



# PLANNING BOARD MEETING

Tuesday, June 14, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## AGENDA

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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 May 24, 2022

**D. Public Speaks**

**E. Old/Unfinished Business**

1. Draft Project Review Checklist (revised)

2. Master Plan Initiatives

**F. New Business**

**G. Staff Report**

**H. Board Comments**

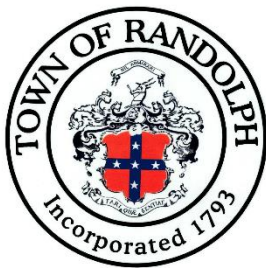
**I. Adjournment**

*Notification of Upcoming Meeting Dates*

June 28

July 12

August 23



# PLANNING BOARD MEETING

Tuesday, May 24, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## MINUTES

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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

Chairman Plizga called the meeting to order at 6:06pm

#### PRESENT

Alexandra Alexopoulos  
Steve Monteiro  
Tony Plizga  
Nereyda Santos  
Peter Taveira

### B. Chairperson Comments

None made

### C. Approval of Minutes

#### 1. Minutes of 5-10-22

Review of minutes. Amended per Board discussion

Motion made by Alexopoulos, Seconded by Monteiro.

Voting Yea: Alexopoulos, Monteiro, Plizga, Santos

Voting Abstaining: Taveira

### D. Public Speaks

No comments received

### E. Old/Unfinished Business

Comment on previously submitted draft Project Review Checklist. To be revisited at the meeting of 6/14/22

**F. New Business****1. 647 North Main Street - Tier 2 Project Review**

Present for the project team:

Joe McCarthy - Property Owner  
Paul Brodmerkle - Civil Engineer  
Pat Considine - Considine Development  
John Gillon - Traffic Consultant

Planner provided a summary of the project proposal. Property is 26,936 square feet located at 647 North Main Street and bounded to the east by Orchard Street. Zoning is the Orchard Street Business District. The parcel is currently a vacant lot, partially paved.

The proposal is to construct an approximately 6500 square foot facility to house a daycare with associated parking.

Brodmerkle provides details of the site conditions, proposed structure, parking, use of pervious surfaces in the parking area, anticipated traffic circulation and intent to integrate the existing traffic signal on Route 28 with MassDOT.

Chairman notes that this review is not subject to a formal public hearing but will invite public comments if there are any. No requests were made to speak. The chairman closed public comments.

Chairman opened discussion by the Board.

Plizga - intends to make a condition that the applicant work with MassDOT for traffic light improvement, that all such improvements be financed by the applicant and must be completed before an Occupancy Permit is granted. Brodmerkle agrees.

Chris Pelliterri of DPW joined the meeting to discuss utilities and stormwater. The current plans have one water line coming off of Orchard Street with taps for a 4" fire suppression and 2" domestic water service. DPW prefers two independent lines coming in from the street. Brodmerkle to update the plans. DPW has also asked for a trench drain but the applicant is not in agreement. DPW is concerned about runoff into North Main Street if there is a significant rain event.

Plizga asks for confirmation that there are no known easements on the property. Brodmerkle and McCarthy confirm.

Review of the zoning matrix as presented on the plan set.

-Buffer to street is 15 feet required but applicant has requested 10 feet in order to accommodate parking

-Buffer to residential is 10 feet required but applicant has requested 6.5 feet. Planner specifies that the adjacent parcel is not zoned residential but is Orchard Street Business District. Planner will confirm and communicate with Brodmerkle.

Zoning matrix should be updated to specify the building height.

Impervious lot coverage should have a notation to specify how the calculation reached (consideration of the pervious pavers).

Discussion about the green space locations and calculations. Brodmerkle will create a plan page in color for clarification.

Parking requirements are indicated based on the square footage of the building and not the actual use. Requirements are for 33 spaces but only 28 are provided. Based on the intended use, people drop-off and pick-up their children and aren't parked long term. Based on hours of operation and use, not all vehicles will be arriving and leaving at the same time. Chairman asks that the Planner have a discussion with the Building Commissioner to determine if the USE of the building would alter the number of spaces required.

McCarthy anticipates maximum number of children at the facility to be 110. No long term parking since it's all drop-off and pick-up. At peak morning and afternoon hours, there would be 71-75 anticipated trips.

