

PLANNING BOARD MEETING

Tuesday, August 13, 2024 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location until March 31, 2025. The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 7/23/2024

D. Public Hearings

1. Site Plan/Design Review - 300 Pond Street CONTINUATION
2. Zoning Amendment - Recommendation for Chapter 3A (MBTA) Zoning Ordinance and Districts

E. Public Speaks

F. Old/Unfinished Business

G. New Business

1. Subdivision - Ledgeview Estates status review
2. Subdivision - Roel Court status review
3. Subdivision - Trim Way - release of funds from Peer Review Account

H. Staff Report

- *Active Subdivision Review
- *Active Project Review
- *Upcoming Projects

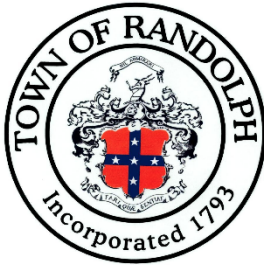
I. Board Comments

J. Adjournment

Notification of Upcoming Meeting Dates

File Attachments for Item:

1. Minutes of 7/23/2024



PLANNING BOARD MEETING

Tuesday, July 23, 2024 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location until March 31, 2025. The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

Chairman Plizga called the meeting to order at 6:02pm.

PRESENT

Araba Adjei-Koranteng

Tony Plizga

Peter Taveira

Lou Sahlu

Alexandra Alexopoulos arrived at 6:11pm.

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 7/11/2024

Planning Board members approved the minutes of July 11, 2024 as presented.

Motion made by Plizga, Seconded by Adjei-Koranteng to adopt the minutes of July 11, 2024, as presented.

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

D. Public Speaks

None

E. Public Hearings

1. Site Plan/Design Review - 300 Pond Street

Chairman Plizga read the public hearing notice into the record for for a site plan design review at 300 Pond Street for the construction of a proposed 52,300 square foot addition to the structure to support manufacturing, infrastructure, stormwater, parking and landscaping. The hearing comes at the request of Emerson Swan-Flexon and the legal notice was published on July 9, 2024 and July 16, 2024 in the Patriot Ledger.

Member Alexopoulos disclosed that she has a business relationship with Emerson Swan. At times, her company, Randolph Automotive, performs emergency auto repairs for them. Member Alexopoulos stated it will not impact her decision on this project.

Chairman Plizga asked Planner Tyler to provide an overview. Planner Tyler stated that the Planning Department received the site plans and revisions. All of the plans were distributed for feedback to the Fire Department and DPW for grading and stormwater review, as well as to the Conservation Commission. The applicant is requesting an addition to the existing building on Pond Street.

Present for on behalf of the applicant, Tony Palazza of Emerson Swan-Flexon, was Erik Schoumaker, P.E. of McKenzie Engineering and Al Kearney and Brad Pierce of Kearney Pierce Architects who designed the architectural portion of the project.

Mr. Schoumaker reviewed the existing conditions, stating that the project is located at 300 Pond Street on the Braintree line with a total lot area of 435,000 square feet (approximately 10 acres). The current industrial building is approximately 180,000 square feet and used for office, manufacturing and warehouse space with multiple parking areas and loading docks.

The site is located in the Industrial Zoning District as well as the Great Pond Commerce Center Overlay District with a portion of the site located in DEP Zone A, which is a wellhead protection area.

Mr. Schoumaker pointed out that no drainage could be placed within Zone A making the design difficult. The parcel has frontage on Pond Street and Pacella Park Drive and is bordered by undeveloped woodlands, Great Pond Reservoir, and commercial and industrial properties. Wetlands were flagged across the street at the reservoir and all the work is well outside the 100 foot buffer zone. Portions of run-off generally flow southerly toward Pond Street and into the reservoir as presently there are no stormwater controls on the site. On the Pacella Park Drive side of the building, there is a drainage depression and a drainage catch basin that accepts some sheet flow from the parking lot and roof. The building is located in a FEMA Zone X. They conducted some soil testing - labeled TP#1 and TP#2 on the plan which was comprised of ledge, not conducive to an infiltration design.

Mr. Schoumaker reviewed Sheet C-1 with the Board. The latest site plan revision was dated July 16, 2024 which shows the proposed surface treatments of the site and proposed 52,133 square foot manufacturing addition including a small office component. Approximately, 21,850 square foot of the existing building will be converted from office space to manufacturing. Some of the concrete pavement in the parking lot and walkways will be removed to accommodate the addition. Roughly 13,000 square feet of the new addition will be office space. The project will consist of

the addition, reconfiguration of parking and an additional loading dock. Mr. Schoumaker reviewed the land usage tables and parking regulations with the Board. The project proposes 176 parking spaces, which is 12 fewer spaces than present. Some of the parking will be lost with the addition of the loading dock and turning radius for box trucks. There will be a 12' roll up door at the loading dock.

Mr. Schoumaker explained that they designed a stormwater detention system located on the western side of the property which will handle roughly 75 percent of the roof runoff as a means to reduce the sheet flow that ends up in the Great Pond Reservoir. It will consist of PVC piping that will act as a holding tank to let out flow at a regulated rate. The remaining 25% will flow to the rain garden at the eastern side of the property where the site will get its recharge and water quality requirements with an emergency spillway off of that for 100 year events. This stormwater design reduces the peak rates and volumes directed at all the design points which includes Pond Street, the drainage depression along Pacella Park Drive, the northern headwall and Braintree town line.

Mr. Schoumaker stated that some utilities are being removed and replaced at the request of the client. More details will follow. Water and sewer mains will be done in conjunction with the DPW per their regulations.

Mr. Schoumaker showed the Board the erosion and sediment control plan and landscaping plan which highlighted five planting beds along grass area at the edge of the parking lot will have pin oak trees and ornamental grass plantings. The landscape islands showed on the plan are spaced every 10 spaces will have red maple and shrubs. The bioretention area will have a wetland seed mix and soil media.

Mr. Schoumaker reviewed the snow storage plan with a notation that any snow storage that cannot be stored on-site will be hauled off at the expense of the property owner.

The Fire Truck Turning Plan shows the dimensions of the fire apparatus along with its traffic pattern and turning radius.

Brad Pierce and Al Kearney of Kearney Pierce Architects showed the Board the architectural schematic design drawings showing the existing conditions street view and proposed addition and street view elevation.

The plans show that it consists of primarily warehouse space along with office space that includes a series of offices along the Pond Street side. There are three stairwells to the second level which shares a similar layout including an open office space, kitchen and cafeteria.

Mr. Pierce reviewed the roof drainage plan which showed the flow pattern, stating that the water will flow through internalized roof drains.

The two story office side of the building sits at 36 feet with the warehouse height at 28 feet. Mr. Pierce is proposing a metal panel system for the majority of the facade with a mix of material at the office side as well as a potential metal rain screen system. The colors will correspond to the company colors (royal blue and dark gray). The sign will

be centered on the front entrance with up-lighting. The facade will have a series of wall lighting and pole lights. Mr. Pierce showed the Board the exterior elevations and renderings.

Chairman Plizga opened the meeting up to the public and closed it after hearing no questions from the public.

Chairman Plizga opened the discussion up to the Planning Board members.

Chairman Plizga stated that items related to stormwater is deferred to the DPW.

The Fire Department provided a letter to the Planning Board regarding the fire apparatus plan prior to the latest plan revisions. Captain Austrino was on vacation when the latest plans came in and has not had a chance to review them. He will follow up with an updated letter.

Chairman Plizga reviewed the following items:

Site plan layout C1 – shows a door coming out of the office on the west side, which does not show up on the site plan. Add the door to the site plan layout with a call out on the west side near the drainage garden and add a side walk.

Landscape – change the landscape island surrounds from Cape Cod berm to 6-inch concrete curbing to match the sidewalk.

Light poles – the light poles on *Sheet D2 Lighting Detail* differ from *Rendering G1-1*. Mr. Pierce confirmed the light on the rendering was just for pictorial purposes. Mr. Schoumaker stated there is a notation on D2 for the light pole that says "or equivalent."

Wall mounted lighting – add wall mounted lighting to the site plan and provide detail on one of the detail sheets.

Erosion and sediment plan:

Install a soil sock on the Great Pond Reservoir side of Pond Street to minimize runoff into the reservoir.

Add measures to minimize run off from the Pacella Park entrance such as a speed bump.

Plan G1-1 – call out the facade materials with manufacturer and colors on the elevations.

Roof plan – does not show parapet and roof equipment.

Member Adjei-Koranteng asked where the air handlers will be located. Mr. Palaza showed the Board that they will be located on the flat roof at the front of the building. Member Adjei-Koranteng also asked where the dumpster and if there will be EV charging stations. Mr. Palaza stated that the dumpster location would remain the same and that they are working with the State on 8 EV charging stations with conduit running from the building out to the parking lot. Member Adjei Koranteng asked if

there is an outdoor area for employees. Mr. Palaza stated they have picnic table and outdoor seating remaining the same.

Member Taveira asked how they are currently treating (melting) ice or snow and if that will change with the revisions to the site. Mr. Palaza stated that in 2015 he had all the snow removed, but with the past few winters they have not had to remove the snow. They use sand in the parking lot and salt on the walkways. Mr. Schoumaker believes the new site plan will only help in terms of snow storage. Member Taveira asked if there are any hazardous materials of concern during construction. Mr. Palaza stated there is no lead paint and the space to be demoed is currently office space. There is nothing to his knowledge of concern. Any hazardous materials would be handled properly.

Member Alexopoulos asked about the utilities plans. Mr. Palaza stated that the septic piping is cast iron which they intend to replace with PVC piping. There is also an issue with the water main whereby the Town cannot shut off the water to the building without shutting down the entire street. They would re-run the water line and let the town address the vent.

Member Taveira would like to see energy efficient and environment conscience features included in the project where possible. And possible reclamation of roof water or gray water for irrigation. Planner Tyler stated they would have to look into the state regulations regarding gray water.

Chairman Plizga asked if any waivers were being requested. Planner Tyler responded no.

Summary of action items:

- Planner Tyler will follow up with the Fire Department on the latest drawing.
- Drawing C1 - add and label the door on the west side. Include a sidewalk there.
- Drawing C1 - landscaping peninsula change the Cape Cod berm to precast concrete curbing with 6-inch reveal
- Light poles - will be per the detail not the rendering G1-1
- Wall lights -to be added to the site layout plan. Include a wall light detail on one of the detail plan sheets.
- Erosion and Sediment Control Drawing - add a secondary silt sock to protect Great Pond Reservoir.
- Building Finishes shown on Drawing G1-1 will be added and identified on the building elevation Sheets A2-1 and A2-2 with manufacturer callout, color and showing where the blue and silver colors will be applied and the various textures.

Chairman Plizga recommends that the Board continue the hearing until August 13, 2024 at 6:15pm to review the updates discussed this evening.

Motion made by Plizga, Seconded by Alexopoulos to continue the hearing for 300 Pond Street to August 13, 2024 at 6:15pm.

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

F. Old/Unfinished Business

None

G. New Business

1. Subdivision - Orchard Estates (Cherry Circle) - status toward completion

Planner Tyler stated that last year the Orchard Estates subdivision had a change of performance guarantee from a covenant to a bond which is set to expire at the end of August. There is still outstanding work to be completed: top coarse of the sidewalk, bounds and as-builts. The applicant should extend the bond unless that work is going to be completed before the bond expires.

Planner sent correspondence advising the developer on May 10, 2024 of the bond's expiration on August 30, 2024. On June 5, 2024, the Town Engineer did an inspection noting that the top course on the sidewalks, bounds, as-builts and conveyance of utilities are still needed.

Chairman Plizga asked Planner Tyler to send a reminder from the Planning Board stating that the Board may take action on the existing funds if they do not hear from them by August 13, 2024.

Planner Tyler stated that Shelly Rafuse of 51 Orchard Street is in the audience this evening who is an abutter that has some concerns about draining. Ms. Rafuse arrived late and asked what was still outstanding. Planner Tyler provided a summary of the outstanding work to be completed.

Member Adjei-Koranteng asked the reason for the delay. Planner Tyler explained that often times the delay is caused waiting on as-builts from the engineer or surveyor.

Ms. Rafuse stated that her property on Orchard Street is divided by a rock wall. There is overgrowth spilling over the wall from the Cherry Circle that she trims back but cannot keep up with.

Planner Tyler stated that the DPW recently inspected and cleared an existing clay pipe that was clogged and believed to be causing some drainage issues. Ms. Rafuse stated that she is still experiencing flooding along the side of her house with water collecting between the edge of the road and the rock wall which flows over to her yard. Planner Tyler stated that the road layout went to peer review by Nitsch Engineering but there is no way of know without the as-builts if the road was constructed as designed. Planner stated she would request another peer review. Ms. Rafuse asked who maintains the strip of land between her property and the road. Planner Tyler believes that strip is part of the road layout (which is currently a private road) but would have to look at the deeds to be certain.

Chairman Plizga asked for Planner Tyler to list the items discussed this evening in a letter to the applicant/developer requesting their appearance at the next meeting on August 13, 2024.

Chairman Plizga asked Ms. Rafuse if she would have a problem if the applicant removed the vegetation along the rock wall. She stated she would not. Chairman Plizga believes removing it might be the easiest solution.

2. Subdivision - Lafayette Estates

Planner Tyler reached out to the Subdividers for Lafayette Estates requesting an extension for the subdivision which is overdue. Some of the lots remain vacant and temporary street lighting is still up. The Board has been requesting their appearance at a meeting which has been put on hold as one of the partners is critically ill.

H. Staff Report

Active Subdivision Review

The Planning Department is reviewing files and sending letters to subdividers requesting their appearance to discuss the outstanding items. In some cases, they are simply waiting on as-builts to complete the project. Chairman Plizga would like to see subdivisions that haven't been started identified so the Board can potentially rescind them and list the others noting their state of completion and whether the performance guarantee is a bond or covenant.

Active Project Review

19 Highland Street - As-builts are in hand. DPW confirmed stormwater work is complete. Planner Tyler will be recommending to the DPW that they release the performance guarantee. The only outstanding Planning Board item is the picnic table for the outdoor seating area. There was a brief discussion about a well and irrigation on the property.

Councilor O'Connell was present and stated that he has concerns with cars exiting Taj Estates onto Warren Street. He notices it in the early morning hours. Currently there is signage warning against it. The Board will bring it to the developer's attention.

259 Allen Street - Planner will be requesting a status update and asking the owner to maintain the property until it is up and running.

647 N. Main Street (Day Care) - Planner Tyler will follow up on outstanding items. They were waiting on the State for the curb cut and traffic light.

20 Scanlon Drive / Yankee Bus Lines Offices – Planner performed an administrative review. Member Alexopoulos asked about the potential bridge across the Hunt River. Planner has not heard but it would need to be reviewed by Con Comm and possibly the Army Corp of Engineers.

43 Scanlon Drive / Maxim Crane - all the plans for discontinuance of roads have been filed. Waiting on Norfolk County Commissioners for discontinuance of High Street.

34 Scanlon Drive / Yankee Bus Lines - they have been trimming trees along the brook and cleaned up the area.

21 Randolph Road - blasting should be wrapping up this month.

0 Randolph Road - they have an administrative review coming up for a concrete pad, but waiting on stormwater and Con Comm.

661 North Main Street - if it is rezoned by the Town Council it will come back before the Planning Board for a subdivision.

Upcoming Items

Public hearing for MBTA Zoning - August 13 - Planner Tyler reminded the Board that they will be making a recommendation only at this meeting. Chairman Plizga stated the Board will be tasked with reviewing the final zoning.

I. Board Comments

None

J. Adjournment

Notification of Upcoming Meeting Dates

- August 13, 2024
- September 10, 2024
- September 24, 2024
- October 8, 2024

Meeting adjourned at 7:45pm.

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

File Attachments for Item:

1. Site Plan/Design Review - 300 Pond Street CONTINUATION



Professional Civil Engineering • Professional Land Surveying • Land Planning

150 Longwater Drive, Suite 101
Norwell, MA 02061
Tel: 781-792-3900
Fax: 781-792-0333
www.mckeng.com

August 2, 2024

Mr. Tony Plizga
Randolph Planning Board Chairman
Randolph Town Hall
41 South Main Street
Randolph, MA 02368

Re: Application for Tier 3 Site Plan/Design Review
“Site Development Plan, (Assessor’s Parcel Number 3-O-2.1), 300 Pond Street,
Randolph, Massachusetts”
Applicant: Emerson – Swan Flexcon

Dear Mr. Plizga,

In accordance with Article XI of the Randolph Zoning Bylaw, McKenzie Engineering Group, Inc. (MEG) submits on this day the following documents for approval of the above referenced plan:

1. Four (4) full size (24"x36") copies of plans entitled “Site Development Plan, (Assessor’s Parcel Number 3-O-2.1), 300 Pond Street, Randolph, Massachusetts” with a latest revision date of July 29, 2024 prepared by MEG (Site Plans).
2. Four (4) copies of the Architectural Drawings entitled "Flexcon Industries – 300 Pond Street, Proposed Office & Warehouse Addition" dated August 1, 2024 prepared by Kearney Pierce Architects, Inc.

As requested by the Randolph Planning Board during the July 23rd meeting, the following revisions were made to the Site Development Plan and Architectural Drawings:

- A proposed 4 ft. wide cement concrete sidewalk was added for the pedestrian doorway into the office at the western face of the addition.
- Curbing associated with the landscape islands within the parking area was revised to be vertical cement concrete curb with 6-inch reveal.
- Wall mounted light locations and construction details were added to the Site Plan.
- A silt sock erosion control barrier was placed 1 ft. off the edge of pavement at the southern side of Pond Street.
- Façade materials and colors were specified for the proposed addition on the Architectural Drawings. A Product Cut-Sheet was added to the Architectural Drawings indicating the wall panel products to be used.

Please contact our office if you have any questions.

Very truly yours,

MCKENZIE ENGINEERING GROUP, INC.



Erik Schoumaker, P.E.
Project Engineer

Enclosures

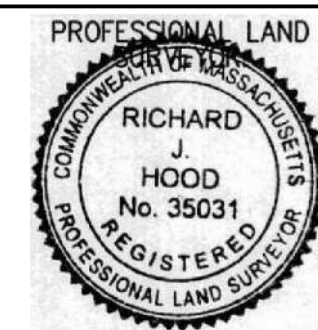
cc: Emerson – Swan Flexcon
Kearney Pierce Architects, Inc.

