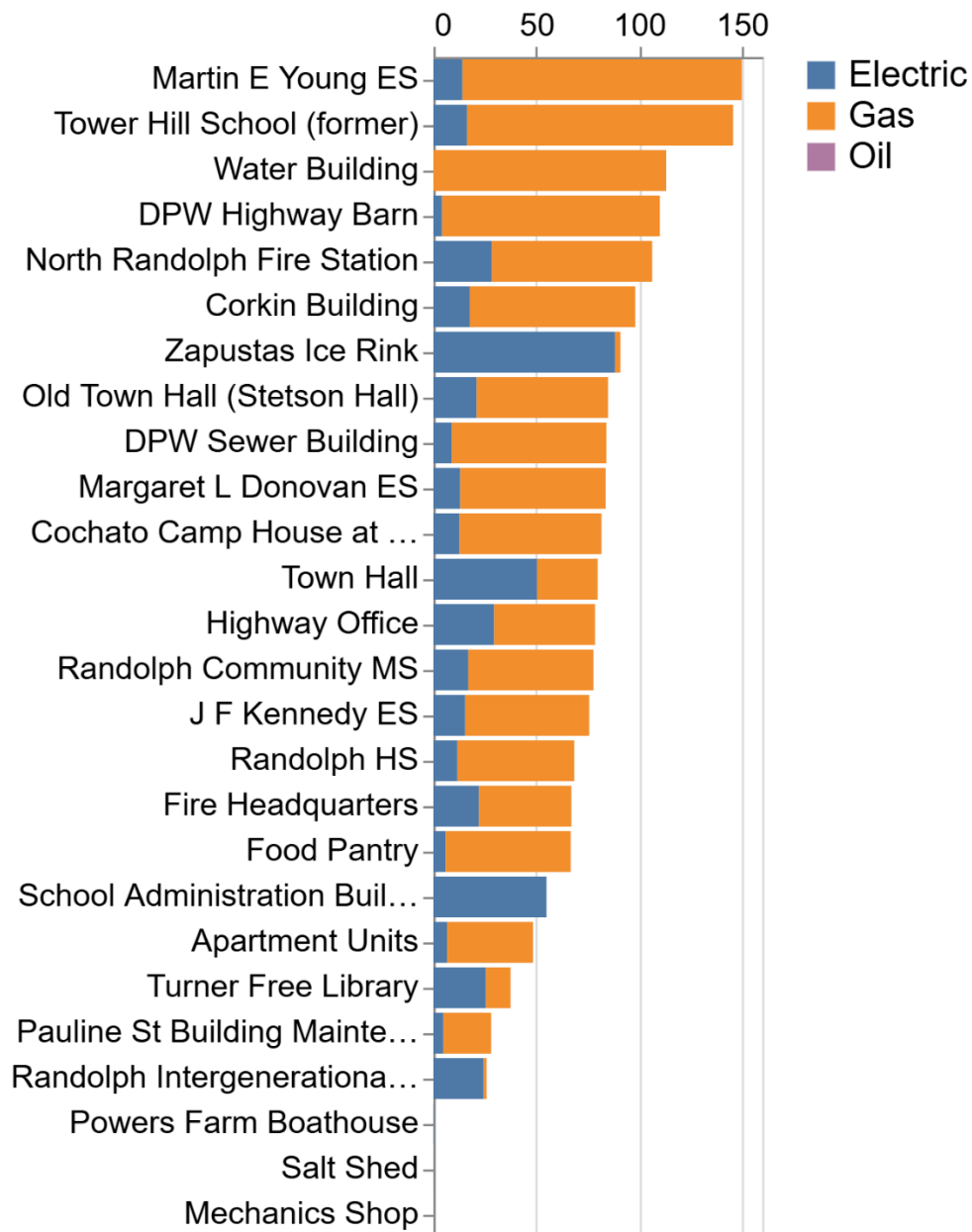
Energy Use Intensity (EUI) is a measure of the energy used per square foot, with lower EUIs indicating more efficient buildings. Buildings with a higher EUI generally have more opportunities for cost-effective energy efficiency upgrades.

Buildings EUI vs MMBtu by category



In Figure 4, points further to the right have a higher EUI, which signifies a higher use per square foot (i.e. less energy efficient). Points that are more vertical use more total energy. The former Tower Hill School (depicted as the pink dot in the Vehicle Maintenance Buildings sub-category), for example, has a relatively high usage per square foot than all of the other town and school buildings. Red lines show the medians for the Town's buildings. For more detail on the Energy Use Intensity per square foot for each building, refer to Figure 4b below.

Figure 4b. Energy Use Intensity (kBTU/sf) by Building



D. Existing Energy Management Processes

With the Town's new Municipal Energy Manager, the Town Manager's Office is equipped to take a leadership role in managing energy for the town and to collaborate with the Superintendent and School Facilities Director on energy management of the schools. Vehicles and equipment are purchased by each department individually, subject to funding available or approved by the Town Council.

E. Energy Reduction Goal

The Town of Randolph's 20% energy reduction goal will be measured against the non-weather normalized baseline of 78,187 MMTBUs. The Town will need to reduce its non-weather normalized energy consumption by at least 15,637 MMBTUs over a five-year period.

The Town will focus on reducing energy consumption in its least efficient and top energy consuming buildings through a combination of mechanical, lighting, and weatherization and building envelope measures. The Town is also considering behavioral measures such as a School Behavior Based Savings Program.

IV. Energy Reduction Plan

A. Narrative Summary

The Town has identified energy saving measures to reduce non-weather normalized usage from FY 2024 by 16,284 MMBTUs or 20.8% (as shown in Table 4, pages 17-19). Energy conservation measures include mechanical, weatherization, and lighting upgrades. The measures are summarized in the following sections.

This Energy Reduction Plan is meant to serve as a guide and provide a roadmap for the Town to work on to achieve its goal. The Town is not bound to implement all selected Energy Conservation Measures (ECMs) identified in the plan. After becoming a Designated Green Community, the Town has the flexibility to change its pursued ECMs, especially after doing deeper audits with a selected vendor. These measures will also translate to reduced operations and maintenance costs. Behavioral and policy measures related to Randolph's public schools and vehicle fleet have been calculated to provide additional savings for the Town's consideration throughout the five-year plan.

The following sections provide a building-level summary of planned energy conservation measures

i. Overview of Goals for Years 1-3:

Energy Management Processes

The scheduling of projects and buildings to focus on provides a guideline but will be reevaluated on a year-to-year basis to determine the Town and School's best course of action to take as well as unforeseen factors that could push back or move forward on a project. The Town Manager's Office and the School's Superintendent Office will manage the order and timing of implementing energy reduction projects by taking the following measures on a year-to-year basis:

- Create a process and schedule to regularly review and check set points, particularly in largest buildings;
- Plan to develop energy efficient purchasing policy;
- Plan to amend certain job descriptions with Green Communities implementation responsibilities;
- Coordinate implementation items with all essential personnel and evaluate all potential School Department projects with their capital expenditure plan.

Energy Conservation Measures

During years 1-3 the Town has identified the following buildings and associated energy conservation measures for implementation.

Year 1

Town Hall

- Lighting
 - Converting any non-LED lamp or fixture to a new LED lamp or fixture; add occupancy sensors and daylight sensors where it is most economical.
- HVAC
 - New energy-efficient RTUs; right-size & optimize zones
- Control
 - BMS

Stetson Hall

- HVAC
 - New energy-efficient HVAC equipment; right-size and optimize zones
- Control
 - BMS
- Building Envelope
 - Penetration Air Sealing; Window Weatherization

Fire HQ

- Lighting
 - Converting any non-LED lamp or fixture to a new LED lamp or fixture; add occupancy sensors and daylight sensors where it is most economical.

