



TOWN COUNCIL MEETING

Monday, July 27, 2026 at 6:00 PM

Town Hall - Chapin Hall- Second Floor- 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>

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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

1. Approval of Meeting Minutes from July 13, 2026

D. Announcements from the President

E. Presentations

1. Override Presentation and Discussion

F. Public Hearings

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. Old/Unfinished Business

- 1.** Council Order 2026-058: Amendment of the General Ordinances of the Town of Randolph To Create an Affordable Housing Trust (Referred back from Zoning and Ordinance Subcommittee)
- 2.** Council Order 2026-065: Appropriation and Approval of Borrowing for Municipal Roof Repairs and Related Exterior and Interior Repairs, Painting and Remediation (Available for Vote)

L. New Business

- 1.** Council Order 2026-068: 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 Article 9 to Add A Provision Concerning Inclusionary Zoning (Refer to Planning Board and Zoning and Ordinance Subcommittee)
- 2.** Council Order 2026-069: 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 – Concerning Assisted and Independent Living (Refer to Planning Board and Zoning and Ordinance Subcommittee)
- 3.** Council Order 2026-070: 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 –Concerning Mixed Use and Section 9.1 of the Ordinance (Refer to Planning Board and Zoning and Ordinance Subcommittee)
- 4.** Council Order 2026-071: Acceptance of Gift from Dennis DJ Simmonds Unsung Hero Scholarship Fund (Same Night Action)
- 5.** Council Order 2026-072: Transfer of ARPA Funds Amongst Existing Projects (Same Night Action)

M. Town Manager's Report

N. Correspondence

O. Committee Reports

P. Open Council Comments

Q. Adjournment

Notification of Upcoming Meeting Dates

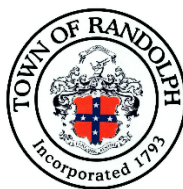
August 10 and 24 - August 10th is regular and joint with the School Committee

September 14 and 28

October 5 and 19

November 2 and 23

December 7- Regular and joint with the School Committee



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, July 13, 2026, at 6:07 p.m.

Randolph Town Hall-Chapin Hall 2nd Floor

This is a hybrid meeting. The Public is invited to attend this meeting in person or remotely, by telephone or computer access.

Call to Order: Council President Ryan Egan called the meeting to order.

Roll Call – Council Members Present: Christos Alexopoulos (In-Person), Richard Brewer (In-Person), Natacha Clerger (In-Person), Ryan Egan (In-Person), Jesse Gordon (In-Person), Katrina Huff-Larmond (In-Person), Kevin O’Connell (Via Zoom), Brandon Thompson (In-Person)

Pledge of Allegiance: Pledge of Allegiance led by Councilor Huff-Larmond.

Moment of Silent Prayer: Moment of Silent Prayer held in remembrance of Dorothy Lutz, who is a former Town Employee.

Approval of Meeting Minutes:

Motion: to approve the minutes of the Town Council meeting minutes of June 22, 2026 made by Councilor Alexopoulos, seconded by Councilor Clerger.

Roll Call Vote: 8-0-0 (Absent: Burgess)

Motion passes.

Announcements from the President: None

Presentations: None

Correspondence:

1. Letter from Massachusetts State Lottery Commission
 - a. This letter was stating that Crovos Liquors at 388 N. Main Street will be issued a Keno License. The Town may write a letter of opposition to the contact information provided on the letter.

Appointments:

1. Fire Chief Paul Frew

Motion: Councilor Alexopoulos moved to approve the appointment of Paul Frew as Fire Chief. This motion was seconded by Councilor Clerger

Roll Call Vote: 8-0-0 (Absent: Burgess)

Motion passes.

Public Hearings:

1. 6:15 PM Special Permit for a Planned Residential Development at 217 Mill Street (Continued from May 18, 2026)
 - a. President Egan invited the applicant James Guerrier from Everstead Partners to give an update on the plans from the last meeting. Mr. Guerrier presented and spoke on the updated parking plans, snow removal plans, traffic study, and revised site plan. Mr. Guerrier added the tax impact to the presentation as requested by the President during the last meeting.
 - b. Council President Egan opened the public comments portion of the public hearing.
 - c. Guerlince Semerzier, 60 Mill Street: shared concerns on traffic and speeding on Mill St. Asked if the developer would be willing to put speed bumps near the project site.
 - d. Natacha Webster-Julian, 54 Prospect Avenue: Concerned with the visitor parking being decreased from the last set of plans. Added that there were major accidents on the street regardless of what the traffic studies defines a major accident. The main issue is the quantity of units. Wants the developer to take the community and neighboring residents into consideration.
 - e. Sandi Cohen, 63 Bittersweet Lane: asked about the 10th unit. Mr. Guerrier stated that 9 units will be affordable and the 10th unit will be market rate. Ms. Cohen then asked about the spacing between each unit. Mr. Guerrier answered with 14 ft between the units and there will be fencing between the units. Ms. Cohen reminds all that owners buying these units will need to carry their own homeowners policy for the units and the homeowners association will carry the master policy. Ms. Cohen asked about parking. Michelle Tyler Town Planner added that the amount of parking exceeds the requirements.
 - f. Joe Burke, 54 Hills Street: asked about the 14ft building distance.

There were no more public comments. The public comments portion of the public hearing was closed. The Councilors were invited to comment or ask questions on the special permit application.

- g. Councilor Clerger has spoken to Town Planner Tyler and residents; she understands this is a beautiful project. She referenced the project on South Main Street which had similar concerns with traffic, accidents, etc. Councilor Clerger is in support of the project.
- h. Councilor Gordon asked about creating a commuter rail pedestrian access. Town Planner Tyler stated that would require the property owner to grant approval of land use. Councilor Gordon then confirmed that the existing structure and shed will be removed.
- i. Councilor Huff-Larmond thanked Mr. Guerrier for the efforts to address the concerns from the last meeting. Councilor Huff-Larmond asked Mr. Guerrier to address the reasoning behind the 10 units. Mr. Guerrier spoke on the Affordable Homes Act and the pilot program from MassHousing. Councilor Huff-Larmond asked why he removed a parking spot on the second set of plans. This was due to creating more green space.
- j. Councilor Brewer likes the units but does believe that the property needs more space; however Councilor Brewer supports the affordability aspect of the project. Given the size of the property Councilor Brewer would like to see this go out for a peer review. Town Planner Tyler stated that the DPW will send stormwater permitting out for a peer review as part of their process.
- k. Councilor Thompson asked about deed restrictions and other preventative measures to avoid flipping the units for a profit. Town Planner Tyler added that the 9 units will come with a ten year deed restriction. Councilor Thompson asked about EV Charger hook ups; Mr. Guerrier

stated that all these units will be built to the latest stretch code which requires solar and EV Charger ready.

- l. Councilor O'Connell is still not satisfied with the parking and buffer strips. Councilor O'Connell asked about dropping the plans to 8 units. Town Planner Tyler added that the Planning Board is requiring No Parking signage on the driveway. The property manager would be in charge of enforcing the parking restrictions.
- m. Councilor Huff-Larmond asked about the distance from the property to the train nearby. Councilor Huff-Larmond is loving the affordability component of this project but she asked if there was any other program that would allow less units.
- n. Councilor Alexopoulos spoke on snow removal. Mr. Guerrier plans to hire competent maintenance companies to handle snow and ground maintenance of these units. Councilor Alexopoulos asked about the fire apparatus which Mr. Guirrier stated that he adjusted to these plans. The fire Department has signed off on these plans.
- o. President Egan thanked Mr. Guerrier for all the work and effort he has put into this project, presentation and for wanting to invest in Randolph. President Egan asked about a way to extend the deed restriction past 10 years. President Egan spoke on the tax impact to the Town. President Egan is comfortable with the Planning Board recommendations and CPC is in favor of the project as long as it is granted by the Town Council. President Egan appreciates the willingness for Mr. Guerrier to stay on the Homeowner Association Board for 6-9 months upon completion of the project. President Egan asked the Town Attorney to go over the voting requirements for the special permit. Town Attorney Griffin stated that two thirds need to be present and voting.

Motion: Councilor Egan moved that the Town Council find as follows: that the proposed use does meet the requirements of Zoning and Ordinance Section 200-9.2, the Planned Residential Development Zoning Ordinance; that the proposed use of activity is in harmony with the general purpose and intent of the Town Zoning Ordinance; that the proposed use is acceptable in light of the requirements constrained in MGL c. 40A; that the adverse effects of the proposed use will not outweigh its beneficial impact to the town and to the neighborhood where the use will be located, in view of the particulate characteristics of the site, and of the proposal in relation to the site; that the proposed use is acceptable in light of the requirements contained in the Town Zoning Ordinance and Table of Allowable Activities; that the proposed use is consistent with the Town Master Plan; that the proposed use acceptable with regard to traffic flow and safety concerns, including parking and loading; that the proposed use is acceptable with regard to adequacy of utilities and other public services; that the proposed use is acceptable with regard to the impacts on neighborhood character; that the proposed use is acceptable with regard to impacts on the natural environment; that the proposed use is in harmony with the general purpose and intent of Zoning Ordinance Section 200-9.2, the Planned Residential Development Zoning Ordinance; that the proposed use does contain a mix of residential , open space, or other uses in a variety of buildings to be sufficiently advantageous to the Town to render it appropriate to depart from the requirements of the Town Zoning Ordinance otherwise applicable to the district(s) in which the proposed use is located; and that the other finding and requirements for the issuance of a Special Permit have been met. This motion was seconded by Councilor Gordon.

Roll Call Vote:5-2-1 (Yays: Brewer, Clerger, Egan, Gordon, Thompson; Nays: Alexopoulos, O'Connell; Abstained: Huff-Larmond; Absent: Burgess)

Motion passes.

Motion: Councilor O'Connell moved to increase the bond to \$,000.00. This motion failed for a lack of second.

Motion: Councilor Egan moved that the Town Council grant the Special Permit, and I more specifically move as follows: After Due consideration of the applicant's request for relief and based on the facts that have been

submitted to the Town Council, including the Applicant's written submissions and the testimony and comments presented to the Council during the public hearing, and based on the recited findings, I move that the Town Council grant the requested Special Permit Pursuant to the Randolph Zoning Ordinance and all other applicable law to permit the construction and use of a Planned Residential Development at 217 Mill Street, Randolph, Massachusetts, pursuant to the Town's planned Residential Development zoning provisions, as described in the applicant's Application with conditions. This motion was seconded by Councilor Gordon.

Roll Call Vote: 5-2-1 (Yays: Brewer, Clerger, Egan, Gordon, Thompson; Nays: Alexopoulos, O'Connell; Abstained: Huff-Larmond; Absent: Burgess)

Motion passes.

Public Comments

1. Sandi Cohen, 63 Bittersweet Lane; asked for an update on getting speed bumps near her street due to speeding. Ms. Cohen then stated that the police department entrance does not have a handicap accessible button for the door.
2. Christopher Spears, 16 Doris Street; Mr. Spears spoke on behalf of Resolution 2026-008, which he is in support of.

Proclamations: None

Motions, Orders, and Resolutions:

1. Resolution 2026-007: Capital Budget Resolution on the Will of the Council on Street Paving (Referred back from Resolutions and Proclamations Subcommittee on April 22, 2026)
 - a. Councilor Gordon spoke on this resolution which is to continue a 4 million dollar a year paving budget. Councilor Gordon added that since free cash is not available he would like to amend the resolution to another source.

Motion: President Egan moved to lay Resolution 2026-007 on the table. This motion was seconded by Councilor Brewer.

Roll Call Vote: 5-1-1 (Yays: Brewer, Clerger, Egan, Huff-Larmond, Thompon; Nays: Gordon; Abstentions: O'Connell; Absent at vote: Alexopoulos; Absent: Burgess)

Motion passes.

2. Resolution 2026-008: Resolution in Support of Massachusetts Medicare for All Legislation
 - a. This resolution was referred back from the Resolutions and Proclamations Subcommittee on June 25, 2026. This resolution would state that the Council is in favor of a Medicare for all which is a single payer healthcare system. The bill number is H.1405 (House) and S.860 (Senate).
 - b. Councilor Clerger agrees that lack of healthcare is a current problem and is in favor of this resolution.
 - c. Councilor Huff-Larmond stated that she is very passionate about this. There are increased needs for medical care. She believes everyone should be able to take care of their mental and physical health regardless of income.

Motion: Councilor Gordon moved to approve Resolution 2026-008. This motion was seconded by Councilor Clerger.

Roll Call Vote: 5-3-0 (Yays: Clerger, Gordon, Huff-Larmond, O'Connell, Thompson; Nays: Alexopoulos, Brewer, Egan; Absent: Burgess)

Motion passes.

3. Resolution 2026-010: Resolution on July Third Commission
 - a. Councilor Gordon introduced this resolution and spoke on the intent. It was referred to the Resolutions and Proclamations Subcommittee for further discussion.

New Business:

1. Council Order 2026-059: FY27 Randolph Community Preservation- Housing Coordinator Position
 - a. Town Manager Howard introduced Council Order 2026-059 which is to fund the salary of the Housing Coordinator with Community Preservation funds. Community Preservation is in support of this use of the funds.

Motion: Councilor O'Connell moved to approve Council Order 2026-059. This motion was seconded by Councilor Clerger

Roll Call Vote: 8-0-0 (Absent: Burgess)

Motion passes.

2. Council Order 2026-060: Acceptance of Board of Registrars' Recommendation for In Person Early Voting For September 1, 2026- State Primary
 - a. Town Manager Howard introduced this Council Order which is to set a voting schedule for in person early voting. Town Clerk Cheryl Sass was available to answer questions.
 - b. Councilor Gordon asked about the last day to register to vote.

Motion: Councilor Alexopoulos moved to approve Council Order 2026-060. This motion was seconded by Councilor Clerger

Roll Call Vote: 8-0-0 (Absent: Burgess)

Motion passes.

3. Council Order 2026-061: 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 –Concerning Data Center
 - a. This was introduced and will be referred to the Planning Board and Zoning and Ordinance Subcommittee.
4. Approval of Contract with the Collins Center to Assist in Town Manager Search
 - a. Phil Lemnios from the Collins Center was invited to the Town Council Meeting to give a brief description on the services that would be available should we choose the Collins Center as well as the process for hiring. Councilors had a chance to ask questions and address concerns. The first course of action, if approved, is to meet individually with each councilor.
 - b. Councilor Huff-Larmond asked about other companies to consider? President Egan spoke on the timeline as well as the fact that we will not need to go out to bid if we use the Collins Center. Councilor Huff-larmond is still not sure which agency she would like to use for this search. The goal is to create an equitable process.
 - c. Councilor Alexopoulos spoke in favor of contracting with the Collins Center for the Town Manager Search.
 - d. Councilor Clerger believes that if we have used the Collins Center again if we have used them in the past and have been satisfied, then why change now.

- e. Councilor O'Connell asked about the recommended size of the interview screening committee. Phil stated that an effective committee is usually around 9-11 members but a diverse background is more important.
- f. Councilor Gordon shared concerns about the portal and communications going out to applications to confirm receipt of an application. Councilor Gordon wants to be able to accept applications as soon as possible.

Motion: Councilor O'Connell moved to approve entering into a contract with the Collins Center for consultant services concerning the Town Manager Search for the amount listed in the form attached in the agenda (\$15,000). This motion was seconded by Councilor Clerger.

Roll Call Vote: 6-2-0 (Yays: Alexopoulos, Brewer, Clerger, Egan, O'Connell, Thompson; Nays: Gordon, Huff-Larmond; Absent: Burgess)

Motion passes.

5. Town Attorney Contract Amendment

- a. President Egan brought this forward to the Council with the request to extend the contract for an additional year to help with continuity. The summary of changes are a one year extension, salary and deferred compensation increase.

Motion: Councilor Alexopoulos moved to approve the Town Attorney contract amendment. This motion was seconded by Councilor Clerger.

Roll Call Vote: 8-0-0 (Absent: Burgess)

Motion passes.

Councilor Alexopoulos left the meeting at 9:22 pm.

6. Council Order 2026-062: FY26 Budget Transfers

- a. Town Manager Howard introduced Council Order 2026-062 which is a list of transfers needed to close out FY26.
 - i. Town Manager Howard introduced this order which will allow the list of transfers to close out FY26.

Motion: Councilor O'Connell moved to approve Council Order 2026-062 as written. This motion was seconded by Councilor Clerger.

Roll Call Vote: 7-0-0 (Absent: Alexopoulos, Burgess)

Motion passes.

7. Council Order 2026-063: FY27 Budget Transfers

- a. Town Manager Howard introduced Council Order 2026-063 which is a transfer from a salary account to an expense account to cover the services of CLA; who are currently handling our accounting.

Motion: Councilor Egan moved to approve Council Order 2026-063. This motion was seconded by Councilor Huff-Larmond.

Roll Call Vote: 7-0-0 (Absent: Alexopoulos, Burgess)

Motion passes.