The site plan illustrates the proposed 300 Pond Street building, a 1.1-story industrial structure with a footprint of 435,607.51 SF (10.0 ± AC) and a construction cost of \$156,607. The building is situated on a lot bounded by Pond Street to the north, Pacella Park Drive to the south, and a 100' wetland buffer to the east. The plan includes detailed setbacks: 15' front, 10' rear, and 5' side yard setbacks. It also shows parking spaces (23 total), landscaping areas, and various utility services including water, sewer, gas, and stormwater management. The plan is divided into several sections, each with its own APN and owner information: APN 3-0-4 (14 Pacella Park Dr., The May Institute Inc.), APN 3-0-2.1 (300 Pond Street, The May Institute Inc.), APN 3-0-31.2 (21 Great Pond Partnership LLC), APN 3-0-91.11 (27 Pacella Park Dr., MS Winnings LLC), APN 4-G-1.01 (41 Pacella Park Dr., The May Institute Inc.), and APN 3-0-8.H (35 Pacella Park Dr., The May Institute Inc.). The plan also shows the location of the Great Pond Reservoir and the 100' wetland buffer.

E	FIRST FLOOR ELEVATION
T CONC.	BITUMINOUS CONCRETE PAVEMENT
CB	CAPE COD BERM
P	EDGE OF PAVEMENT
C	BITUMINOUS CONCRETE CURB
RET WALL	RETAINING WALL
CONC.	CONCRETE
GC	VERTICAL GRANITE CURB
CC	VERTICAL CONCRETE CURB
FOOT	CONCRETE FOOTING



EXISTING CONDITIONS PLAN
300 POND STREET
RANDOLPH, MASSACHUSETTS



OWNERS/APPLICANT:
EMERSON - SWAN FLEXCON
300 POND STREET
RANDOLPH, MASSACHUSETTS

NOT FOR CONSTRUCTION

DRAWN BY:	BDB/AL
DESIGNED BY:	- -
CHECKED BY:	RTL
APPROVED BY:	RJH
DATE:	26APR24
SCALE:	1"=50'
PROJECT NO.:	222-209

EXISTING CONDITIONS PLAN

DWG. NO:

EX-1

© MCKENZIE ENGINEERING GROUP, INC.



I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN
ON-THE-GROUND INSTRUMENT SURVEY CONDUCTED BY
McKENZIE ENGINEERING GROUP, INC. IN NOVEMBER OF 2022 AND
UPDATED IN SEPTEMBER, DECEMBER OF 2023.

Riders of JUN 24
RICHARD J. HOOD, PLS DATE

SURVEY NOTES:

1. LOCUS IS SHOWN AS PARCEL NUMBER 03-0-2.1 ON THE TOWN OF RANDOLPH ASSESSORS MAPS.
2. DEED TO LOCUS IS RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS LAND COURT AT CERTIFICATE #159807.
3. THIS SURVEY WAS MADE ON THE GROUND IN NOVEMBER OF 2022 AND UPDATED IN SEPTEMBER AND DECEMBER OF 2023 BY MCKENZIE ENGINEERING GROUP, INC.
4. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
5. WETLAND RESOURCE AREAS WERE DELINEATED BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC ON DECEMBER 1, 2023.
6. LOCUS IS SITUATED IN ZONE X AS SHOWN ON F.I.R.M. No 25021C0208E, EFFECTIVE 7/17/2012.
7. LOCUS IS NOT LOCATED IN A DEP ZONE 2 OR TOWN OF RANDOLPH AQUIFER PROTECTION DISTRICT ZONE. A PORTION OF THE SITE IS LOCATED WITHIN A DEP ZONE A SURFACE WATER SUPPLY PROTECTION AREA.
8. UTILITY INFORMATION SHOWN HEREON IS DERIVED FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.
7. PLAN REFERENCES: LCP 34183A

PLAN REFERENCES: LCP 34183A
#953 OF 1963
#393 OF 1927 (POND STREET LAYOUT)
#256 OF 1923 (WEST STREET LAYOUT)

ZONING NOTES:

ZONING NOTES:
GREAT POND COMMERCE CENTER OVERLAY DISTRICT

MINIMUM SETBACKS:

FRONT YARD: 20' FROM POND STREET 10' ALL OTHER ROADWAYS
SIDE YARD 5'
REAR YARD 10'

AREA:

FRONTAGE	120'
LOT SIZE	60000
BUILDING COVERAGE	50% (217804 S.F.)
IMPERVIOUS AREA	25% (108902 S.F.)
OPEN SPACE	25% (108902 S.F.)

REQUIRED:

REQUIRED:
20' FROM POND STREET 10' ALL OTHER ROADWAYS
5'
10'

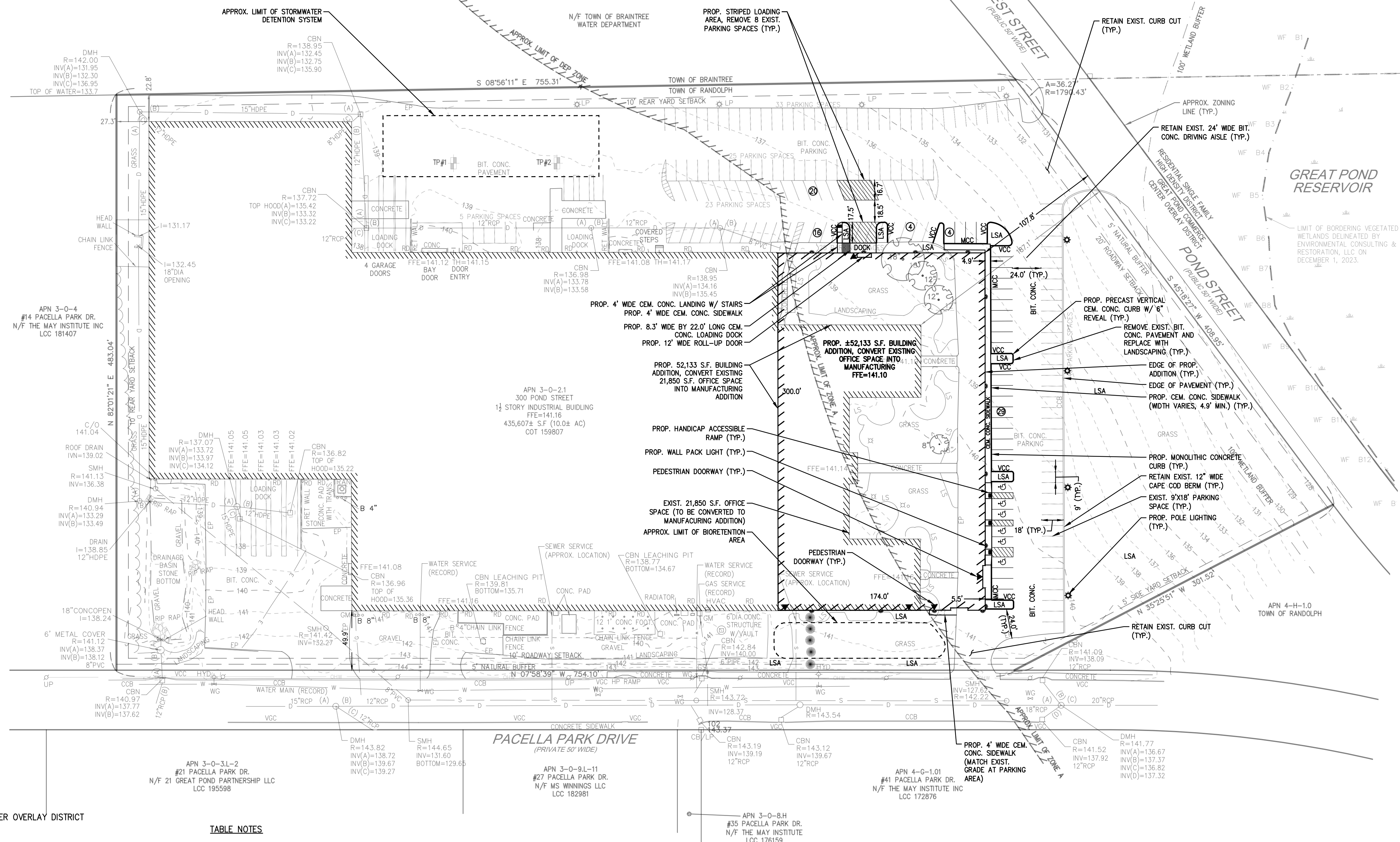
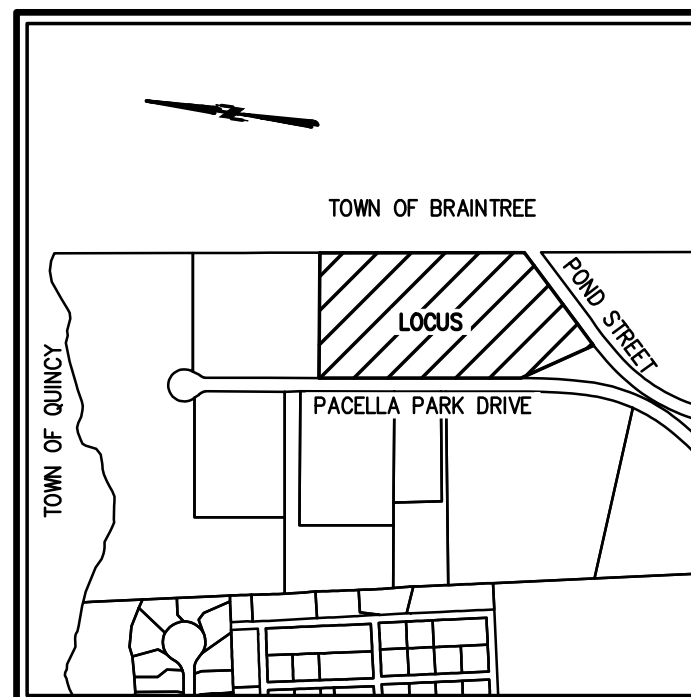
EXISTING:

187.1' FROM POND STREET 49.9' FROM PACELLA PARK DRIVE
22.8'
27.3'

EXISTING:

EXISTING:
408.95'
435607 (10 AC)
41% 180624 S.F.
29% 127286 S.F.
29% 127697 S.F.

M:\MEG\2022 PROJECTS\222-209 EMERSON SWAN-FLEXCON - 300 POND ST., RANDOLPH\DWGS\222-209 ECP.DWG



LAND USAGE TABLES

RANDOLPH ZBL SEC. 200-16.1 - GREAT POND COMMERCE CENTER OVERLAY DISTRICT
ARTICLE VI - AREA REGULATIONS

INDUSTRIAL DISTRICT (ID) & GREAT POND COMMERCE CENTER OVERLAY DISTRICT (GPCCOD)				
CRITERIA	REQUIRED (GPCCOD)	REQUIRED (ID)	EXISTING	PROPOSED
MIN. LOT SIZE	60,000 S.F.	20,000 S.F.	435,607 S.F.	NO CHANGE
MIN. LOT FRONTAGE	120 FT.	75 FT.	445.2 FT.	NO CHANGE
BUILDING HEIGHT	6 STORIES/78 FT. ⁽⁶⁾ 2 STORIES/25 FT.	4 STORIES/50 FT.	1.5 STORIES	34 FT. 2 STORIES
MIN. FRONT YARD DEPTH	20 FT./10 FT. ⁽⁶⁾	50 FT.	187.1 FT.	107.8 FT.
MIN. SIDE YARD DEPTH	5 FT./40 FT. ⁽⁶⁾	6 FT.	22.8 FT.	NO CHANGE
MIN. REAR YARD DEPTH	10 FT./40 FT. ⁽⁶⁾	15 FT.	27.3 FT.	NO CHANGE
BUILDING LOT COVERAGE	50%	60%	41.4%	48.4%
IMPERVIOUS LOT COVERAGE	25%	25%	29.9%	27.8%
GREEN AREA OPEN SPACE	10%	15%	28.7%	23.8%

TABLE NOTES

- SEC. 200-16.1.F.3.1 - REQUIRED SETBACK DISTANCE: 20 FT. FROM THE SIDE LINE OF POND STREET; 10 FT. FROM THE SIDE LINE OF ANY OTHER STREET.
- SEC. 200-16.1.F.3.2 - REQUIRED SIDE YARD WIDTH: 5 FT.; 40 FT. IF SIDE YARD ABUTS A RESIDENTIAL DISTRICT WITHIN THE TOWN OF RANDOLPH OR A BUILDING LOCATED WITHIN THE TOWN OF RANDOLPH AND USED PRIMARILY FOR RESIDENTIAL PURPOSES.
- SEC. 200-16.1.F.3.3 - REQUIRED REAR YARD DEPTH 10 FT.; 40 FT. IF REAR YARD ABUTS A RESIDENTIAL DISTRICT WITHIN THE TOWN OF RANDOLPH OR A BUILDING LOCATED WITHIN THE TOWN OF RANDOLPH AND USED PRIMARILY FOR RESIDENTIAL PURPOSES.
- SEC. 200-16.1.F.4 - BUILDINGS IN THE GREAT POND COMMERCE CENTER OVERLAY DISTRICT WHICH ARE LOCATED ON LOTS NOT DIRECTLY ABUTTING ANY PORTION OF A RESIDENTIALLY ZONE PREMISE WITHIN THE TOWN OF RANDOLPH MAY CONTAIN A MAX. OF 6 STORIES AND SHALL NOT EXCEED 78 FT. IN HEIGHT. BUILDINGS WHICH ARE LOCATED ON LOTS WHICH DIRECTLY ABUT ANY PORTION OF A RESIDENTIALLY ZONED PREMISE WITHIN RANDOLPH MAY CONTAIN 2 STORIES AND SHALL NOT EXCEED 25 FT. IN HEIGHT.
- SEC. 200-16.1.F.6 - BUFFER STRIPS. A MINIMUM FIVE-FOOT-WIDE BUFFER STRIP SHALL BE MAINTAINED ALONG THE ENTIRE FRONTAGE OF ALL LOTS WITHIN THE GREAT POND COMMERCE CENTER OVERLAY DISTRICT, EXCEPTING ONLY THOSE PORTIONS OF THE LOT FRONTAGE WHICH MUST BE PAVED FOR NORMAL VEHICULAR ACCESS. SAID BUFFER SHALL BE MAINTAINED AS A PLANTING AREA AND SHALL BE LANDSCAPED WITH GRASS, TREES, SHRUBS AND/OR OTHER NATURAL MATERIALS. A MINIMUM FORTY-FOOT-WIDE BUFFER STRIP SHALL BE MAINTAINED ALONG THE ENTIRE SIDE AND REAR BOUNDARY LINES OF ALL LOTS WITHIN THE GREAT POND COMMERCE CENTER OVERLAY DISTRICT WHERE THE SIDE OR REAR YARD OF THE LOT IN QUESTION ABUTS A RESIDENTIAL DISTRICT WITHIN THE TOWN OF RANDOLPH OR A BUILDING LOCATED WITHIN THE TOWN OF RANDOLPH WHICH IS USED FOR RESIDENTIAL PURPOSES. OTHERWISE, NO BUFFER REQUIREMENT SHALL APPLY IN THE SIDE AND/OR REAR YARD AREAS.

ZBL ARTICLE IV - OFF-STREET PARKING REGULATIONS

COMPONENT	REQUIRED SPACES	EXISTING CONDITIONS	PROPOSED CONDITIONS	TOTAL SITE
OFFICE	1 SPACE PER 200 S.F.	21,850 S.F. / 200 S.F. = 110 SPACES	13,000 S.F. / 200 S.F. = 65 SPACES APPROX. 13,000 S.F. OF NEW MANUFACTURING ADDITION WILL BE OFFICE SPACE	38 MANUFACTURING SPACES + 65 OFFICE SPACES = 103 SPACES
WAREHOUSE/INDUSTRIAL	1 SPACE PER 2 EMPLOYEES	150 MANUFACTURING / WAREHOUSE EMPLOYEES (2 SHIFTS, 75 PER SHIFT) = 75 EMP. X 1 SPACE/2 EMP. = 38 SPACES	0 ADDITIONAL EMPLOYEES ASSOCIATED W/ PROPOSED WAREHOUSE ADDITION = 0 ADDITIONAL SPACES REQUIRED, FOR PROPOSED ADDITION	
				12 SPACE REDUCTION (188 TOTAL EXISTING CONDITION) (176 TOTAL PROPOSED CONDITION) (103 SPACES REQUIRED)

PARKING NOTES:

1. 176 PARKING SPACES INCLUDE 6 AAB ACCESSIBLE 9' X 18' WITH 1 - 8' X 18' ACCESS AREA (VAN ACCESSIBLE SPACE) (521 CMR: ARCHITECTURAL ACCESS BOARD) ACCESSIBLE SPACES REQUIRED = 6 (151-200 PARKING SPACES)

ABBREVIATIONS	
FFE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VGC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
WTL	METAL BERM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE
LSA	LANDSCAPED AREA
TC	TOP OF CURB
BC	BOTTOM OF CURB

LEGEND

- REBAR
- CONCRETE BOUND WITH DRILL HOLE
- STONE BOUND
- STONE BOUND

UTILITY SYMBOLS

- ELECTRIC HAND HOLE
- GUY POLE
- GUY WIRE
- HVAC UNIT
- TRANSFORMER
- WATER GATE
- ELECTRIC MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- TELEPHONE MANHOLE
- DRAINAGE CATCH BASIN
- HYDRANT
- POST INDICATOR VALVE
- UTILITY POLE
- BOLLARD
- SIGN

- DECIDUOUS TREE
- CONIFEROUS TREE

LINE DESIGNATORS

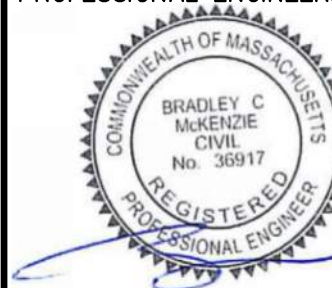
- WATER MAIN
- OVERHEAD WIRES
- GAS LINE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- STORM DRAIN LINE
- SANITARY SEWER LINE
- DRAINAGE SWALE
- CHAIN LINK FENCE

DESCRIPTION	BY	APP	DATE	REV
PLANNING BOARD REV.	ESS	BCM	7/16/24	1
PLANNING BOARD MTG.	ESS	BCM	7/29/24	2



SITE DEVELOPMENT PLAN (ASSESSOR'S PARCEL NUMBER 3-0-2.1) 300 POND STREET RANDOLPH, MASSACHUSETTS

PROFESSIONAL ENGINEER:



OWNERS/APPLICANT:
EMERSON - SWAN FLEXCON
300 POND STREET
RANDOLPH, MASSACHUSETTS

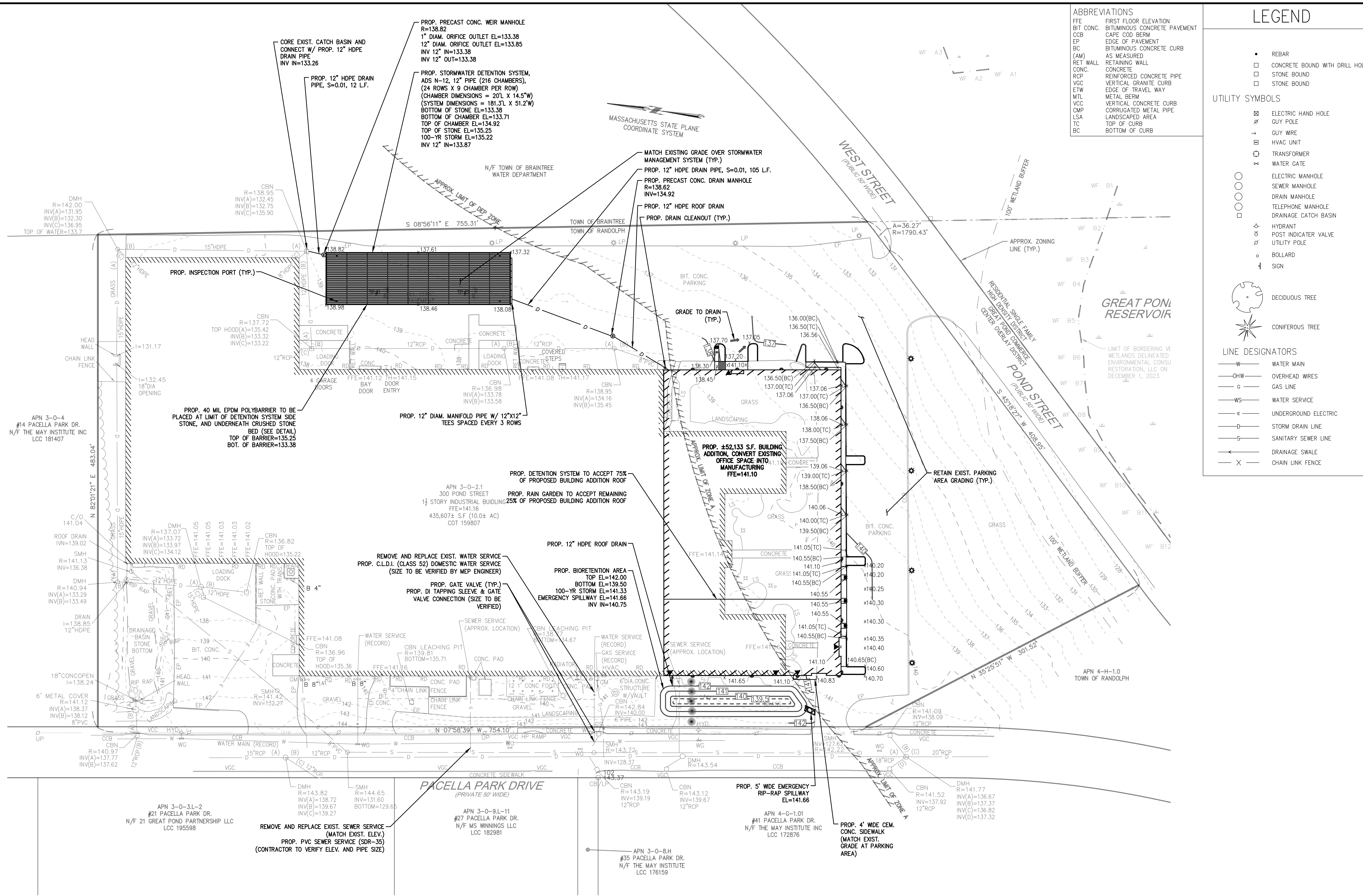
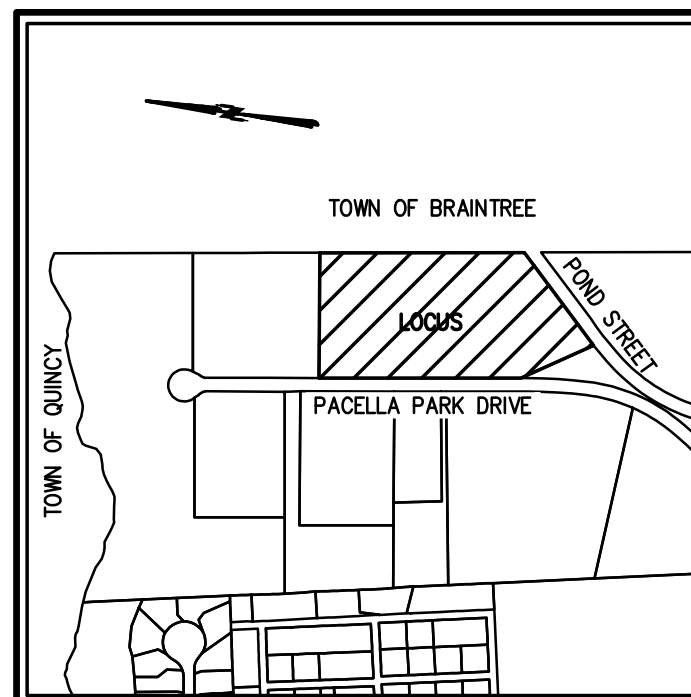
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DESIGNED BY: ESS
CHECKED BY: BCM
APPROVED BY: BCM
DATE: JUNE 11, 2024
SCALE: 1"=50'
PROJECT NO.: 222-209
DWG. TITLE:

SITE LAYOUT PLAN

DWG. NO:

C-1

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REV	DATE	DESCRIPTION	BY	APP
1	7/16/24	PLANNING BOARD REV.	ESS	BCM
2	7/29/24	PLANNING BOARD MTG.	ESS	BCM



SITE DEVELOPMENT PLAN **(ASSESSOR'S PARCEL NUMBER 3-0-2.1)** **300 POND STREET** **RANDOLPH, MASSACHUSETTS**

PROFESSIONAL ENGINEER:



OWNERS/APPLICANT:
EMERSON - SWAN FLEXCON
300 POND STREET
RANDOLPH, MASSACHUSETTS

PERMIT PLAN SET

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DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	JUNE 11, 2024
SCALE:	1"=50'
PROJECT NO.:	222-209
DWG. TITLE:	

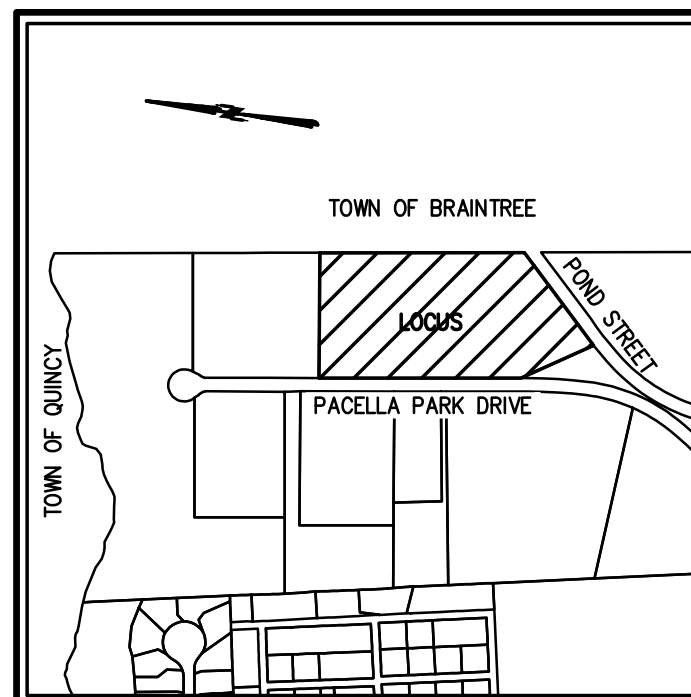
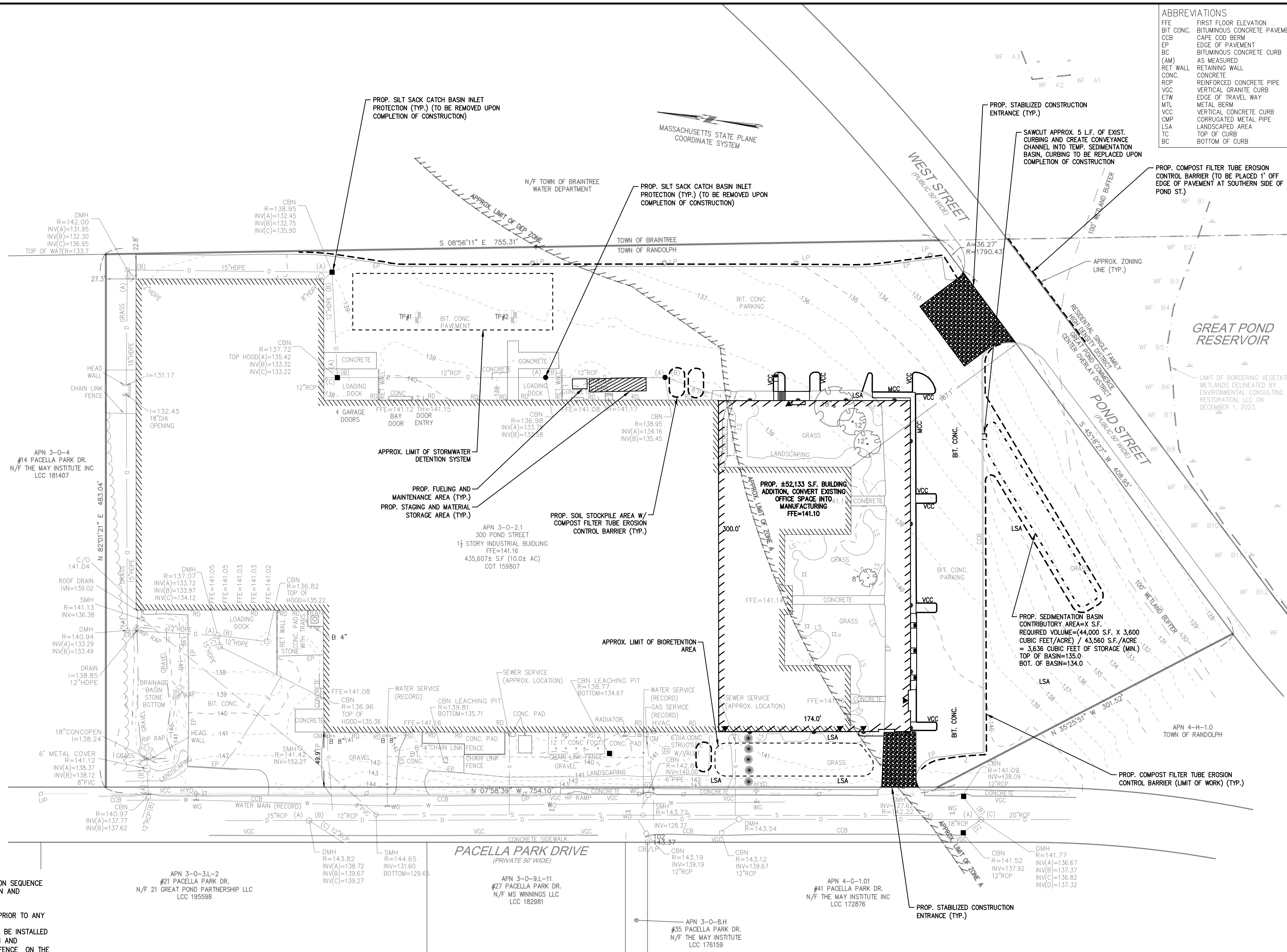
GRADING AND
UTILITY PLAN

DWG. NO.:

C-2



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LOCUS MAP
Not to Scale

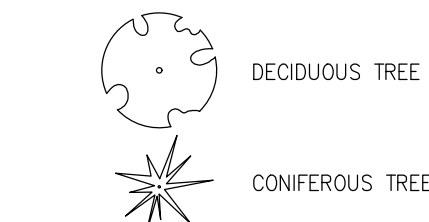
ABBREVIATIONS	
FTE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
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LSA	LANDSCAPED AREA
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LEGEND

- REBAR
- CONCRETE BOUND WITH DRILL HOLE
- STONE BOUND
- STONE BOUND

UTILITY SYMBOLS

- ⊗ ELECTRIC HAND HOLE
- ⊗ GUY POLE
- ⊗ GUY WIRE
- ⊗ HVAC UNIT
- ⊗ TRANSFORMER
- ⊗ WATER GATE
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- ⊗ SEWER MANHOLE
- ⊗ DRAIN MANHOLE
- ⊗ TELEPHONE MANHOLE
- ⊗ DRAINAGE CATCH BASIN
- ⊗ HYDRANT
- ⊗ POST INDICATOR VALVE
- ⊗ UTILITY POLE
- ⊗ BOLLARD
- ⊗ SIGN



LINE DESIGNATORS

- W — WATER MAIN
- OHW — OVERHEAD WIRES
- G — GAS LINE
- WS — WATER SERVICE
- e — UNDERGROUND ELECTRIC
- D — STORM DRAIN LINE
- S — SANITARY SEWER LINE
- — DRAINAGE SWALE
- X — CHAIN LINK FENCE

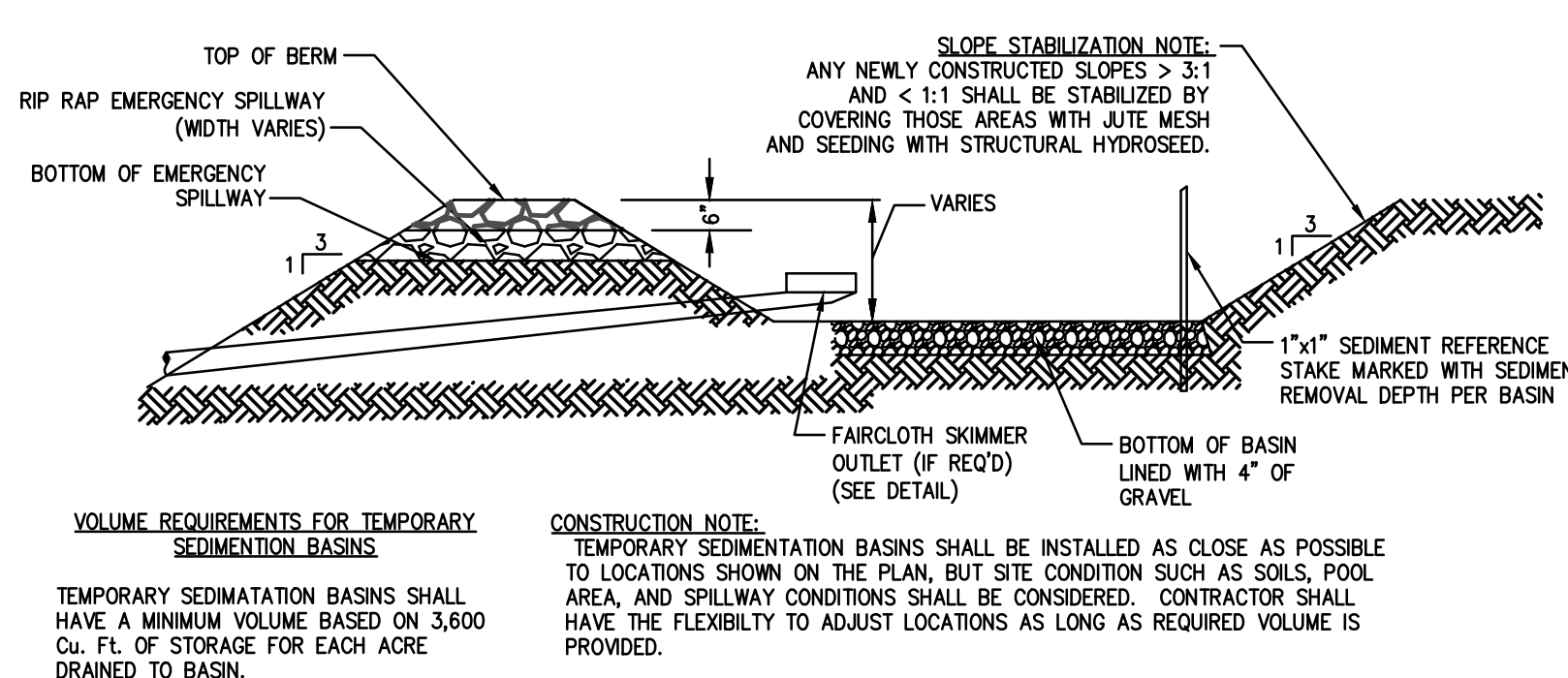
CONSTRUCTION SEQUENCE

TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPALS FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.

1. THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN & PLACE SILTATION FENCE ON THE SITE PLANS.
3. CLEAR AND GRUB UP AS REQUIRED FOR THE CONSTRUCTION OF THE ADDITION, PARKING AREAS AND RELATED INFRASTRUCTURE.
4. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
5. EXCAVATE TOPSOIL AND SUBSOIL FROM CUT AND FILL AREAS AND STOCKPILE ON SITE IN LOCATIONS SHOWN ON THE PLAN. CONSIDERATION SHOULD BE GIVEN TO LOCATING STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, WHERE POSSIBLE, TO ACT AS TEMPORARY DIVERSIONS.
6. CONSTRUCT CUT AND FILL AREAS, INSTALLING HAYBALE CHECK DAMS AT TOES OF ALL 3:1 OR GREATER SLOPES, AND AT ENDS OF ALL CUT AREAS. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS. PLACE ALL SLOPE PROTECTION WHERE INDICATED ON THE PLAN. THE DETENTION SYSTEM SHALL BE CONSTRUCTED IMMEDIATELY AFTER THE PARKING AREA ROUGH GRADING IS COMPLETED AND THE AREA HAS BEEN CLEARED OF VEGETATION.
7. INSTALL CLOSED DRAINAGE SYSTEM AND OTHER UTILITIES. ALL CATCH BASINS SHALL BE COVERED WITH SILTSACK OR EQUIVALENT INLET PROTECTION.
8. GRADE PARKING AREAS TO SUBGRADE ELEVATION AND CONSTRUCT SLOPE SIDES. APPLY TEMPORARY STABILIZATION MEASURES WHERE WARRANTED. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN.
9. EXCAVATE AND CONSTRUCT BUILDING FOUNDATION.
10. PLACE GRAVEL SUBBASE.
11. PLACE THE BITUMINOUS CONCRETE BINDER COURSE ON PARKING AREAS.
12. CONSTRUCT BUILDING STRUCTURE AND ASSOCIATED UTILITY CONNECTIONS.
13. GRADE SLOPES AND STABILIZE CUT AREAS AT TOE OF SLOPES. BLEND ALL SLOPES INTO EXISTING TOPOGRAPHY AND LOAM AND SEED ALL DISTURBED AREAS. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH.
14. PLACE THE FINAL WEARING COURSE OF PAVEMENT.
15. COMPLETE FINE GRADING OF SHOULDERS AND PLACE PAVEMENT IN MISCELLANEOUS AREAS.
16. REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE ADEQUATE GROWTH IS ESTABLISHED. ADEQUATE GROWTH IS DEFINED AS VEGETATION COVERING 75% OR MORE OF THE GROUND SURFACE.