Multiple School Buildings

- Control
 - BMS

Young Elementary

- HVAC
 - New boiler

JFK Elementary

- HVAC
 - New boiler

Year 2

Randolph High School:

- Building Envelope
 - Door Weather Stripping; Overhang Air Sealing; Overhead Door Weather Stripping; Penetration Air Sealing; Roof-Wall Intersection Air Sealing; Window Weatherization (Glazing Corners)
- Exploratory decarbonization and electrification study

Town Hall:

- Building Envelope
 - Door Weather Stripping; Overhang Air Sealing; Overhead Door Weather Stripping; Penetration Air Sealing; Roof-Wall Intersection Air Sealing; Window Weatherization (Glazing Corners)

Fire Station 2:

- Building Envelope
 - Door Weather Stripping; Overhang Air Sealing; Overhead Door Weather Stripping; Penetration Air Sealing; Roof-Wall Intersection Air Sealing; Window Weatherization (Glazing Corners)

Joseph J. Zapustas Ice Arena:

- Explore Building Envelope Improvements
 - Door Weather Stripping; Overhang Air Sealing; Overhead Door Weather Stripping; Penetration Air Sealing; Roof-Wall Intersection Air Sealing; Window Weatherization (Glazing Corners)

Year 3**Randolph Community Middle School:**

- Building Envelope
 - Door Weather Stripping; Overhang Air Sealing; Overhead Door Weather Stripping; Penetration Air Sealing; Roof-Wall Intersection Air Sealing; Window Weatherization (Glazing Corners)
- Exploratory decarbonization and electrification study

Randolph High School:

- HVAC improvements

Former Tower Hill School:

- Building Envelope
 - Door Weather Stripping; Overhang Air Sealing; Overhead Door Weather Stripping; Penetration Air Sealing; Roof-Wall Intersection Air Sealing; Window Weatherization (Glazing Corners)

Multiple Buildings

- Exploratory solar and battery storage study

Joseph J. Zapustas Ice Arena:

- Explore ice-making machine

ii. **Overview of Goal for Years 4-5:****Energy Management Processes**

The same philosophy behind the goals of years 1-3 remain with project goals in years 4-5. All projects and buildings will be reevaluated on a year-to-year basis to determine immediate need and compliance with the direction of essential personnel and committees. Logically, projects in years 4-5 are those that may take a longer time to implement either in scope or cost and therefore have been pushed back for the purpose of this Energy Reduction Plan. However, circumstances are open to change depending on the direction and year-to-year reevaluation by the Town.

Energy Conservation Measures

During years 4-5 the Town has identified the following buildings and associated energy conservation measures for implementation.

Years 4 and 5

Multiple Buildings:

- Implement selected decarbonization and electrification measures
- Implement identified solar projects

iii. **Energy Efficiency Identification Measures:**

- The Town of Randolph should continue to utilize MEI to review data and identify if year-over-year trends are occurring as expected. Unexpected increases or the failure of some categories to decrease despite known interventions/retrofits should prompt further inquiry.
- Use MEI's building "Buildings to Target" tab to identify underperforming and/or wasteful buildings based on Energy Use Intensity (see Figure 4 above).
- Conduct research and talk with experts such as energy auditors, DOER, MAPC, Massachusetts Clean Energy Center and others to find out if new technologies have come to market that could provide new savings in existing facilities. MAPC recommends exploring Massachusetts Clean Energy Center's Commercially Ready Technology's list. See <http://www.masscec.com/>.

iv. **Funding**

The total amount of funding needed, after incentives, to complete the projects identified in this ERP is nearly \$13.7 million. After the Town's Designation Grant funding of \$230,000 is expended, the Town would be eligible for up to \$250,000.00 annually through Green Communities Competitive Grant program. All prior projects must be completed before applying for additional funds each year – which may mean the Town does not apply for funding each consecutive year, depending on project timelines. The Town will need to complement the grant funding with local investments and other grant funding sources in order to achieve its goal over the next five years. The funding recommendations are based on past programmatic structure and timing for the Green Communities Competitive Grant program.

The Town will also need to leverage supplemental grant funding to support achieving its 20% reduction over the five years. The Town may consider pursuing MSBA (Massachusetts School Building Authority - <https://www.massschoolbuildings.org/programs>) funding to support energy conservation

measures implemented at the schools. Another funding source that the Town intends to pursue, due to its standing as an MVP community, is Municipal Vulnerability Preparedness Action Grant Funds. Where there is overlap between preparedness and energy conservation measures, the Town will seek to support its energy reduction goals in this way. The Town will actively pursue other applicable grants when they become available and utilize resources available from MAPC and DOER to identify viable opportunities over the course of the five years.

B. Path to 20% Energy Use Reduction by the end of FY 2031

i. Program Management Plan for Implementation, Monitoring, and Oversight

Document Tracking

The Town of Randolph will store all files for Green Communities, including this Energy Reduction Plan, audits, and MEI login credentials, in a cloud-based folder on the Town’s computer server. Once designated, the Town will also store its annual reports, grant closeout paperwork, and grant application materials in this folder.

Green Communities Administration Lead & Point of Contact

The Town’s Assistant Town Manager, Monica Lamboy, will be the Town’s Administrative Lead/Point of Contact for Green Communities activities. The Town’s Municipal Energy Manager, Kai Mueller, will be responsible for preparation and submission of the Town’s annual reports, grant applications, and grant project related reporting. Mueller will also be responsible for providing annual updates to the Town Council on the Town’s progress towards the 20% reduction goal over the next five years.

MEI Maintenance Lead

Municipal Energy Manager, Kai Mueller, will be responsible for maintaining and updating the Town’s MEI data.

Energy Conservation Measure Implementation Lead

Assistant Town Manager Monica Lamboy and Municipal Energy Manager Kai Mueller will be responsible for implementation of energy conservation measures, quarterly updates, and coordination of additional necessary building audits. The Town Manager’s Office and the School Superintendent will also be responsible for leading implementation at the schools.

Regular Evaluation and Tracking

Municipal Energy Manager Kai Mueller will be responsible for regular evaluation and tracking.

ii. Summary of Energy Audit(s) or Other Sources for Projected Energy Savings

Building audits were conducted by Trane US Inc. in the spring and summer of 2025. The audit report, submitted on October 16, 2025, provides a wide variety of ECMs recommended to achieve 15.9% energy savings (12,397 MMBTUs). The ECM categories include upgrading lighting with LED, building envelope improvement, HVAC upgrades, and others. The Audit Report is included in **Appendix B**.

Vehicle policy and maintenance measures targeting overall vehicle usage will provide another 3.1% energy savings (2,450 MMBTUs). The supporting documentation for these policy and maintenance

measures are available in **Appendix C**.

MAPC developed estimates for energy savings through building operator certification trainings and **behavior-based energy programs** in schools, based on published research from the report Powering Down from the US Green Building Council's Center for Green Schools. These supplementary measures identify 1.05% additional energy savings (824 MMBTUs). Additional supplementary measures by completing the Building Operator Certification provides 1% of savings (613 MMTBUs). The supporting documentation is included in **Appendix D**.

iii. Energy Conservation Measures

Table 4 lists recommended energy conservation measures. References for each measure is included in the table, and these references are included as appendices to the Energy Reduction Plan. Projected annual MMBTU savings for each category (buildings, vehicles, water and sewer) are subtotaled to arrive at a municipal grand total of 16,284 MMBTUs.