8. Council Order 2026-064: Prior Year Unpaid Bills- **Withdrawn**

9. Council Order 2026-065: Appropriation and Approval of Borrowing for Municipal Roof Repairs and Related Exterior and Interior Repairs, Painting and Remediation
 - a. Town Manager Howard introduced Council Order 2026-065 which is a request for borrowing for municipal buildings. Borrowings require two meetings before action can be made.
10. Council Order 2026-066: Approval to Apply for Massachusetts Department of Environmental Protection and Massachusetts Water Pollution Abatement Trust Grants, Loan Assistance, and Other Support
 - a. This council order allows the Treasurer/Collector and/or Town Manager to have signing authority on a previously approved borrowing.

Motion: Councilor Gordon moved to approve Council Order 2026-066 as written. This motion was seconded by Councilor Egan.

Roll Call Vote: 7-0-0 (Absent: Alexopoulos, Burgess)

Motion passes.

11. Council Order 2026-067: 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 Provisions Concerning Planned Residential Development
 - a. This was introduced and will be referred to the Planning Board and Zoning and Ordinance Subcommittee.

Old/Unfinished Business:

1. Council Order 2026-018: Amendment To Town Council Rules Section 13 Pertaining to Order of Business and Agenda
 - a. Councilor Gordon spoke on this amendment again. This amendment is related to how the council received the materials for a meeting as well as being text searchable on the website. This has gone to subcommittee twice before coming back to the council. Councilor Gordon stated that the Council Clerk is already doing this, but this would codify it.

Motion: Councilor Gordon moved to approve Council Order 2026-018. This motion was seconded by Councilor Huff-Larmond.

Roll Call Vote: 3-4-0 (Yays: Clerger, Gordon, Huff-Larmond; Nays: Brewer, Egan, O'Connell, Thompson; Absent: Alexopoulos, Burgess)

Motion fails.

2. Council Order 2026-054: Amendment to the General Ordinances of the Town of Randolph to Prohibit the Use of Algorithmic Rent Setting Devices
 - a. Councilor Thompson spoke on this ordinance which prohibits property managers and landlords from using algorithmic devices to set rental prices. Councilor Thompson presented 2026-054A which incorporates the recommended changes. The Council Clerk read the legal notices into the record. This notice was posted in the Patriot Ledger.
 - b. Councilor O'Connell is in support of this Council Order.
 - c. President Egan appreciates Councilor Thompson taking the initiative to respond to the changing technology to protect our residents.

Motion: Councilor O'Connell moved to approve Council Order 2026-054A. This motion was seconded by Councilor Brewer.

Roll Call Vote: 7-0-0 (Absent; Alexopoulos, Burgess)

Motion passes.

Subcommittee Reports: None

Council Comments:

1. Councilor Huff-Larmond: The interns are doing well and are appreciative of the opportunity.
2. Councilor Thompson: Thanked everyone who showed up and supported Randolph Day.
3. Councilor Brewer: Gave compliments to all involved in Randolph Day. Made a recommendation for more tents/shade for next year.
4. Councilor O’Connell: Had a great time on Saturday. Agreed, we need to tweak some things for next year.
5. Councilor Gordon: Tall ships are in Boston Harbor until Saturday.
6. Councilor Clerger: Gave thanks to the leadership and was happy to report no incidents over July 4th weekend. Big shout out to the DPW who are always working hard.
7. President Egan: Big shout out to Robin Reinhart, Joe Pitti, and Town Manager Howard for a fantastic Stars and Stripes Festival. Thanks to the Town Council for supporting the vision.

Town Manager’s Report:

1. Gave Thanks to all involved in Randolph Day such as the Library, School Department, Board of Health, DPW, Fire and Police Department.
2. Reminds the council to create a process, stick to it, and work together with the Collins Center during the Town Manager Search.

Adjournment:

Motion: Motion to adjourn made by Councilor Clerger and seconded by President Egan.

Roll Call Vote: 7-0-0 (Absent: Alexopoulos and Burgess)

Meeting adjourned.

The Town Council Meeting adjourned at 10:04 pm.

Notification of Upcoming Council Meetings:

July 27

August 10 and 24

September 14 and 28

October 5 and 19

November 2 and 23

December 7



Understanding Overrides

A Community Guide to Proposition 2½ Overrides

Fiscal Year 2027 Revenue and Fiscal Year 2028 Budget

Fiscal Year 2027 Revenue		Fiscal Year 2028 Budget	
Tax Levy	\$82,982,340	Fiscal Year 2028 Budget	\$145,089,371.87
State Aid	\$40,176,441	Free Cash Needed	\$3,476,739.59
Local Receipts	\$14,822,056	INCREASES DRIVING THE GAP	
Enterprise Indirect	\$1,631,794	+ Union Contracts	
Ambulance Receipts	\$2,000,000	+ Health Insurance	
Free Cash	\$3,476,739	+ Pension Obligations	
Total Fiscal Year 2027 Revenues	\$145,089,370	+ Department Requests	
Fiscal Year 2027 Budget	\$145,089,370	+ School Requests	

Override needed to cover the free cash used to balance the budget and to avoid cuts to departments.

State Aid

Randolph’s net revenues are composed 24.4% from State Aid, which is considerably higher than the state average. Each year this creates uncertainty in our revenue numbers.

What Is Free Cash?

Free cash is the portion of a community's unrestricted funds certified by the state at the close of the fiscal year, the amount left over from actual receipts and unspent appropriations after obligations are met. Because it is generated fresh each year and its size cannot be predicted, it is a **one-time (non-recurring) resource**. The free cash balance is **cumulative, the total carried across all fiscal years**, not the amount certified in any single year.

Best Practice: Use Free Cash for One-Time Purposes

Because it does not recur, free cash should never fund ongoing operating costs. Used well, it is a powerful financial tool that can:

Fund Capital Needs

Pay for one-time capital projects and equipment, avoiding or reducing borrowing and the interest costs that come with it.

Build Stabilization Reserves

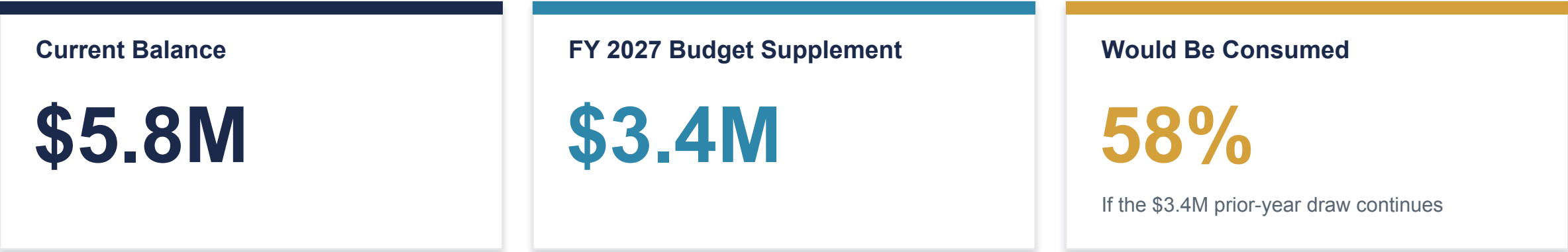
Transfer free cash into stabilization funds to strengthen reserves, support the community's bond rating, and prepare for future needs.

Provide a Financial Cushion

Serve as a buffer against one-time, unforeseen expenses and revenue shortfalls, protecting core services from sudden shocks.

Randolph's Free Cash Balance

The cumulative free cash balance has fallen sharply, and continued use to support the operating budget would consume a majority of what remains.



What This Means

Repeating last year's **\$3.4 million** draw to support the operating budget would require using **58% of the entire remaining balance in a single year**, an unsustainable pace that leaves little cushion for capital needs, reserves, or unforeseen expenses.

A Structural Budget Gap

- To continue services and avoid cuts, the Town has relied on one-time revenues to balance its budget for several years.
- The Town Manager and Town Council discussed this at length in recent budget hearings, particularly regarding the financial needs of the School Department.
- One-time funds were used to prevent cuts to key services and staffing, and to provide financial leadership through the pandemic and the volatile years since.
 - Sources included ARPA funds, various school relief funds, and free cash.
 - These sources cannot be relied upon at these levels going forward.
- **In the Fiscal Year 2027 Budget, the Town relied on \$3.4 million in free cash, one-time money.**

Fixed Costs Grew Faster Than the 2.5% Cap

Last year's increases in mandatory expenses:

Debt / Interest	\$2,055,426
Health Insurance	\$1,574,620
School / Charter Assessments	\$905,579
FICA / Retirement	\$588,181

Future Pressures and Where Cuts Would Fall

Concerns in Future Budget Years

- Charter Schools
- School Choice
- Student Opportunity Act
- Lottery for admission to Blue Hills and the related assessment
- Cost of School Transportation
- Cost of Special Education
- School Union Contracts

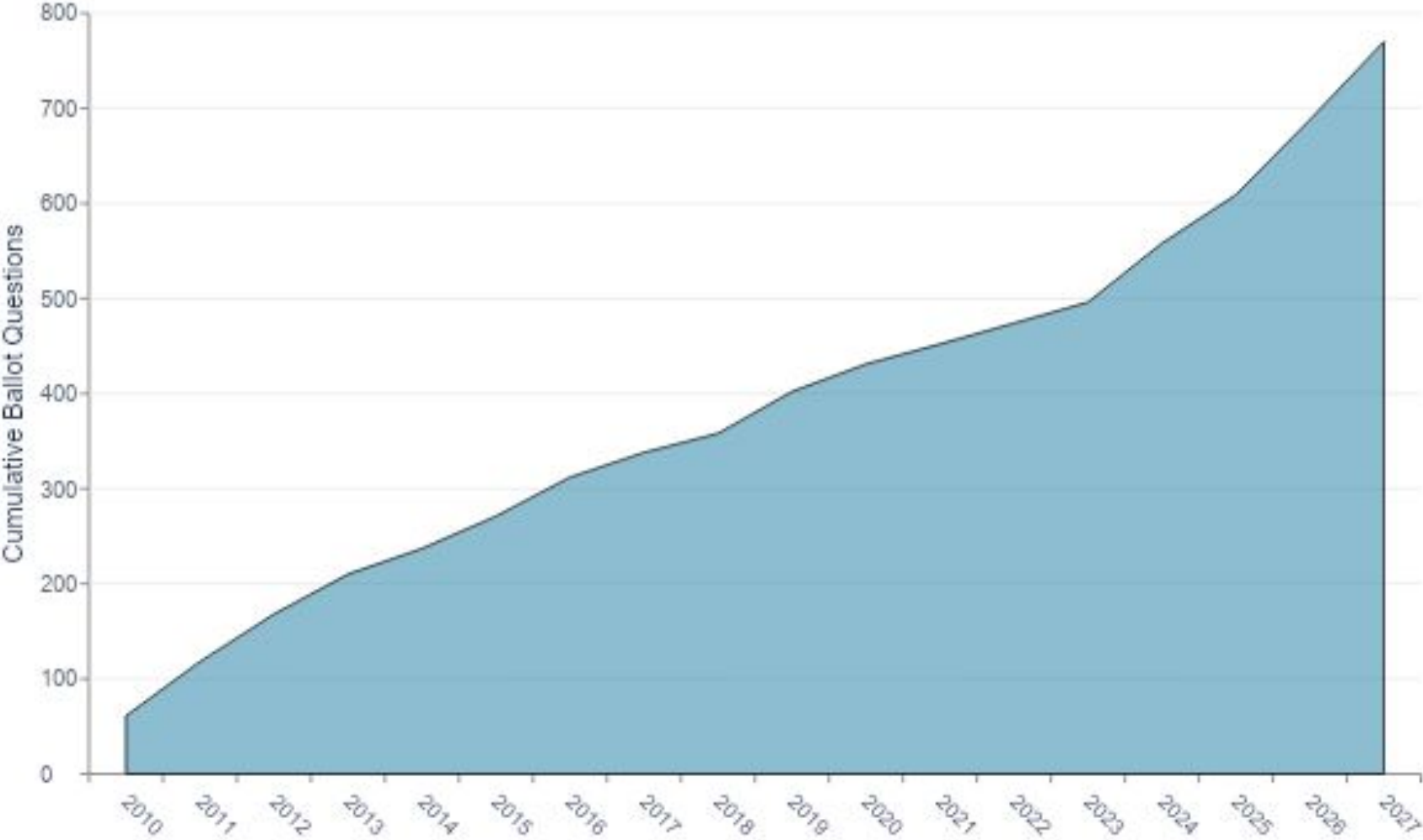
Rising cap on school choice. The Town's schools fall into the category this year that lifts the cap on certain school choice options, so these numbers could soar.

If Cuts Become Necessary

- Meaningful savings can only come from the key service areas where the Town has invested:
 - Schools
 - Police
 - Fire
 - Public Works (DPW)
- Schools are currently funded well above the required minimum. If forced to cut, funding could be reduced toward, but not below, that minimum.
- Other departments are staffed so leanly that they offer little opportunity for significant savings.

Overrides Statewide Since Randolph's Last Override (2010)

Section E, Item1.



770

Override ballot questions statewide since Randolph's last override

178

Massachusetts communities that have put an override to voters

Revenue Tool

Overrides have become a routine budgeting tool across the Commonwealth.

Cumulative count of Proposition 2½ override ballot questions statewide, fiscal years 2010 to 2027, measured since Randolph's last override.

What is Proposition 2½?

Section E, Item 1.

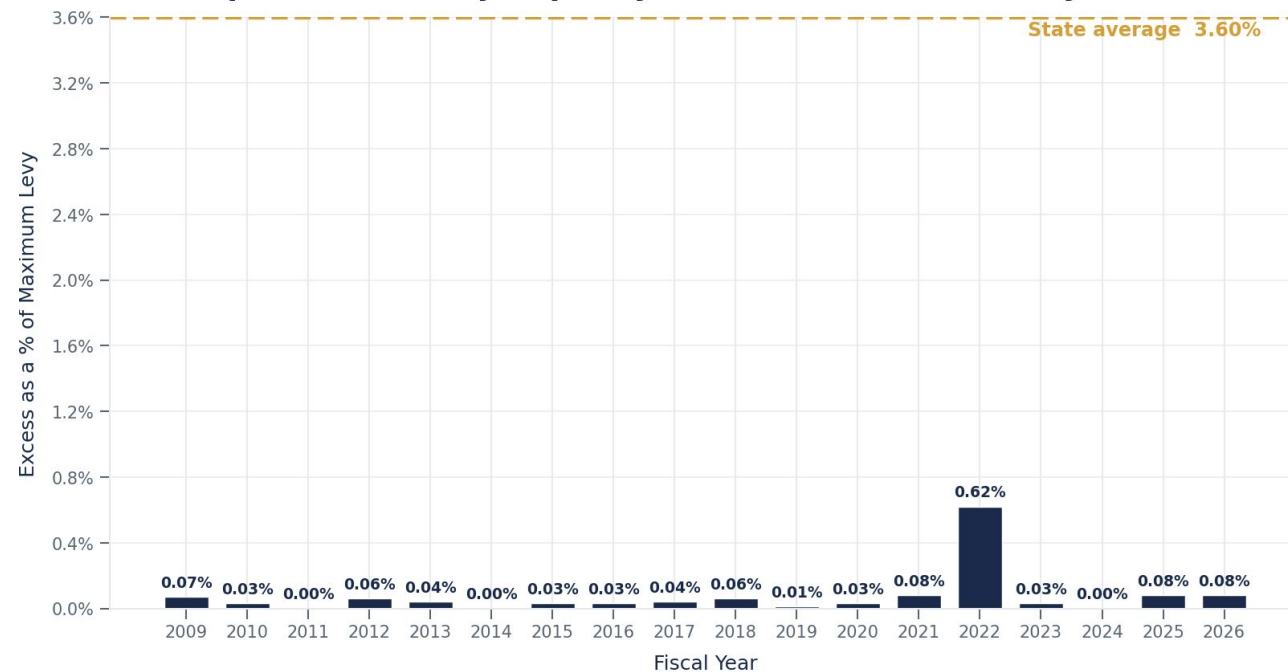
Proposition 2½ is a Massachusetts law, enacted in 1980, that limits the amount of property tax revenue a city or town may raise each year. It establishes two constraints on the property tax levy:

Levy Limit

The levy limit can only grow by 2.5% over the prior year's levy limit, plus certified new growth.

This is the binding constraint for most communities and the one that drives override discussions.

Randolph: Excess Levy Capacity as a % of Maximum Levy



What is an Override?

Section E, Item 1.

An override is a voter-approved, permanent increase to a community's levy limit. It allows a municipality to assess property taxes beyond the automatic 2.5% annual increase. Once approved, the override amount becomes part of the base levy limit.

Key Characteristics

- ▶ Permanent - the increase is added to the levy limit base
 - The override amount is a one-time increase to the Levy Limit base
- ▶ Must be approved by the voters on a ballot question at an election, requires a vote of the Council to be placed on the ballot.
- ▶ The ballot question must state a specific dollar amount and purpose
- ▶ Typically used to fund recurring operational expenses: education, public safety, public health, municipal services

Example

	Prior Year Levy	\$1,000,000
+	Proposition 2½ (2.5%)	\$25,000
+	New Growth	\$10,000
+	Override	\$500,000
=		
	New Levy	\$1,535,000

Why Do Communities Consider Overrides?