CONSTRUCTION PHASE BMP OPERATION AND MAINTENANCE NOTES:

1. STRUCTURAL PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE SILT SACK EROSION CONTROL BARRIERS, STABILIZED CONSTRUCTION ENTRANCES, CONCRETE WASH STATIONS, STOCKPILE AREAS, AND INLET PROTECTION.
2. STABILIZATION PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE TEMPORARY SEEDING, GEOTEXTILES (JUTE MESH), MULCHING, AND PERMANENT SEEDING.
3. OPERATOR PERSONNEL AND/OR ITS CONSULTANTS MUST INSPECT THE CONSTRUCTION SITE AT LEAST ONCE EVERY 7 CALENDAR DAYS OR EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT $\frac{1}{4}$ INCH OR GREATER. THE INSPECTOR SHOULD REVIEW THE EROSION AND SEDIMENT CONTROLS WITH RESPECT TO THE FOLLOWING:
 - A. WHETHER OR NOT THE BMP WAS INSTALLED/PERFORMED CORRECTLY.
 - B. WHETHER OR NOT THERE HAS BEEN DAMAGE TO THE BMP SINCE IT WAS INSTALLED OR PERFORMED.
 - C. WHAT SHOULD BE DONE TO CORRECT ANY PROBLEMS WITH THE BMP.
4. THE INSPECTOR SHALL COMPLETE THE INSPECTION SCHEDULE AND EVALUATION CHECKLIST FOR FINDINGS AND SHOULD REQUEST THE REQUIRED MAINTENANCE OR REPAIR.
5. ALL SLOPES EXCEEDING 15% RESULTING FROM SITE GRADING SHALL BE BOTH COVERED WITH FOUR INCHES OF TOPSOIL AND PLANTED WITH A VEGETATED COVER SUFFICIENT TO PREVENT EROSION.



VOLUME REQUIREMENTS FOR TEMPORARY SEDIMENTATION BASINS

TEMPORARY SEDIMENTATION BASINS SHALL HAVE A MINIMUM VOLUME BASED ON 3,600 Cu. Ft. OF STORAGE FOR EACH ACRE DRAINED TO BASIN.

CONSTRUCTION NOTE:

TEMPORARY SEDIMENTATION BASINS SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO LOCATIONS SHOWN ON THE PLAN, BUT SITE CONDITION SUCH AS SOILS, POOL AREA, AND SPILLWAY CONDITIONS SHALL BE CONSIDERED. CONTRACTOR SHALL HAVE THE FLEXIBILITY TO ADJUST LOCATIONS AS LONG AS REQUIRED VOLUME IS PROVIDED.

TEMPORARY SEDIMENTATION BASIN
NOT TO SCALE

BY	APP	DESCRIPTION	DATE	REV
ESS	BCM	PLANNING BOARD REV.	7/16/24	1
ESS	BCM	PLANNING BOARD MTG.	7/29/24	2



SITE DEVELOPMENT PLAN (ASSESSOR'S PARCEL NUMBER 3-0-2.1) 300 POND STREET RANDOLPH, MASSACHUSETTS

PROFESSIONAL ENGINEER:



OWNERS/APPLICANT:
EMERSON - SWAN FLEXCON
300 POND STREET
RANDOLPH, MASSACHUSETTS

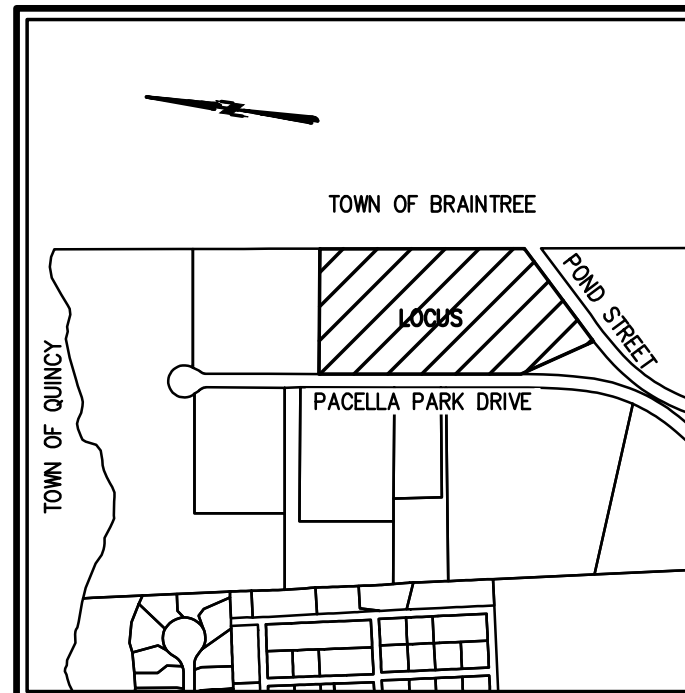
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APPROVED BY:	BCM
DATE:	JUNE 11, 2024
SCALE:	1"=50'
PROJECT NO.:	222-209
DWG. TITLE:	

EROSION AND SEDIMENT CONTROL PLAN

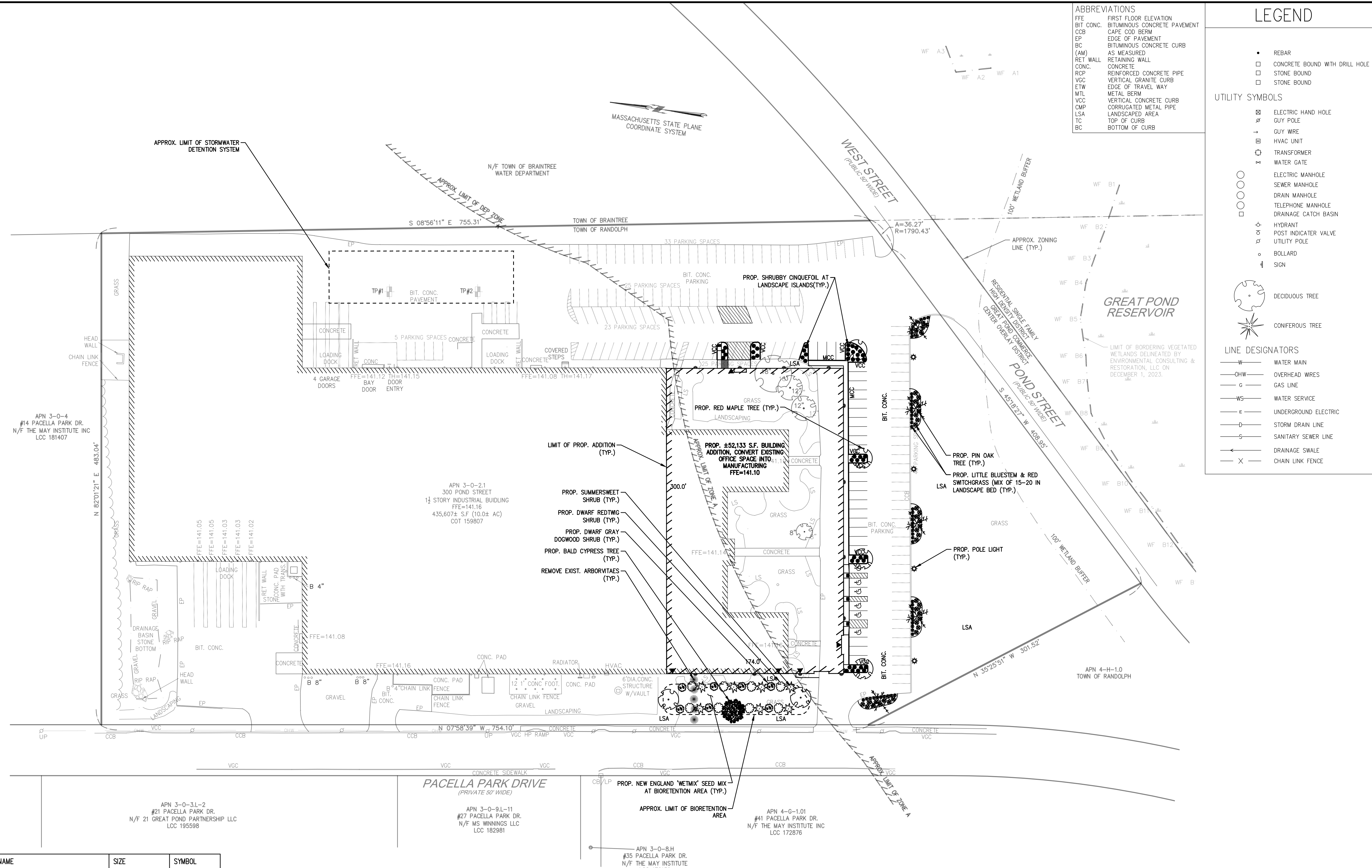
DWG. NO:

ESC-1

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LOCUS MAP
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ABBREVIATIONS

FFE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VGC	VERTICAL GRANITE CURB
ETW	METAL BERM
MTL	METAL BERM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE
LSA	LANDSCAPED AREA
TC	TOP OF CURB
BC	BOTTOM OF CURB

LEGEND

- REBAR
- CONCRETE BOUND WITH DRILL HOLE
- STONE BOUND
- STONE BOUND

UTILITY SYMBOLS

- ELECTRIC HAND HOLE
- GUY POLE
- GUY WIRE
- HVAC UNIT
- TRANSFORMER
- WATER GATE
- ELECTRIC MANHOLE
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- DRAIN MANHOLE
- TELEPHONE MANHOLE
- DRAINAGE CATCH BASIN
- HYDRANT
- POST INDICATOR VALVE
- UTILITY POLE
- BOLLARD
- SIGN

- DECIDUOUS TREE
- CONIFEROUS TREE

LINE DESIGNATORS

- WATER MAIN
- OVERHEAD WIRES
- GAS LINE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- STORM DRAIN LINE
- SANITARY SEWER LINE
- DRAINAGE SWALE
- CHAIN LINK FENCE

PLANTING LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SYMBOL
TREES				
6	ACER RUBRUM	RED MAPLE (SUGGESTED BOWHALL VARIETY)	7'-8" HEIGHT	
1	TAXODIUM DISTICHUM	BALD CYPRESS	2-2.5" CALIPER	
5	QUERCUS PALUSTRIS	PIN OAK	3" CALIPER	
SHRUBS				
8	CORNUS SERICEA	DWARF REDTIG DOGWOOD 'ARTIC FIRE'	5 GALLON POT	
7	CLETHRA ALNIFOLIA	SUMMERSWEET 'HUMMINGBIRD'	5 GALLON POT	
7	CORNUS RACEMOSA	DWARF GRAY DOGWOOD 'HURZAM'	5 GALLON POT	
47	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	3 GALLON POT	
ORNAMENTAL GRASS				
49	PANICUM VIRGATUM	DWARF RED SWITCHGRASS 'RUBY RIBBONS'	1 GALLON POT	
39	SCHIZACHYRIUM SCOPARIUM	DWARF LITTLE BLUESTEM 'THE BLUES'	1 GALLON POT	

LANDSCAPING NOTES:

- TO THE GREATEST EXTENT POSSIBLE, EXISTING NATIVE TREES AND SHRUBS SHALL BE MAINTAINED.
- NO TREE, SHRUB OR PLANT SHALL BE USED THAT HAS BEEN IDENTIFIED AS AN INVASIVE SPECIES BY THE MASSACHUSETTS PLANT ADVISORY GROUP IN THE MOST RECENT VERSION OF "THE EVALUATION OF NON-NATIVE PLANT SPECIES FOR INVASIVENESS IN MASSACHUSETTS" (WITH ANNOTATED LIST) OR HAS BEEN IDENTIFIED AS INVASIVE OR BANNED ON THE "MASSACHUSETTS PROHIBITED PLANT LIST" AS PERIODICALLY UPDATED BY THE MASSACHUSETTS DEPARTMENT OF AGRICULTURE.
- EXISTING INVASIVE PLANTS SHALL BE REMOVED.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITY LINE LOCATIONS PRIOR TO EXCAVATION FOR TREE PITS AND REPORT AND CONFLICTS TO THE ENGINEER.
- ALL PLANTS ARE TO BE THOROUGHLY WATERED AFTER INSTALLATION, AT LEAST TWICE WITHIN THE FIRST 24 HOURS. WE RECOMMEND GATOR BAGS TO BE INSTALLED AND MAINTAINED AT NEW TREE PLANTINGS DURING ESTABLISHMENT. TEMPORARY SPRAY IRRIGATION FOR SHRUB/ORNAMENTAL GRASS PLANTINGS DURING ESTABLISHMENT IS RECOMMEND.
- NEW ENGLAND 'WETMIX' (WETLAND SEED MIX) SHALL BE PLANTED WITHIN LIMIT OF BIORETENTION AREA.

REV	DATE	DESCRIPTION	BY	APP
1	7/16/24	PLANNING BOARD REV.	ESS	BCM
2	7/29/24	PLANNING BOARD MTG.	ESS	BCM



SITE DEVELOPMENT PLAN (ASSESSOR'S PARCEL NUMBER 3-0-2.1) 300 POND STREET RANDOLPH, MASSACHUSETTS

PROFESSIONAL ENGINEER:



OWNERS/APPLICANT:
EMERSON - SWAN FLEXCON
300 POND STREET
RANDOLPH, MASSACHUSETTS

PERMIT PLAN SET

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	JUNE 11, 2024
SCALE:	1"=50'
PROJECT NO.:	222-209
DWG. TITLE:	

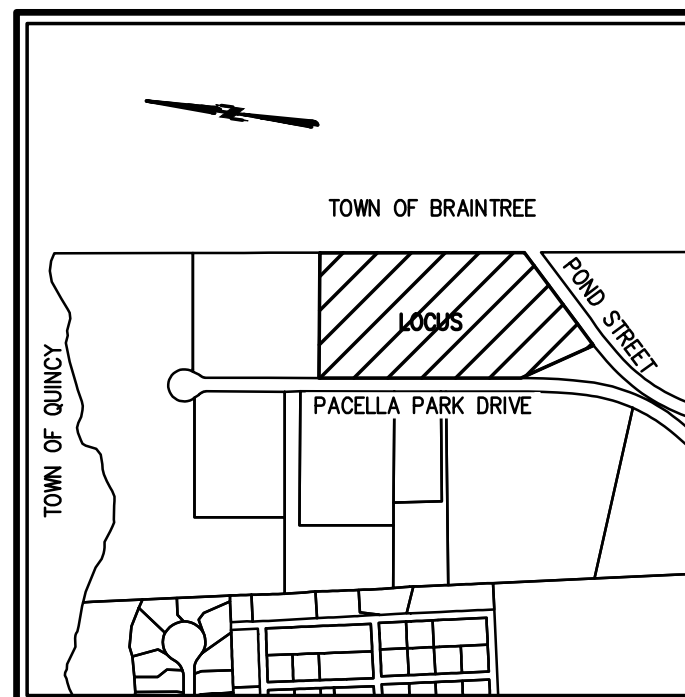
LANDSCAPE PLAN

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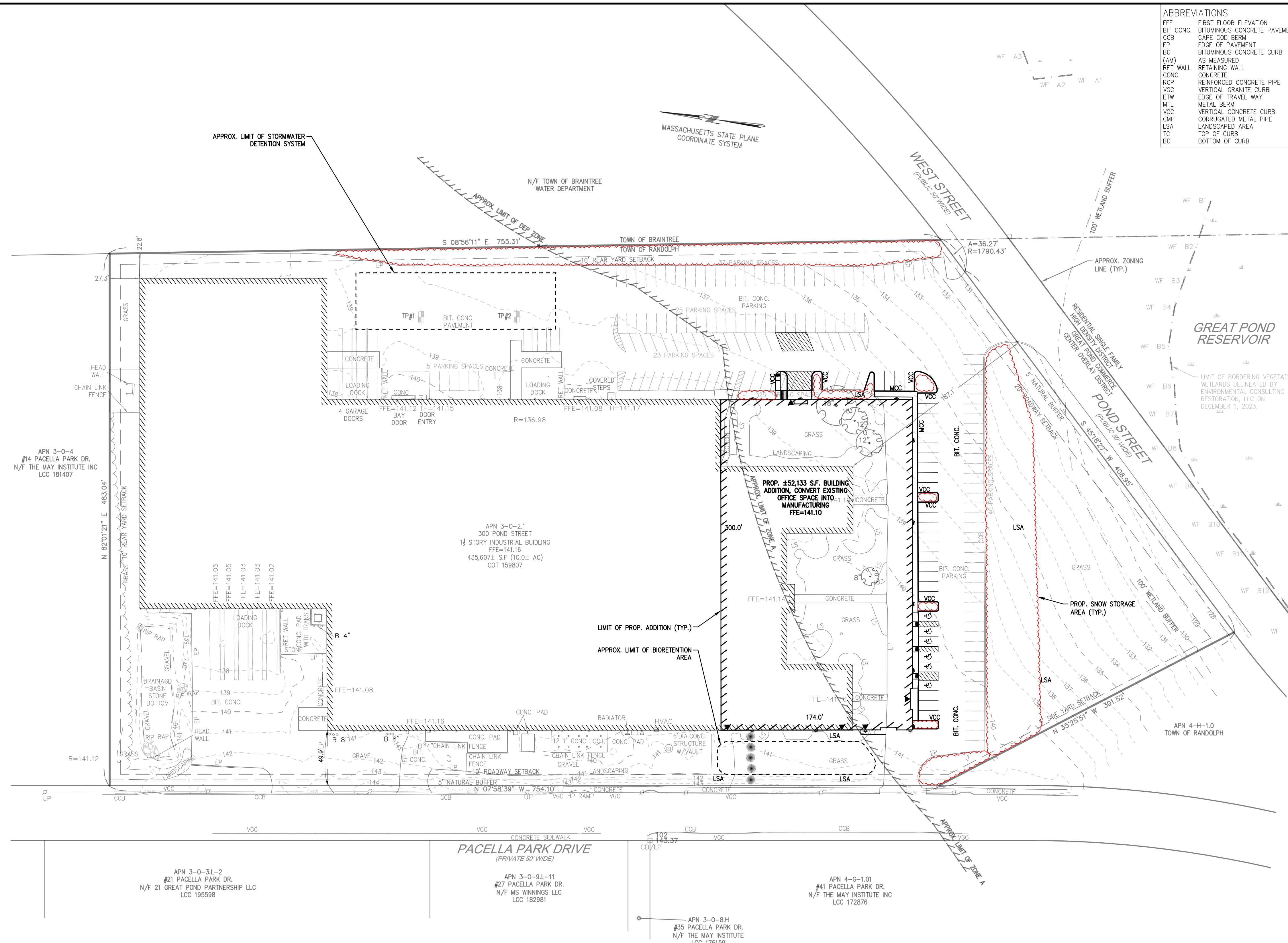
LA-1



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LOCUS MAP
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SNOW STORAGE NOTES:

- SNOW ACCUMULATION THAT CANNOT BE STORED ON-SITE WILL BE HAULED OFF-SITE TO A SNOW STORAGE FACILITY, TRANSFER OFF-SITE WILL BE PAID FOR BY THE PROPERTY OWNER.