Table 4. Estimated Energy Savings in Randolph Municipal Facilities

Measure		Status	Energy Data				Financial Data						Reference	
Category/Building	Energy Conservation Measure	Status (Completed with month/year or Planned Quarter/year)	Projected Annual Energy Savings				Projected Annual Cost Savings (\$)	Estimated Total Project Cost (\$)	Green Communities Grant* (\$)	Estimated Utility Incentives (\$)	Estimated Cost After Utility Incentives (\$)	Estimated Payback After Incentives (years)	Funding Source	Source for Energy Savings
			Electricity Savings (kWh)	Natural Gas Savings (therms)	Vehicle Gasoline (gallons)	Diesel Savings (Gallons)								
NATIVE UNIT TOTALS:			5,063,444	430,171	86,629	4,932	247,553	\$ 13,812,240		\$ 311,635	\$ 13,500,605	54.5		
John F. Kennedy Elementary School	Lighting	Planned FY26-31	4,807				\$1,250.26	\$13,752.82		\$1,683	\$12,070	9.7	Performance Contract	Trane Energy Reduction Plan
Margaret L. Donovan Elementary School	Lighting	Planned FY26-31	3,603				\$979.98	\$10,779.74		\$1,261	\$9,519	9.7	Performance Contract	Trane Energy Reduction Plan
Martin E. Young Elementary School	Lighting	Planned FY26-31	4,500				\$1,223.88	\$13,462.71		\$1,575	\$11,888	9.7	Performance Contract	Trane Energy Reduction Plan
Randolph Community Middle School	Lighting	Planned FY26-31	9,380				\$2,275.14	\$25,026.55		\$3,283	\$21,744	9.6	Performance Contract	Trane Energy Reduction Plan
Randolph High School	Lighting	Planned FY26-31	39,420				\$9,435.31	\$103,788.37		\$13,797	\$89,991	9.5	Performance Contract	Trane Energy Reduction Plan
School Administration Building	Lighting	Planned FY26-31	6,047				\$1,759.90	\$19,358.91		\$2,116	\$17,243	9.8	Performance Contract	Trane Energy Reduction Plan
Facilities Maintenance Building	Lighting	Planned FY26-31	16,104				\$4,687.01	\$51,557.16		\$5,636	\$45,921	9.8	Performance Contract	Trane Energy Reduction Plan
Stetson Hall / Old Town Hall	Lighting	Planned FY26-31	10,074				\$3,126.22	\$34,388.38		\$3,526	\$30,862	9.9	Performance Contract	Trane Energy Reduction Plan
Town Hall	Lighting	Planned FY26-7	14,028				\$3,313.22	\$36,445.43		\$4,910	\$31,535	9.5	Performance Contract	Trane Energy Reduction Plan
North Randolph Fire Station 2	Lighting	Planned FY26-31	556				\$149.19	\$1,641.07		\$194	\$1,447	9.7	Performance Contract	Trane Energy Reduction Plan
Fire Headquarters	Lighting	Planned FY26-7	10,432				\$2,540.13	\$27,941.44		\$3,651	\$24,290	9.6	Performance Contract	Trane Energy Reduction Plan
Turner Free Library	Lighting	Planned FY26-31	2,317				\$429.13	\$4,720.39		\$811	\$3,909	9.1	Performance Contract	Trane Energy Reduction Plan
Joseph J. Zapustas Ice Arena	Lighting	Planned FY26-31	6,144				\$2,565.76	\$28,223.38		\$2,150	\$26,073	10.2	Performance Contract	Trane Energy Reduction Plan
Imagination Station Snack Shack	Lighting	Planned FY26-31	116				\$29.10	\$320.05		\$41	\$279	9.6	Performance Contract	Trane Energy Reduction Plan
Randolph Intergenerational Community Center	Lighting	Planned FY26-31	0				\$0.00	\$0.00		\$0	\$0		Performance Contract	Trane Energy Reduction Plan
Belcher Park - Cochato Camp House	Lighting	Planned FY26-31	1,137				\$1,333.43	\$14,667.68		\$398	\$14,270	10.7	Performance Contract	Trane Energy Reduction Plan
Powers Farm Boathouse	Lighting	Planned FY26-31	130				\$36.18	\$397.95		\$45	\$353	9.8	Performance Contract	Trane Energy Reduction Plan
Salt Shed	Lighting	Planned FY26-31	9				\$2.55	\$28.05		\$3	\$25	9.8	Performance Contract	Trane Energy Reduction Plan
Sewer Building	Lighting	Planned FY26-31	983				\$569.54	\$6,264.96		\$344	\$5,921	10.4	Performance Contract	Trane Energy Reduction Plan
Corkin Building	Lighting	Planned FY26-31	1,443				\$410.81	\$4,518.86		\$505	\$4,014	9.8	Performance Contract	Trane Energy Reduction Plan
Food Pantry	Lighting	Planned FY26-31	728				\$207.51	\$2,282.59		\$255	\$2,028	9.8	Performance Contract	Trane Energy Reduction Plan
Pauline Street Building	Lighting	Planned FY26-31	466				\$132.85	\$1,461.30		\$163	\$1,298	9.8	Performance Contract	Trane Energy Reduction Plan
John F. Kennedy Elementary School	Envelope	Planned FY26-31	961	645			\$652.99	\$5,876.93		\$1,110	\$4,767	7.3	Performance Contract	Trane Energy Reduction Plan
Margaret L. Donovan Elementary School	Envelope	Planned FY26-31	541	1,137			\$838.22	\$7,544.02		\$1,554	\$5,990	7.1	Performance Contract	Trane Energy Reduction Plan