Costs Outpace the 2.5% Cap

Municipal costs, including salaries, health insurance, special education, and transportation, routinely grow faster than the 2.5% annual increase allowed under Proposition 2½. State Aid growth fluctuates, as the State faces similar challenges as municipalities.

Structural Budget Gaps

When the gap between allowable revenue growth and actual cost growth persists year over year, communities face a structural deficit that cannot be resolved through one-time measures alone.

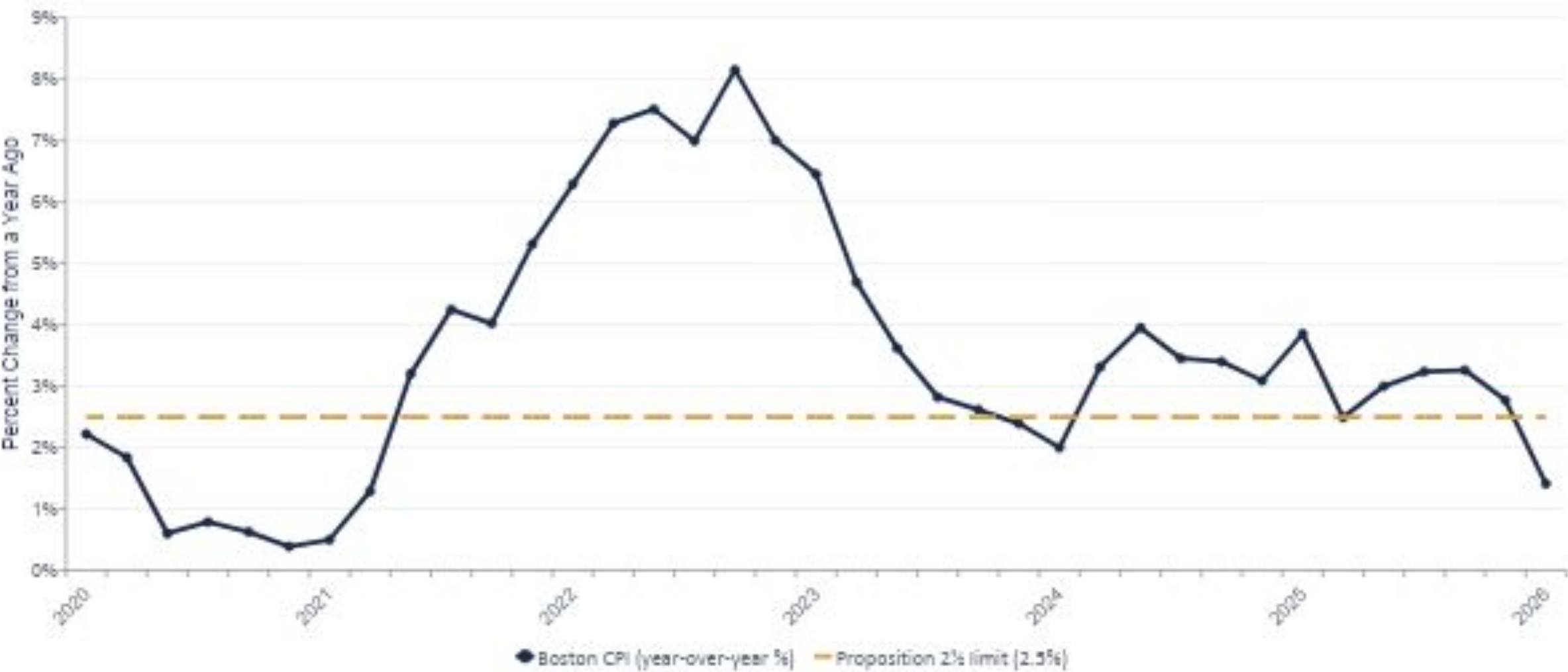
Loss of One-Time Revenue Sources

Federal relief funding (e.g., ARPA/ESSER) and reserve drawdowns are finite. As these expire, underlying gaps resurface.

Limited Revenue Alternatives

Property tax revenue makes up the largest portion of funding for communities. In Randolph, the Tax Levy accounts for 64.3% of net revenues to the General Fund. State Aid represents the second largest net revenue sources at 24.4%.

Boston-Area Inflation vs. the 2.5% Threshold



Source: U.S. Bureau of Labor Statistics via FRED (CUURA103SA0), Boston-Cambridge-Newton, MA-NH. Reported bimonthly, not seasonally adjusted. January 2020 to May 2026.

How the Annual Levy Limit Is Calculated

Prior Year Levy Limit

The maximum the community could levy last fiscal year

+

2.5% Automatic Increase

Prior year levy limit multiplied by 2.5%

+

New Growth

Value from new construction and taxable development

+

Debt Exclusions *

Temporary, voter-approved amounts for project debt service

+

Override

A permanent, voter-approved increase to the levy base

=

Total Levy

The maximum amount that can be raised through the property tax in the new fiscal year

Levy Limit + Debt Exclusions + Override

*A debt exclusion raises the levy only by the amount of that year’s debt service. It rises and falls with the payment schedule and ends when the debt is paid off.

How Does a Ballot Question Get Approved?

Two rec Section E, Item1.

Approving an override ballot question requires two steps.

1 Town Council Places the Question on the Ballot

The Town Council votes to place an override ballot question on the ballot at a regular or special election.

If a special election is used, the Council must also vote to call for the special election.

2 Voters Approve the Question

Voters approve the override question by majority vote at a regular or special election.

The ballot question must state the dollar amount and the purpose of the override.

Tentative Schedule and Deadlines

Tue, Dec 8, 2026	Special Election — vote on the override ballot question
Nov 28 - Dec 5, 2026	In-person early voting on the override ballot question <i>M.G.L. c. 54, § 25B</i>
Nov 28, 2026	Last day to register to vote in the override election <i>10 days prior (M.G.L. c. 51, § 26)</i>
Nov 3, 2026	Massachusetts State Election
By Nov 3, 2026	Town Council must give the Town Clerk formal notice calling the special election and the exact ballot language <i>At least 35 days prior (M.G.L. c. 54, § 42C)</i>
By Oct 20, 2026	If opting out of in-person early voting, the Registrars and Council must act by this date <i>45 days prior to election (M.G.L. c. 54, § 25B(c)(1))</i>
By Oct 13, 2026	Deadline for Town Council to vote to call a special election and approve the exact ballot question language <i>Required early so ballots can be translated into Vietnamese and printed in time (M.G.L. c. 59, § 21C)</i>
Sep 1, 2026	Massachusetts State Primary Election

Dates are tentative and subject to statutory deadlines. Gold entries mark the key Council action deadline and the election date.

X "Proposition 2½ means my tax bill can't go up more than 2.5%."

→ Proposition 2½ limits the total tax levy for the entire community, not individual tax bills. Your bill depends on your property's assessed value relative to the community's total assessed value. Revaluations can shift your share up or down.

X "An override is temporary."

→ An override is permanent. It becomes part of the base levy limit. Debt exclusions are the temporary mechanism. Unlike Debt Exclusions, which are reported through annual DE-1 forms, an Override is part of the Levy Limit calculation.

X "Communities that override are overspending."

→ The 2.5% cap was never intended as a benchmark for appropriate spending. It is a constraint on revenue growth. Whether an override is necessary depends on the gap between the cost of maintaining services and allowable revenue. Final year of Student Opportunity Act.

X "If an override fails, the community just keeps the same budget."

→ If an override fails, the community must reduce expenditures to fit within the existing levy limit. This often means cuts to staffing, services, or programs.

How Does an Override Impact Taxpayers?

The tax impact of an override depends on the size of the override and the assessed value of each property.

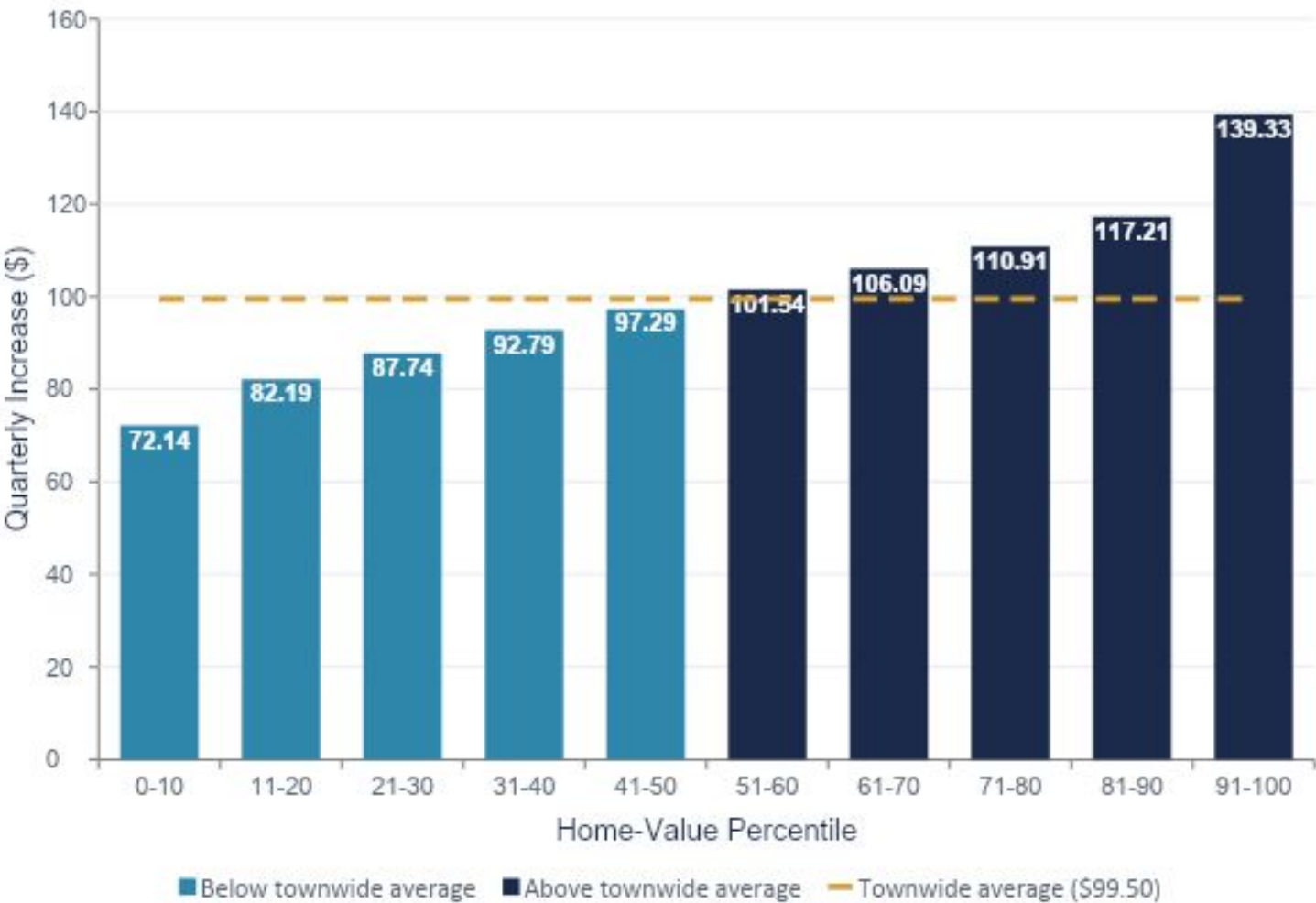
Estimated Tax Impact Formula

$$\text{Tax Impact} = (\text{Override Amount} / \text{Total Assessed Value}) \times \text{Individual Property Assessed Value}$$

Scenarios:

- **\$5 million Override:** Fills the FY2027 budgetary gap of \$3.5 million dollars (which was filled with free cash) but will not be sufficient to maintain current staffing and service levels in FY2028 and beyond. Staffing cuts and service reductions will be required in FY2028.
- **\$7.5 million Override:** Fills the FY2027 budgetary gap of \$3.5 million dollars, and will provide some coverage for inflationary increases, but will not be sufficient to maintain current staffing and service levels in FY2028 and beyond. Staffing cuts and service reductions will be required in FY2028.
- **\$9.5 million Override:** Provides for maintenance of current staffing and service levels for the next several years and should prevent the need for another override for at least 10 years.
- **\$12 million Override:** Provides for maintenance of current staffing and service levels, will likely prevent the need for another override for many years, and will also permit the Town to implement key Town Council policy and service initiatives that have not been implemented due to insufficient available funding.

\$5 million Override



Townwide Average Increase

\$99.50

Per quarterly tax bill

Lower 50th Percentile Average

\$89.20

More than half of homes pay less

Lower 25th Percentile Average

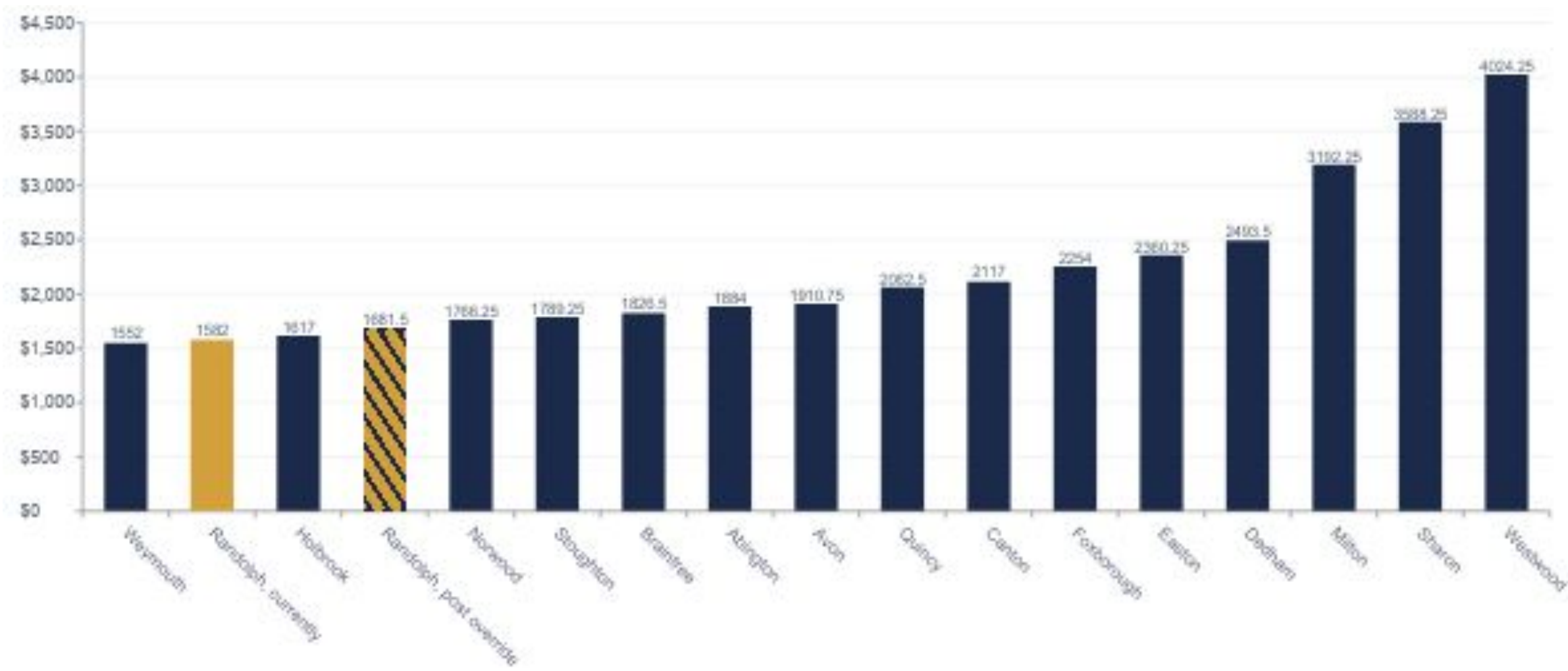
\$82.88

The most modestly valued homes

Override Result

Fills the FY2027 budgetary gap of \$3.5 million dollars (which was filled with free cash) but will not be sufficient to maintain current staffing and service levels in FY2028 and beyond. Staffing cuts and service reductions will be required in FY2028.