Alexopoulos requests confirmation that there isn't a drive-up lane, that all vehicles will pull into a parking space for a brief period. McCarthy indicates that there are spaces allocated for drop-off. Their experience is that vehicles are parked for an average of 6 minutes during the process.

Plizga reminds all that the zoning ordinances require a landscaped island between every 10 parking spaces and that the first space is required to be sited 40' from the road.

Discussion about fence enclosures including the dumpster enclosure and fencing around the play area. At the dumpster enclosure, fencing must be high enough to shield the entire dumpster. Confirmation that the enclosures are white vinyl and not wood stockade. Alexopoulos suggests that bollards be placed at the rear of the enclosure so that the dumpster doesn't push out the fence when it is returned to the enclosure. Taveira has concern with the proximity of the play area to the street - even though it's not a heavily travelled way. Suggests the addition of bollards that would stop and/or slow any vehicle that may careen off the road into the play area. Considine indicates their Canton, MA project has something similar so they will incorporate and add to the revised plan set. Monteiro asks about fencing between the project and the abutting property with Stewie's Oil and how that will be blocked or otherwise screened. Applicant will update the plan set for the next meeting,

Discussion about the porous surfaces and their ability to handle "heavy load vehicles". Per Brodmerkle, the product is designed by DOT and able to accommodate refuse trucks but nothing so heavy as a dump truck filled with a load of gravel.

Taveira inquires about the ability for cars to exit parking spaces located near the dumpster. Brodmerkle points out there is a 24 foot parking aisle which provides sufficient room.

Discussion about the width of the entrance/exits on North Main and Orchard Street. Each is 24 feet; will be added to the revised plan set. Additional discussion about the

distance between the edge of the parking area to the south lot line. It's about 4' and will be documented on the revised plan set.

Discussion about lighting. Need to specify the height of the poles. Brodmerkle indicates 12-16 feet typical and will add to the plan set. Taveria asks about the hours of operation and how long lights will be illuminated. Considine indicates that the lighting plan changes based on the season so that staff and parents aren't arriving/leaving in poorly lit areas. In their other locations, the exterior lights are on a timer. The lights are called out on the plans but a full lighting plan can be included in the revised plan set.

Plizga asks about mechanicals and if they will be placed in the attic or at grade. McCarthy says they're typically at the rear of their buildings and will add them to the plan set.

Discussion about the sidewalk displayed on the plans. Material is not specified. Considine indicates it will be concrete and noted on the plan. Further discussion that the sidewalk merely ends. Santos addresses the fact that there is not a clear path to the dumpster for trash removal and suggests that the design include extending the sidewalk at the rear over to the dumpster pad. Additional discussion about the requirement for the sidewalk at the rear to provide ADA compliant egress from the classrooms. Likely that the sidewalk would include some type of fencing/railing to prevent children from going beyond the area during emergency exits.

Plizga requests that the curbing detail be clarified on the revised plans.

Landscaping discussion includes requests for low growing vegetation at the southern side of the entrance on North Main Street and a tree on the northern side of the same entrance. At the Orchard Street entrance, the applicant might use a river rock and low plantings rather than sod. This is a low maintenance, attractive option. Pictures will be provided at the next meeting and a Landscape Plan will be included in the plan set. Taveira asks about soil testing. McCarthy specifies that a 21E review was required as part of his mortgage and was signed off.

Plizga inquires about a sign plan. Considine specifies that something can go on the plans but it may change based on the franchise that would lease the site. Planning Board would like to have signs added to the revised plan set.

Taveira confirms that there are no gates at the entrances/exits to the property. Considine indicates there are none.

Santos expresses concern with the siting of the entrances/exits to the parcel (N. Main and Orchard St) as they are not aligned. Changing the alignment could improve traffic circulation. Similarly, the position of the building in relation to the parking area and curbcuts could be revisited to improve site access and circulation.

A question was presented about how many vehicles could be in a queue at the traffic signal. Concerned about alignment of parking, the queue and general traffic circulation. Brodmerkle indicates that should be managed with the light sequencing that they'll work out with MassDOT.

General discussion that the architectural renderings do not match the civil plan multiple ways including how the building is sited, the building layout, number of egress doors, size of the play area, location of handicap parking, etc. Brodmerkle acknowledges discrepancies and indicates the revisions submitted for the next meeting will be corrected to match.