Measure		Status	Energy Data				Financial Data						Reference	
Category/Building	Energy Conservation Measure	Status (Completed with month/year or Planned Quarter/year)	Projected Annual Energy Savings				Projected Annual Cost Savings (\$)	Estimated Total Project Cost (\$)	Green Communities Grant* (\$)	Estimated Utility Incentives (\$)	Estimated Cost After Utility Incentives (\$)	Estimated Payback After Incentives (years)	Funding Source	Source for Energy Savings
			Electricity Savings (kWh)	Natural Gas Savings (therms)	Vehicle Gasoline (gallons)	Diesel Savings (Gallons)								
Martin E. Young Elementary School	Envelope	Planned FY26-31	600	3,840			\$2,497.34	\$22,476.10		\$4,818	\$17,658	7.1	Performance Contract	Trane Energy Reduction Plan
Randolph Community Middle School	Envelope	Planned FY28-9	1,876	2,642			\$2,000.26	\$18,002.35		\$3,827	\$14,175	7.1	Performance Contract	Trane Energy Reduction Plan
Randolph High School	Envelope	Planned FY27-8	3,154	5,619			\$3,908.20	\$35,173.82		\$7,846	\$27,328	7.0	Performance Contract	Trane Energy Reduction Plan
School Administration Building	Envelope	Planned FY26-31	121	650			\$449.90	\$4,049.08		\$823	\$3,226	7.2	Performance Contract	Trane Energy Reduction Plan
Facilities Maintenance Building	Envelope	Planned FY26-31	483	450			\$427.59	\$3,848.34		\$709	\$3,139	7.3	Performance Contract	Trane Energy Reduction Plan
Stetson Hall / Old Town Hall	Envelope	Planned FY26-7	403	424			\$404.83	\$3,643.49		\$650	\$2,993	7.4	Performance Contract	Trane Energy Reduction Plan
Town Hall	Envelope	Planned FY27-8	2,104	371			\$752.18	\$6,769.63		\$1,182	\$5,588	7.4	Performance Contract	Trane Energy Reduction Plan
North Randolph Fire Station 2	Envelope	Planned FY26-31	333	217			\$301.54	\$2,713.88		\$377	\$2,337	7.7	Performance Contract	Trane Energy Reduction Plan
Fire Headquarters	Envelope	Planned FY27-8	209	165			\$215.52	\$1,939.66		\$271	\$1,669	7.7	Performance Contract	Trane Energy Reduction Plan
Turner Free Library	Envelope	Planned FY26-31	695	108			\$267.80	\$2,410.20		\$373	\$2,037	7.6	Performance Contract	Trane Energy Reduction Plan
Joseph J. Zapustas Ice Arena	Envelope	Planned FY27-8	3,686	23			\$1,539.46	\$13,855.11		\$1,318	\$12,537	8.1	Performance Contract	Trane Energy Reduction Plan
Randolph Intergenerational Community Center	Envelope	Planned FY26-31	898	117			\$420.69	\$3,786.20		\$454	\$3,332	7.9	Performance Contract	Trane Energy Reduction Plan
Pauline Street Building	Envelope	Planned FY26-31	19	350			\$245.06	\$2,205.57		\$427	\$1,779	7.3	Performance Contract	Trane Energy Reduction Plan
John F. Kennedy Elementary School	Controls	Planned FY26-7	24,036	4,606			\$9,129.75	\$372,284.00		\$13,940	\$358,344	39.3	Performance Contract	Trane Energy Reduction Plan
Margaret L. Donovan Elementary School	Controls	Planned FY26-7	9,008	8,123			\$7,387.28	\$185,136.00		\$12,900	\$172,236	23.3	Performance Contract	Trane Energy Reduction Plan
Martin E. Young Elementary School	Controls	Planned FY26-7	10,500	4,250			\$5,438.97	\$291,500.00		\$8,775	\$282,725	52.0	Performance Contract	Trane Energy Reduction Plan
Randolph Community Middle School	Controls	Planned FY26-7	46,901	18,872			\$22,413.47	\$733,722.00		\$39,062	\$694,660	31.0	Performance Contract	Trane Energy Reduction Plan
Randolph High School	Controls	Planned FY26-7	65,700	32,106			\$33,744.70	\$1,677,500.00		\$61,522	\$1,615,978	47.9	Performance Contract	Trane Energy Reduction Plan
Facilities Maintenance Building	Controls	Planned FY26-31	2,147	1,500			\$1,581.49	\$83,600.00		\$2,551	\$81,049	51.2	Performance Contract	Trane Energy Reduction Plan
Stetson Hall / Old Town Hall	Controls	Planned FY26-7	5,037	2,422			\$3,161.87	\$140,476.00		\$4,669	\$135,807	43.0	Performance Contract	Trane Energy Reduction Plan
Town Hall	Controls	Planned FY26-7	29,225	1,592			\$7,996.59	\$22,500.00		\$12,139	\$10,361	1.3	Performance Contract	Trane Energy Reduction Plan
Town Hall	Controls	Planned FY26-7	2,900	152			\$789.40	\$7,500.00		\$1,197	\$6,303	8.0	Performance Contract	Trane Energy Reduction Plan
North Randolph Fire Station 2	Controls	Planned FY26-31	5,556	1,238			\$2,703.28	\$5,000.00		\$3,430	\$1,570	0.6	Performance Contract	Trane Energy Reduction Plan
Fire Headquarters	Controls	Planned FY26-31	3,477	942			\$1,788.24	\$12,500.00		\$2,347	\$10,153	5.7	Performance Contract	Trane Energy Reduction Plan
Turner Free Library	Controls	Planned FY26-31	2,317	154			\$627.82	\$26,800.00		\$996	\$25,804	41.1	Performance Contract	Trane Energy Reduction Plan
Department of Public Works Highway Office	Controls	Planned FY26-31	1,100	160			\$341.59	\$2,500.00		\$577	\$1,923	5.6	Performance Contract	Trane Energy Reduction Plan
Sewer Building	Controls	Planned FY26-31	197	392			\$506.20	\$2,500.00		\$539	\$1,961	3.9	Performance Contract	Trane Energy Reduction Plan
John F. Kennedy Elementary School	HVAC Upgrades	Planned FY26-31	4,807				\$1,250.20	\$32,000.00		\$1,682	\$30,318	24.3	Performance Contract	Trane Energy Reduction Plan
John F. Kennedy Elementary School	HVAC Upgrades	Planned FY26-7	9,614				\$2,500.41	\$1,520,000.00		\$3,365	\$1,516,635	606.6	Performance Contract	Trane Energy Reduction Plan
Margaret L. Donovan Elementary School	HVAC Upgrades	Planned FY26-31	5,405				\$1,470.02	\$24,000.00		\$1,892	\$22,108	15.0	Performance Contract	Trane Energy Reduction Plan
Martin E. Young Elementary School	HVAC Upgrades	Planned FY26-7	6,200				\$1,686.24	\$24,000.00		\$2,170	\$21,830	12.9	Performance Contract	Trane Energy Reduction Plan
Randolph Community Middle School	HVAC Upgrades	Planned FY26-31	14,070				\$3,412.67	\$60,000.00		\$4,925	\$55,075	16.1	Performance Contract	Trane Energy Reduction Plan
Randolph High School	HVAC Upgrades	Planned FY28-9	13,140				\$3,145.10	\$1,520,000.00		\$4,599	\$1,515,401	481.8	Performance Contract	Trane Energy Reduction Plan
Fire Headquarters	HVAC Upgrades	Planned FY26-31	1,739	235			\$658.34	\$60,000.00		\$891	\$59,109	89.8	Performance Contract	Trane Energy Reduction Plan

Measure		Status	Energy Data				Financial Data						Reference	
Category/Building	Energy Conservation Measure	Status (Completed with month/year or Planned Quarter/year)	Projected Annual Energy Savings				Projected Annual Cost Savings (\$)	Estimated Total Project Cost (\$)	Green Communities Grant* (\$)	Estimated Utility Incentives (\$)	Estimated Cost After Utility Incentives (\$)	Estimated Payback After Incentives (years)	Funding Source	Source for Energy Savings
			Electricity Savings (kWh)	Natural Gas Savings (therms)	Vehicle Gasoline (gallons)	Diesel Savings (Gallons)								
Pauline Street Building	HVAC Upgrades	Planned FY26-31	350	225			\$253.88	\$25,000.00		\$393	\$24,607	96.9	Performance Contract	Trane Energy Reduction Plan
John F. Kennedy Elementary School	Boilers	Planned FY26-31		2,763			\$1,726.70	\$1,440,000.00		\$3,316	\$1,436,684	832.0	Performance Contract	Trane Energy Reduction Plan
Margaret L. Donovan Elementary School	Boilers	Planned FY26-31		3,249			\$1,974.82	\$1,080,000.00		\$3,899	\$1,076,101	544.9	Performance Contract	Trane Energy Reduction Plan
Martin E. Young Elementary School	Boilers	Planned FY26-31		2,250			\$1,367.60	\$1,314,000.00		\$2,700	\$1,311,300	958.8	Performance Contract	Trane Energy Reduction Plan
Facilities Maintenance Building	Boilers	Planned FY26-31		1,500			\$956.61	\$864,000.00		\$1,800	\$862,200	901.3	Performance Contract	Trane Energy Reduction Plan
Stetson Hall / Old Town Hall	Boilers	Planned FY26-31		1,817			\$1,199.40	\$468,000.00		\$2,180	\$465,820	388.4	Performance Contract	Trane Energy Reduction Plan
Randolph Intergenerational Community Cen	Boilers	Planned FY26-31		335			\$445.95	\$180,000.00		\$402	\$179,598	402.7	Performance Contract	Trane Energy Reduction Plan
Food Pantry	Boilers	Planned FY26-31		350			\$227.50	\$41,400.00		\$420	\$40,980	180.1	Performance Contract	Trane Energy Reduction Plan
Stetson Hall / Old Town Hall	Replace Chiller	Planned FY26-7	8,059				\$2,500.91	\$350,000.00		\$2,821	\$347,179	138.8	Performance Contract	Trane Energy Reduction Plan
Joseph J. Zapustas Ice Arena	Replace Chiller	Planned FY28-9	78,000				\$32,573.15	\$580,000.00		\$27,300	\$552,700	17.0	Performance Contract	Trane Energy Reduction Plan
Martin E. Young Elementary School	Pumps	Planned FY26-31	12,500				\$3,399.67	\$50,000.00		\$4,375	\$45,625	13.4	Performance Contract	Trane Energy Reduction Plan
Randolph Community Middle School	Pumps	Planned FY26-31	16,500				\$4,002.06	\$56,000.00		\$5,775	\$50,225	12.5	Performance Contract	Trane Energy Reduction Plan
J F Kennedy ES	School Behavior Based Savings Program	Planned FY26-31	30,272				\$4,238.00	\$5,000.00		\$0	\$5,000	1.2	Grant Funding/Capital Investment	MAPC Calculations, Appendix D
Margaret L. Donovan ES	School Behavior Based Savings Program	Planned FY26-31	21,840				\$3,058.00	\$5,000.00		\$0	\$5,000	1.6	Grant Funding/Capital Investment	MAPC Calculations, Appendix D
Martin E Young ES	School Behavior Based Savings Program	Planned FY26-31	21,366				\$2,991.00	\$5,000.00		\$0	\$5,000	1.7	Grant Funding/Capital Investment	MAPC Calculations, Appendix D
Randolph Community MS	School Behavior Based Savings Program	Planned FY26-31	69,939				\$9,791.00	\$5,000.00		\$0	\$5,000	0.5	Grant Funding/Capital Investment	MAPC Calculations, Appendix D
Randolph HS	School Behavior Based Savings Program	Planned FY26-31	98,100				\$13,734.00	\$5,000.00		\$0	\$5,000	0.4	Grant Funding/Capital Investment	MAPC Calculations, Appendix D
Applicable to all Town and School Buildings	Building Operator Certification (BOC)	Planned FY26-31	47,828	4,496			\$6,695.91	\$5,000.00		\$0	\$5,000	0.7	Grant Funding/Capital Investment	MAPC Calculations, Appendix D
Buildings Subtotal	MMBTU Saved:	13,834	816,337	110,487	-	-	\$ 247,553	\$ 13,812,240	\$ -	\$ 311,635	\$ 13,500,605	54.54		
Vehicle Policy	Policies that Affect Fleet Gas and Diesel Usage	Planned FY26-31			2,450	-					\$ -		Grant Funding/Capital Investment	MAPC Calculations, Appendix C
Vehicle Subtotal	MMBTU Saved:	2,450	0	0	2,450	-	\$ -	\$ -	\$ -	\$ -	\$ -	-		
Total MMBTU Saved		16,284	2,785	11,049	2,450	-								