\$5 million override

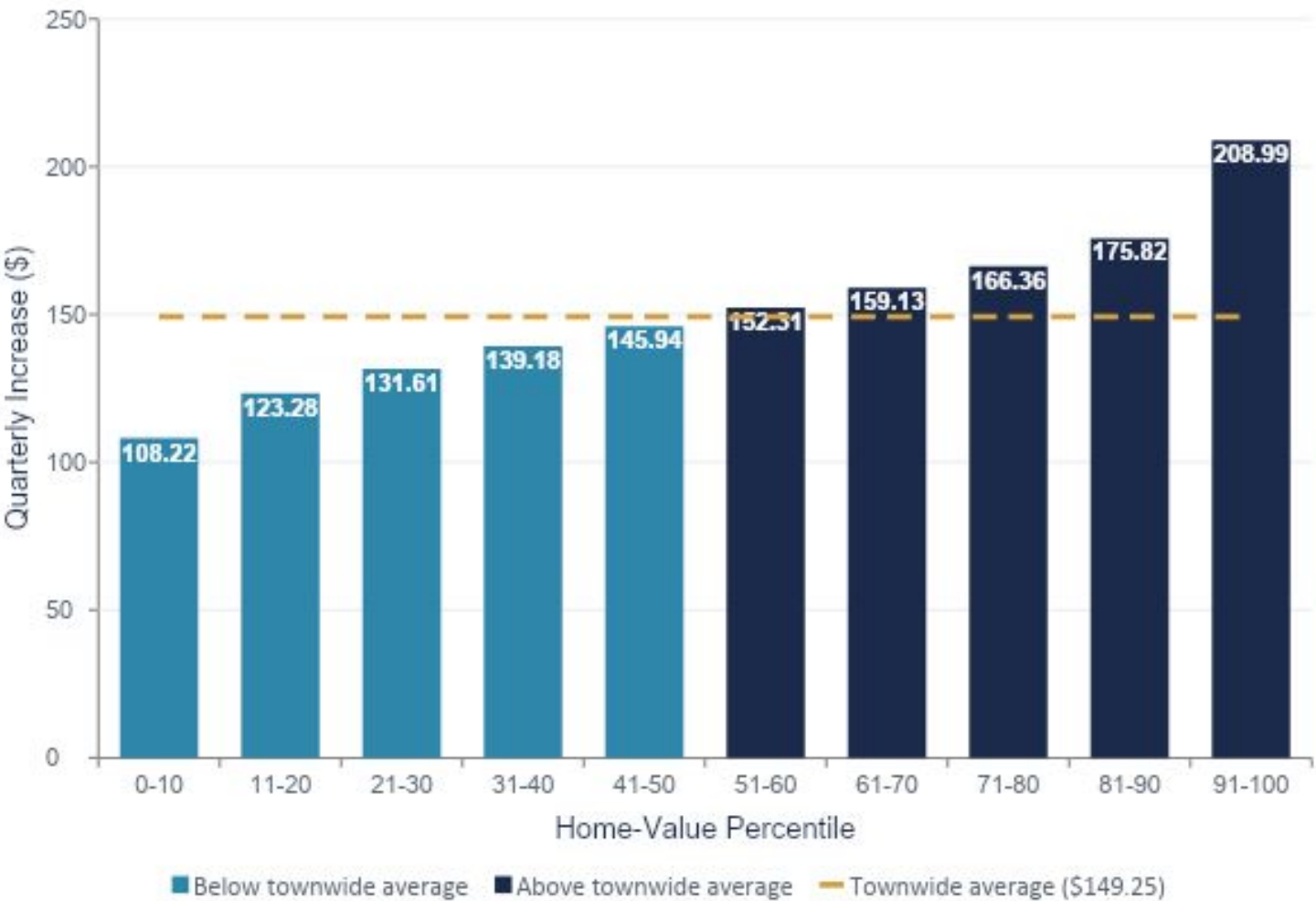


These communities represent Randolph's first- and second-order neighbors, excluding Boston and Brockton.

Municipalities sorted from lowest to highest quarterly single-family tax bill. Randolph shown in gold; the striped bar reflects Randolph after the proposed \$5 million override.

\$7.5 million Override

Estimated increase by perce Section E, Item1.



Townwide Average Increase

\$149.25

Per quarterly tax bill

Lower 50th Percentile Average

\$133.80

More than half of homes pay less

Lower 25th Percentile Average

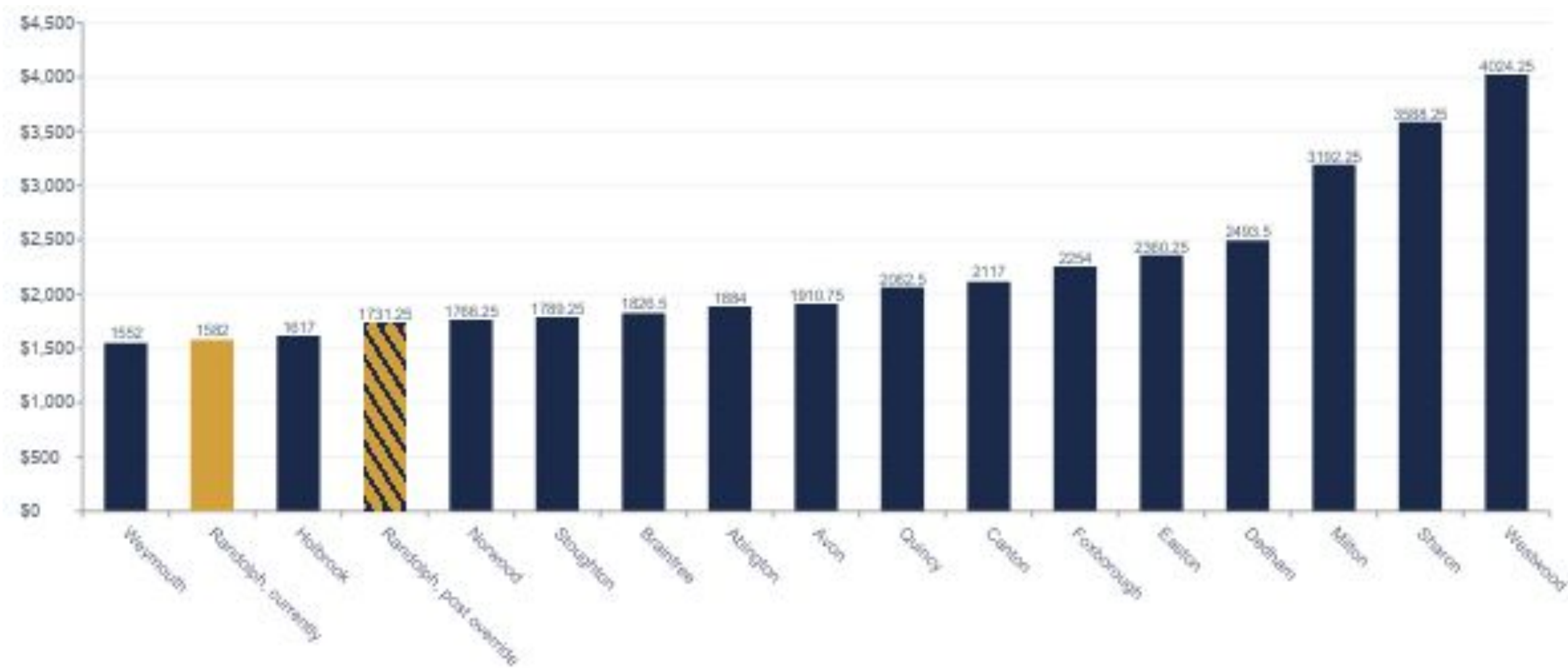
\$124.32

The most modestly valued homes

Override Result

Fills the FY2027 budgetary gap of \$3.5 million dollars, and will provide some coverage for inflationary increases, but will not be sufficient to maintain current staffing and service levels in FY2028 and beyond. Staffing cuts and service reductions will be required in FY2028.

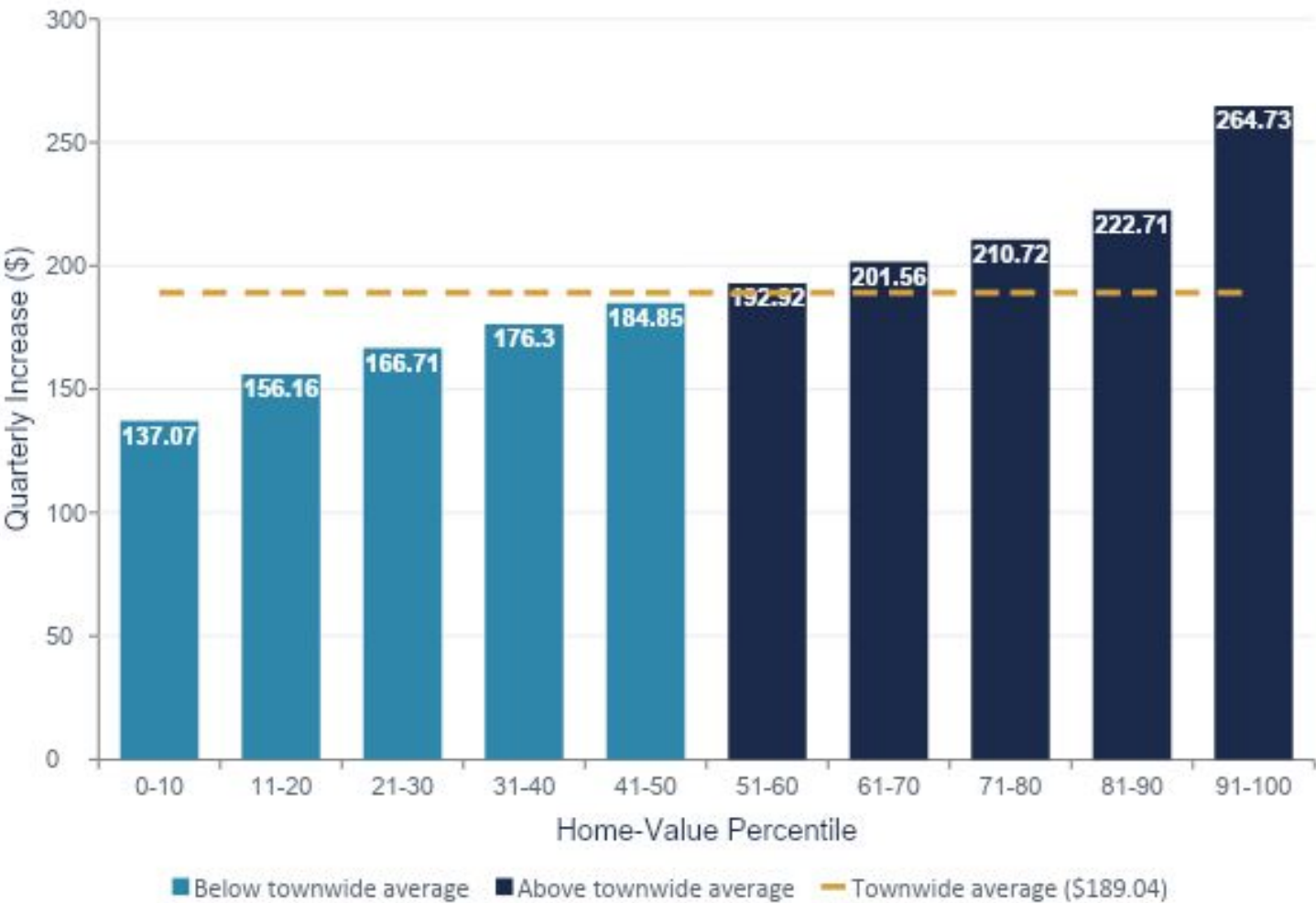
\$7.5 million override



These communities represent Randolph's first- and second-order neighbors, excluding Boston and Brockton.

Municipalities sorted from lowest to highest quarterly single-family tax bill. Randolph shown in gold; the striped bar reflects Randolph after the proposed \$7.5 million override.

\$9.5 million Override



Townwide Average Increase

\$189.04

Per quarterly tax bill

Lower 50th Percentile Average

\$169.48

More than half of homes pay less

Lower 25th Percentile Average

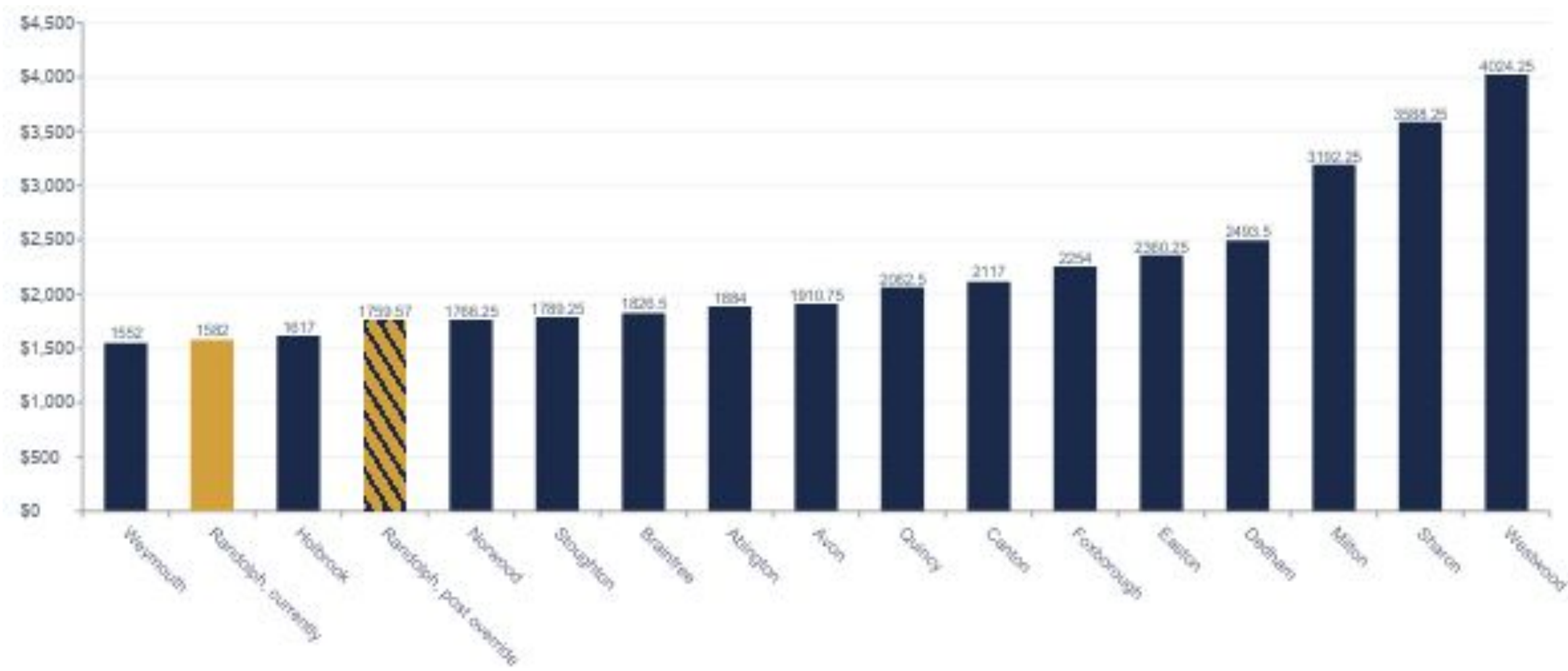
\$157.48

The most modestly valued homes

Override Result

Provides for maintenance of current staffing and service levels for the next several years and should prevent the need for another override for at least 10 years.

\$9.5 million override



These communities represent Randolph's first- and second-order neighbors, excluding Boston and Brockton.

Municipalities sorted from lowest to highest quarterly single-family tax bill. Randolph shown in gold; the striped bar reflects Randolph after the proposed \$9.5 million override.