Applicant was asked if they would have revised plans ready for a meeting on June 14, 2022. That date was declined in favor of a continuance to June 28, 2022.

Motion made by Alexopoulos, Seconded by Taveira to continue the Tier 2 review to Tuesday, June 28, 2022,  
Voting Yea: Alexopoulos, Monteiro, Plizga, Santos, Taveira

## **G. Staff Report**

Master Plan items to be reviewed on 6/14 in a joint meeting with the Historical Commission.

Remote meeting participation is scheduled to expire July 15 unless there is an extension of the emergency provision by Governor Baker or other similar action. Planner will keep the Board apprised of any actions. The Board may need to return to in-person meetings and that may affect meeting start times. The Board should take up discussion at a future meeting.

Request that meeting of July 26 be cancelled. Chair suggests that if business needs to be conducted that week, the Board should contemplate a different meeting date.

The project at 19 Highland continues to have facade work completed. Planner notes that trim is being installed. Chairman Plizga notes that sheetrock has been delivered so likely interior work is taking place as well.

Mexicali Grill on Mazzeo Drive has started repainting according to the terms of the Planning Board decision.

259 Allen - foundation is installed, site work continues.

### **Subdivisions**

Planner is having the clerk send out status request notices. They were last sent in February 2022 and no one responded.

Lafayette Estates - site work continues. There look to be about 4 more foundations to pour.

Mary Lee Estates - curb cut onto South Main Street not yet complete.

Orchard Estates - appears that site work is nearly complete. Would anticipate a request for release by this fall.

Inquiries and rough sketches reviewed by Planner for potential 3 lot subdivision off Oak Street.

## **H. Board Comments**

### **I. Adjournment**

Notification of Upcoming Meeting Dates

6/14 and 6/28

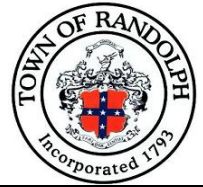
7/12

8/23

Meeting adjourned at 7:56pm

Motion made by Taveira, Seconded by Monteiro.

Voting Yea: Alexopoulos, Monteiro, Plizga, Santos, Taveira



## PLANNING BOARD PROJECT REVIEW CHECKLIST

### PLAN PAGES and SUPPLEMENTAL MATERIALS

#### ☐ Existing Conditions

- > Photographs of the site and/or existing structures
- > Plan set include contours, utilities, wetlands and adjacent parcels
- > Is any existing structure greater than 100 years old?
- > Is any abutting structure greater than 100 years old?
- > Location of hydrants and catch basins

#### ☐ Demolition Plan

- > SWPPP
- > Construction entrance/maintenance
- > Pest control

#### ☐ Project Proposal

- > Renderings & elevations for any proposed building modifications
- > Building scale & relation to surrounding structures/lots including orientation to the street
- > HVAC location and screening
- > Specific materials and color choices called out and/or samples or cut sheets of materials for façade, enclosures, amenities

#### ☐ Site Layout Plan

- > Placement and configuration of parking areas relative to the site
- > Use of landscaping within parking areas
- > Pedestrian circulation, accessibility and safety (sidewalks, grassy strips, crosswalks, etc.)
- > Site amenities (e.g. benches, trash cans, bike racks, outdoor structures, etc.)
- > Are service areas (loading bays) required?
- > Snow storage & removal plans
- > Style of curbing (vertical, CCB, etc. including heights)
- > Dumpster size, location and screening

#### ☐ Fire Apparatus Access Plan

#### ☐ Grading and Drainage Plan

- > Letter from Stormwater Authority (or hearing date)

#### ☐ Utility Plan

- > Existing easements
- > Proposed easements

#### ☐ Landscaping Plan

- > Existing trees/significant vegetation or site features noted on the plan set
- > Preservation plan for mature trees
- > Lot coverage (pervious vs. impervious)
- > Effective use of greenscape on the parcel with all proposed species documented
- > Year-round screening for abutters (if applicable)



