



PLANNING BOARD MEETING

Tuesday, February 22, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

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

A. Call to Order - Roll Call

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 2/8/22

D. Public Speaks

E. Public Hearings

F. Old/Unfinished Business

G. New Business

1. Goals and objectives of the 2017 Comprehensive Master Plan

H. Staff Report

I. Board Comments

J. Adjournment

Notification of Upcoming Meeting Dates

1. Upcoming Meeting Dates

3/8/22, 3/22/22

4/12/22 and 4/26/22

5/10/22 and 5/24/22

COMPREHENSIVE MASTER PLAN ↔ COMMUNITY HEALTH PLAN

LAND USE			Primary Responsibility	Time Frame				Supporting Entities							
				Short	Medium	Long	Ongoing								
Master Plan Task		Community Wellness Plan Goal													
LU1	Review and update zoning to encourage mixed-use and strategic commercial development.	10.4 To preserve a welcoming, engaged and connected community, implement housing and economic development strategies that prevent displacement; promote economic stability, homeownership and wealth generation; and increase affordable housing and a variety of housing types that meet the accessibility and service needs of Randolph residents across income levels and across all life stages. 13.2 Make zoning and related policy changes that allow for the production of naturally occurring affordable housing stock (accessory dwelling units, multi-family and multi-generational housing) in all neighborhoods and to allow for more density in compatible locations.	Planning Board Town Council	X											
LU2	Update the current design review regulations to enhance design guidelines and extend design review to more types of development.		Planning Board Town Council	X											
LU3	Identify and market priority sites to attract new development.		Planning Dept.	X											
LU4	Clearly “brand” and promote the Crawford Square area as the Town Center.		Planning Board Town Council	X											
LU5	Continue working to protect open space resources through investment, reforestation, zoning, and design review regulations.	14.1 Implement coordinated maintenance protocols to preserve and enhance the image, character, and quality of existing open space and recreational facilities. 14.2 Develop and preserve parks and open spaces in neighborhoods where there is currently limited availability of such amenities. These should include larger town parks, neighborhood pocket parks, and infrastructure that facilitates bicycle, pedestrian, and transit access to them. 14.5 Explore sites and parcels, such as Nike Missile Site, that might be eligible for brownfield redevelopment to create new public open space amenities	Planning Board Town Council				X								
LU6	Promote sustainable land use and development practices.	10.6 Establish programs to support resident-led, municipally-supported projects to make Randolph’s neighborhoods and streets more connected, safer, cleaner, and more vibrant.	Planning Board Town Council	X											
LU7	Provide for the mitigation of negative impacts associated with development through developer’s contributions to the provision of new infrastructure, the creation of public amenities, or user fees.	10.6 Establish programs to support resident-led, municipally-supported projects to make Randolph’s neighborhoods and streets more connected, safer, cleaner, and more vibrant. 13.3 Increase affordable housing availability by supporting development proposals which provide affordable units and adopting an Inclusionary Housing ordinance to require a percentage of housing units to be set aside as deed-restricted affordable that are accessible to low and moderate-income households 13.4 Develop new deed-restricted Affordable Housing and Affordable Housing with supportive services, and preserve, maintain, and upgrade existing NOAH and deed-restricted Affordable Housing units	Planning Board Town Council	X											