\$12 million Override



Townwide Average Increase

\$238.78

Per quarterly tax bill

Lower 50th Percentile Average

\$214.08

More than half of homes pay less

Lower 25th Percentile Average

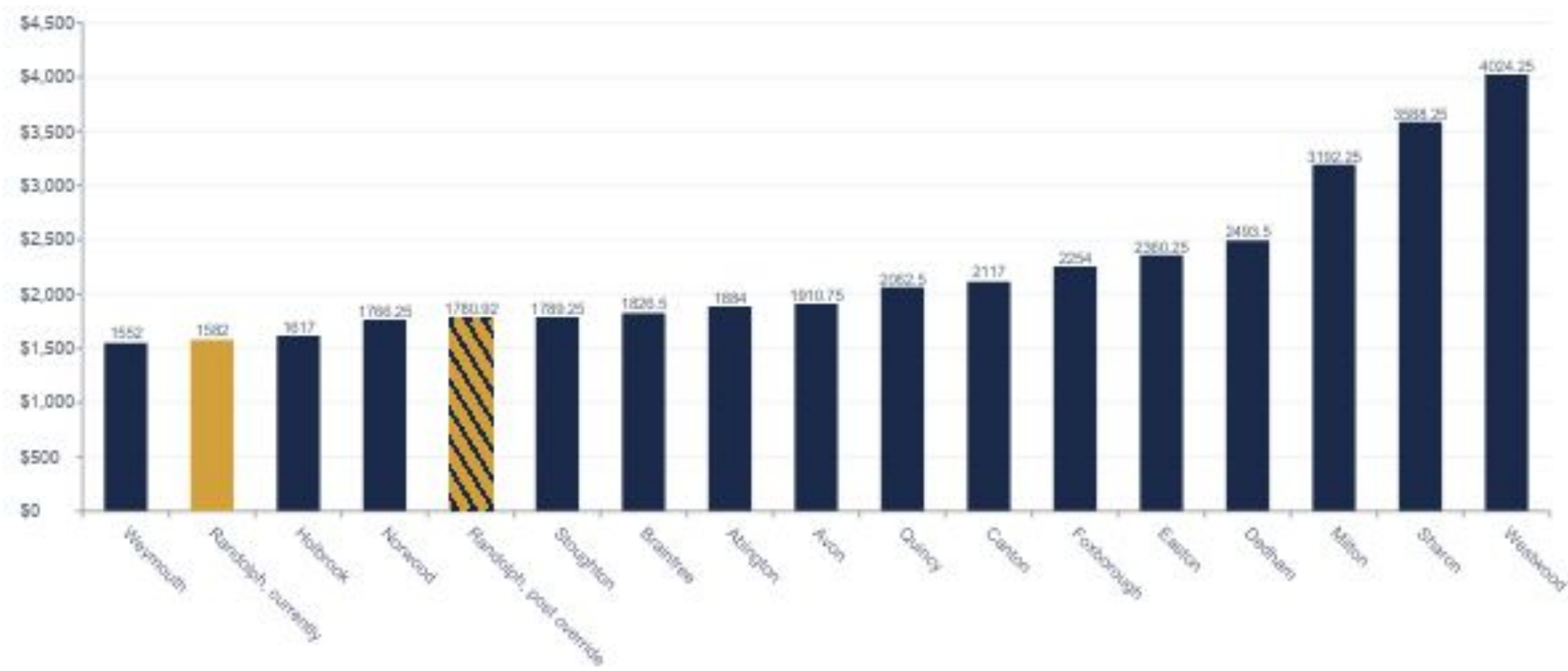
\$198.92

The most modestly valued homes

Override Goal

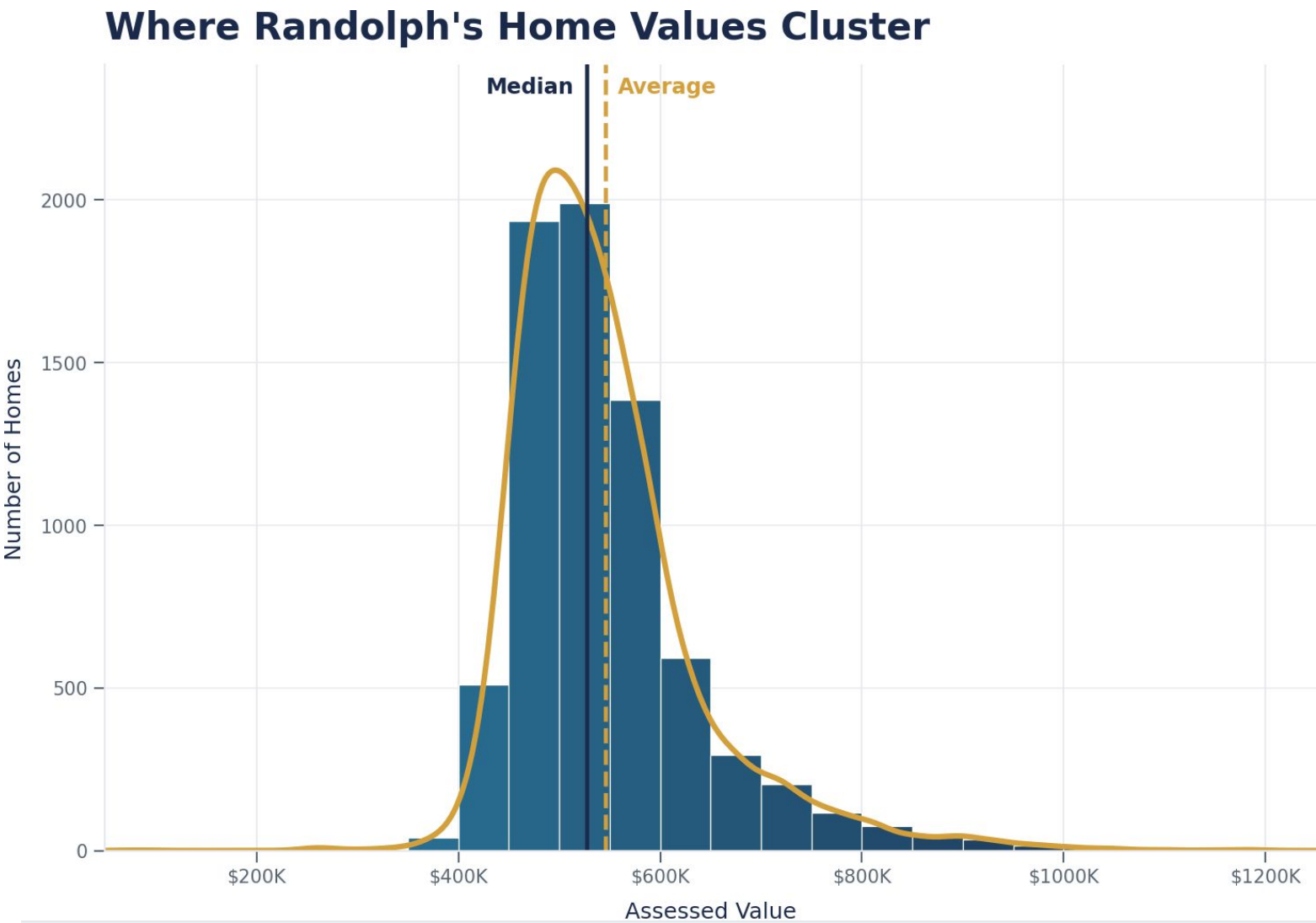
Provides for maintenance of current staffing and service levels, will likely prevent the need for another override for many years, and will also permit the Town to implement key Town Council policy and service initiatives that have not been implemented due to insufficient available funding.

\$12 million override



These communities represent Randolph's first- and second-order neighbors, excluding Boston and Brockton.

Municipalities sorted from lowest to highest quarterly single-family tax bill. Randolph shown in gold; the striped bar reflects Randolph after the proposed \$12 million override.



Average Single-Family Home Value

\$545,795.03

The gold dashed line on the chart

Median Single-Family Home Value

\$526,900.00

The navy line on the chart

In Short

Values are right-skewed, so the average sits above the median. Most homes fall below the townwide average.

Quarterly Tax Bill Increase by Cohort

Average increase, by override

Section E, Item1.

	House Assessment Range		Quarterly Tax Bill Increase			
Percentile Range	Minimum	Maximum	\$5m Override	\$7.5m Override	\$9.5m Override	\$12m Override
0-10	\$83,200	\$425,100	\$72.14	\$108.22	\$137.07	\$173.14
11-20	\$425,300	\$466,586	\$82.19	\$123.28	\$156.16	\$197.25
21-30	\$466,600	\$496,400	\$87.74	\$131.61	\$166.71	\$210.58
31-40	\$496,500	\$521,900	\$92.79	\$139.18	\$176.30	\$222.69
41-50	\$522,000	\$545,700	\$97.29	\$145.94	\$184.85	\$233.50
51-60	\$545,800	\$569,500	\$101.54	\$152.31	\$192.92	\$243.69
61-70	\$569,700	\$595,100	\$106.09	\$159.13	\$201.56	\$254.61
71-80	\$595,200	\$624,700	\$110.91	\$166.36	\$210.72	\$266.18
81-90	\$625,000	\$666,300	\$117.21	\$175.82	\$222.71	\$281.31
91-100	\$666,400	\$1,184,600	\$139.33	\$208.99	\$264.73	\$334.39

Each cohort represents 10% of single-family homes. Figures show the average quarterly tax bill increase per home at each override amount.

Council Order 2026-058

Introduced By: Town Manager Brian Howard
June 22, 2026

Amendment of the
General Ordinances of the Town of Randolph
To Create an Affordable Housing Trust

The Randolph Town Council hereby amends the General Ordinances of the Town of Randolph to add a new Chapter 11 creating an Affordable Housing Trust, as follows:

Chapter 11 Affordable Housing Trust

§ 11.1 Establishment

Pursuant to the authority of MGL c.44, Section 55C, there is hereby created a local municipal affordable housing trust to be known as the Randolph Affordable Housing Trust Fund (hereinafter: “the Trust”).

§ 11.2 Purpose

The purpose of the Trust shall be to support the preservation and creation of affordable housing in the Town of Randolph for the benefit of low- and moderate-income households, as defined by applicable state and federal housing guidelines.

§ 11.3 Board of Trustees

A. Composition of Board and Appointment of Board Members. There shall be a Board of Trustees (the “Board”) of the Randolph Affordable Housing Trust Fund. The Board shall be comprised of seven (7) members. One member shall be the Town Manager or the Town Manager’s designee. The other six members shall be appointed by the Town Manager, consistent with the Town Charter, and shall meet the following criteria: Members should be residents of the Town with relevant experience in real estate, housing, banking, architecture, planning, social services, or lived experience in income-restricted housing; provided, however, that up to two (2) members may be non-residents, if such individuals possess expertise that supports the purposes of the Trust.

B. Board Member Terms, Vacancies, Residency.

(1) Terms

The initial appointed members of the Board shall serve staggered terms, with three (3) appointed Board members serving one-year terms and three (3) appointed Board members serving two-year terms. Thereafter, all appointments and reappointments shall be for two (2) year terms. The Town Manager, or

designee, shall serve as an *ex officio* member of the Board for as long as the Town Manager holds office and shall not be subject to the appointment or reappointment process required for other Board members.

(2) Vacancies

Any vacancy occurring on the Board shall be filled in the same manner as the original appointment for the remainder of the unexpired term.

(3) Residency

Any Board member who is required to be a resident of the Town and who ceases to maintain residency shall be deemed to have vacated their position on the Board unless otherwise eligible to serve under the provisions of this chapter. Board members shall notify the Town Manager and Town Clerk in writing of any change in residency.

C. Meetings

- (1) The Board shall annually elect one (1) of the Board members to serve as Chair. The Chair may establish and appoint subcommittees to carry out the purpose of the Trust. Chairs of the sub-committees shall be appointed by the Chair of the Board. The Chair shall also have the power to dissolve a subcommittee and return the subcommittee's charge to the full Board.
- (2) Meetings of the Board shall be held on a routine basis at such times and places as the Chair may determine, or the Board may adopt, to administer and attend to matters related to the Trust.
- (3) The Trust is a public body. Notice of all meetings shall be provided in accordance with the provisions of the Massachusetts Open Meeting Law and all other applicable laws.
- (4) A majority of the Board members shall constitute a quorum for the transaction of business and approval of motions, unless otherwise provided by law.

D. Voting Rights

Each Board member shall have one (1) vote on all matters before the Board, including the Town Manager or the Town Manager's designee.

E. Removal and Resignation of Board members

- (1) Any Board member may be removed from the Board for cause by the Town Manager after notice and an opportunity to be heard. Cause may include, but shall

not be limited to, four (4) consecutive unexcused absences from regularly scheduled Board meetings.

- (2) Any Board member may resign from their position by submitting a written resignation to the Town Clerk. Such resignation shall become effective upon receipt unless otherwise specified in the resignation.

§ 11.4 Declaration of Trust

The Board members are hereby designated as the Trustees of the Trust. The Board members are hereby authorized to execute a Declaration of Trust and a Certificate of Trust, concerning the Trust, to be recorded with the Norfolk County Registry of Deeds and the Land Court, consistent with all requirements of law.

§ 11.5 Authority and Responsibilities

The specific authority and responsibilities of the Board members, in their capacity as Trustees, shall be as follows:

- A. To accept, receive and retain, in the Trust, real property, personal property, funds, grants, contributions, devises, transfers, and other assets from any public or private source, including funds appropriated for the purpose of carrying out the objectives of the Trust and in accordance with applicable state and local laws.

Any funds received pursuant to the Community Preservation Act shall be separately accounted for by the Trust. The Trust shall maintain records and provide information necessary to support applicable Community Preservation Act reporting requirements.

- B. To purchase and retain real or personal property in the Trust, including without restriction investments that yield a high rate of income or no income, subject to the prior approval of the Town Manager and the Town Council.
- C. To sell, lease, exchange, transfer or convey any personal or real property from the Trust at public auction or by private contract for such consideration and on such terms, as to credit or otherwise, as the Board deems advisable, and to make such contracts and enter into such undertakings relative to Trust property as the Board deems advisable.
- D. To execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases, grant agreements, and other instruments sealed or unsealed, necessary, proper, or incident to any transaction in which the Board engages for the accomplishment of the purposes of the Trust.
- E. To employ advisors and agents, such as consultants, accountants, appraisers and lawyers, and full-time or part-time staff, and to contract for administrative and support goods and services, as the Board deems necessary.

- F. To pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the Board deems advisable.
- G. To apportion receipts and charges between income and principal as the Board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation depletion or otherwise.
- H. To participate in any reorganization, recapitalization, merger, or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person, subject to any other limitations contained in this chapter.
- I. To deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the Board may deem proper and to pay, out of Trust property, such portion of expenses and compensation of such committee as the Board may deem necessary and appropriate.
- J. To carry property for accounting purposes other than acquisition date values.
- K. To borrow money on such terms and conditions and from such sources as the Board deems advisable, to mortgage and pledge Trust assets as collateral.
- L. To make distributions or divisions of principal in kind.
- M. To disburse Trust funds for the purpose of making loans or grants in furtherance of the creation or preservation of affordable housing in Randolph upon such terms as the Trustees shall deem most appropriate to carry out such purposes.
- N. To comprise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor or against the Trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, subject to the provisions of this chapter, and to continue to hold the same for such period of time as the Board may deem appropriate.
- O. To manage or improve real property; and to abandon any property which the Board determines not to be worth retaining.
- P. To hold all or part of the Trust property uninvested for such purposes and for such time as the Board may deem appropriate.
- Q. To extend the time for payment of any obligation to the Trust.

This authority shall be exercised consistent with the provisions of MGL c.44, Section 55C, and shall apply only to assets of the Trust.

§ 11.6 Transfer Limitations

The Town Council, in conveying any Town-owned property to the Trust, may choose to place limitations and/or conditions on the conveyance of such property to the Trust or by the Trust.

§ 11.7 Acts of Board members

A. Authority of the Board members as Trustees

- (1) A majority of the Board members may exercise any power of the Board unless otherwise provided in this chapter or by applicable law. Any instrument or action approved by a majority of the Board members shall have the same force and effect as if executed by all Board members.
- (2) No Board member shall be required to post bond. No person dealing with the Trust shall be required to confirm the validity of any action taken by the Board.

B. Delegation of Authority

- (1) The Board members may delegate administrative or operational duties to attorneys, agents, employees, consultants, or other representatives as they deem appropriate, including the authority to execute documents and conduct routine financial transactions on behalf of the Trust.
- (2) The Board members shall not delegate the authority to amend or terminate the Trust unless otherwise authorized by law or this ordinance.
- (3) Any person dealing with the Board may rely upon the authority of any individual acting pursuant to such delegation.

C. Limitation of Liability

- (1) No Board member shall be personally liable for the acts, omissions, negligence, or misconduct of another Board member, employee, agent, or representative selected in good faith and with reasonable care.
- (2) No Board member shall be personally liable for actions taken in good faith, including reliance on legal counsel, professional advice, or information reasonably believed to be accurate.

D. Reliance on Trust Documents

- (1) Any contract, deed, mortgage, lease, certificate, or other instrument executed by the Board in accordance with this ordinance shall be considered valid and binding upon the Trust.
- (2) Any person or entity dealing with the Board may rely on documents or certificates signed by the Board members, as Trustees, as evidence of:
 - (a) The authority of the Board members, as Trustees, to act on behalf of the Trust;
 - (b) The identity of the current Board members/Trustees; and
 - (c) The validity of actions taken by the Board.

- E. The Board may record certificates or other instruments with the Registry of Deeds or Land Court as necessary to document Trustee authority or actions relating to Trust property.

§ 11.8 Funds Paid to the Trust

To the extent permitted by law, all monies paid to the Trust in accordance with any Town general ordinance, zoning ordinance, exaction, fee, private contribution, or otherwise, shall be paid directly into the Trust and need not be appropriated or accepted and approved into the Trust. General revenues appropriated into the Trust by the Town Council become Trust property, are to be used or expended by the Board as Trustees, and need not be further appropriated. All monies remaining in the Trust at the end of the fiscal year, whether or not expended by the Board within one (1) year of the date they were appropriated into the Trust, remain Trust property.

§ 11.9 Custodian of Funds

The Town Treasurer shall be the custodian of the funds of the Trust and shall maintain separate accounts and records for said funds. The Treasurer shall invest the Trust's funds in the manner authorized by MGL c. 44, Section 55B. Any income or proceeds received from the investment of funds shall be credited to and become part of the Trust. The Trust's yearly approved budget, and any approved budget revisions, will be filed by the Board with the Town Treasurer.

As custodian, the Treasurer shall issue checks or transfer monies as directed by the Board members, as Trustees, and as approved by the Town Manager. The books and records of the Trust shall be audited annually by an independent auditor in accordance with accepted accounting practices for municipalities.

§ 11.10 Liability

Neither the Board members nor any agent, employee, or officer of the Trust shall have the authority to bind the Town except as authorized by this ordinance or by applicable law.

The Trust shall be considered a municipal agency for purposes of MGL c. 268A, and the Board members/Trustees and employees of the Trust shall be considered public employees acting within the scope of their official duties when doing any work on behalf of the Trust.