### PLAN PAGES and SUPPLEMENTAL MATERIALS

- ☐ **Lighting Plan**
  - > Quantity and types of fixtures (detail sheet or cut sheet provided)
  - > Photometric plan
- ☐ **Sign Plan**
  - > Sign concepts (location, types, etc.)
  - > Directional signage and striping (if applicable)
- ☐ **Zoning Compliance Matrix**
- ☐ **Development Impact Statement**
- ☐ **Traffic Analysis (when applicable)**
- ☐ **Order of Conditions from ConCom (or hearing date if applicable)**

### PLANNING BOARD ITEMS

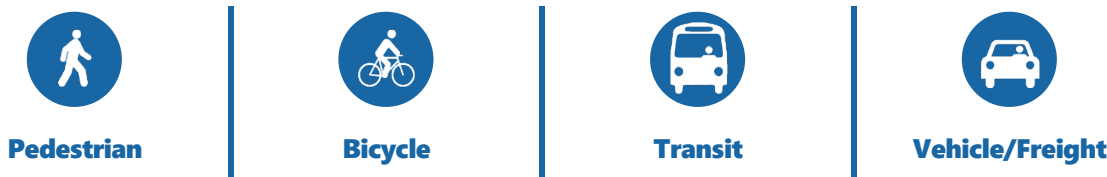
- ☐ Peer review requirements
- ☐ Review by Public Safety?
- ☐ Estimated start of construction?
- ☐ Estimated length of construction?
- ☐ Expiration for the Board's decision?
- ☐ Performance Guarantee requirements
- ☐ Mitigation
- ☐ As-builts requirements

**SPECIAL PERMIT CRITERIA**

1. The proposal is suitably located in the neighborhood in which it is proposed and/or the total Town, as deemed appropriate by the Special Permit Granting Authority;
2. The proposal is compatible with existing uses and other uses permitted by right in the same district;
3. The proposal would not constitute a nuisance due to air and water pollution, flood, noise, dust, vibrations, lights, or visually offensive structures and accessories;
4. The proposal would not be a substantial inconvenience or hazard to abutters, vehicles, or pedestrians;
5. Adequate and appropriate facilities would be provided for the proper operation of the proposed use;
6. The proposal reasonably protects the adjoining premises against any possible detrimental or offensive uses on the site, including unsightly or obnoxious appearance;
7. The proposal provides convenient and safe vehicular and pedestrian movement within the site, and in relation to adjacent streets, property or improvements;
8. The proposal ensures adequate space for the off-street loading and unloading of vehicles, goods, products, materials, and equipment incidental to the normal operation of the establishment or use;
9. The proposal provides adequate methods of disposal and/or storage for sewage, refuse, and other wastes resulting from the uses permitted or permissible on the site, and methods of drainage for surface water;
10. The proposal ensures protection from flood hazards, considering such factors as the following: elevation of buildings; drainage, adequacy of sewage disposal; erosion and sedimentation control; equipment location; refuse disposal; storage of buoyant materials; extent of paving; effect of fill, roadways or other encroachments on flood runoff and flow;
11. The proposal is in general harmony with the general purpose and intent of this bylaw; and
12. The proposed use complies with any and all additional Special Permit Criteria or special use regulations imposed on individual uses as established in the ordinances.

# Introduction: Program Purpose and Overview

Complete Streets make travel safe, comfortable, convenient, and accessible for people of all ages, abilities, and travel modes. By designing streets for a wide range of users, streets become more than just links that people pass through. They can contribute to the safety, health, economic viability, and quality of life in a community by expanding transportation options between home, school, work, recreation, and retail destinations. Embedding Complete Streets principles in policy and practice help promote more livable and equitable communities.



Launched in 2016, the [MassDOT Complete Streets Funding Program](#) is a first-in-the-nation program that dedicates state transportation funds to plan and implement Complete Streets. After just five years of operation, MassDOT has seen the power of the dedicated funding program and has made the program permanent with more than half of Massachusetts communities involved in the program at some level. To view up-to-date program participation by municipality, visit the online [participation map](#).

**FIGURE 1: MEASURING PROGRAM SUCCESS, 2016 TO 2020**



Local participation in the Complete Streets Funding Program is bringing on-the-ground changes that benefit people across the Commonwealth. Ultimately, MassDOT’s goal is for all 351 cities and towns in Massachusetts to be actively engaged in the Complete Streets Funding Program and to integrate Complete Streets principles into all local transportation planning and design practices.