		<p>13.6 Maintain a partnership of community, health care, and municipal partners to provide testimony and evidence at local processes that support the preservation and production of affordable housing</p> <p>14.4 Assess public transit service, walkability, and safe bike routes to parks and recreational facilities, and identify improvements that would increase Randolph resident access. This complements the transportation recommendations.</p>							Section G, Item 1.
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ECONOMIC DEVELOPMENT			Primary Responsibility	Time Frame				Supporting Entities								Section G, Item 1.
				Short	Medium	Long	Ongoing									
Master Plan Task		Community Wellness Plan Goal														
ED1	Produce marketing and promotional materials and events.		Planning		X											
ED2	Facilitate broader outreach to the business community	11.4 Coordinate resources and provision of student and family health services (i.e. immunizations and flu vaccinations) and social services between Randolph Health Department, Randolph Public Schools (including School Nurses, and the Family Resource Center and Registration Office), and area health centers.	Planning Chamber of Commerce		X											
ED3	Provide developers and owners of vacant and underutilized properties with information and guidance through town regulations and ordinances to guide appropriate development of these parcels.		Planning Board Planning Dept	X												
ED4	Develop curriculum and workshops to assist businesses with parcel development.	11.5 In all Town- and School- provided health and social services, ensure appropriate linguistic and culturally competent supports. Refer to the national standards for Culturally and Linguistically Appropriate Services (CLAS) for guidance. 15.5 Encourage development of small and independent food businesses that increase availability of healthy and culturally diverse food options. Investigate application to the Massachusetts Food Trust Program for grants, loans and technical assistance to make this happen.	Planning Dept Chamber of Commerce		X											
ED5	Engage the local business community	15.2 Create food procurement policies to increase healthy and local food purchasing in Randolph across different institutions such as schools, the RICC, and municipal offices to ensure meals offered to students, elder residents, town staff and other residents are nutritious. 15.3 Establish a Healthy Food Zone Ordinance or amend the zoning code to prohibit additional fast-food and formula fast-food establishments and food and beverage vendor carts from locating near schools. Currently these are permitted by right or by a permit from the Town Council in a range of business and highway districts in Randolph.	Planning Dept Chamber of Commerce		X											
ED6	Identify areas in the town that are appropriate for employers of Professional and Technical Services and Accommodation and Food Services.	15.1 Establish a municipal food policy council to develop a forum for advocacy and policy development to ensure equitable, healthy food access for all residents	Planning Board Planning Dept Chamber of Commerce		X											
ED7	Market under-utilized parcels for mixed use, including the development of medical office space.	11.1 Facilitate development of a Federally Qualified Health Center. Build awareness and local support for the health center through workshops, informational materials, and coalition building efforts with community partners. 11.2 Towards improving access to non-emergency medical care and health-supporting services for older adults and those that do not drive, partner with Blue Hills Regional Coordinating Council on the regional assessment of current transportation barriers and participate in piloting solutions, currently underway.	Planning Board Planning Dept Town Council		X											
ED8	Use results of the retail gap analysis described herein to promote retail development in target areas.		Planning Board Planning Dept Chamber of Commerce		X											

HOUSING			Primary Responsibility	Time Frame				Supporting Entities								Section G, Item1.	
				Short	Medium	Long	Ongoing										
Master Plan Task		Community Wellness Plan Goal															
H1	Increase affordable housing availability in appropriate locations to ensure the needs of current and future residents are met.	13.1 Conduct and adopt a state-certified Housing Production Plan (HPP) to offer more detailed documentation of specific housing needs, and additional tools to meet these needs, and keep the Town in safe harbor from 40B development (currently 10.7 % in Randolph). 13.6 Maintain a partnership of community, health care, and municipal partners to provide testimony and evidence at local processes that support the preservation and production of affordable housing.	Planning Dept Housing Authority		X												
H2	Preserve, maintain, and upgrade existing affordable housing units.	13.3 Increase affordable housing availability by supporting development proposals which provide affordable units and adopting an Inclusionary Housing ordinance to require a percentage of housing units to be set aside as deed-restricted affordable that are accessible to low and moderate-income households. 13.4 Develop new deed-restricted Affordable Housing and Affordable Housing with supportive services, and preserve, maintain, and upgrade existing NOAH and deed-restricted Affordable Housing units.	Housing Authority				X										
H3	Promote homeownership throughout the town.	13.5 Offer financial assistance and tenant protections to help Randolph residents remain in their homes.	Housing Authority				X										
H4	Expand the mix of housing choices throughout town for a range of incomes, ages, and family types.	13.2 Make zoning and related policy changes that allow for the production of naturally occurring affordable housing stock (accessory dwelling units, multi-family and multi-generational housing) in all neighborhoods and to allow for more density in compatible locations.	Planning Board Planning Department Town Council		X												