§ 11.11 Taxes

The Trust is exempt from MGL c. 59 and 62, and from any other provisions concerning payment of taxes based upon or measured by property or income imposed by the Commonwealth of Massachusetts or any political subdivision thereof.

§ 11.12 Board of the Town.

The Trust is a board of the Town of Randolph for the purposes of MGL c.30B and Section 15A of c. 40, but agreements and conveyances between the Trust and agencies, boards, commissions, authorities, departments, and public instrumentalities of the Town shall be exempt from said MGL c. 30B, as permitted by law.

§ 11.13 Policies, Procedures and Amendments.

The Board members, as Trustees, may adopt and revise policies, procedures, and other administrative documents necessary for the operation of the Trust, provided such actions are consistent with this chapter and applicable laws.

Any amendment of this ordinance by the Town Council, or of the policies, procedures or other administrative documents relating to Trust property or Trustee authority, shall be recorded with the Registry of Deeds or Land Court, as applicable.

§ 11.14 Termination of the Trust.

The Trust shall continue in existence unless terminated by a vote of the Town Council repealing this chapter.

Upon termination of the Trust, and after all obligations and liabilities of the Trust have been satisfied, the remaining assets of the Trust shall be transferred to the Town and used for affordable housing purposes, as determined by the Town Manager or other designated municipal authority.

The Board members, as Trustees, may sell, transfer, or distribute Trust property as necessary to conclude the affairs of the Trust. The Board members shall continue to exercise their authority as Trustees until all matters relating to the Trust have been fully resolved.

DECLARATION OF TRUST
Randolph Affordable Housing Trust Fund

This DECLARATION OF TRUST is made on this _____ day of _____, 2026 by the Town of Randolph, acting by and through the Randolph Affordable Housing Trust Fund (the “Trust”), as authorized by vote of the Town Council and pursuant to the provisions of MGL c. 44, §55C.

Article I: Title and Address

This Trust shall be known as the “Randolph Affordable Housing Trust”, having an address of the Town of Randolph- Town Hall, 41 South Main Street, Randolph MA 02368.

Article II: Purpose of Trust

The purpose of the Trust shall be to support the preservation and creation of affordable housing in the Town of Randolph for the benefit of low- and moderate-income households, as defined by applicable state and federal housing guidelines.

Article III: Board of Trustees

- A. Composition of Board and Appointment of Board Members. There shall be a Board of Trustees (the “Board”) of the Randolph Affordable Housing Trust Fund. The Board shall be comprised of seven (7) members. One member shall be the Town Manager or the Town Manager’s designee. The other six members shall be appointed by the Town Manager, consistent with the Town Charter, and shall meet the following criteria: Members should be residents of the Town with relevant experience in real estate, housing, banking, architecture, planning, social services, or lived experience in income-restricted housing; provided, however, that up to two (2) members may be non-residents, if such individuals possess expertise that supports the purposes of the Trust.
- B. Board Member Terms, Vacancies, Residency.

(1) Terms

The initial appointed members of the Board shall serve staggered terms, with three (3) appointed Board members serving one-year terms and three (3) appointed Board members serving two-year terms. Thereafter, all appointments and reappointments shall be for two (2) year terms. The Town Manager, or designee, shall serve as an *ex officio* member of the Board for as long as the Town Manager holds office and shall not be subject to the appointment or reappointment process required for other Board members.

(2) Vacancies

Any vacancy occurring on the Board shall be filled in the same manner as the original appointment for the remainder of the unexpired term.

(3) Residency

Any Board member who is required to be a resident of the Town and who ceases to maintain residency shall be deemed to have vacated their position on the Board unless otherwise eligible to serve under the provisions of this document. Board members shall notify the Town Manager and Town Clerk in writing of any change in residency.

C. Meetings

- (1) The Board shall annually elect one (1) of the Board members to serve as Chair. The Chair may establish and appoint subcommittees to carry out the purpose of the Trust. Chairs of the sub-committees shall be appointed by the Chair of the Board. The Chair shall also have the power to dissolve a subcommittee and return the subcommittee's charge to the full Board.
- (2) Meetings of the Board shall be held on a routine basis at such times and places as the Chair may determine, or the Board may adopt, to administer and attend to matters related to the Trust.
- (3) The Trust is a public body. Notice of all meetings shall be provided in accordance with the provisions of the Massachusetts Open Meeting Law and all other applicable laws.
- (4) A majority of the Board members shall constitute a quorum for the transaction of business and approval of motions, unless otherwise provided by law.

D. Voting Rights

Each Board member shall have one (1) vote on all matters before the Board, including the Town Manager or the Town Manager's designee.

E. Removal and Resignation of Board members

- (1) Any Board member may be removed from the Board for cause by the Town Manager after notice and an opportunity to be heard. Cause may include, but shall not be limited to, four (4) consecutive unexcused absences from regularly scheduled Board meetings.
- (2) Any Board member may resign from their position by submitting a written resignation to the Town Clerk. Such resignation shall become effective upon receipt unless otherwise specified in the resignation.

Article IV: Authority and Responsibilities

The specific authority and responsibilities of the Board members, in their capacity as Trustees, shall be as follows:

- A. To accept, receive and retain, in the Trust, real property, personal property, funds, grants, contributions, devises, transfers, and other assets from any public or private source, including funds appropriated for the purpose of carrying out the objectives of the Trust and in accordance with applicable state and local laws.

Any funds received pursuant to the Community Preservation Act shall be separately accounted for by the Trust. The Trust shall maintain records and provide information necessary to support applicable Community Preservation Act reporting requirements.

- B. To purchase and retain real or personal property in the Trust, including without restriction investments that yield a high rate of income or no income, subject to the prior approval of the Town Manager and the Town Council.
- C. To sell, lease, exchange, transfer or convey any personal or real property from the Trust at public auction or by private contract for such consideration and on such terms, as to credit or otherwise, as the Board deems advisable, and to make such contracts and enter into such undertakings relative to Trust property as the Board deems advisable.
- D. To execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases, grant agreements, and other instruments sealed or unsealed, necessary, proper, or incident to any transaction in which the Board engages for the accomplishment of the purposes of the Trust.
- E. To employ advisors and agents, such as consultants, accountants, appraisers and lawyers, and full-time or part-time staff, and to contract for administrative and support goods and services, as the Board deems necessary.
- F. To pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the Board deems advisable.
- G. To apportion receipts and charges between income and principal as the Board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation depletion or otherwise.
- H. To participate in any reorganization, recapitalization, merger, or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person, subject to any other limitations contained in this document.

- I. To deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the Board may deem proper and to pay, out of Trust property, such portion of expenses and compensation of such committee as the Board may deem necessary and appropriate.
- J. To carry property for accounting purposes other than acquisition date values.
- K. To borrow money on such terms and conditions and from such sources as the Board deems advisable, to mortgage and pledge Trust assets as collateral.
- L. To make distributions or divisions of principal in kind.
- M. To disburse Trust funds for the purpose of making loans or grants in furtherance of the creation or preservation of affordable housing in Randolph upon such terms as the Trustees shall deem most appropriate to carry out such purposes.
- N. To comprise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor or against the Trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, subject to the provisions of this document, and to continue to hold the same for such period of time as the Board may deem appropriate.
- O. To manage or improve real property; and to abandon any property which the Board determines not to be worth retaining.
- P. To hold all or part of the Trust property uninvested for such purposes and for such time as the Board may deem appropriate.
- Q. To extend the time for payment of any obligation to the Trust.

This authority shall be exercised consistent with the provisions of MGL c.44, Section 55C, and shall apply only to assets of the Trust.

Article V: Transfer Limitations

The Town Council, in conveying any Town-owned property to the Trust, may choose to place limitations and/or conditions on the conveyance of such property to the Trust or by the Trust.

Article VI: Acts of Board members

A. Authority of the Board members as Trustees

- (1) A majority of the Board members may exercise any power of the Board unless otherwise provided in this document or by applicable law. Any instrument or

action approved by a majority of the Board members shall have the same force and effect as if executed by all Board members.

- (2) No Board member shall be required to post bond. No person dealing with the Trust shall be required to confirm the validity of any action taken by the Board.

B. Delegation of Authority

- (1) The Board members may delegate administrative or operational duties to attorneys, agents, employees, consultants, or other representatives as they deem appropriate, including the authority to execute documents and conduct routine financial transactions on behalf of the Trust.
- (2) The Board members shall not delegate the authority to amend or terminate the Trust unless otherwise authorized by law.
- (3) Any person dealing with the Board may rely upon the authority of any individual acting pursuant to such delegation.

C. Limitation of Liability

- (1) No Board member shall be personally liable for the acts, omissions, negligence, or misconduct of another Board member, employee, agent, or representative selected in good faith and with reasonable care.
- (2) No Board member shall be personally liable for actions taken in good faith, including reliance on legal counsel, professional advice, or information reasonably believed to be accurate.

D. Reliance on Trust Documents

- (1) Any contract, deed, mortgage, lease, certificate, or other instrument executed by the Board in accordance with the requirements of law shall be considered valid and binding upon the Trust.
- (2) Any person or entity dealing with the Board may rely on documents or certificates signed by the Board members, as Trustees, as evidence of:
 - (a) The authority of the Board members, as Trustees, to act on behalf of the Trust;
 - (b) The identity of the current Board members/Trustees; and
 - (c) The validity of actions taken by the Board.

- E. The Board may record certificates or other instruments with the Registry of Deeds or Land Court as necessary to document Trustee authority or actions relating to Trust property.

Article VII: Funds Paid to the Trust

To the extent permitted by law, all monies paid to the Trust in accordance with any Town general ordinance, zoning ordinance, exaction, fee, private contribution, or otherwise, shall be paid directly into the Trust and need not be appropriated or accepted and approved into the Trust. General revenues appropriated into the Trust by the Town Council become Trust property, are to be used or expended by the Board as Trustees, and need not be further appropriated. All monies remaining in the Trust at the end of the fiscal year, whether or not expended by the Board within one (1) year of the date they were appropriated into the Trust, remain Trust property.

Article VIII: Custodian of Funds

The Town Treasurer shall be the custodian of the funds of the Trust and shall maintain separate accounts and records for said funds. The Treasurer shall invest the Trust’s funds in the manner authorized by MGL c. 44, Section 55B. Any income or proceeds received from the investment of funds shall be credited to and become part of the Trust. The Trust’s yearly approved budget, and any approved budget revisions, will be filed by the Board with the Town Treasurer.

As custodian, the Treasurer shall issue checks or transfer monies as directed by the Board members, as Trustees, and as approved by the Town Manager. The books and records of the Trust shall be audited annually by an independent auditor in accordance with accepted accounting practices for municipalities.

Article IX: Liability

Neither the Board members nor any agent, employee, or officer of the Trust shall have the authority to bind the Town except as authorized by applicable law. The Trust shall be considered a municipal agency for purposes of MGL c. 268A, and the Board members/Trustees and employees of the Trust shall be considered public employees acting within the scope of their official duties when doing any work on behalf of the Trust.

Article X: Taxes

The Trust is exempt from MGL c. 59 and 62, and from any other provisions concerning payment of taxes based upon or measured by property or income imposed by the Commonwealth of Massachusetts or any political subdivision thereof.

Article XI: Board of the Town

The Trust is a board of the Town of Randolph for the purposes of MGL c.30B and Section 15A of c. 40, but agreements and conveyances between the Trust and agencies, boards, commissions, authorities, departments, and public instrumentalities of the Town shall be exempt from said MGL c. 30B, as permitted by law.

Article XII: Policies, Procedures and Amendments.

The Board members, as Trustees, may adopt and revise policies, procedures, and other administrative documents necessary for the operation of the Trust, provided such actions are consistent with this document and applicable laws.

Any amendment of the ordinances governing the Trust, or of the policies, procedures or other administrative documents relating to Trust property or Trustee authority, shall be recorded with the Registry of Deeds or Land Court, as applicable.

Article XIII: Termination of the Trust.

The Trust shall continue in existence unless terminated by a vote of the Town Council repealing this portion of the Randolph Town Ordinances that created the Trust.

Upon termination of the Trust, and after all obligations and liabilities of the Trust have been satisfied, the remaining assets of the Trust shall be transferred to the Town and used for affordable housing purposes, as determined by the Town Manager or other designated municipal authority.

The Board members, as Trustees, may sell, transfer, or distribute Trust property as necessary to conclude the affairs of the Trust. The Board members shall continue to exercise their authority as Trustees until all matters relating to the Trust have been fully resolved.

Article XIV: Titles

The titles to the various Articles herein are for convenience only and are not to be considered part of said Articles nor shall they affect the meaning or language of such article.

In Witness Whereof, the Board Members, as Trustees of the Randolph Affordable Housing Trust Fund, have hereunto set their hands and seals on the day and year first set forth.

TOWN OF RANDOLPH
Randolph Affordable Housing Trust Fund,
By its Board of Trustees

Town Manager
Name:

Date:

Trustee
Name:

Date:

Trustee
Name:

Date:

Trustee
Name:

Date:

Trustee
Name:

Date:

Trustee
Name:

Date:

Trustee
Name:

Date:

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this ____ day of _____, 2026, before me, the undersigned Notary Public,
personally appeared _____,
who proved to me through satisfactory evidence of identification, which was
_____, to be the person whose name is signed on the preceding or
attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated
purpose as Trustees of the Town of Randolph Affordable Housing Trust.

Notary Public

My Commission Expires: _____

LEGAL NOTICES

LEGAL NOTICES

CITY OF BOSTON

To the Public Safety Commission
Committee on Licenses
Building Department

Boston,

July 2, 2026

APPLICATION

For the lawful use of the herein-described building and other structure, application is hereby made for a permit to maintain a private garage for 158 vehicle parking garage

and also for a license to use the land on which such structure to be situated for the KEEPING-STORAGE- of:3,160 gallons of gas in the tanks of vehicles

Location of Land 2 H Street ward 6

Owner Project H Street Associates Address 181 Dudley Rd
Newton Ma 02459

Dimensions of land: Ft. Front 265’ deep 251’ Area sq ft 66,515 sq ft

Number of buildings or structures on land, the use of which requires land to be licensed: 1 buildings

Manner of keeping in the tanks of vehicles.

City of Boston. In Public Safety Commission July 29, 2026 In the foregoing petition, it is hereby ORDERED, that notice be given by the petitioner to all persons interested that this Committee will on Wednesday the 29 day of July at 10:00 a.m., consider the expe-diency of granting the prayer of said petition when any person ob-jecting thereto may appear and be heard; said notice to be given by the publication of a copy of said petition and this order of notice thereon in the Boston Herald and by mailing by mail, not less than 7 days prior to such hearing, a copy to every owner of record of each parcel of land abutting on the parcel of land on which the building proposed to be erected for, or maintained as, a garage is to be or is situated. Hearing to be held at 1010 Massa-chusetts Ave., Boston, MA 02118.
Marc Joseph, Chairman
Rodney Marshall Boston Fire Department
Nicholas Gove Boston Transportation Department
COMMITTEE ON LICENSES
A true copy.
Attest: Brigid Kenny-White, Secretary for the COMMITTEE ON LICENSE
July 8, 15 & 22, 2026
#NY0181765

LEGAL NOTICES

LEGAL NOTICES

The Town of Brookline is issuing a Request for Proposals for Landscape Architectural and Engineering Services to assist the Town with the design of the grounds at Lincoln School including playgrounds, pathways, plantings, parking lot, drop offs, natural field, outdoor classroom, and site drainage components. The design firm will also be responsible for leading a public design review process.

The RFQ will be available for pickup on Wednesday, July 22nd at noon. Proposals can be picked at Brookline Town Hall 333 Washington Street 4th Floor or via contacting Aaron Kraemer at akraemer@brooklinema.gov.

The deadline to submit the RFP is 12:00 PM local time on August 28th 2026 at the address listed below, please note that the pricing portion of the proposal shall be submitted in a separate sealed envelope.

Town of Brookline Parks and Open Space
333 Washington Street, 4th Floor
Brookline, MA 02445
Attn: Aaron Kraemer, Landscape Architect

Clearly label the submission "Town of Brookline Lincoln School RFQ"
7/22/26
#NY0183266

Fill Your Home with Love

Check out our daily Pet listings in the Classified Marketplace.

To place an ad, call 617-423-4545.



LEGAL NOTICES

LEGAL NOTICES

CITY OF BOSTON

To the Public Safety Commission
Committee on Licenses
Building Department

Boston,

July 1, 2026

APPLICATION

For the lawful use of the herein-described building and other structure, application is hereby made for a permit to maintain a private garage for 31 vehicle parking garage

and also for a license to use the land on which such structure to be situated for the KEEPING-STORAGE- of:300 gallons of gas in the tanks of vehicles

Location of Land 120 Braintree Street ward 21

Owner Project One – 20 Braintree Street Address 2 West Sixth # 207
LLC A Mass LLC Boston Ma 02127

Dimensions of land: Ft. Front 74’ 10” deep 153.425 Area sq ft 9,613 sq ft

Number of buildings or structures on land, the use of which requires land to be licensed: 1 buildings

Manner of keeping in the tanks of vehicles.