*Please note that the 'Green Communities Grant' column is for reference only and will be filled in based on the designation and future competitive grant requests.

C. Summary of Long-Term Energy Reduction Goals – Beyond 5 Years

A. Municipal Buildings (including schools)

To better strategize for the long-term maintenance and management of municipal buildings, Town staff will work with school and town staff as well as outside consultants, when necessary, to assess and document the condition of major municipal and school buildings. In addition to exposing continuing opportunities for energy use reductions, this effort will provide the Town with a clear, long-term asset management strategy for the effective budgeting and maintenance of buildings.

B. Vehicles (including schools)

The Fuel-Efficient Vehicle policy will have become engrained within municipal purchasing practices after 5 years. The Town is committed to exploring and replacing vehicles with comparable battery electric, plug-in hybrid, and hybrid electric models, where feasible. While the Town will work towards complete electrification in the long run, the Town will likely be considering hybrid vehicles especially given the current market limitations on electric options for large vehicles. The Town will also seek to explore even more efficient policies and tracking systems to enable more efficiency. Additional measures include implementing an anti-idling policy, closely monitoring tire air pressure and using efficient tires, and 100% synthetic oil to reduce the number of annual oil changes needed. These additional measures, detailed in Table 5, provide more opportunity for energy savings and increase the town's savings from about 17.7% to 20.8%.

C. Perpetuating Energy Efficiency

An annual municipal audit by Town and Schools staff can tap into the knowledge of the employees who use and maintain the building every day. It can empower building staff to develop a detailed repair and management schedule and collect data on problems and inefficiencies that may be missed by traditional third-party audits.

The Town of Randolph will grow its capacity to retrofit and build more efficient facilities, purchase more efficient vehicles, and illuminate the Town through more efficient lighting throughout the 5-year period. These practices will become more engrained in the culture of the Town and will provide opportunities to instill the ethos into additional policies and programs for more dedicated long-term funding streams and strategies.

The Town may consider developing an energy reinvestment plan/mechanism to reinvest the savings from energy conservation measures into additional energy efficiency measures.

V. Appendix A: Table 3A - Municipal Energy Consumption for FY 2024

Table 3a: Municipal Energy Use Baseline (FY2024)

Facility	Electric		Gas		Oil		Gasoline		Diesel		Total MMBTU
	kWh	MMBTU	therms	MMBTU	Gallons	MMBTU	Gallons	MMBTU	Gallons	MMBTU	
Corkin Building	14,811	51	2,090	209							260
DPW Highway Barn	9,915	34	7,460	746							780
DPW Sewer Building	7,657	26	2,022	202							228
Old Town Hall (Stetson Hall)	122,480	418	12,021	1,202							1,620
Pauline St Building Maintenance	6,402	22	969	97							119
School Administration Building	40,733	139									139
Town Hall	567,327	1,936	10,683	1,068							3,004
Cochato Camp House at Belcher Park	3,456	12	570	57							69
Powers Farm Boathouse	13	0									0
Randolph Intergenerational Community Center	247,881	846	512	51							897
Zapustas Ice Rink	855,254	2,918	730	73							2,991
Turner Free Library	215,600	736	2,672	267							1,003
Apartment Units	8,417	29	1,689	169							198
Fire Headquarters	73,225	250	4,643	464							714
North Randolph Fire Station	71,200	243	6,109	611							854
Highway Office	30,481	104	1,619	162							266
Salt Shed	17	0									0
Food Pantry	7,683	26	2,714	271							298
Mechanics Shop	6,847	23			1,922	267					291
Water Building	6,847	23	3,218	322							345
J F Kennedy ES	302,720	1,033	38,736	3,874							4,906
Margaret L Donovan ES	218,400	745	34,569	3,457							4,202
Martin E Young ES	213,680	729	57,863	5,786							6,515
Randolph Community MS	699,387	2,386	75,913	7,591							9,978

Randolph HS	981,000	3,347	164,123	16,412							19,759
Tower Hill School (former)	71,360	243	18,708	1,871							2,114
Buildings Subtotal	4,782,793	16,319	449,633	44,963	1,922	267					61,549
Pump Stations	172,979	590	61	6							596
Water/Sewer Subtotal	172,979	590	61	6							596
FB Merrick Cir HH 1-3	115	0									0
FB Merrick Cir HH 1-5	163	1									1
P95 N Main St Access Point (AP)	28	0									0
Traffic & Street Lights	64,224	219									219
Traffic and Fire	9,061	31									31
Street Lights/Traffic Lights Subtotal	73,591	251									251
Randolph HS field lights	28,400	97									97
Williams Gazebo	259	1									1
Fountain at Crawford Square park	5,422	18									18
Open Space Subtotal	34,081	116									116
Vehicles Subtotal							86,629	10,742	35,483	4,932	15,674
TOTAL ENERGY USE	5,063,444	17,276	449,694	44,969	1,922	267	86,629	10,742	35,483	4,932	78,187

VI. Appendix B: 2025 Energy Audit Report – TRANE

Please find the report here:

<https://drive.google.com/file/d/1WE7X8Zww07d0L4otwyBNiLLqTxrYo8ya/view?usp=sharing>

VII. Appendix C: MAPC Vehicle Calculations

Table 5: Policies that Affect Fleet Gas and Diesel Usage

Anti-Idling Policy**		Notes
All FY 2024 Gasoline Usage (Gallons)**	86,629	
All FY 2024 Diesel Usage (Gallons)	35,483	
Percent Savings	10%	Idling vehicles contribute significantly to air pollution and waste fuel, increasing fleet management costs. Municipalities across the commonwealth and the nation have seen significant cost and greenhouse gas emission reductions since implementing Town-wide “no idling” policies for municipal vehicles.*
Gallons Gasoline Saved per Year	8,663	
Gallons Diesel Saved per Year	3,548	
MMBTUs Saved per Year	1,531	
Closely Monitor Tire Air Pressure and Use Fuel Efficient Tires		
All FY 2024 Gasoline Usage (Gallons)	86,629	
All FY 2024 Diesel Usage (Gallons)	35,483	
Percent Savings	4%	Maintaining appropriate air pressure in vehicle tires can decrease that vehicles fuel consumption by as much as 4%.*
Gallons Gasoline Saved per Year	3,465	
Gallons Diesel Saved per Year	1,419	
MMBTUs Saved per Year	613	
Use 100% Synthetic Oil		
All FY 2024 Gasoline Usage (Gallons)	86,629	
All FY 2024 Diesel Usage (Gallons)	35,483	
Percent Savings	2%	The use of 100% synthetic oils reduces fuel consumption, the number of annual oil change and labor costs.*
Gallons Gasoline Saved per Year	1,733	

Gallons Diesel Saved per Year	710	
MMBTUs Saved per Year	306	
Total MMBTUs	2,450	
* http://www.fueleconomy.gov/feg/pdfs/OwnerRelatedFuelEconomyImprovements.pdf		

VIII. Appendix D: MAPC Behavior-Based Energy Savings

A School Behavior-Based Energy Use Reduction Program will allow The Town of Randolph to not only better understand the inefficiencies in their building operations but will also help them implement programs that will work synergistically with their existing investments in energy infrastructure in school buildings. Further, this program can support or expand school curriculum by using “buildings as a teaching tool” for students. MAPC assumed a conservative 10% savings per year for electricity use in each school in Randolph. See Table 6.