SITE DEVELOPMENT PLAN (ASSESSOR'S PARCEL NUMBER 3-0-2.1) 300 POND STREET RANDOLPH, MASSACHUSETTS

PROFESSIONAL ENGINEER:



OWNERS/APPLICANT:
EMERSON - SWAN FLEXCON
300 POND STREET
RANDOLPH, MASSACHUSETTS

PERMIT PLAN SET

DRAWN BY: ESS
DESIGNED BY: ESS
CHECKED BY: BCM
APPROVED BY: BCM
DATE: JUNE 11, 2024
SCALE: 1"=50'
PROJECT NO.: 222-209
DWG. TITLE:

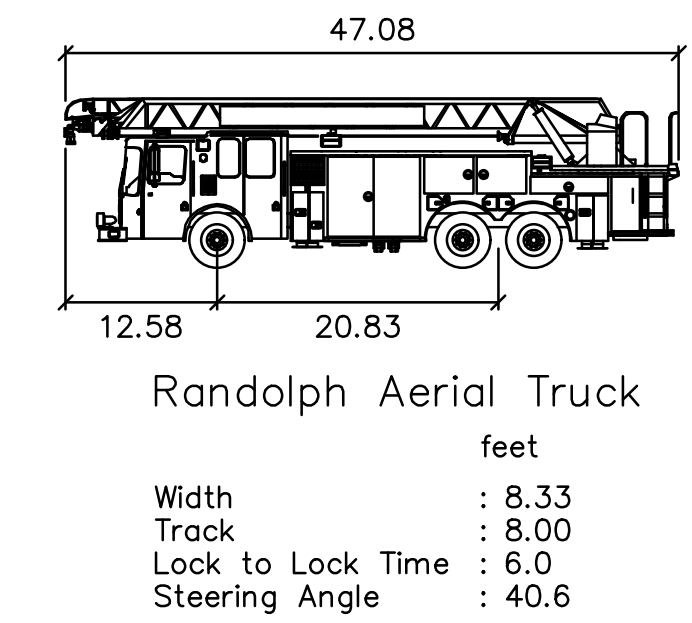
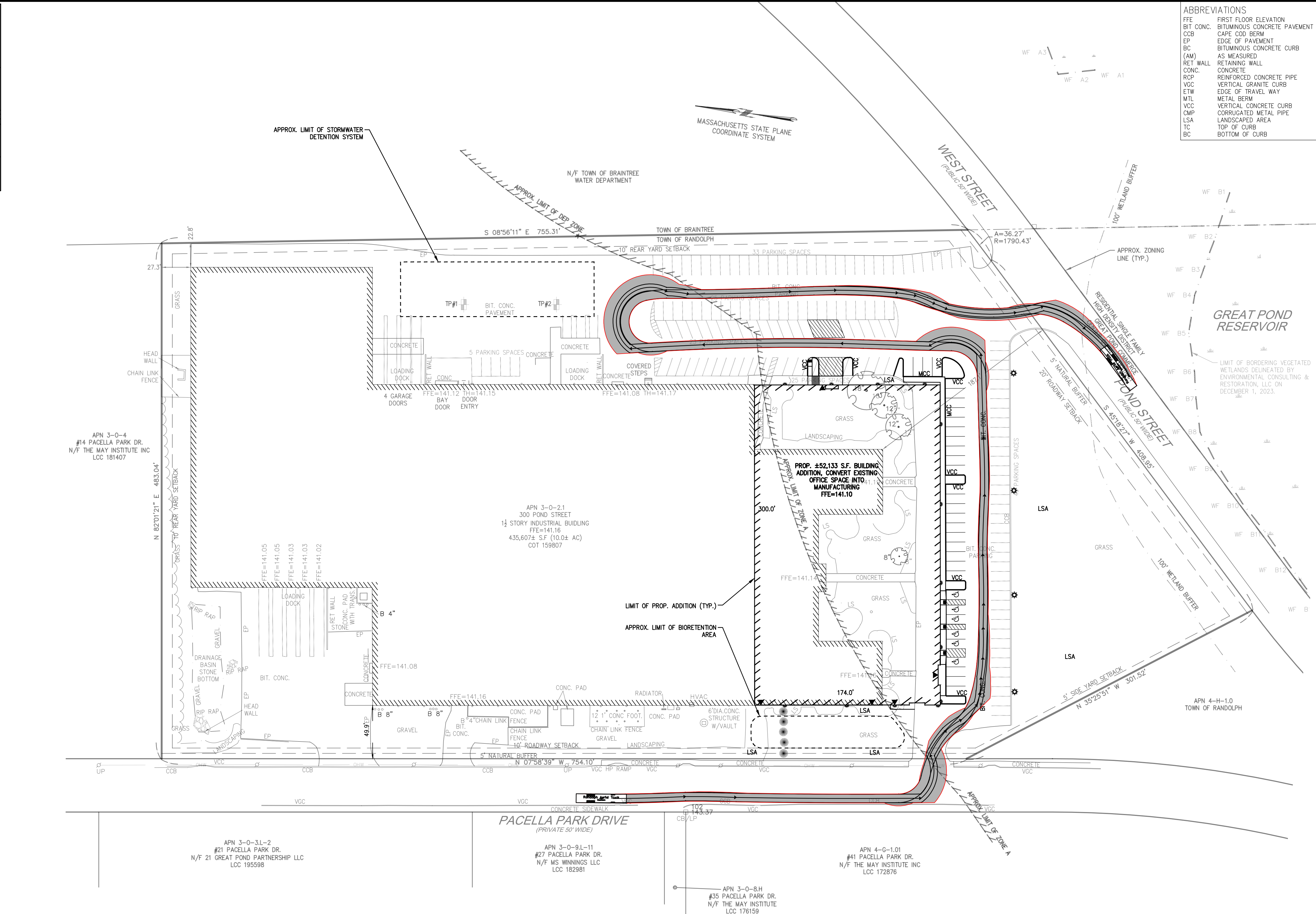
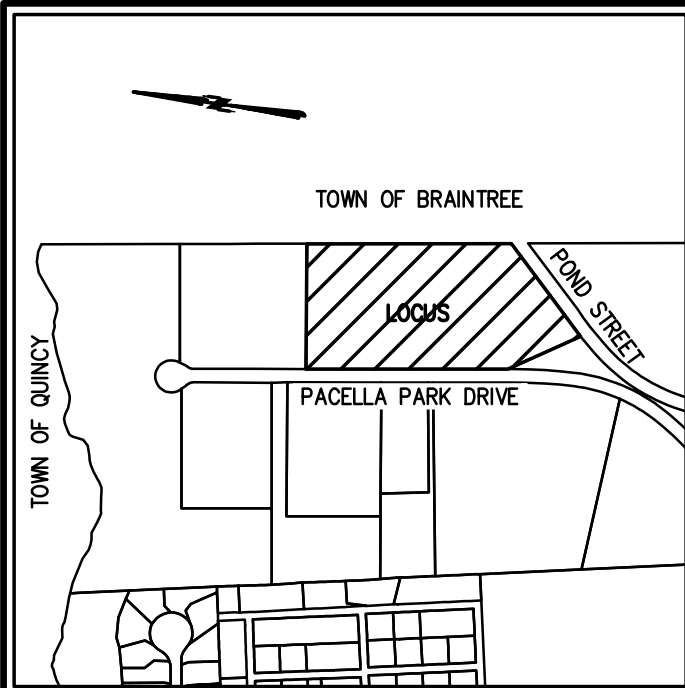
SNOW STORAGE PLAN

DWG. NO:

SS-1



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- PLAN NOTES:
- LIMIT OF BUMPER OVERHANG IS SHOWN IN RED. VEHICLE WHEEL PATH IS SHOWN AS BLACK LINES.

ABBREVIATIONS

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□	STONE BOUND
□	STONE BOUND
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—OHW—	OVERHEAD WIRES
—G—	GAS LINE
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—E—	UNDERGROUND ELECTRIC
—D—	STORM DRAIN LINE
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SITE DEVELOPMENT PLAN
(ASSESSOR'S PARCEL NUMBER 3-0-2.1)
300 POND STREET
RANDOLPH, MASSACHUSETTS



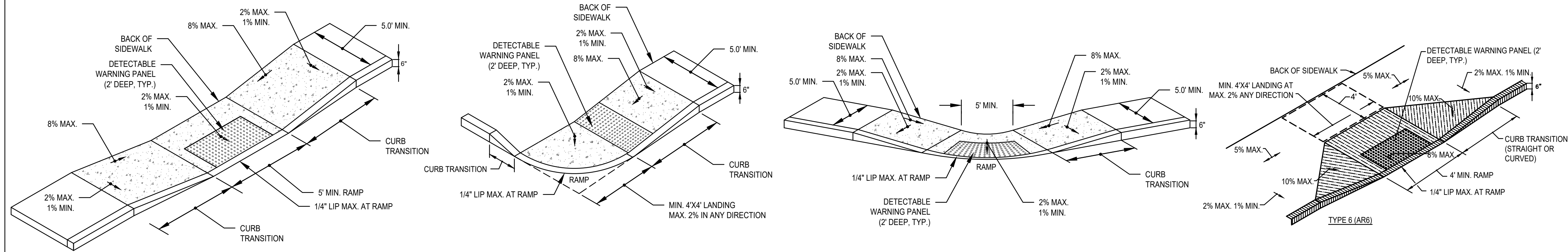
OWNERS/APPLICANT:
EMERSON - SWAN FLEXCON
300 POND STREET
RANDOLPH, MASSACHUSETTS

PERMIT PLAN SET

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	JUNE 11, 2024
SCALE:	1"=50'
PROJECT NO.:	222-209
DWG. TITLE:	

FIRE TRUCK
TURNING
PLAN

DWG. NO.: **T-1**



NOTES:

1. CURBS AND WALKS ALONG ACCESSIBLE ROUTES SHALL MEET OR EXCEED THE APPLICABLE REGULATIONS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD, FAIR HOUSING ACT AND ADA.
2. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
4. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMP SHALL BE 7.5%.
5. MAINTAIN A MINIMUM OF 3 FEET CLEAR AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS ETC.).
6. GRADE BASE OF RAMP TO PREVENT PONDING.
7. RAMP CONSTRUCTION SHALL CONFORM TO TYPICAL SIDEWALK SECTION WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING). A 5'x5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
8. ALL CURBING AT RAMP SHALL BE VERTICAL. CURBING SET FLUSH WHERE IT ABUTS ROADWAY.
9. ALL RAMP SHALL BE CEMENT CONCRETE WITH ROUGHENED NON-SLIP SURFACE.
10. ALL DETECTABLE WARNING PANELS SHALL BE CAST IN PLACE WITH A STEELLESS STEEL ANCHORING SYSTEM. MINIMUM DIMENSIONS SHALL BE 2 FEET WIDE BY 5 FEET LONG, OR AS APPROVED.
11. QUE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CONTACT.
12. CEMENT CONCRETE TO BE 4000 PSI, 3/4", 610, TYPE II.



SITE DEVELOPMENT PLAN
(ASSESSOR'S PARCEL NUMBER 3-O-2.1)
300 POND STREET
RANDOLPH, MASSACHUSETTS

PROFESSIONAL ENGINEER



EMERSON - SWAN FLEXCON
300 POND STREET
RANDOLPH, MASSACHUSETTS

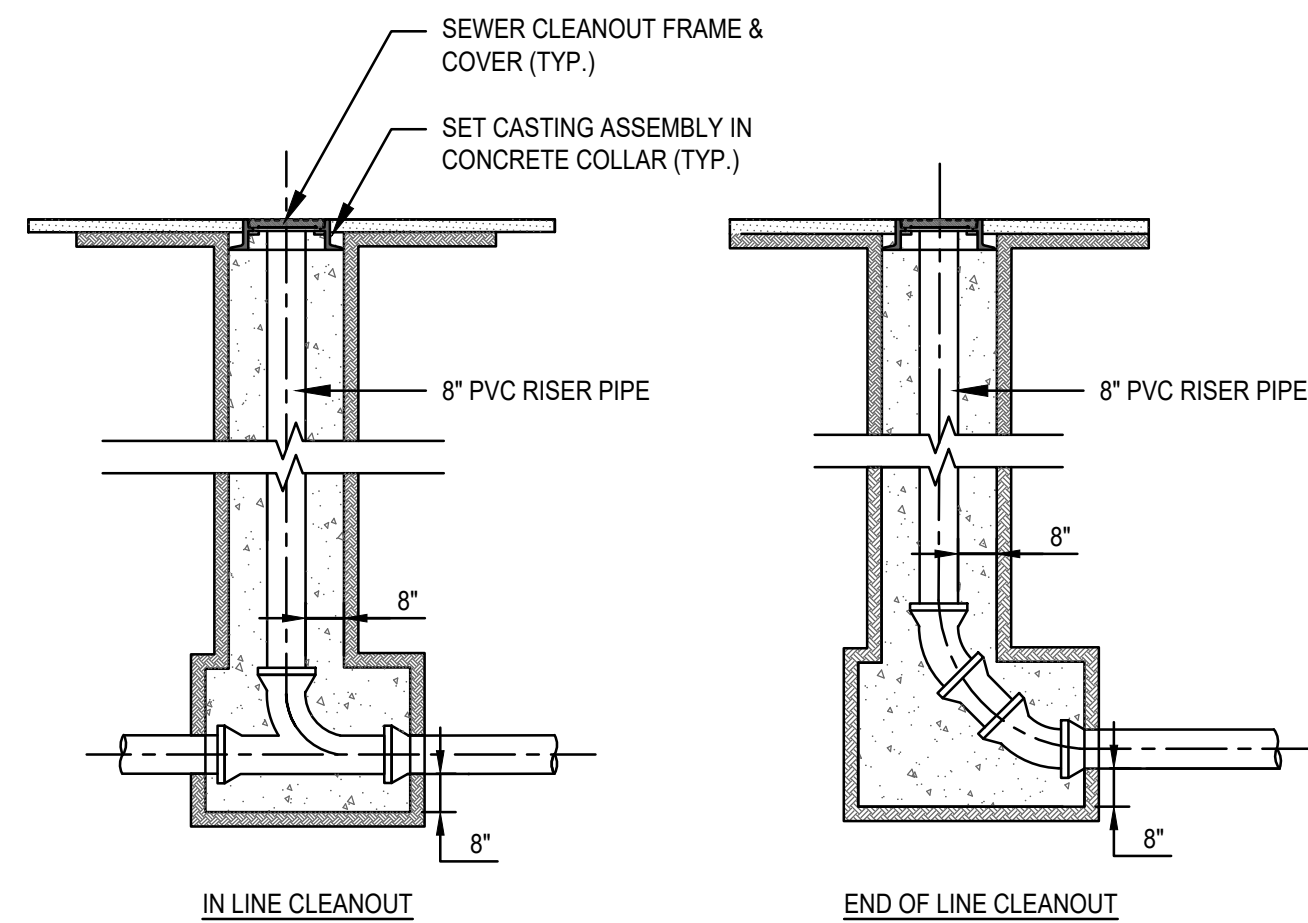
PERMIT PI AN SET

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	JUNE 11, 2024
SCALE:	AS NOTED
PROJECT NO.:	222-205
DWG. TITLE:	