OPEN SPACE AND RECREATION			Primary Responsibility	Time Frame				Supporting Entities								Section G, Item 1.	
				Short	Medium	Long	Ongoing										
Master Plan Task		Community Wellness Plan Goal															
OSR1	Continue the protection of existing open space parcels and acquire new lands.	14.2 Develop and preserve parks and open spaces in neighborhoods where there is currently limited availability of such amenities. These should include larger town parks, neighborhood pocket parks, and infrastructure that facilitates bicycle, pedestrian, and transit access to them. 14.5 Explore sites and parcels, such as Nike Missile Site, that might be eligible for brownfield redevelopment to create new public open space amenities.	Planning Board ConCom Planning Dept Town Council				X										
OSR2	Preserve and maintain sufficient habitats for native plant and wildlife species.		Planning Board ConCom Planning Dept Town Council				X										
OSR3	Create multi-modal links between open space and recreation areas.	14.4 Assess public transit service, walkability, and safe bike routes to parks and recreational facilities, and identify improvements that would increase Randolph resident access. This complements the transportation recommendations.	Recreation		X												
OSR4	Improve public access at and within land managed by the Conservation Commission.	14.4 Assess public transit service, walkability, and safe bike routes to parks and recreational facilities, and identify improvements that would increase Randolph resident access. This complements the transportation recommendations.	ConCom Planning Dept	X													
OSR5	Continue working to protect open space resources through investment, reforestation, zoning, and design review regulations.		Planning Board Conservation Commission Planning Dept Town Council				X										
OSR6	Maintain and provide sufficient active recreation facilities.	14.1 Implement coordinated maintenance protocols to preserve and enhance the image, character, and quality of existing open space and recreational facilities. 14.3 Explore renovations to or rebuilding the Randolph Community Pool.	Recreation				X										
OSR7	Provide for the mitigation of negative impacts associated with development activities through impact fees to assist in the funding of open space and recreation oriented initiatives.		Planning Board ConCom Planning Dept Town Council		X												

NATURAL AND CULTURAL RESOURCES			Primary Responsibility	Time Frame				Supporting Entities								Section G, Item 1.						
				Short	Medium	Long	Ongoing															
Master Plan Task		Community Wellness Plan Goal																				
NHC1	Continue working to preserve natural resources through the acquisition of vulnerable open space areas to protect them in perpetuity.	14.1 Implement coordinated maintenance protocols to preserve and enhance the image, character, and quality of existing open space and recreational facilities. 14.2 Develop and preserve parks and open spaces in neighborhoods where there is currently limited availability of such amenities. These should include larger town parks, neighborhood pocket parks, and infrastructure that facilitates bicycle, pedestrian, and transit access to them. 14.5 Explore sites and parcels, such as Nike Missile Site, that might be eligible for brownfield redevelopment to create new public open space amenities.	Planning Board ConCom Planning Dept Town Council				X															
NHC2	Review Town ordinances to consider impact of zoning and other regulations on historic properties to introduce coordinating measures, such as: <ul style="list-style-type: none">Monitor impact of Site Plan and Design Review process on historic resources.Amend Residential District Setback Provision, Section 200-28. A (2), and allow for relief from strict adherence to the 25’ setback to match the setback of adjacent historic houses.Notify the Historical Commission of buildings 50 years old or older that are cited under Chapter 83, Security and Maintenance of Abandoned and/or Dilapidated Buildings.		Historic Commission Planning Board Planning Dept Town Council			X																
NHC3	Change threshold of Demolition Delay Ordinance to the national standard of 50 years old or older, and extend the delay period to nine months or more.		Historic Commission Planning Board Planning Dept Town Council		X																	
NHC4	Expand availability of HRI documents by including links to them on the Town’s webpage.	10.2 Institute municipal and school policies that promote a multilingual culture in all activities, ensuring that materials and communication are in Vietnamese, Haitian Creole, and other primary languages spoken in Randolph, in addition to English. 10.3 Increase opportunities for civic participation by Randolph residents in town issues and events. 10.6	Historic Commission Planning Dept	X																		
NHC5	Add historic designations to online GIS.		Historic Commission Planning Department	XCOMPLETED 2021																		
NHC6	Establish a History Room in the Turner Free Library to provide better access to historic material about Randolph.	10.3 10.5	Historic Commission Library		X																	
NHC7	Restart historic marker program, and establish historic street signage program.		Historic Commission		X																	