Table 6: School Behavior-Based Savings Program

School	MMBTU Electricity FY 2024	Reduction from Program	MMBTU Saved Electricity (Annual)	kWh Saved Electricity (Annual)	Cost Savings Electricity (Annual)
J F Kennedy ES	1,033	10%	103.3	30,272	\$4,238
Margaret L Donovan ES	745	10%	74.5	21,840	\$3,058
Martin E Young ES	729	10%	72.9	21,366	\$2,991
Randolph Community MS	2,386	10%	238.6	69,939	\$9,791
Randolph HS	3,347	10%	334.7	98,100	\$13,734
Total	8,241		824	241,516	\$ 33,812

Schools in the region that have created a behavior-based energy conservation program have achieved dramatic reductions in electricity use, ranging from 20 to 30%, as a direct result of the behavior-based strategies. More information can be found in the Powering Down report the US Green Building Council’s Center for Green Schools at <http://centerforgreenschools.org/sites/default/files/resource-files/Behavior-based-Efficiency.pdf>.

In 2016, four MAPC communities (Hamilton, Wenham, Salem and Swampscott), hired a consultant to oversee the implementation of a behavior-based energy reduction program in one school in each school district. The programs used a faculty lead to work with students that developed programs to ensure everyday energy savings – such as lights being turned off – as well as larger weekly savings, such as powering down all applicable electronics by end of day Friday. The programs also connected students to the facilities staff. In this way, students became an extension of the facilities staff to help monitor issues and check up on set points.

Based on MAPC’s program with the four schools, MAPC would recommend budgeting about \$15,000 to \$20,000 for a consultant. Hiring a consultant is recommended. Each school would also want to set aside about \$500 to \$1000 per year to pay for materials the students may need to implement their behavioral awareness programs.

The Town of Randolph also recently hired a Municipal Energy Manager through the Mass Save’s Municipal Energy Manager Grant. Kai Mueller, who serves in this position, could be a valuable resource to support or oversee school-based behavioral energy programs.

Building Operator Certification

The Building Operator Certification (BOC) suggests that based on evaluated programs, the certification will have an average savings of 1% of the total building energy use for the town and schools. This translates to:

- 16,319 kWh per year
- 44,963 therms per year

These savings are equivalent to 613 MMBTUs per year in potential BOC savings. This is equivalent to 1% of total use.

Source: <http://www.theboc.info/wp-content/uploads/2017/02/BOC-Energy-Savings-FAQ-2.0-web.pdf>

IX. Appendix E: MMBTU Conversion Chart – DOER

MMBTU Conversion Chart

Fuel Energy Content of Common Fossil Fuels per DOE/EIA

BTU Content of Common Energy Units – (1 million BTU equals 1 MMBTU)

1 kilowatt hour of electricity = 0.003412 MMBTU 1 therm = 0.1 MMBTU
1 ccf (100 cubic foot) of natural gas = 0.1028 MMBTU (based on U.S. consumption, 2007) 1 gallon of heating oil = 0.139 MMBTU
1 gallon of propane = 0.091 MMBTU 1 cord of wood = 20 MMBTU
1 gallon of gasoline = 0.124 MMBTU (based on U.S. consumption, 2007) 1 gallon of E100 ethanol = 0.084 MMBTU
1 gallon of E85 ethanol = 0.095 MMBTU 1 gallon of diesel fuel = 0.139 MMBTU
1 gallon of B100 biodiesel = 0.129 MMBTU 1 gallon of B20 biodiesel = 0.136 MMBTU³ 1 gallon of B10 biodiesel = 0.137 MMBTU 1 gallon of B5 biodiesel = 0.138 MMBTU⁷
1 barrel of residual fuel oil = 6.287 MMBTU

RANDOLPH'S DRAFT ENERGY REDUCTION PLAN*Ordinance Subcommittee meeting on November 11, 2025***Questions and Answers****1) Why does the North Fire Station use so much energy relative to its size and why are building envelope improvements needed although the building is only eight years old?**

Per available data, the North Randolph Fire Station uses more annual electricity and gas than the Central Fire Station even though it is smaller. The combination of these factors gives the North Randolph Fire Station a higher Energy Use Intensity (EUI) as the calculation is dependent on the square footage. In general, new buildings can have higher energy usage than comparable older buildings due to higher ventilation requirements, so that could be one reason to explain the higher energy usage. Preliminary analysis identified that while the North Randolph Station has similar energy usage as the Central Station in the summer months, energy use in the winter is much higher. This could come from higher temperature settings or issues with the heating system. The Town will investigate this further.

2) If the Town of Randolph was awarded state grant funds to install solar panel and battery storage systems at one of the town schools, would the Town own the systems?

Yes. The Town recently submitted an application for grant funding for a study of solar panels with battery storage at school buildings with a goal of evaluating all sites and identifying the optimal location. A separate application will be submitted for construction funding which would be used to purchase and install the solar panels and battery storage system under Town ownership. This means the financial proceeds and the energy from any electricity generated by the solar panels and stored in the batteries would directly benefit the Town and the school district.

3) How many of the five eligibility criteria of the Green Communities program of the MA Department of Energy Resources does Randolph fulfill?

To date, Randolph has completed three of the required criteria: 1. as-of-right siting of clean energy facilities; 2. expedited permitting for clean energy facilities; and 3. adoption of the Stretch Code for energy-efficient buildings. The two remaining criteria are the adoption of the Energy Reduction Plan, currently under consideration by the Town Council, and of the Fuel-Efficient Vehicle Policy. The Fuel Efficient Vehicle policy has been drafted and is in the process of being signed by the Town Manager and Superintendent. The application deadline for the Green Communities program is December 30, 2025.

4) How does the estimated payback period calculation in Table 4 on page 17 of the Energy Reduction Plan work?

The column "Estimated Payback After Incentives (years)" shows how many years it takes for the listed energy efficiency projects to be fully paid off and start yielding a financial return for the town. The value of the estimated payback period is calculated as follows:

$$\frac{\text{Estimated [Project] Cost After Utility Incentives (\$)}}{\text{Project Annual Cost Savings (\$)}}$$

For example, a project to install more efficient LED lighting at Randolph High School costs an estimated total of \$103,788.37. After accounting for utility incentives for lighting, the project cost is reduced to \$89,991. Divided by the expected annual cost savings of \$9,435.31 thanks to the more efficient lighting, it will take 9.5 years for the Town's investment of \$89,991 to be fully paid off. After that, the Town will save \$9,435.31 on its annual operating expenses.

In reviewing the table on pages 17-19 of the proposed plan, one can see payback periods ranging from 0.40 years to 958.8 years. These figures can more readily be broken down into two categories: less than 20 years and greater than 20 years.