City of Boston. In Public Safety Commission July 29, 2026 In the foregoing petition, it is hereby ORDERED, that notice be given by the petitioner to all persons interested that this Committee will on Wednesday the 29 day of July at 10:00 a.m., consider the expe-diency of granting the prayer of said petition when any person ob-jecting thereto may appear and be heard; said notice to be given by the publication of a copy of said petition and this order of notice thereon in the Boston Herald and by mailing by mail, not less than 7 days prior to such hearing, a copy to every owner of record of each parcel of land abutting on the parcel of land on which the building proposed to be erected for, or maintained as, a garage is to be or is situated. Hearing to be held at 1010 Massa-chusetts Ave., Boston, MA 02118.
Marc Joseph, Chairman
Rodney Marshall Boston Fire Department
Nicholas Gove Boston Transportation Department
COMMITTEE ON LICENSES
A true copy.
Attest: Brigid Kenny-White, Secretary for the COMMITTEE ON LICENSE
July 9, 15 & 22 2026
Run dates July 9, 15 & 22 2026
#NY0182129

LEGAL NOTICES

LEGAL NOTICES

Legal Notice
Town of Randolph, MA
Council Order 2026-058

The Randolph Town Council will hold a meeting on Monday, July 27, 2026 at 6:00 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and by ZOOM and telephone access on Council Order 2026-058: Amendment of General Ordinances of the Town of Randolph to Create an Affordable Housing Trust. The full text of Council Order 2026-058 can be located on the bulletin board at the Randolph Town Clerk's office, located on the first floor of Town Hall; 41 S. Main Street, Randolph, Ma, 02368 during regular business hours. 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.
7/22/26
#NY0183172

LEGAL NOTICES

LEGAL NOTICES

CITY OF NEWTON Bids Available 7/23/26 at 10:00 A.M. at www.newtonma.gov/bids (with bid submission/opening date and time): IFB #27-04 Preventative and On-Call Maintenance & Repair of Fitness Equipment (8-6-26 10:30AM). All bids are due and opened at Newton City Hall, 1000 Commonwealth Avenue, Room 108, Newton. City reserves the right to reject any or all bids.
7/22/26
#NY0182680

LEGAL NOTICES

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Section K, Item1.

MASSACHUSETTS PORT AUTHORITY
NOTICE TO CONTRACTORS

Electronic bids for **MPA Contract No. M783-C1, CONLEY ADMINISTRATION BUILDING ENVELOPE REPAIRS, SOUTH BOSTON, MA**, will be received through the internet using Bid Express until the date and time stated below, and will be posted on www.bidexpress.com immediately after the bid submission deadline.

Electronic General Bids will be received by the Massachusetts Port Authority until 11:00 A.M. local time on AUGUST 26, 2026, immediately after which, the electronic bids will be opened and posted publicly on Bid Express.

Electronic filed sub-bids for the same contract will be received at the same office until 11:00 A.M. local time on AUGUST 12, 2026, immediately after which, the filed sub-bids will be opened and posted publicly on Bid Express.

No paper copies of bids will be accepted.

NOTE: PRE-BID CONFERENCE WILL BE HELD AT THE CONLEY ADMINISTRATION BUILDING, 700 SUMMER STREET, SOUTH BOSTON, MA AT 9:00 AM **LOCAL TIME ON JULY 29, 2026.**

The work includes FULL ROOF REPLACEMENT AND OTHER ENVELOPE RELATED REPAIRS TO EXISTING ADMINISTRATION BUILDING

Bid documents will be made available beginning JULY 22, 2026.

Bid documents for this project may be accessed or downloaded at no cost to potential bidders exclusively through https://www.bidexpress.com/businesses/27137/home in the General Bid listing for this Project.

In order to be eligible and responsible to bid on this contract General Bidders must submit with their bid a current Certificate of Eligibility issued by the Division of Capital Asset Management & Maintenance and an Update Statement. The General Bidder must be certified in the category of GENERAL CONSTRUCTION The estimated contract cost is **\$4,772,100.**

In order to be eligible and responsible to bid on this contract, filed Sub-bidders must submit with their bid a current Sub-bidder Certificate of Eligibility issued by the Division of Capital Asset Management & Maintenance and a Sub-bidder Update Statement. The filed Sub-bidder must be certified in the sub-bid category of work for which the Sub-bidder is submitting a bid proposal.

Bidding procedures and award of the contract and sub-contracts shall be in accordance with the provisions of Sections 44A through 44H inclusive, Chapter 149 of the General Laws of the Commonwealth of Massachusetts.

A proposal guaranty shall be submitted with each General Bid consisting of a bid deposit for five (5) percent of the value of the bid; when sub-bids are required, each must be accompanied by a deposit equal to five (5) percent of the sub-bid amount in the form of a bid bond in the name of which the Contract for the work is to be executed. The bid deposit shall be (a) in a form satisfactory to the Authority, (b) with a surety company qualified to do business in the Commonwealth and satisfactory to the Authority, and (c) conditioned upon the faithful performance by the principal of the agreements contained in the bid.

The successful Bidder will be required to furnish a performance bond and a labor and materials payment bond, each in an amount equal to 100% of the Contract price. The surety shall be a surety company or securities satisfactory to the Authority. Attention is called to the minimum rate of wages to be paid on the work as determined under the provisions of Chapter 149, Massachusetts General Laws, Section 26 to 27G, inclusive, as amended. The Contractor will be required to pay minimum wages in accordance with the schedules listed in Division II, Special Provisions of the Specifications, which wage rates have been predetermined by the U. S. Secretary of Labor and /or the Massachusetts Department of Labor Standards, whichever is greater.

The successful Bidder will be required to purchase and maintain Bodily Injury Liability Insurance and Property Damage Liability Insurance for a combined single limit of **\$1,000,000**. Said policy shall be on an occurrence basis and the Authority shall be included as an Additional Insured. See the insurance sections of Division I, General Requirements and Division II, Special Provisions for complete details.

Filed sub-bids will be required and taken on the following classes of work:

HEATING, VENTILATING, AND AIR-CONDITIONING \$88,700
MASONRY \$734,200
ROOFING AND FLASHING \$1,411,200
PAINTING \$88,700
PLUMBING \$44,800
ELECTRICAL \$130,800
METAL WINDOWS \$1,175,400

The Authority reserves the right to reject any sub-bid of any sub-trade where permitted by Section 44E of the above-referenced General Laws. The right is also reserved to waive any informality in or to reject any or all proposals and General Bids.

This contract is subject to a Minority/Women Owned Business Enterprise participation provision requiring that not less than SEVEN POINT TWO **PERCENT (7.2%)** of the Contract be performed by minority and women owned business enterprise contractors. With respect to this provision, bidders are urged to familiarize themselves thoroughly with the Bidding Documents. Strict compliance with the pertinent procedures will be required for a bidder to be deemed responsive and eligible.

This Contract is also subject to Affirmative Action requirements of the Massachusetts Port Authority contained in the Non-Discrimination and Affirmative Action article of Division I..

The Authority, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, all bidders/proposers will be afforded full and fair opportunity to submit bids in response to this MPA M783-C1 P-3 Revised 04/15/2025 invitation and no businesses will be discriminated against on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability in consideration for an award.

As a condition of a grant award, the Authority shall demonstrate that it complies with the provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d et seq) and implementing regulations (49 CFR part 21) including amendments thereto, the Airport and Airway Improvement Act of 1982 (49 U.S.C. § 47123), the Age Discrimination Act of 1975 (42 U.S.C. 6101 et seq.), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794 et seq.), the Americans with Disabilities Act of 1990 (42 U.S.C. § 12101, et seq.), U.S. Department of Transportation and Federal Aviation Administration (FAA) Assurances, and other relevant civil rights statutes, regulations, or authorities, including any amendments or updates thereto. This may include, as applicable, providing a current Title VI Program Plan to the FAA for approval, in the format and according to the timeline required by the FAA, and other information about the communities that will be benefited and impacted by the project. A completed FAA Title VI Pre-Grant Award Checklist is required for every grant application, unless excused by the FAA. The Authority shall affirmatively ensure that when carrying out any project supported by this grant that it complies with all federal nondiscrimination and civil rights laws based on race, color, national origin, sex, creed, age, disability, genetic information, in consideration for federal financial assistance. The Department's and FAA's Office of Civil Rights may provide resources and technical assistance to recipients to ensure full and sustainable compliance with Federal civil rights requirements. Failure to comply with civil rights requirements will be considered a violation of the agreement or contract and be subject to any enforcement action as authorized by law.

The General Contractor is required to submit a Certification of Non-Segregated Facilities prior to award of the Contract, and to notify prospective subcontractors of the requirement for such certification where the subcontract exceeds \$10,000.

Complete information and authorization to view the site may be obtained from the Capital Programs Department Office at the Massachusetts Port Authority. The right is reserved to waive any informality in or reject any or all proposals.

MASSACHUSETTS PORT AUTHORITY
Richard A. Davey
CEO & Executive Director

7/22/26
#NY0183105

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www.bostonherald.com

Council Order 2026-065**Introduced by: Town Manager Brian Howard
July 13, 2026****Appropriation and Approval of Borrowing for Municipal Roof Repairs and
Related Exterior and Interior Repairs, Painting and Remediation**

That the Randolph Town Council appropriates seven hundred fifty thousand dollars (\$750,000) to pay the costs of municipal building roof repairs and other exterior and interior municipal building repairs, painting and remediation, including designing, repairing and constructing said infrastructure, and for the payment of all costs incidental and related thereto, which amount shall be expended in addition to all other amounts previously appropriated by the Town for this project. To meet this appropriation, the Treasurer, with the approval of the Town Manager, is authorized to borrow said amount under and pursuant to G. L. c. 44, §7(1), §8(4) or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. The amount authorized to be borrowed by this order shall be reduced to the extent of any grants received by the Town on account of this project. Any premium received by the Town upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with G. L. c. 44, §20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

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LEGAL NOTICES

MASSACHUSETTS PORT AUTHORITY
NOTICE TO CONTRACTORS

Electronic Bids for **MPA Contract No. L1662-C4 RESIDENTIAL SOUND INSULATION PROGRAM, EAST BOSTON, MA**, will be received through the internet using Bid Express until the date and time stated below, and will be posted on www.bidexpress.com immediately after the bid submission deadline.

Electronic General Bids will be received by the Massachusetts Port Authority until 11:00 A.M. local time on **Wednesday, August 26, 2026**, immediately after which, the electronic bids will be opened and posted publicly on Bid Express.

Electronic filed sub-bids for the same contract will be received at the same office until 11:00 A.M. local time on **Wednesday, August 19, 2026**, immediately after which, the filed sub-bids will be opened and posted publicly on Bid Express.

No paper copies of bids will be accepted.

The work includes (27) **HOUSES TO RECEIVE FAA GRANT MONEY TO IMPROVE SOUND INSULATION. REPLACEMENT OF EXISTING WINDOWS AND DOORS WITH NEW ACOUSTIC WINDOW & DOOR PRODUCTS. INSTALLATION OF VENTILATION & AIR CONDITION EQUIPMENT, DUCTWORK, ELECTRICAL, SHEETROCK & FINAL FINISH WORK.**

Bid documents will be made available beginning **Wednesday, July 22, 2026**.

Bid documents for this project may be accessed or downloaded at no cost to potential bidders exclusively through www.bidexpress.com/businesses/27137/home in the General Bid listing for this Project.

In order to be eligible and responsible to bid on this contract General Bidders must submit with their bid a current Certificate of Eligibility issued by the Division of Capital Asset Management and an Update Statement. The General Bidder must be certified in the category of **GENERAL BUILDING CONSTRUCTION**. The estimated contract cost is **\$7,760,000.00**.

In order to be eligible and responsible to bid on this contract, filed Sub-bidders must submit with their bid a current Sub-bidder Certificate of Eligibility issued by the Division of Capital Asset Management and an Update Statement. The filed Sub-bidder must be certified in the sub-bid category of work for which the Sub-bidder is submitting a bid proposal.

Bidding procedures and award of the contract and sub-contracts shall be in accordance with the provisions of Sections 44A through 44H inclusive, Chapter 149 of the General Laws of the Commonwealth of Massachusetts.

A proposal guaranty shall be submitted with each General Bid consisting of a bid deposit for five (5) percent of the value of the bid; when sub-bids are required, each must be accompanied by a deposit equal to five (5) percent of the sub-bid amount in the form of a bid bond in the name of which the Contract for the work is to be executed. The bid deposit shall be (a) in a form satisfactory to the Authority, (b) with a surety company qualified to do business in the Commonwealth and satisfactory to the Authority, and (c) conditioned upon the faithful performance by the principal of the agreements contained in the bid.

Bidders must submit a Buy American Certificate with all bids or offers on AIP funded projects. Bids that are not accompanied by a completed Buy American Certificate must be rejected as nonresponsive.

The successful Bidder will be required to furnish a performance bond and a labor and materials payment bond, each in an amount equal to 100% of the Contract price. The surety shall be a surety company or securities satisfactory to the Authority. Attention is called to the minimum rate of wages to be paid on the work as determined under the provisions of Chapter 149, Massachusetts General Laws, Section 26 to 27G, inclusive, as amended. The Contractor will be required to pay minimum wages in accordance with the schedules listed in Division II, Special Provisions of the Specifications, which wage rates have been predetermined by the U. S. Secretary of Labor and /or the Commissioner of Labor and Industries of Massachusetts, whichever is greater.

The successful Bidder will be required to purchase and maintain Bodily Injury Liability Insurance and Property Damage Liability Insurance for a combined single limit of \$2,000,000. Said policy shall be on an occurrence basis and the Authority shall be included as an Additional Insured. See the insurance sections of Division I, General Requirements and Division II, Special Provisions for complete details.

Filed sub-bids will be required and taken on the following classes of work:

HEATING, VENTILATING, AND AIR-CONDITIONING \$1,333,830.00.
ELECTRICAL \$527,000.00

The Authority reserves the right to reject any sub-bid of any sub-trade where permitted by Section 44E of the above-referenced General Laws. The right is also reserved to waive any informality in or to reject any or all proposals and General Bids.

This Contract is also subject to Affirmative Action requirements of the Massachusetts Port Authority contained in the Non-Discrimination and Affirmative Action article of Division I, General Requirements and Covenants, and to the Secretary of Labor's Requirement for Affirmative Action to Ensure Equal Opportunity and the Standard Federal Equal Opportunity Construction Contract Specifications (Executive Order 11246).

The Authority, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, all bidders/proposers will be afforded full and fair opportunity to submit bids in response to this invitation and no businesses will be discriminated against on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability in consideration for an award.

The General Contractor is required to submit a Certification of Non-Segregated Facilities prior to award of the Contract, and to notify prospective subcontractors of the requirement for such certification where the subcontract exceeds \$10,000.

A Contractor having fifty (50) or more employees and his subcontractors having fifty (50) or more employees who may be awarded a subcontract of \$50,000 or more will, within one hundred twenty (120) days from the contract commencement, be required to develop a written affirmative action compliance program for each of its establishments.

Compliance Reports - Within thirty (30) days of the award of this Contract the Contractor shall file a compliance report (Standard Form [SF 100]) if:

(a) The Contractor has not submitted a complete compliance report within twelve (12) months preceding the date of award, and
(b) The Contractor is within the definition of "employer" in Paragraph 2c(3) of the instructions included in SF100.

The contractor shall require the subcontractor on any first tier subcontracts, irrespective of the dollar amount, to file SF 100 within thirty (30) days after the award of the subcontracts, if the above two conditions apply. SF 100 will be furnished upon request. SF 100 is normally furnished Contractors annually, based on a mailing list currently maintained by the Joint Reporting Committee. In the event a contractor has not received the form, he may obtain it by writing to the following address:

Joint Reporting Committee
1800 G Street
Washington, DC 20506

Complete information and authorization to view the site may be obtained from the Capital Programs Department Office at the Massachusetts Port Authority. The right is reserved to waive any informality in or reject any or all proposals.