Section G, Item 1.									
NHC8	Encourage the use of historic properties as economic development tools by using state and federal Historic Rehabilitation Tax Credits.	10.4 To preserve a welcoming, engaged and connected community, implement housing and economic development strategies that prevent displacement; promote economic stability, homeownership and wealth generation; and increase affordable housing and a variety of housing types that meet the accessibility and service needs of Randolph residents across income levels and across all life stages. Reference the housing recommendations for more.	Historic Commission Planning Department		X				
NHC9	Work with Preservation Massachusetts to utilize their Circuit Rider Program.		Historic Commission Planning Department		X				
NHC10	Take advantage of all funding sources for historic preservation, including: <ul style="list-style-type: none">Massachusetts Preservation Projects FundMassachusetts Historical Commission Survey and Planning GrantsCPA FundsPreservation Massachusetts Predevelopment Loan FundThe MCC		Historic Commission Planning Department Mass Cultural Council		X				

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

Section G, Item 1.									
SF5	Centralize social services information at one location to make it easier for residents and visitors to get the information they need.	10.2 Institute municipal and school policies that promote a multilingual culture in all activities, ensuring that materials and communication are in Vietnamese, Haitian Creole, and other primary languages spoken in Randolph, in addition to English. 10.5 Support, expand, and ensure funding for programming that fosters resident capacity building. 11.1 Facilitate development of a Federally Qualified Health Center. Build awareness and local support for the health center through workshops, informational materials, and coalition building efforts with community partners. 11.6 Toward providing community support to individuals in Randolph with mental health issues, continue to support Mental Health First Aid training for Randolph Police and explore participation by the Randolph Police, Fire, Health, Veterans Services and other Departments in a program such as the One Mind Campaign, which uses coordinated training, partnerships, and response protocols to support individuals in mental health crisis.	DPW Health Dept Planning Dept Town Manager		X				
SF6	Replace the Randolph-Holbrook Treatment Plant.		DPW	IN PROGRESS					
SF7	Complete the cleaning and lining of the water mains.		DPW	X					
SF8	Provide new 8-Inch water mains.		DPW	X					
SF9	Increase fire flow protection.		DPW	X					
SF10	Remove sump pumps from the sewer system.		DPW	X					
SF11	Continue inflow/infiltration detection and removal.		DPW				X		
SF12	Educate the public about proper disposal of grease and cleaning products.	10.2 Institute municipal and school policies that promote a multilingual culture in all activities, ensuring that materials and communication are in Vietnamese, Haitian Creole, and other primary languages spoken in Randolph, in addition to English.	DPW	X					

TRANSPORTATION			Primary Responsibility	Time Frame				Supporting Entities							
				Short	Medium	Long	Ongoing								
Master Plan Task		Community Wellness Plan Goal													
T1	Decrease congestion along roads that are operating at an unacceptable level.	12.2 Adopt a data-driven traffic safety practice to identify locations with high crash potential and prioritize capital investments for interventions to reduce the risk of crash-related fatalities and injuries.	DPW Planning Dept		X										
T2	Make changes to parking policy to organize the public parking supply to be more efficient and reflect current demand.		DPW	X											
T3	Increase pedestrian and bicyclist safety.	12.1 Develop and adopt a Complete Streets Policy and a Prioritization Plan to unlock transportation improvement funding. 12.5 Prioritize pedestrian and bicyclist capital investments which improve sense of security and enhance safety along corridors and recreational paths that connect to healthy destinations such as grocery stores, commercial districts, recreation destinations, parks, childcare, transit stations and schools. These investments should include improved lighting, audible pedestrian signals, crossing times, comply with ADA standards for accessible design, and use of evidence-based interventions.	Planning Dept	X											
T4	Expand viable transit options for all Randolph residents and employees.	12.4 Advocate for improved transit infrastructure and funding, including increased system capacity and system improvements. Examples include, improved MBTA and BAT bus services, increased shuttle services from hubs to businesses, and increased number of clean air buses, and transit facilities such as bus shelters and wayfinding signage.	DPW		X										
T5	Develop local capacity to address transportation and circulation needs on an ongoing basis.	12.3 Proactively engage in Transportation Planning processes by MassDOT and the MPO and communicate the transportation infrastructure investment needs for Randolph.	DPW Planning Dept Town Manager		X										