A total of 53 different projects fall into the first category, and collectively they require an average of 8.2 years for payback. These projects, such as installing new lighting, making improvements to building envelopes, and some modest HVAC upgrades, would be undertaken to improve town and school buildings, while also contributing significantly to energy efficiency goals.

The longer-term category includes 21 projects with an average return on investment in 284.5 years. These would include large investments such as new boilers and HVAC units that would be required primarily due to end of life of the equipment, but would have a secondary benefit of reducing energy costs somewhat.

It must be noted that the calculated payback period across all energy efficiency projects does not take into account potential grants which the Town intends to apply for. If the Town is awarded substantive grant funding through state programs like Green Schools Works, Transforming Energy in Schools Initiative, the Municipal Vulnerability Program (MVP), or Green Communities, the payback period can be brought down substantially.

5) Will the projects outlined in the Energy Reduction Plan reduce gas-powered energy use and increase electricity-powered energy use?

Yes. Energy efficiency projects like building envelope upgrades (e.g. air-sealing or improved insulation) and/or switching the source of space heating from gas boilers or furnaces to electric heat pumps will reduce the overall building energy use. In addition, by phasing out gas-powered heating and replacing it with electric heat pumps, energy use through gas combustion goes down and energy use through electricity goes up. Despite the increase in energy use from electricity from heat pumps, overall energy use will still be significantly lower than before thanks to the [large energy efficiency advantages of heat pumps versus gas heating](#) (#9 below). The process of phasing out the use of fossil fuel equipment in buildings is called building electrification, which is part of the stated energy policy of Massachusetts.

6) Do heat pumps use more energy than natural gas heating equipment like boilers and furnaces for indoor heating?

No. In fact, Heat pumps use roughly [three \(air-source heat pumps\) to five \(ground-source heat pumps\) times less energy](#) to heat the same area of indoor space compared to gas boilers and furnaces. Gas-powered heating systems like boilers or furnaces burn fossil fuels to generate heat energy. On the other hand, electricity-powered heat pumps draw existing heat energy from the surrounding air or ground and distribute it around the room. Like air conditioners, heat pumps can also provide cooling by drawing out indoor heat energy and moving it outside. The Massachusetts Department of Energy Resources provides more [information about air source heat pumps and ground source heat pumps](#).

Though heat pumps use much less energy than gas heating systems, this does not mean that the energy costs of heating with a heat pump are necessarily lower than with gas heating. In Massachusetts, a unit of energy from electricity is currently more expensive than a unit of energy from natural gas combustion. Whether or not heating from a heat pump compared to natural gas is cheaper [depends on customer usage and their electric utility](#). Mass Save provides a helpful [Heating Comparison Calculator](#) to get cost estimates for different heating systems.

7) Is geothermal heating and cooling (aka, ground-source heat pumps) an option for Randolph?

Ground-source heat pumps are the most energy-efficient and environmentally friendly heating and cooling option for residential and commercial buildings. They use approximately five times less energy than gas heating equipment. However, upfront costs tend to be high due to the necessary drilling involved in the installation, in addition to any building system improvements needed to tie into geothermal sources.

However, upfront costs can be reduced significantly through government and utility incentives. For example, [MassCEC estimates](#) that the cost of a ground-source heat pump for a 2,000 sf home can be reduced from \$45,000 to \$18,500 after accounting for utility, state and federal incentives.

8) What about the geothermal network in Framingham?

Eversource inaugurated the country's first utility-owned geothermal network in Framingham, MA in June 2024. The network of geothermal piping and ground-source heat pumps connects 36 buildings encompassing 125 customer accounts in a Framingham neighborhood and provides ultra-efficient heating and cooling.

Eversource created this useful [2-minute explainer video about networked geothermal](#). More information about onsite progress can be found on the [project page](#).

9) What are the potential benefits of installing solar panels onsite together with electric heat pumps?

The potential benefit of these measures is to reduce building utility costs dramatically, potentially to \$0, and improve building energy resilience – in short, creating a [“net zero” building](#) which can fully produce the electricity needed to cover its own electricity demand. This also means that the building burns no fossil fuels.

By electrifying heating (replacing gas boilers with heat pumps) and cooking systems (replacing gas stoves with induction stoves), buildings can run fully on electricity and require no more gas supply. The addition of solar panels ensures that a building can generate electricity onsite, which reduces the need for outside, utility-supplied electricity. Coupled with onsite battery storage and ambitious energy efficiency measures like triple-pane windows and improved insulation and air-sealing, it is possible to almost completely bring down utility costs and the supply of outside energy.

The MA Department of Energy Resources provides a helpful [list of case studies of net-zero residential and commercial buildings](#). The architecture firm SMMA provides [more information about net-zero school buildings](#) on its website.

10) What is the policy of the Massachusetts School Board Authority (MSBA) on funding for schools which have previously received MSBA funds and are then demolished for new construction?

To research this question, staff spoke with a representative of the MSBA. Per that conversation, it was learned that while the MSBA does not preclude a community from applying for the rebuilding of a school building that previously had an MSBA investment, they do require that the community analyzes renovation, addition, and demolition during the investigatory process. And, further, if the MSBA investment is less than 20 years of age, the MSBA will determine if their prior investment should be “recaptured” as part of the new award. Effectively, they look at the value of the prior investment and how long it has been in place, and then they could potentially deduct from the new award a proportionate share of their prior investment. The calculation would be done at the time that schematic design is complete and local voters have approved the project. Per MSBA records, Randolph High School has received 2 investments that are less than 20 years old. These include \$750,000 for roof repair (2013) and \$2.1 million for replacement of windows and doors (2014).

In addition, while the federal government does not have a specific policy regarding how long grant fund expenditures should remain in place, some potential exists that they could seek to reclaim funds if their investment has not seen its full benefit. The Town’s ARPA consultant recommends that, should the Town consider demolishing the high school building, it should document how any investment has been used during the time period of its existence. In recent years, the Town has invested just under \$2.8 million in ARPA funds for the Codman Square Health Clinic which had a soft opening the week of November 17th, and the School District has invested just over \$3.1 in ESSER funds at RHS for a science and engineering lab, replacement boiler, and other projects.

Council Order: 2025-080

**Introduced by: Town Manager Brian Howard
November 24, 2025**

Request for the Town Council to Adopt a Green Communities Energy Reduction Plan

The Randolph Town Council hereby adopts the attached Energy Reduction Plan addressing energy conservation measures for Town buildings and facilities in an effort to reduce energy consumption by 20% within 5 years, to be implemented under the oversight and direction of the Town Manager, as the Town Manager determines is in the best interests of the Town of Randolph.

October 31, 2025

Section N, Item 1.

To Town Councilor Natasha Clerger,

Thank you for the generous donations to Randolph Amvets. All donations go to help Veterans.

Signed; Randolph Amvets members
Gary Szymczuk, Post 51 Adjutant

A handwritten signature in blue ink, appearing to read "Gary Szymczuk", with a long, sweeping underline.

Town of Randolph



HOLIDAY GIFT DRIVE

TOYS AND GIFT CARDS

The Town of Randolph is still accepting
donations of Toys and Gift Cards!
Your generosity will directly support families
in need right here in our community
If you haven't had a chance to donate yet,
please stop by or mail to:

RANDOLPH INTERGENERATIONAL COMMUNITY CENTER
MONDAY TO FRIDAY: 9:00 AM TO 7:00PM
128 PLEASANT STREET
RANDOLPH, MA 02368

**Help make the season brighter for local
children this year**

For more information :
781-961-0930 X 102



November 19, 2025

Town Council
Town of Randolph
41 South Main St.
Randolph, MA 02368

**Re: Important Information—Price Changes
& Municipal Emergency/Trouble Procedure**

Dear Members of the Council:

At Comcast, we are committed to delivering the products and services that matter most to our customers in your community, as well as exciting experiences they won't find anywhere else. We are also focused on making our Xfinity network stronger in order to meet our customers' current needs and future demands.