This Complete Streets Funding Program Guidance describes the goals, benefits, and requirements for participating in the program. After a review of the program’s first five years of operation, this guidance document has been updated to respond to feedback provided by participating municipalities, municipalities that haven’t yet enrolled in the program, and a broad stakeholder group. This updated guidance is simplified, more accessible, and more directly addresses the unique transportations needs of rural municipalities.

# 2017 COMPREHENSIVE MASTER PLAN IMPLEMENTATION GRID

LAND USE		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
<b>Master Plan Task</b>							
LU1	Review and update zoning to encourage mixed-use and strategic commercial development.	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.	PLANNING BOARD Town Council				X	
LU6	Promote sustainable land use and development practices.	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.	PLANNING BOARD Town Council	X				

ECONOMIC DEVELOPMENT		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
<b>Master Plan Task</b>							
<b>ED1</b>	Produce marketing and promotional materials and events.	Planning		X			
<b>ED2</b>	Facilitate broader outreach to the business community	Planning Chamber of Commerce		X			
<b>ED3</b>	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.	<b>PLANNING BOARD</b> Planning Dept	X				
<b>ED4</b>	Develop curriculum and workshops to assist businesses with parcel development.	Planning Dept Chamber of Commerce		X			
<b>ED5</b>	Engage the local business community	Planning Dept Chamber of Commerce		X			
<b>ED6</b>	Identify areas in the town that are appropriate for employers of Professional and Technical Services and Accommodation and Food Services.	<b>PLANNING BOARD</b> Planning Dept Chamber of Commerce		X			
<b>ED7</b>	Market under-utilized parcels for mixed use, including the development of medical office space.	<b>PLANNING BOARD</b> Planning Dept Town Council		X			
<b>ED8</b>	Use results of the retail gap analysis described herein to promote retail development in target areas.	<b>PLANNING BOARD</b> Planning Dept Chamber of Commerce		X			

HOUSING		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
<b>Master Plan Task</b>							
H1	Increase affordable housing availability in appropriate locations to ensure the needs of current and future residents are met.	Planning Dept Housing Authority		X			
H2	Preserve, maintain, and upgrade existing affordable housing units.	Housing Authority				X	
H3	Promote homeownership throughout the town.	Housing Authority				X	
H4	Expand the mix of housing choices throughout town for a range of incomes, ages, and family types.	<b>PLANNING BOARD</b> Planning Department Town Council		X			4/26/22 – discussion by the Board to research opportunities bearing in mind potential affect of MBTA communities zoning requirements to be enacted by December 2023. Also notes that zoning has been updated to permit “tiny house” development to scale down sizes. Includes a bonus density when a developer includes affordable units.

OPEN SPACE AND RECREATION		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
<b>Master Plan Task</b>							
<b>OSR1</b>	Continue the protection of existing open space parcels and acquire new lands.	<b>PLANNING BOARD</b> ConCom Planning Dept Town Council				<b>X</b>	3/22/22 PB to incorporate protection of green space, where feasible, in review of all development proposals. Will research cluster development and open space design regulations to determine if they can be incorporated in Randolph regulations
<b>OSR2</b>	Preserve and maintain sufficient habitats for native plant and wildlife species.	<b>PLANNING BOARD</b> ConCom Planning Dept Town Council				<b>X</b>	3/22/22 Planner to ensure native pollinator species are included with the recommended landscaping plant listing made available to developers. Need to find a way to incorporate it in a checklist of items reviewed. -incorporate question about rare/endangered habitat and species check on applications -incorporate requirement to address impacts in the Development Impact Statement
<b>OSR3</b>	Create multi-modal links between open space and recreation areas.	Recreation <i>DPW</i> <i>Conservation</i> <i>Planning</i>		X			3/22/22 – Planner provided list of Conservation parcels to the MPIC and to Conservation. Requested to send to Planning Board  4/28/22 – Complete Streets policy/participation in development with BETA Engineering and DPW. To go before TC for approval. Identification of 15+ projects some of which would address this
<b>OSR4</b>	Improve public access at and within land managed by the Conservation Commission.	ConCom Planning Dept	X				
<b>OSR5</b>	Continue working to protect open space resources through investment, reforestation, zoning, and design review regulations.	<b>PLANNING BOARD</b> Conservation Commission Planning Dept Town Council				<b>X</b>	3/22/22 – Research clear-cutting ordinances in the state to consider recommending updates to Randolph laws - Research potential of tree bank ordinance
<b>OSR6</b>	Maintain and provide sufficient active recreation facilities.	Recreation				X	
<b>OSR7</b>	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.	<b>PLANNING BOARD</b> ConCom Planning Dept Town Council		X			3/22/22 – This should be ONGOING and the PB should consider reasonable mitigation when impacts of development affect greenspace.