CONSTRUCTION DETAILS

DWG. NO

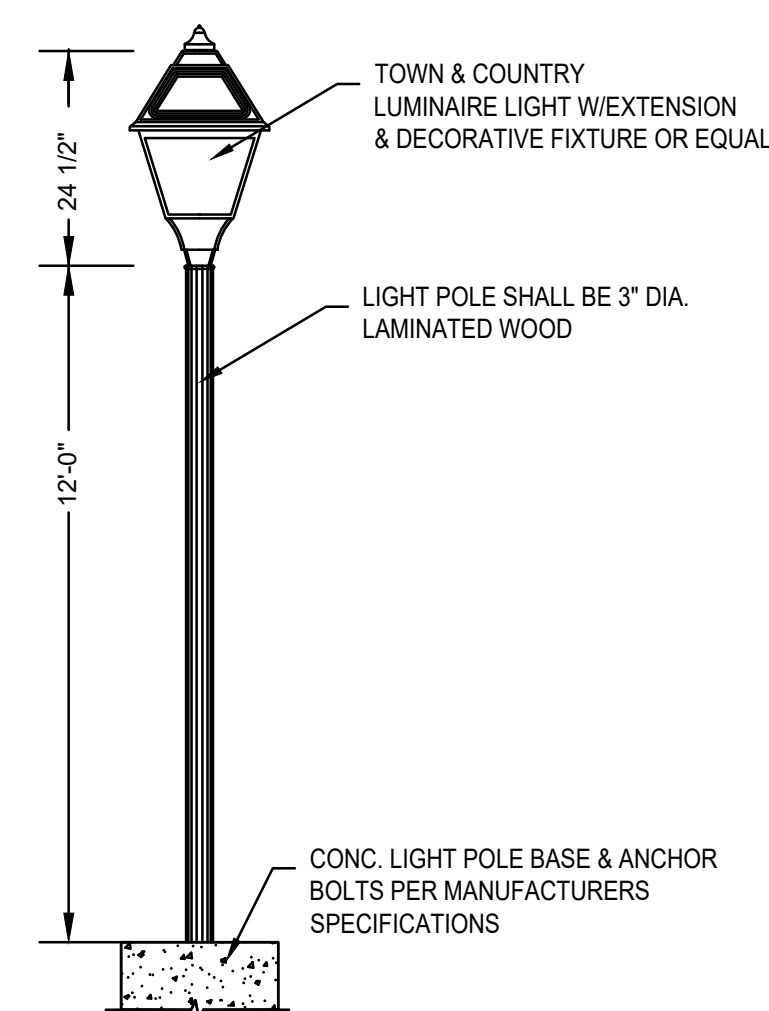
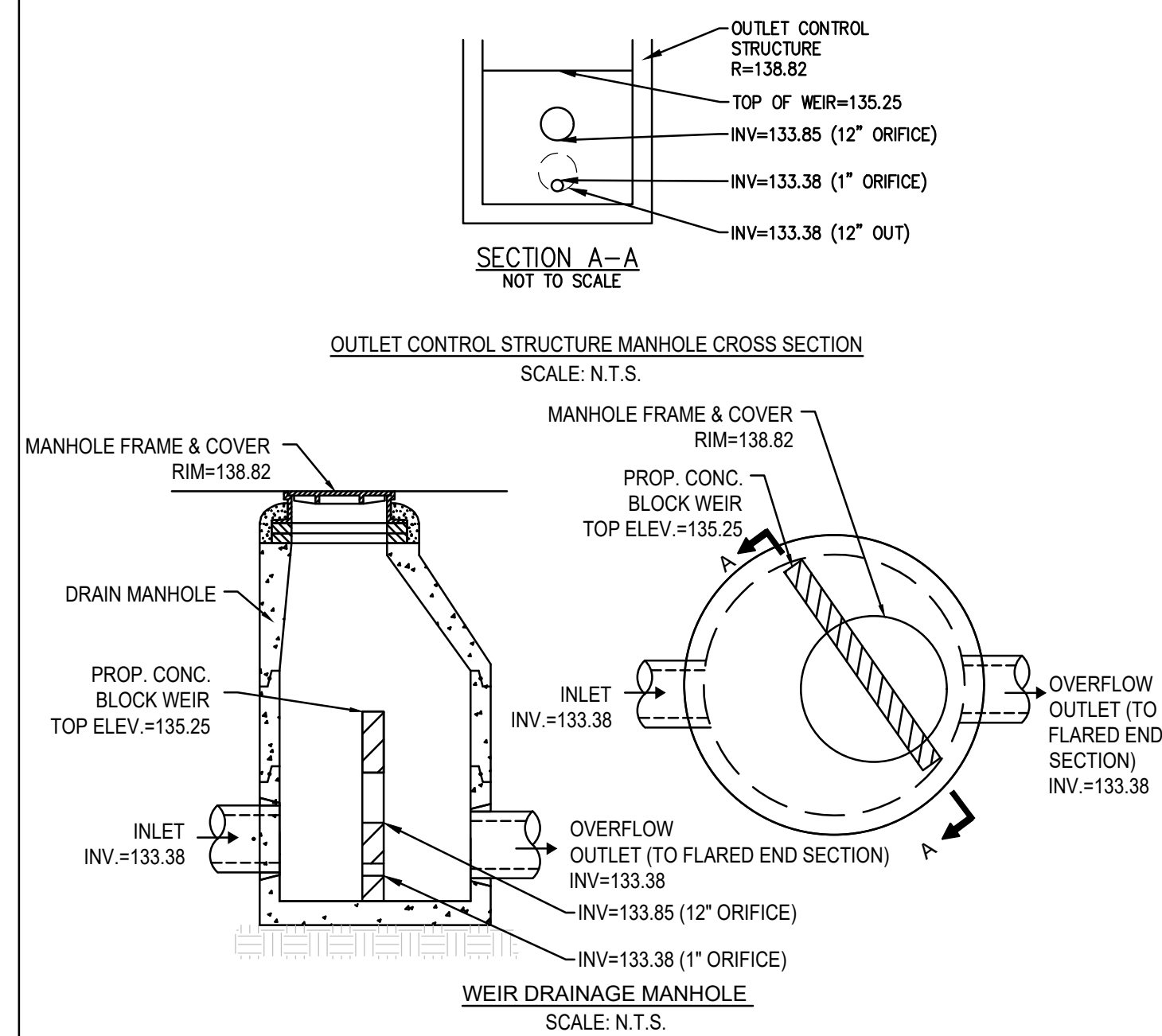
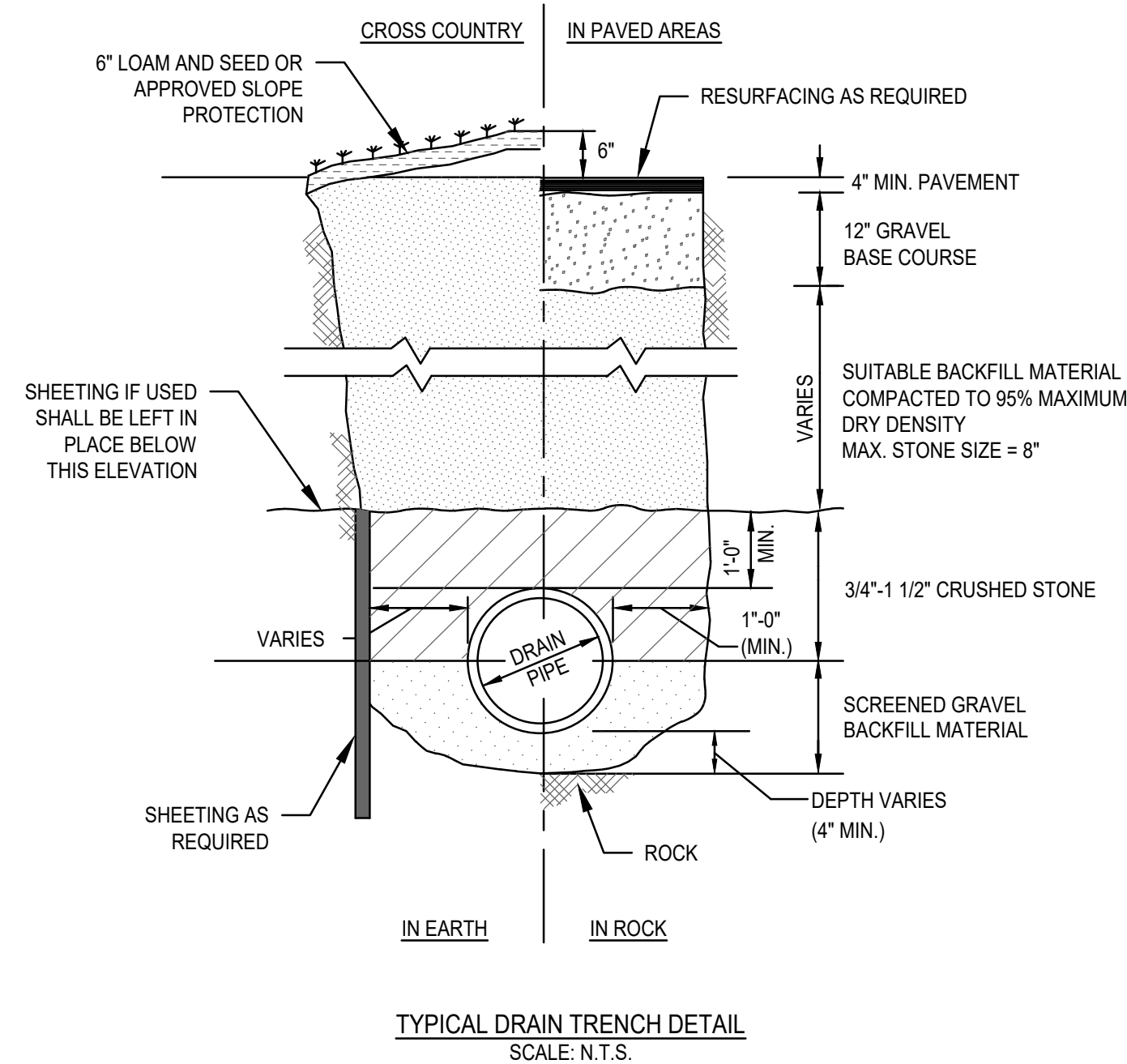
D-2



NOTE:

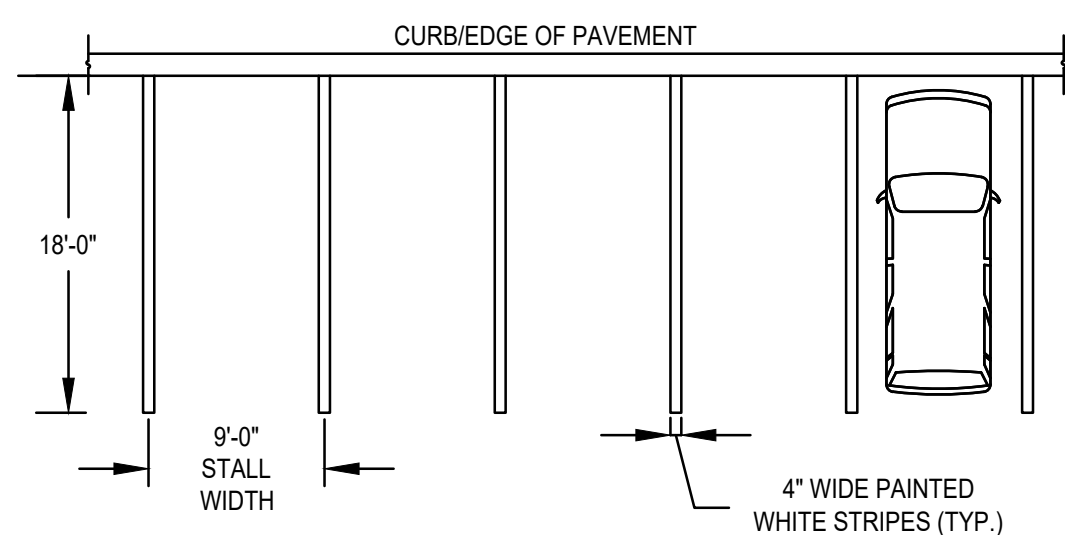
CLEANOUT TOP SHALL BE ENCLOSED IN CASTING
AND/OR FABRICATED COVER ASSEMBLY

CLEANOUT DETAIL
SCALE: N.T.S.

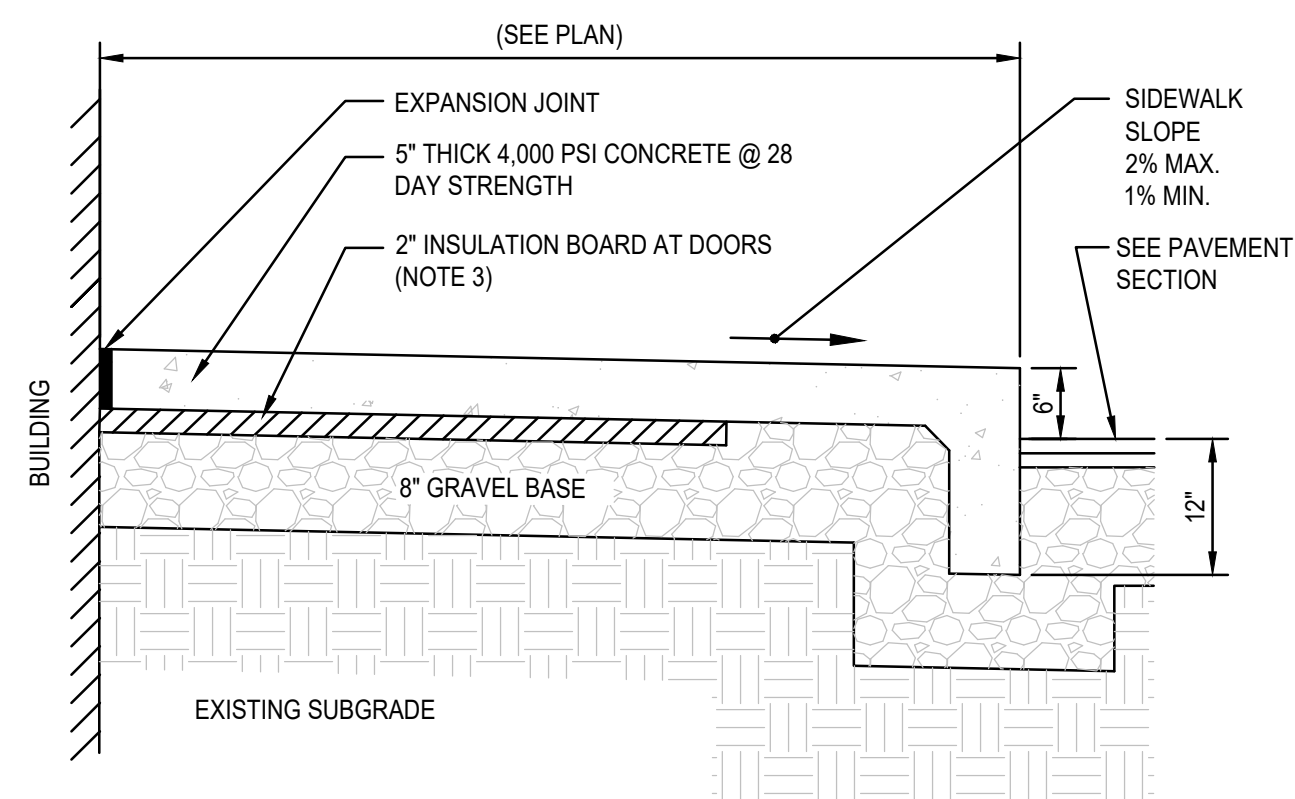


TYPICAL LIGHT POST DETAIL
SCALE: N.T.S.

NOTE: ALL LIGHT BULBS SHALL BE
DARK-SKY COMPLIANT AND REFLECTED
DOWN TO PREVENT LIGHT POLLUTION.



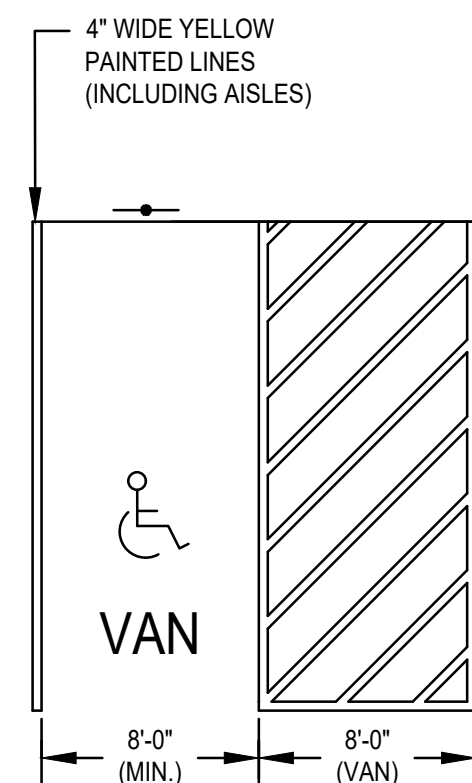
TYPICAL STRIPING DETAILS
SCALE: N.T.S.



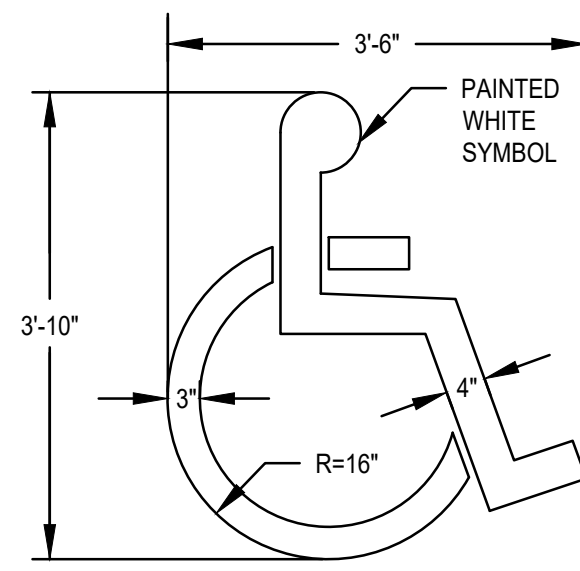
NOTES

1. SIDEWALK TO HAVE TOOLED JOINTS 5' O.C. (TYP.) WITH EXPANSION JOINTS 15' ON CENTER AND PREMOLDED FILLER.
2. TOOLED JOINT 6" FROM FACE OF CURB
3. PLACE 2" RIGID EXTRUDED STYROFOAM NONEXPANDABLE INSULATION BOARD LIGHT BLUE IN COLOR AT DOORS. BOARD TO BE PLACED IN 2-2x8" SECTIONS CENTERED ON AND EXTENDING 4" PERPENDICULAR FROM DOOR. BASE MATERIAL SHALL BE CRUSHED STONE AT DOORS.
4. SEE PLAN FOR ELEVATIONS AT DOORS AND CURB

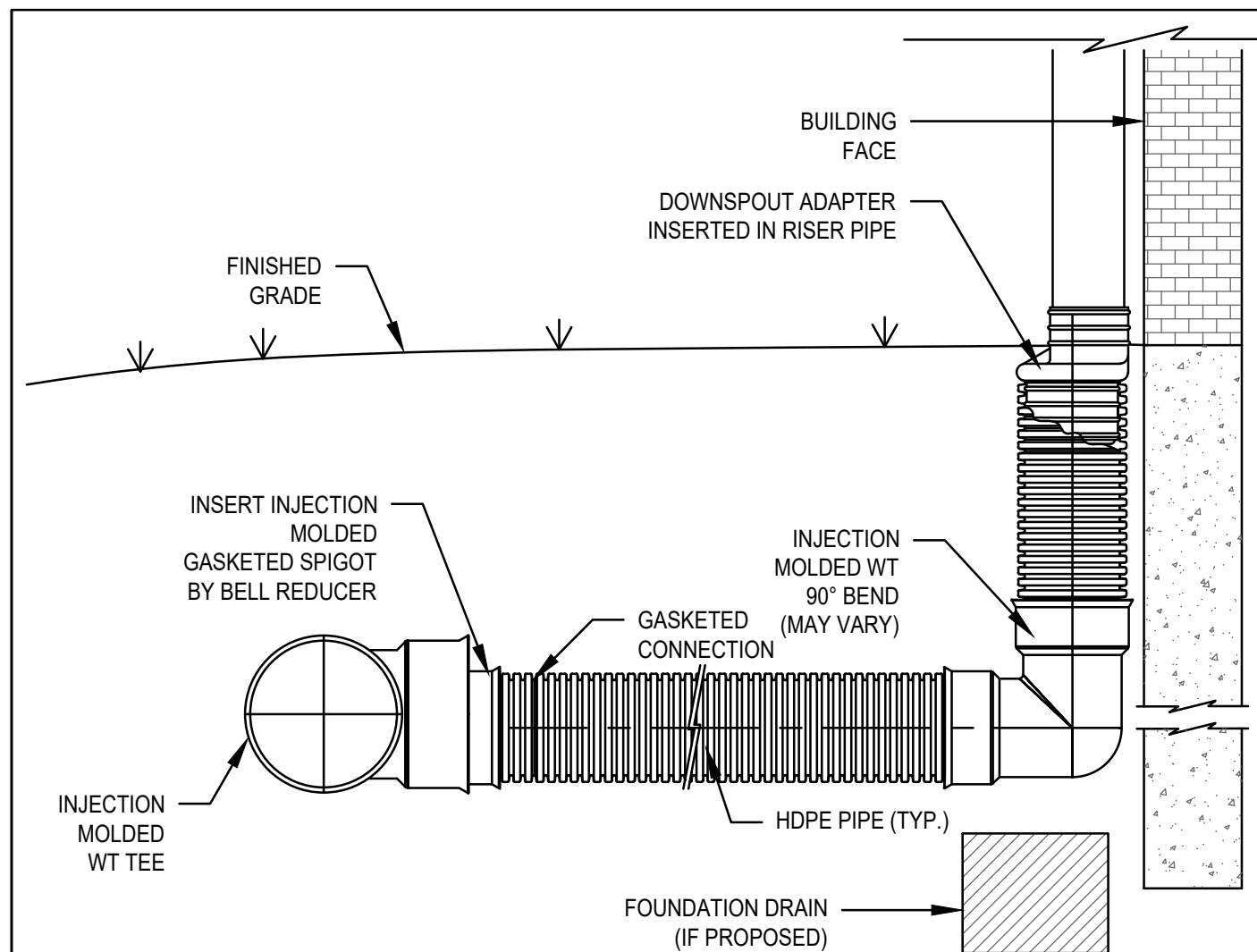
CONCRETE SIDEWALK AND MONOLITHIC CURB AT BUILDING
SCALE: N.T.S.