As we continue to invest in our network, products, and services, the cost of doing business rises. While we absorb some of these costs, these cost increases can affect service pricing. As a result, starting December 20, 2025, prices for certain services and fees will be increasing. Please see the enclosed Customer Notice for more information.

Customers will begin to receive notice of these prices changes within their bill statements starting November 20, 2025.

We also wanted to once again share the emergency/trouble reporting procedure in the event a municipal building experiences issues with downed cable drops, public, education and government (PEG)/Local Access channels or need our technical or construction staff on-site during an emergency.

Should you have any questions about this information, please do not hesitate to contact me at **Catherine_Maloney@comcast.com**.

Very truly yours,

Catherine Maloney

Catherine Maloney, Sr. Manager
Government Affairs



Important Information

XOC_Municipal Building – Emergency/Trouble Reporting Procedures

November 2025

Please find below the emergency/trouble reporting procedure in the event a **municipal building** experiences issues with downed cable drops, public, education and government (PEG)/Local Access channels or to have our technical or construction staff on-site during an emergency.

- **STEP 1 Call 1-877-359-1821 (24/7 – XOC)**
- **STEP 2 Select Option # 1 – Municipalities, Utilities, Police & Fire**
- **STEP 3 Prompted for Reason for Call:**
 - Option # 1 – Down Wires (prompted to enter zip code)
 - Option # 2 – Pole hits, pole transfers and other non channel related Municipal Issues
 - Option # 3 - PEG (public, education or government) or Local Access Channels
- **STEP 4 Speak with Rep. and obtain job reference #**

Please find below the emergency/trouble reporting procedure in the event a **municipal building** experiences **INET Issues:**

- **STEP 1 Call 1-877-359-1821 (24/7 – XOC)**
- **STEP 2 Listen to full menu of choices (DO NOT select Option #1 Municipalities) and Select Option # 5 – NSD Support including Network and facility events**
- **STEP 3 Speak with Rep. and obtain job reference #**

The above steps will put you in touch with our Northeast Excellence Operations Center (XOC) and/or Dispatch teams, 24-hours a day, and seven days a week. ***Please note the XOC telephone number listed above IS NOT for public dissemination.***

Important information regarding our Xfinity services and pricing

Effective December 20, 2025

Xfinity TV	Current	New
Limited Basic (Includes Broadcast TV Fee)	\$40.45	\$43.90
Choice TV Select - with TV Box (Flex upgrade)	\$60.00	\$62.00
Choice TV (Includes Broadcast TV Fee)	\$65.20	\$69.15
Popular TV (Includes Broadcast TV Fee and Regional Sports Fee)	\$102.10	\$106.15
Ultimate TV (Includes Broadcast TV Fee and Regional Sports Fee)	\$135.50	\$140.85
Genre Packs		
Sports & News (Includes Regional Sports Fee)	\$31.90	\$32.00
Ultimate TV Tier (Includes Regional Sports Fee)	\$33.40	\$34.70
HBO	\$16.99	\$18.49
HBO Max	\$16.99	\$18.49
Paramount+ with SHOWTIME	\$12.00	\$13.00
Franchise Costs	\$0.88	\$0.98

Xfinity TV Service Fees (Included in package price where noted)	Current	New
Broadcast TV Fee	\$30.20	\$33.65
Regional Sports Fee – Popular TV and Sports & News	\$1.90	\$2.00
Regional Sports Fee – Ultimate TV and Ultimate TV tier	\$15.30	\$16.70

Xfinity Equipment	Current	New
TV Box	\$12.00	\$14.00

Important Information Regarding Your Xfinity Services and Pricing...Continued

Services No Longer Available for New Subscriptions

Effective December 20, 2025

Package	Current	New	Video Current	Video New	Additional Current	Additional New
HD Complete XF	\$256.99	\$262.49	\$140.99	\$145.74	\$116.00	\$116.75
HD Premier Sports Bundle	\$237.99	\$243.49	\$119.49	\$123.99	\$118.50	\$119.50
HD Premier XF Bundle	\$237.99	\$243.49	\$120.99	\$124.74	\$117.00	\$118.75
Super Triple Play	\$213.99	\$219.49	\$99.49	\$96.24	\$114.50	\$123.25
Super+ More	\$213.99	\$219.49	\$94.99	\$91.99	\$119.00	\$127.50
HD Preferred Plus XF	\$212.99	\$218.49	\$90.99	\$94.74	\$122.00	\$123.75
HDPrexTP5pk	\$209.99	\$215.49	\$92.49	\$95.49	\$117.50	\$120.00
Premier Double Play	\$204.99	\$210.49	\$121.49	\$126.24	\$83.50	\$84.25
Super+	\$203.99	\$209.49	\$107.99	\$104.74	\$96.00	\$104.75
HD Plus Triple Play	\$202.99	\$208.49	\$83.99	\$86.99	\$119.00	\$121.50
Signature+ More	\$202.99	\$208.49	\$73.99	\$70.24	\$129.00	\$138.25
HD Preferred XF Bundle	\$192.99	\$198.49	\$72.49	\$74.99	\$120.50	\$123.50
Super Double Play	\$184.99	\$190.49	\$99.49	\$95.99	\$85.50	\$94.50
Signature Triple Play	\$183.99	\$189.49	\$67.99	\$64.49	\$116.00	\$125.00
Signature+	\$183.99	\$189.49	\$79.99	\$75.49	\$104.00	\$114.00
Preferred XF Bundle	\$182.99	\$188.49	\$63.99	\$65.99	\$119.00	\$122.50
HD Extra Bundle	\$177.99	\$183.49	\$58.49	\$60.74	\$119.50	\$122.75
Select+ More	\$172.99	\$178.49	\$62.49	\$64.49	\$110.50	\$114.00
Extra XF Bundle	\$169.99	\$175.49	\$50.49	\$52.99	\$119.50	\$122.50
Preferred Double Play	\$166.99	\$172.49	\$74.49	\$77.74	\$92.50	\$94.75
Select Triple Play	\$163.99	\$169.49	\$59.99	\$61.74	\$104.00	\$107.75
Value Plus Triple Play	\$157.99	\$163.49	\$54.24	\$56.49	\$103.75	\$107.00
Signature Double Play	\$154.99	\$160.49	\$68.99	\$64.99	\$86.00	\$95.50
Select+	\$153.99	\$159.49	\$67.99	\$70.99	\$86.00	\$88.50
Standard+ More	\$143.99	\$149.49	\$43.49	\$45.49	\$100.50	\$104.00
Economy Pro	\$135.99	\$141.49	\$39.99	\$41.49	\$96.00	\$100.00
Select Double Play	\$134.99	\$140.49	\$58.99	\$61.99	\$76.00	\$78.50
Basic Pro Triple	\$127.99	\$133.49	\$21.99	\$21.99	\$106.00	\$111.50
Standard+	\$126.99	\$132.49	\$50.24	\$52.74	\$76.75	\$79.75
Economy Double Play	\$114.99	\$120.49	\$36.49	\$39.24	\$78.50	\$81.25
Choice Triple Play	\$112.99	\$118.49	\$6.24	\$7.75	\$106.75	\$110.74
Internet Pro Plus Double W/HBO	\$109.99	\$115.49	\$39.49	\$42.99	\$70.50	\$72.50
Internet Pro Plus Double W/Showtime	\$106.99	\$112.49	\$30.49	\$32.99	\$76.50	\$79.50
Internet Plus	\$102.99	\$108.49	\$33.74	\$37.49	\$69.25	\$71.00
Choice Double Play	\$102.99	\$108.49	\$25.74	\$28.24	\$77.25	\$80.25
Netflix,HBO Max,SH,MGM+,DVR	\$63.97	\$66.47				
Digital Economy Package	\$39.95	\$40.50				

Services No Longer Available for New Subscriptions Continued...

Package	Current	New	Video Current	Video New	Additional Current	Additional New
Digital Preferred Tier W/HBO	\$36.99	\$38.49				
Choice Limited TV	\$35.00	\$35.50				
HBO Max, MGM+, DVR	\$33.98	\$35.48				