MASSACHUSETTS PORT AUTHORITY
Richard A. Davey
CEO & Executive Director

#NY0183112

7/22/26

For convenient home delivery of the
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PROBATE CITATIONS

PROBATE CITATIONS

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Middlesex Probate and Family Court
10-U Commerce Way
Woburn MA, 01801
Docket No. M126P3690PM

CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF CONSERVATOR OR OTHER PROTECTIVE ORDER PURSUANT TO G. L. c. 190B, § 5-304 & § 5-405

In the matter of: Ann Canter
Of: Lexington, MA
RESPONDENT
(Person to be Protected/Minor)
To the named Respondent and all other interested persons, a petition has been filed by
Northeast Private Trustee Services, L of Medfield, MA
In the above captioned matter alleging that Ann Canter is in need of a Conservator or other protective order and requesting that Northeast Private Trustee Serv. Ltd. of Medfield, MA
(or some other suitable person) be appointed as Conservator to serve
Without Surety on the bond.
The petition asks the court to determine that the Respondent is disabled, that a protective order or appointment of a Conservator is necessary, and that the proposed conservator is appropriate. The petition is on file with this court.
You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of 08/17/2026. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE
The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.
WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.
Date: July 20, 2026
Tara E. DeCristofaro, Register of Probate 7/22/26

#NY0183117

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Middlesex Probate and Family Court
10-U Commerce Way
Woburn, MA 01801
(781)865-4000
Docket No. M126P3709EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Sylvia E. Warner
Date of Death: 05/16/2024
To all interested persons:
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by
John E. Warner of Maynard MA
requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.
The Petitioner requests that:
John E. Warner of Maynard MA
be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration
IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 08/17/2026.
This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.
UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.
WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.
Date: July 20, 2026
Tara E. DeCristofaro, Register of Probate 7/22/26

#NY0183131

PROBATE CITATIONS

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Middlesex Probate and Family Court
10-U Commerce Way
Woburn MA, 01801
Docket No. M126P3685GD

CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, §5-304

In the matter of: Ann Canter
Of: Lexington, MA
RESPONDENT
Alleged Incapacitated Person
To the named Respondent and all other interested persons, a petition has been filed by
Walter Hoffman of Newry, ME
in the above captioned matter alleging that Ann Canter is in need of a Guardian and requesting that
Walter Hoffman of Newry, ME
(or some other suitable person) be appointed as Guardian to serve Without Surety on the bond.
The petition asks the court to determine that the Respondent is incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.
You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of 08/17/2026. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE
The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.
WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.
Date: July 20, 2026
Tara E. DeCristofaro, Register of Probate 7/22/26

#NY0183115

617-423-4545 to place your classified ad.

LEGAL NOTICES

LEGAL NOTICES

Legal Notice
Town of Randolph, MA
Council Order 2026-065

The Randolph Town Council will hold a meeting on Monday, July 27, 2026 at 6:00 PM, in Chapin Hall, Town Hall, 41 S. Main St., Randolph, MA, in person and by ZOOM and telephone access on Council Order 2026-065; Appropriation and Approval of Borrowing for Municipal Roof Repairs and Related Exterior and Interior Repairs, Painting, and Remediation. This full text of Council Order 2026-065 reads; That the Randolph Town Council appropriates seven hundred fifty thousand dollars (\$750,000) to pay the costs of municipal building roof repairs and other exterior and interior municipal building repairs, painting and remediation, including designing, repairing and constructing said infrastructure, and for the payment of all costs incidental and related thereto, which amount shall be expended in addition to all other amounts previously appropriated by the Town for this project. To meet this appropriation, the Treasurer, with the approval of the Town Manager, is authorized to borrow said amount under and pursuant to G. L. c. 44, §7(1), §8(4) or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. The amount authorized to be borrowed by this order shall be reduced to the extent of any orders received by the Town on account of this project. Any premium received by the Town upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with G. L. c. 44, §20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount. 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.

7/22/26

#NY0183230

54

Council Order: 2026-068

Introduced by: Planning Board
July 27, 2026

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 Article 9 to Add A Provision Concerning Inclusionary Zoning

That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, to add a provision to Article 9 concerning inclusionary zoning, as follows:

Chapter 200. Zoning
Article 9. Special Regulations
§9.9 Inclusionary Housing

A. Purpose and Intent.

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

B. Applicability

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

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

C. Exemptions

- (1) This section shall not apply to the rehabilitation of any building or structure wholly or substantially destroyed or damaged by fire or other casualty, provided that such rehabilitation or repair shall not increase the number of dwelling units on the lot as existed prior to the damage or destruction thereof, except in conformance with this

section.

- (2) This section shall not apply to the proposed rehabilitation or replacement of any housing units in existence at the time of adoption of this section and shall only apply to net new units that increase the density of such existing buildings or structures.
- (3) This section shall not apply to projects constructed in the Randolph Community Multi-Family Overlay District (RCMOD).

D. Requirements

- (1) No Special Permit for a use requiring one and no Building Permit for a use permitted as of right shall be issued for a development subject to this section unless the Applicant provides the percentage of the total dwelling units in the development as affordable housing as described herein and otherwise consistent with this Section.
- (2) Nothing in this section shall preclude a developer from providing additional affordable units, or greater affordability, or both, than the minimum requirements. For purposes of this Section, any calculation of required affordable housing units that results in the fractional or decimal equivalent of one-half or above shall be increased to the next highest number.
- (3) AHU’s shall be serve eligible households whose annual incomes do not exceed 80% of the median income of households in the Boston-Cambridge-Quincy MSA/HMFA adjusted for family size and whose assets do not exceed those allowed by EOHLC for the unit to be eligible for inclusion o the SHI.

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

Unit Type	Number of Units	Affordable Units	Income Restriction
Independent Living (IL)	1-9	12.5%	80% of AMI or less
	10+	15%	80% of AMI or

			less
Assisted Living (AL)	1-9	12.5%	80% of AMI or less
	10+	15%	80% of AMI or less
Skilled Nursing or Dementia Care	N/A	EXEMPT	N/A

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

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

The SPGA may grant approval to provide affordable housing through a monetary contribution to the Randolph Affordable Housing Trust Fund in lieu of providing affordable units on-site. A combination of construction of AHUs and payment-in-lieu-of units may be combined to meet a single project's requirement if approved by the SPGA.

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

F. Affordable Housing Restrictions

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

- (1) Regulatory Agreement and Deed Covenants
Affordability restrictions shall be contained in a the EOHLC Local Initiative

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

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

(2) Housing Marketing and Selection Plan

AHU's shall be made available for purchase or rent to eligible low-to-moderate income households under an affirmative market plan that complies with federal and state fair housing laws. No occupancy permit shall be issued unless the Planning Department has determined that the Applicant's affirmative marketing plan complies with this requirement.

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

(3) Monitoring Agent

A Monitoring Agent shall be designated to ensure:

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

G. Preservation of Affordability

Each homeownership AHU created in accordance with this Section shall have limitations governing its resale through the use of a regulatory agreement. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its

continued availability for income eligible households. The resale controls shall be established through a restriction on the property and shall be in force for 30 years.

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

H. Standards for Construction

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

I. Standards for Occupancy

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

J. Submission Requirements and Procedures

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

K. Administration and Enforcement

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

Council Order: 2026-069

Introduced by: Planning Board
July 27, 2026

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 –
Concerning Assisted and Independent Living

That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, to add provisions concerning Assisted and Independent Living, as follows:

§2.2 Definitions

Assisted Living facilities (ALF)

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

Independent Living Facilities (ILF)

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

§9.10 ASSISTED and INDEPENDENT LIVING FACILITIES

A. Purpose and Intent

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

B. Applicability

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

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

Use Category	CS BD	NR BD	WC BD	B D	B P	OS BD	BR HD	GB HD	I D	SF D	RH DD	RM DD	RMFD
Assisted Living	-	SPP B	SPP B	-	-	SPP B	SPP B	SPP B	-	-	-	-	SPPB
Independent Living	-	SPP B	SPP B	-	-	SPP B	SPP B	SPP B	-	-	-	-	SPPB

C. Dimensional Standards

Requirement	Standard/Condition					
Minimum lot area	Two (2) acres					
Minimum lot frontage	One hundred (100) feet					
Building lot coverage	Forty percent (40%)					
Maximum impervious lot coverage	Thirty percent (30%)					
Maximum total lot coverage	Seventy percent (70%)					
Minimum setbacks	Forty (40) feet to residential districts, ten (10) feet otherwise.					
Maximum building height	NRBD	WCBD	OSBD	BRHD	GBHD	RMFD
	2 stories 30 feet	2 stories 30 feet	2 stories 30 feet	8 stories 90 feet*	6 stories 75 feet	3 stories 40 feet
Maximum Density	Ten (10) units per acre					
Buffer	Forty (40) feet when abutting residentially zoned land. No structure, driveway, parking area or sidewalk shall be located in the buffer strip. A smaller buffer may be allowed by the SPGA Authority where such a reduction is determined to promote the objectives of this Section.					

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

D. Permitted Accessory Uses and Services: Senior Housing may provide optional services on the site for the sole use of its residents including but not limited to: barber/beauty services, fitness center, laundry services, sundries, adult day care. Such accessory uses shall be wholly be within a structure containing residential units, and shall have not exterior advertising display.

E. Site Design Requirements

(1) Multiple Buildings. More than one (1) building is permitted on a site. The minimum distance between buildings shall be twenty (20) feet. Covered walkways, pergolas and

similar features are permitted between buildings

- (2) Common Outdoor Space. All ALF and ILF shall provide a common outdoor gathering/seating area that is appropriate in size and design for the specific type of senior housing proposed. All such areas shall be designed for universal access. The Common Land within the development should protect significant natural resources, preserve scenic views and connect with existing or proposed open space lands or trail systems.
- (3) Granite curbing with a six-inch (6") reveal shall be used at intersections with any public streets. Concrete curbing with a six-inch (6") reveal shall be used along all drive aisles.
- (4) All dumpsters and utility/service areas shall be screened with adequate plantings and/or fencing.
- (5) All required utilities exclusive of transformers shall be placed underground

F. Parking

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

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

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

G. Signs

- (1) A development may have one (1) ground sign at each principal access to the development from a public way, indicating the name and address. Such sign shall not exceed sixteen (16) square feet in area or four (4) feet in height. Directional signs guiding visitors to principal buildings and major uses of the development may be installed at internal drive aisle intersections. Such signs shall not exceed eight (8) square feet in area and their number, location and design shall be subject to approval by the SPGA.

- (2) Signs shall be illuminated only by an external source of steady, stationary white light, shielded and directed solely at the sign and not casting direct or reflected light off the premises. No sign shall be illuminated internally or from behind a translucent sign face.

All light fixtures shall either be decorative or camouflaged. Wiring should be concealed within building molding and lines.

H. Building Design Standards

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

I. Affordability

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

J. Prohibitions

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

K. Stormwater Management

All projects are required to be reviewed and permitted by the Town's Stormwater Authority and comply with any such regulations established by the Authority.

L. Authority

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

M. Application

Any person who desires a special permit for a ALF or ILF shall apply in writing in such form as the SPGA may require which shall include the following:

- (1) A development statement consisting of a petition, a list of the parties in interest with respect to the tract and a list of the development team.
- (2) A written statement outlining the potential impacts of the proposed development including environmental, traffic and community impact.
- (3) The development concept including in tabular form the number of units, type, size (number of bedrooms, floor area) and building elevations.
- (4) A zoning summary table showing lot sizes, building setbacks, lot coverage and parking requirements.
- (5) Development plans that may include:
 - a. Existing conditions with contours;
 - b. Site plans;
 - c. Building elevations;
 - d. Floor plans;
 - e. Photometrics and lighting details;
 - f. Landscape plan and details; and
 - g. A fire apparatus access plan using dimensions from the Town of Randolph's largest apparatus.

N. Approval criteria.

- (1) In addition to any other applicable Special Permit requirements provided for by the Town of Randolph Zoning Ordinances, prior to granting a Special Permit or a Special Permit with conditions under this section, the SPGA shall find that the following criteria are fulfilled:
 - (a) The project is consistent with the design, character, and scale specified in this Section 9.10 and is in harmony with the surrounding neighborhood;
 - (b) The project is consistent with all sign, design, landscaping, lighting, buffer and public safety requirements and standards established by this Section 9.10;
 - (c) The project protects and enhances important existing natural, historic and/or scenic site features;

- (d) There is convenient and safe vehicular and pedestrian movement within the site and in relation to traffic and/or adjacent streets;
- (e) There are adequate and reasonably arranged parking spaces, bicycle racks, internal ways, loading areas and sidewalks and the ability of the site plan to accommodate parking in areas other than the front(s) of building(s);
- (f) There are adequate sewerage and water supply systems within the site to serve the proposed uses without overloading the municipal systems to an extent that the health, safety or general welfare of the residents of the Town are at risk;
- (g) There are adequate methods of refuse disposal and storage;
- (h) There are adequate snow management plans;
- (i) Local streets can reasonably accommodate traffic generated by the proposed uses;
- (j) Stormwater management systems are designed to protect from flooding, siltation, pollutants and related drainage impacts and shall conform to the applicable performance standards included in the Massachusetts Department of Environmental Protection Stormwater Management Policy or any successor legislation;
- (k) Stormwater systems are designed to use Low Impact Design (LID) methodologies to mitigate drainage impact;
- (l) Stormwater flood mitigation is provided through the use of Best Management Practices (BMP's) to further reduce the frequency and intensity of flooding otherwise generated at the proposed site;
- (m) The landscaping plan includes adequate screening of adjacent residential uses, street trees, landscape islands and buffers; and
- (n) There is adequate screening for storage areas, loading docks, dumpsters, rooftop equipment and similar features.

Council Order: 2026-070

Introduced by: Planning Board
July 27, 2026

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 –
Concerning Mixed Use and Section 9.1 of the Ordinance

That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, to amend Section 9.1 concerning mixed use, as follows (deletions are struck through, additions are in red bold type):

§ 9.1. Mixed-use

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

A. Exceptions.

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

B. Applicability.

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

C. Dimensions.

- (1) The dimensional standards generally applicable in the district as set forth in the Table of Dimensional Requirements shall apply.

- (2) The SPGA may waive dimensional requirements when a Mixed-Use development includes the redevelopment of an existing structure.
- (3) More than one structure on a parcel is permitted upon review and decision of the SPGA.
- (4) Any Back-Lot Structure(s) may not be taller than the principal structure.

D. Site design standards.

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

- (11) In newly constructed Principal Structures in a Mixed-Use Development, ground floors shall be a minimum of eleven (11) feet from floor to ceiling to enhance the pedestrian streetscape regardless of the overall building height.
- (12) Clear pedestrian pathways shall be provided between structures on the same parcel and, to the extent practicable, between buildings on adjacent parcels to ensure continuous safe pedestrian access.
- (13) A Mixed-Use development must provide a sign plan to the SPGA at the time of application.
 - (a) Wall signs for nonresidential uses may be illuminated with exterior lighting or by reverse channel letters only.
- (14) Where any Mixed-Use development abuts a residentially zoned parcel(s), there shall be adequate transition between the Mixed-Use development and adjacent residentially zoned parcel(s). Fencing, landscaping and similar items may be used to accomplish this.

E. Parking.

- (1) Parking areas, including below- or at-grade structures, for a Mixed-Use development shall be located to the side and/or rear of the parcel; parking is prohibited in the front yard.
 - (a) Parking areas that abut any public right-of-way or any at-grade parking structure shall require screening.
 - (b) Where locating parking according to the terms of this zoning ordinance is not feasible due to existing structures, topography, alternative locations shall be considered by the SPGA.
- (2) There shall be a minimum of one (1) ~~and one-quarter (1.25)~~ parking spaces for each dwelling unit (rounded up).
- (3) There shall be a minimum of one (1) space per one thousand (1,000) square feet of nonresidential floor area.
- (4) In the event of a restaurant, one (1) parking space shall be provided for every four (4) patron seats.
- (5) A lesser number of parking spaces may be permitted by the SPGA upon determination that the Special Permit applicant has demonstrated, through methods acceptable to the SPGA, that parking demand will not exceed what can be met by the minimum required parking.
- (6) Bicycle parking shall be provided as follows:
 - (a) A minimum of one (1) space per every ten (10) dwelling units (rounded up) located indoors near the primary entrance to the development's dwelling units.
 - (b) A minimum of one (1) space for every five thousand (5,000) square feet of nonresidential floor area (rounded down) located near the primary entrance to ground floor nonresidential units.

F. Affordable Housing Units.

Any mixed-use project that results in the creation of ten (10) or more dwelling units must also comply with the requirements of §9.9 Inclusionary Zoning. ~~Affordable dwelling units — subsidized housing inventory. Any Mixed-Use development, whether~~

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

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

Council Order 2026-071

**Introduced By: Town Manager Brian Howard
July 27, 2026**

**Acceptance of Gift from Dennis DJ Simmonds
Unsung Hero Scholarship Fund**

The Randolph Town Council, with the recommendation and approval of the Town Manager, hereby authorizes the Town of Randolph to accept a gift of \$2,000 from the Dennis DJ Simmonds Unsung Hero Scholarship Fund, or any related person or entity, pursuant to M.G.L. ch. 44, section 53A and any other applicable law, said gift to be used for the purposes of sponsoring two campers attending the Town of Randolph Summer Camp Program by providing each camper with a scholarship of \$1,000 to help offset the costs of camp.

Council Order 2026-072

Introduced By: Town Manager Brian Howard
July 27, 2026

Transfer of ARPA Funds Among Existing Projects

To see if the Randolph Town Council will vote to approve the following transfers in the use of American Rescue Plan Act (“ARPA”) funds among existing projects, in the amounts and among the projects shown below:

Transfer From Project	Amount	Transfer To Project	Amount
Body Cameras (Project Completed)	\$116,631.54	Public Health Facility High School	\$62,774.84
Security Cameras (Project Completed)	\$68,984.87	Online Permitting Modules	\$51,620.00
Soofa Signs (Project Completed)	\$44,200.00	Social Workers	\$20,983.27
RHS Turf Field/Courts (Project Fully Funded)	\$35,411.00	Park Upgrades/Repairs	\$48,260.00
		Firefighter Salary	\$81,589.30
Total:	\$265,227.41	Total:	\$265,227.41