NATURAL AND CULTURAL RESOURCES		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
<b>Master Plan Task</b>							
<b>NHC1</b>	Continue working to preserve natural resources through the acquisition of vulnerable open space areas to protect them in perpetuity.	<b>PLANNING BOARD</b> ConCom Planning Dept Town Council				<b>X</b>	4/14/22 - (see OSR1)
<b>NHC2</b>	<p>Review Town ordinances to consider impact of zoning and other regulations on historic properties to introduce coordinating measures, such as:</p> <ul style="list-style-type: none"> <li>Monitor impact of Site Plan and Design Review process on historic resources.</li> <li>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.</li> <li>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.</li> </ul>	Historic Commission <b>PLANNING BOARD</b> Planning Dept Town Council		X			<p>4/14/22 – Board suggests joint meeting with Historic Commission to determine a collective approach to any potential zoning amendments. Board suggests adjusting the project checklist for site plan development to include a confirmation that a parcel (or neighboring parcels) are not historic in nature. Tony Plizga to suggest language to amend 200-28A to provide setback relief when abutting historic structures are affected.</p> <p>4/26/22 – M. Tyler reached out to the chair of the Historic Commission asking for a joint meeting. Waiting on their calendar.</p>
<b>NHC3</b>	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 <b>PLANNING BOARD</b> Planning Dept Town Council		X			<p>4/14/22 – ask to meet with Historic Commission</p> <p>4/26/22 – M.Tyler reached out to chair of Historic Commission asking for a joint meeting. Waiting on their calendar.</p>
<b>NHC4</b>	Expand availability of HRI documents by including links to them on the Town's webpage.	Historic Commission Planning Dept	X				
<b>NHC5</b>	Add historic designations to online GIS.	Historic Commission Planning Department	<b>COMPLETED 2021</b>				



NHC6	Establish a History Room in the Turner Free Library to provide better access to historic material about Randolph.	Historic Commission Library		X			
NHC7	Restart historic marker program, and establish historic street signage program.	Historic Commission		X			
NHC8	Encourage the use of historic properties as economic development tools by using state and federal Historic Rehabilitation Tax Credits.	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"> <li>Massachusetts Preservation Projects Fund</li> <li>Massachusetts Historical Commission Survey and Planning Grants</li> <li>CPA Funds</li> <li>Preservation Massachusetts Predevelopment Loan Fund</li> <li>The MCC</li> </ul>	Historic Commission Planning Department Mass Cultural Council		X			

SERVICES AND FACILITIES		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
Master Plan Task							
SF1	Prioritize allocation from the local budget towards improving aged utilities and educational facilities.	DPW Town Council	X				
SF2	Assess the needs for upgrades to school facilities on a regular basis.	DPW RPS				X	
SF3	Provide access to areas and amenities of all schools’ building interior, including ADA-accessible restrooms, elevators, drinking fountains, and parking.	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.	Town Manager				X	
SF5	Centralize social services information at one location to make it easier for residents and visitors to get the information they need.	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.	DPW	X				

TRANSPORTATION		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
Master Plan Task							
T1	Decrease congestion along roads that are operating at an unacceptable level.	DPW Planning Dept		X			4/28/22 – Complete Streets policy/participation in development with BETA Engineering and DPW. To go before TC for approval. Identification of 15+ projects some of which would address this
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.	Planning Dept DPW	X				4/28/22 – Complete Streets policy/participation in development with BETA Engineering and DPW. To go before TC for approval. Identification of 15+ projects some of which would address this
T4	Expand viable transit options for all Randolph residents and employees.	DPW		X			
T5	Develop local capacity to address transportation and circulation needs on an ongoing basis.	DPW Planning Dept Town Manager		X			