HANDICAP PARKING STALL DETAIL
SCALE: N.T.S.



PAINTED HANDICAP SYMBOL DETAIL
SCALE: N.T.S.

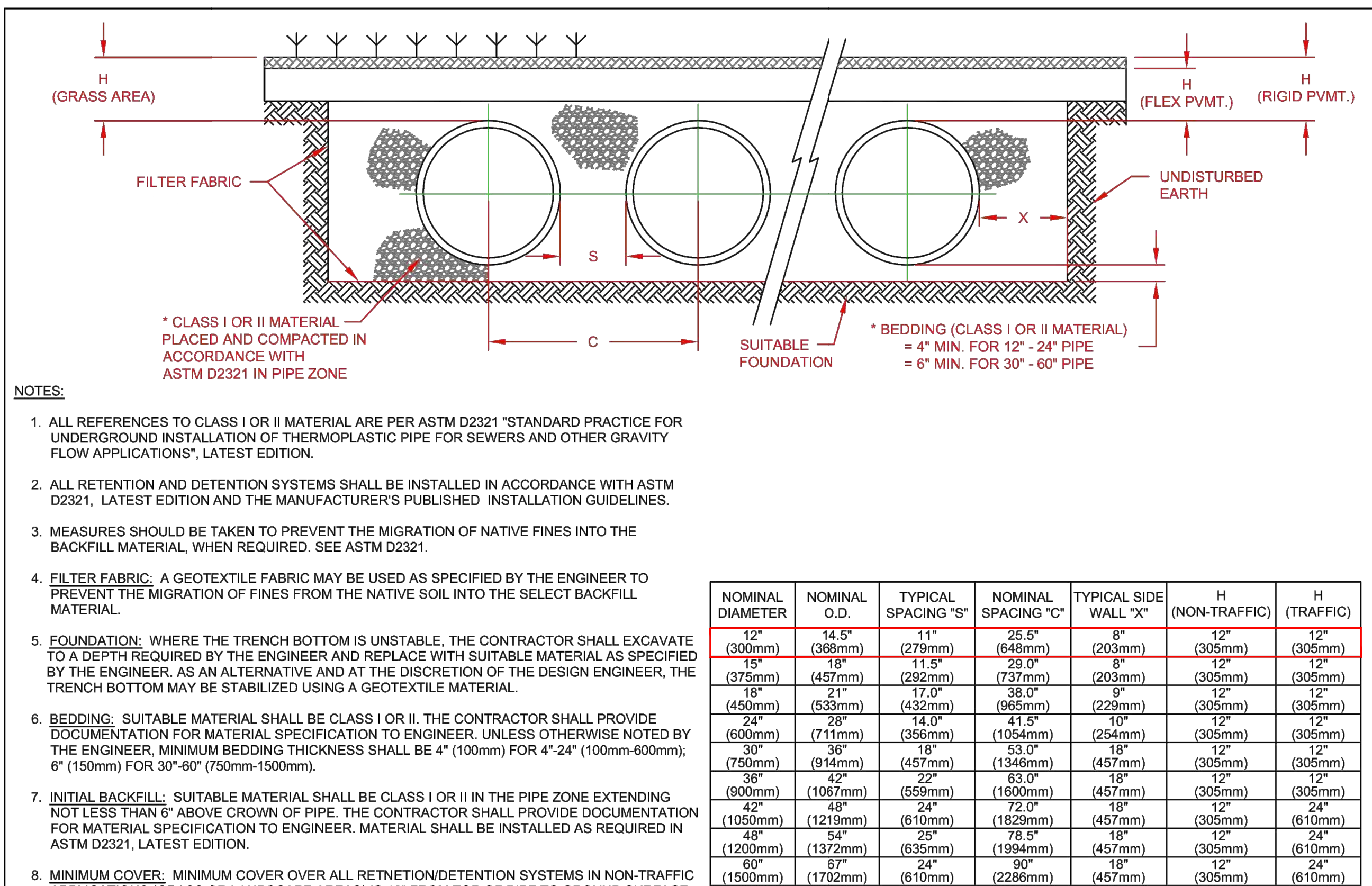
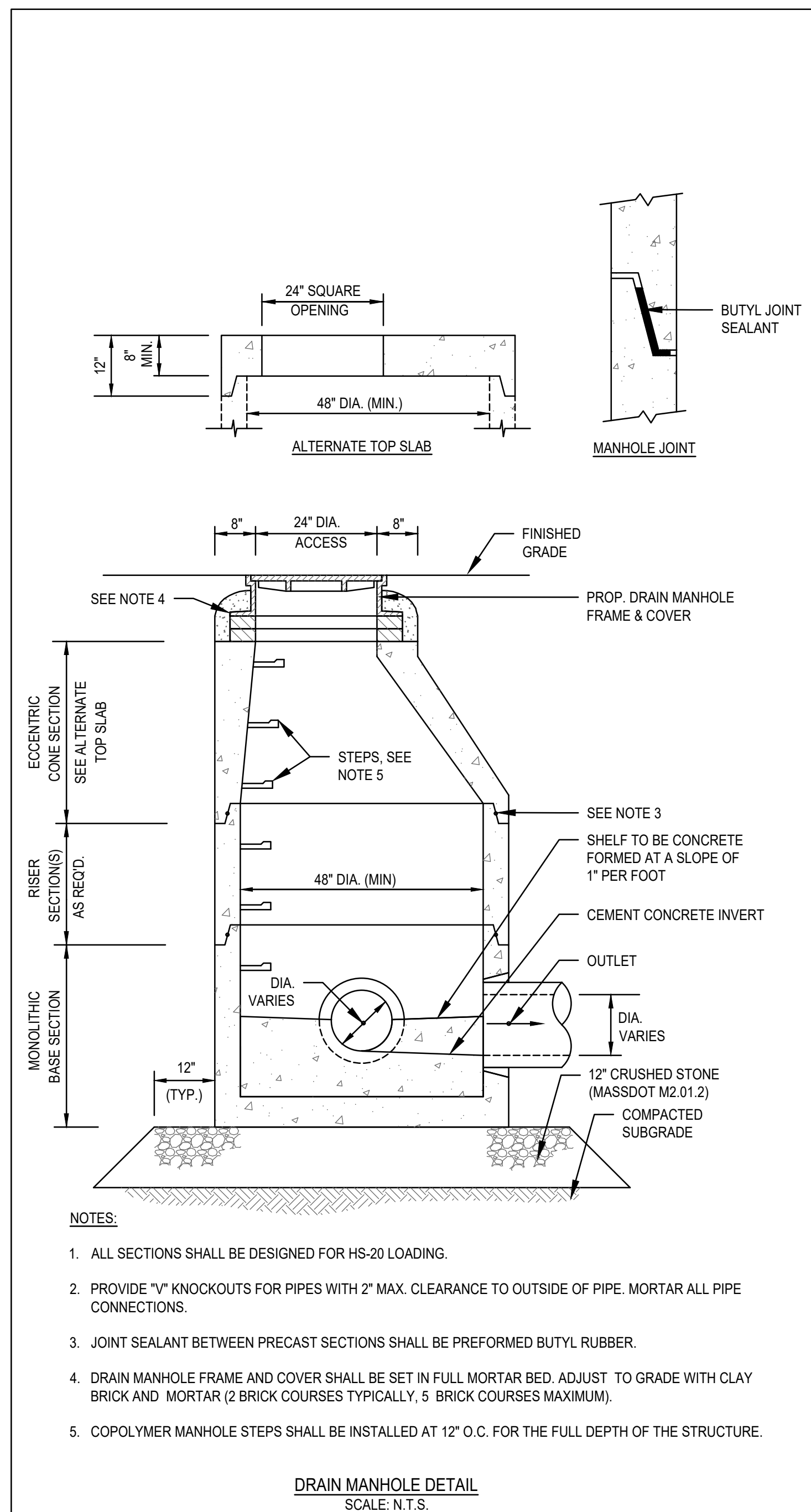
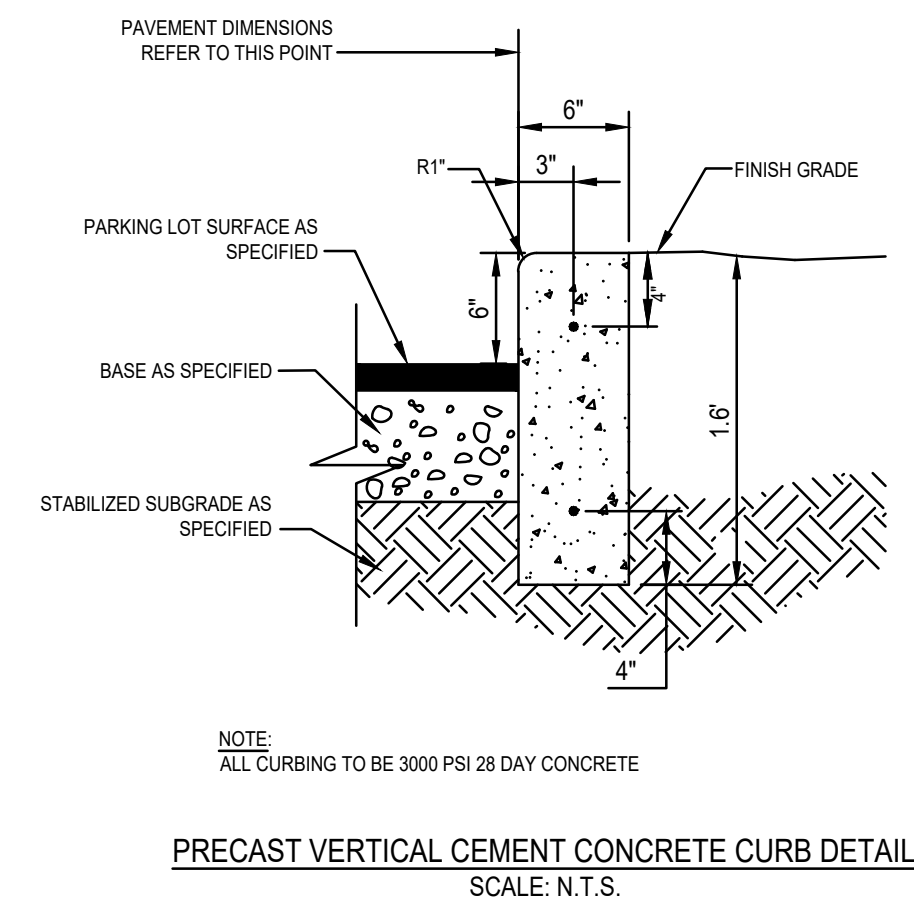
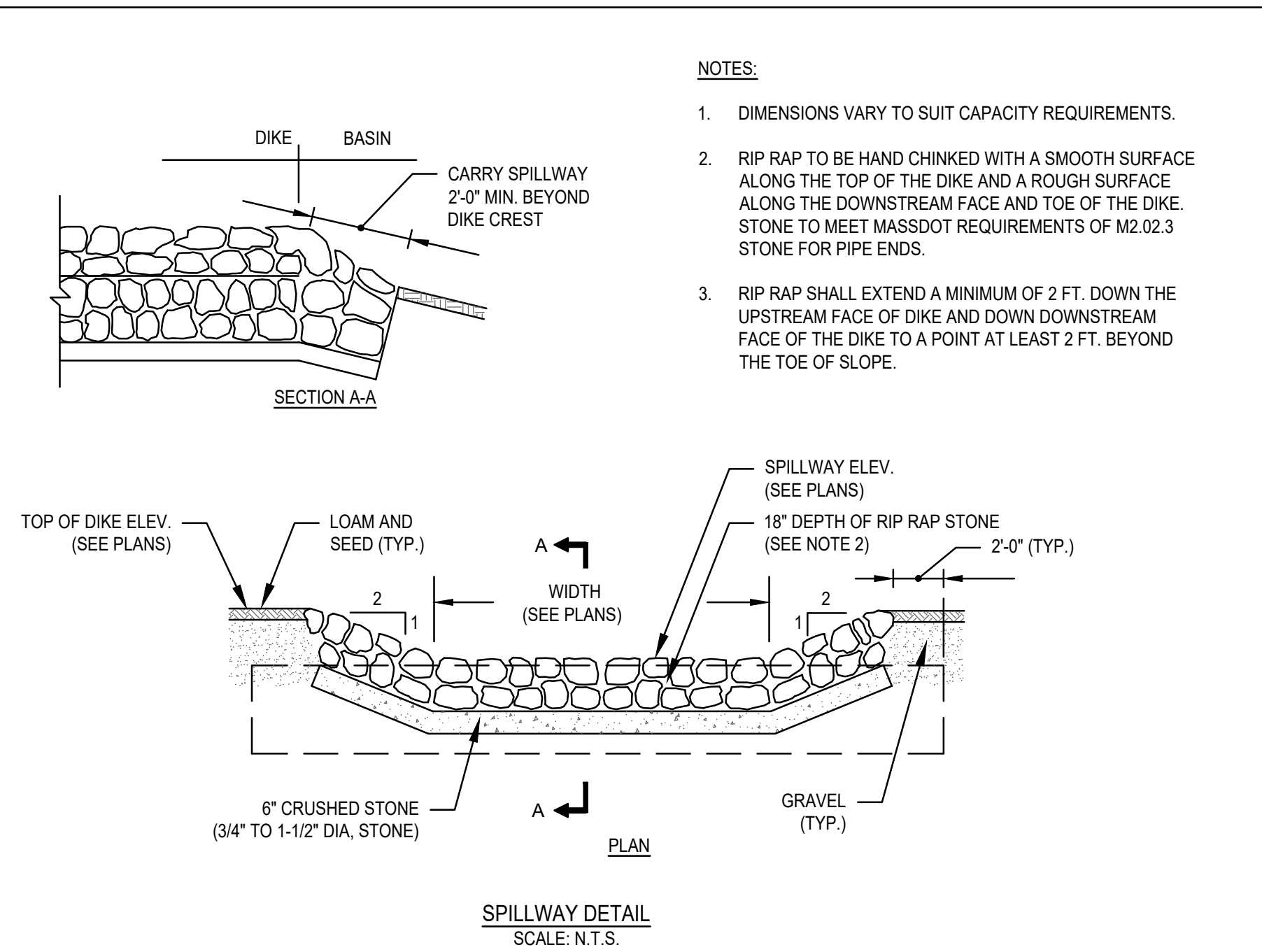
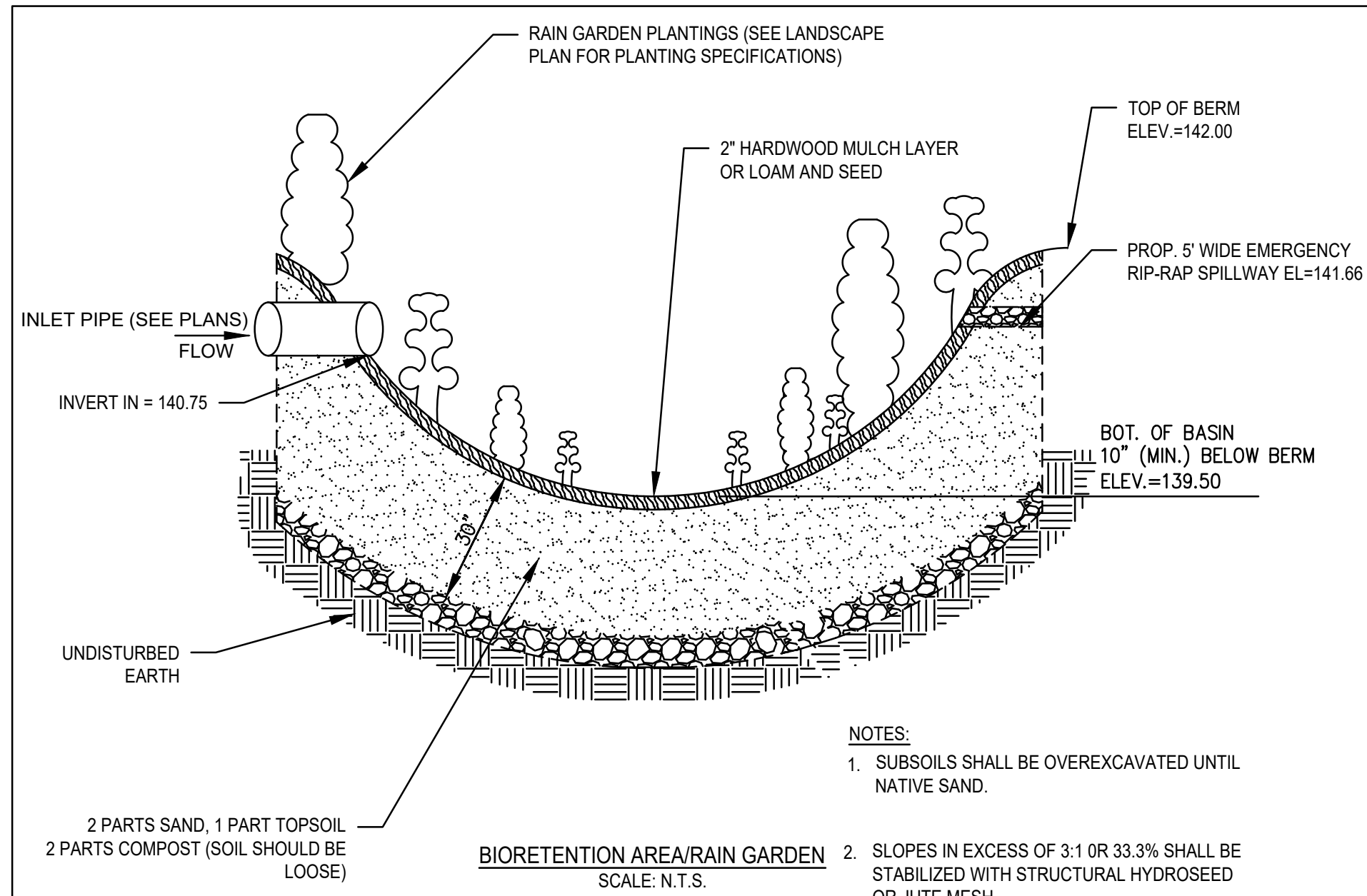


NOTES:

1. INJECTION MOLDED FITTING ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
2. WATERTIGHT (WT) JOINTS SHOWN. SOIL-TIGHT (ST) FITTINGS ARE ALSO AVAILABLE.

ROOF LEADER CONNECTION DETAIL
SCALE: N.T.S.

© MCKENZIE ENGINEERING GROUP, INC



NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	NOMINAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
12" (300mm)	14.5" (368mm)	11" (279mm)	25.5" (648mm)	8" (203mm)	12" (305mm)	12" (305mm)
15" (375mm)	18" (457mm)	11.5" (292mm)	29.0" (737mm)	8" (203mm)	12" (305mm)	12" (305mm)
18" (450mm)	21" (533mm)	17.0" (432mm)	38.0" (965mm)	8" (203mm)	12" (305mm)	12" (305mm)
24" (600mm)	28" (711mm)	14.0" (356mm)	41.5" (1054mm)	10" (254mm)	12" (305mm)	12" (305mm)
30" (750mm)	36" (914mm)	18" (457mm)	53.0" (1346mm)	18" (457mm)	12" (305mm)	12" (305mm)
36" (900mm)	42" (1067mm)	22" (559mm)	63.0" (1600mm)	18" (457mm)	12" (305mm)	12" (305mm)
42" (1050mm)	48" (1219mm)	24" (610mm)	72.0" (1829mm)	18" (457mm)	12" (305mm)	24" (610mm)
48" (1200mm)	54" (1372mm)	25" (635mm)	78.5" (1994mm)	18" (457mm)	12" (305mm)	24" (610mm)
60" (1500mm)	67" (1702mm)	24" (610mm)	90" (2286mm)	18" (457mm)	12" (305mm)	24" (610mm)

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

REV.	DESCRIPTION	BY	MM/DD/YY	CHKD
4	GENERAL UPDATES AND RENAMED	TJR	02/19/16	

RETENTION-DETENTION SYSTEM
(CROSS-SECTION)

DRAWING NUMBER: STD-702

ADS
Advanced Drainage Systems, Inc.

4640 TRUENAM BLVD
HILLIARD, OHIO 43026

DATE: 07.25.09
SCALE: NTS
OF

REV	DATE	DESCRIPTION	BY	APP
1	7/16/24	PLANNING BOARD REV.	ESS	BCM
2	7/29/24	PLANNING BOARD MTG.	ESS	BCM

MG
MCKENZIE
ENGINEERING GROUP
Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

SITE DEVELOPMENT PLAN
(ASSESSOR'S PARCEL NUMBER 3-0-2.1)
300 POND STREET
RANDOLPH, MASSACHUSETTS

PROFESSIONAL ENGINEER:



EMERSON - SWAN FLEXCON
300 POND STREET
RANDOLPH, MASSACHUSETTS

DRAWN BY: ESS
DESIGNED BY: ESS
CHECKED BY: BCM
APPROVED BY: BCM
DATE: JUNE 11, 2024
SCALE: AS NOTED
PROJECT NO.: 222-209
DWG. TITLE:

**CONSTRUCTION
DETAILS**

DWG. NO:

D-3

C MCKENZIE ENGINEERING GROUP, INC.

ASD® LED Wallpack with lens

Premium & Standard Series

ASD new generation of traditional wallpack with optic lenses is the premier choice for commercial and industrial lighting in a variety of settings, such as entryways, parking lots, garages, warehouses, barns, sheds, public areas, landscape and more.

Catalog number	
Notes	
Type	

FEATURES AND BENEFITS:

- ▶ 400-Watt Metal Halide Replacement
- ▶ Easy to install, includes built in bubble level
- ▶ Dusk to dawn photocell available (optional)
- ▶ No maintenance
- ▶ Operating temperature of -40°F to 104°F
- ▶ Wet location IP65 rated
- ▶ L-70 Life > 180,000 hrs
- ▶ cULus certified
- ▶ 5 Year warranty



ORDERING MATRIX:

Family	Modification	Watts	Dimmable	CCT	Finish	Series
ASD-WLP	XXX	XX	X	XX	B	XXX
LED	01L= optic lenses	28 = 28 W	N = Non-dimmable	40 = 4,000 K	Bronze	PRM = Premium
Wallpack	01LS = optic lenses 10" size	48 = 48 W	D = Dimmable	50 = 5,000 K		Blank = Standard
		50 = 50 W				
		75 = 75 W				
		120 = 120 W				

LED WALLPACK WITH LENSES:

Model	Watts	Dimming Compatible	CCT	Lumens	Dimensions (LxWxH)	DLC
ASD-WLP01L-28N40B-PRM	28	No	4,000 K	3,429 lm	10" x 5 2/3" x 5 2/5"	Premium
ASD-WLP01L-28N50B-PRM	28	No	5,000 K	3,429 lm	10" x 5 2/3" x 5 2/5"	Premium
ASD-WLP01L-48N40B-PRM	48	No	4,000 K	6,478 lm	14 1/3" x 9 1/4" x 7 2/5"	Premium
ASD-WLP01L-48N50B-PRM	48	No	5,000 K	6,478 lm	14 1/3" x 9 1/4" x 7 2/5"	Premium
ASD-WLP01LS-50N40B	50	No	4,000 K	5,594 lm	10" x 5 2/3" x 5 2/5"	Standard
ASD-WLP01LS-50N50B	50	No	5,000 K	5,594 lm	10" x 5 2/3" x 5 2/5"	Standard
ASD-WLP01L-75D40B-PRM	75	No	4,000 K	9,899 lm	14 1/3" x 9 1/4" x 7 2/5"	Premium
ASD-WLP01L-75D50B-PRM	75	No	5,000 K	9,977 lm	14 1/3" x 9 1/4" x 7 2/5"	Premium
ASD-WLP01L-120D40B-PRM	120	Yes	4,000 K	14,866 lm	18 1/2" x 9" x 8 5/8"	Premium
ASD-WLP01L-120D50B-PRM	120	Yes	5,000 K	14,999 lm	18 1/2" x 9" x 8 5/8"	Premium

E-mail: orders@asd-lighting.com Phone: 781-739-3977
WebSite: www.asd-lighting.com Fax: 339-502-8970



ASD® LED Wallpack with lens

Premium & Standard Series

PRODUCT SPECIFICATIONS:

Construction & Materials				
Lens	Plastic			
Housing	Die-Casting Aluminum			
Finish	Bronze			
Weight	ASD-WLP01L-28N40B-PRM ASD-WLP01L-28N50B-PRM ASD-WLP01LS-50N40B ASD-WLP01LS-50N50B	3 9/16 lbs (1.8 kg)	ASD-WLP01L-48N40B-PRM ASD-WLP01L-48N50B-PRM ASD-WLP01L-75D40B-PRM ASD-WLP01L-75D50B-PRM ASD-WLP01L-120D40B-PRM ASD-WLP01L-120D50B-PRM	7.48 lbs (3.4 kg) 9.899 lbs 9.977 lb 14.866 lb 14.999 lb
Environmental System				
Work Environment	Suitable for Wet Locations, IP65			
Operating Temperature	-40°F to 104°F (-40°C to 40°C)			
L-70 Life	> 180,000 hrs			
Optical System				
Luminous Flux	ASD-WLP01L-28N40B-PRM ASD-WLP01L-28N50B-PRM ASD-WLP01LS-50N40B ASD-WLP01LS-50N50B ASD-WLP01L-48N40B-PRM ASD-WLP01L-48N50B-PRM	3,429 lm 3,429 lm 5,594 lm 5,594 lm 6,478 lm 6,478 lm	ASD-WLP01L-48N50B-PRM ASD-WLP01L-75D40B-PRM ASD-WLP01L-75D50B-PRM ASD-WLP01L-120D40B-PRM ASD-WLP01L-120D50B-PRM	6,478 lm 9,899 lm 9,977 lm 14,866 lm 14,999 lm
Color Temperature	4,000 K, 5,000 K			
CRI	>70			
Electrical System				
Input Voltage	100-277V AC 50/60 Hz			
Max input current	ASD-WLP01L-28N40B-PRM ASD-WLP01L-28N50B-PRM ASD-WLP01LS-50N40B ASD-WLP01LS-50N50B ASD-WLP01L-48N40B-PRM ASD-WLP01L-48N50B-PRM ASD-WLP01L-75D40B-PRM ASD-WLP01L-75D50B-PRM ASD-WLP01L-120D40B-PRM ASD-WLP01L-120D50B-PRM	0.38 A 0.38 A 0.52 A 0.52 A 20 A 20 A 20 A 20 A 20 A 20 A	ASD-WLP01L-48N50B-PRM ASD-WLP01L-75D40B-PRM ASD-WLP01L-75D50B-PRM ASD-WLP01L-120D40B-PRM ASD-WLP01L-120D50B-PRM	0.52 A 1.0 A 1.5 A 2.0 A 3.0 A 3.0 A
Inrush current	20 A			
Action time (Inrush current)	600 ms			
AC input range	min 90 V max 395 V			
Off State Power	0 W			
Power Consumption	ASD-WLP01L-28N40B-PRM ASD-WLP01L-28N50B-PRM ASD-WLP01LS-50N40B ASD-WLP01LS-50N50B ASD-WLP01L-48N40B-PRM ASD-WLP01L-48N50B-PRM	28 W 28 W 50 W 50 W 48 W 48 W	ASD-WLP01L-48N50B-PRM ASD-WLP01L-75D40B-PRM ASD-WLP01L-75D50B-PRM ASD-WLP01L-120D40B-PRM ASD-WLP01L-120D50B-PRM	48 W 75 W 75 W 120 W 120 W
Power Factor	≥ 0.9			
Output voltage	ASD-WLP01L-28N40B-PRM ASD-WLP01L-28N50B-PRM ASD-WLP01LS-50N40B ASD-WLP01LS-50N50B ASD-WLP01L-48N40B-PRM ASD-WLP01L-48N50B-PRM ASD-WLP01L-75D40B-PRM ASD-WLP01L-75D50B-PRM ASD-WLP01L-120D40B-PRM ASD-WLP01L-120D50B-PRM	24-45 V 24-45 V 23-42 V 23-42 V 700 mA 700 mA 1200 mA 1200 mA 2100-3000 mA 2100-3000 mA	ASD-WLP01L-48N50B-PRM ASD-WLP01L-75D40B-PRM ASD-WLP01L-75D50B-PRM ASD-WLP01L-120D40B-PRM ASD-WLP01L-120D50B-PRM	23-42 V 28-40 V 40 V 1200 mA 2000 mA 2100-3000 mA
Max output current	1200 mA			
LED Driver Class	ASD-WLP01L-28N40B-PRM ASD-WLP01L-28N50B-PRM ASD-WLP01LS-50N40B ASD-WLP01LS-50N50B ASD-WLP01L-48N40B-PRM ASD-WLP01L-48N50B-PRM ASD-WLP01L-75D40B-PRM ASD-WLP01L-75D50B-PRM ASD-WLP01L-120D40B-PRM ASD-WLP01L-120D50B-PRM	Class 2 Class 2 Class 2 Class 2 Class 2 Class 2 Class 2 Class 2 Class 2 Class 2	ASD-WLP01L-48N50B-PRM ASD-WLP01L-75D40B-PRM ASD-WLP01L-75D50B-PRM ASD-WLP01L-120D40B-PRM ASD-WLP01L-120D50B-PRM	Class 2 No No No No
Warranty & Certifications				
5-year limited warranty	cULus certified			
cULus certified	E479804			
			The LED Wallpack is designed to install as a surface mounted luminaire.	

The LED Wallpack is designed to install as a surface mounted luminaire.

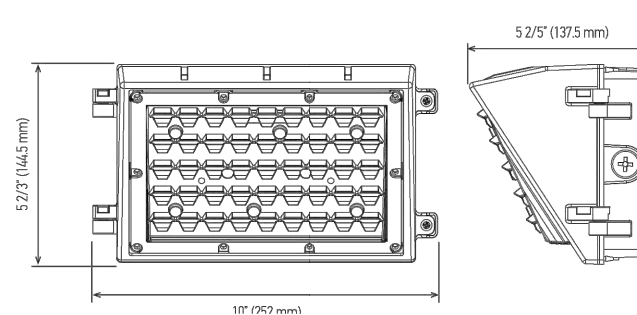
E-mail: orders@asd-lighting.com Phone: 781-739-3977
WebSite: www.asd-lighting.com Fax: 339-502-8970



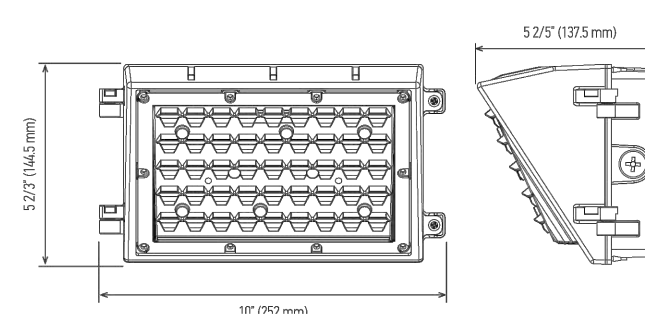
ASD® LED Wallpack with lens

Premium & Standard Series

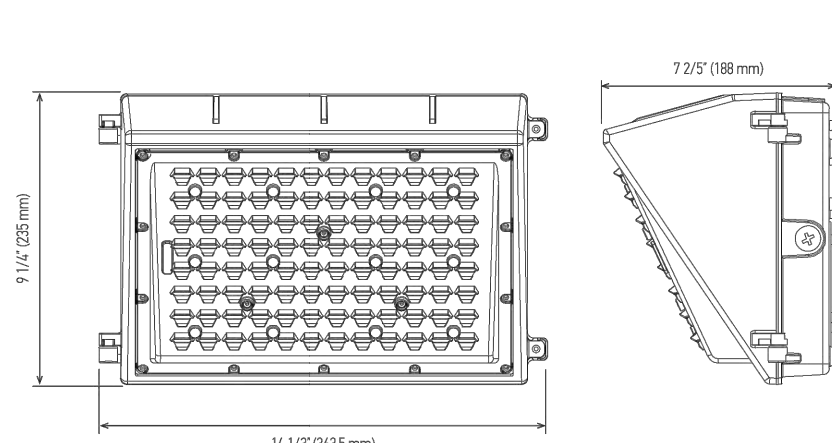
28 W Premium Series



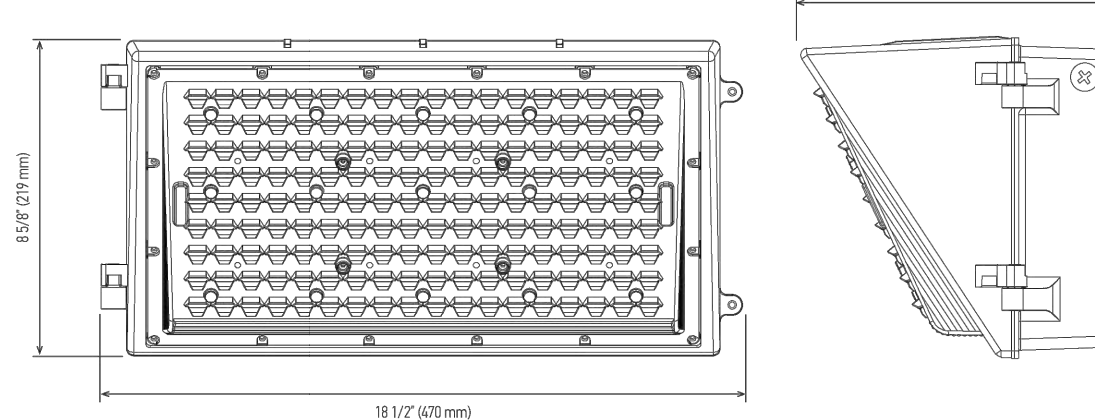
50 W Standard Series



48 W, 75 W Premium Series



120 W Premium Series



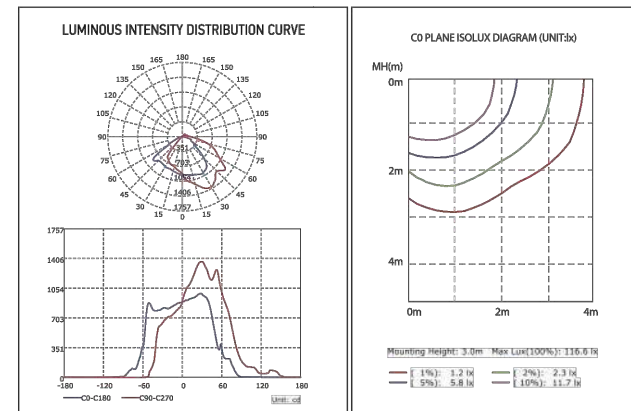
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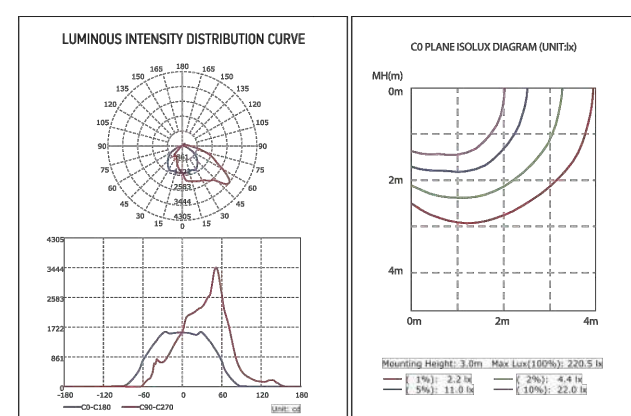
ASD® LED Wallpack with lens

Premium & Standard Series

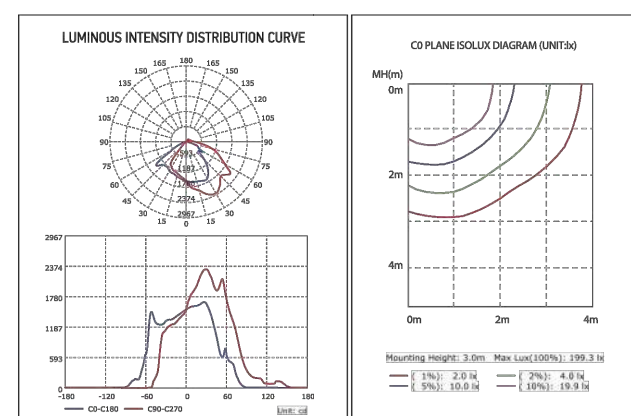
ASD-WLP01L-28N40B-PRM; ASD-WLP01L-28N50B-PC-PRM



ASD-WLP01L-48N40B-PRM; ASD-WLP01L-48N40B-PC-PRM; ASD-WLP01L-48N50B-PC-PRM



ASD-WLP01LS-50N40B; ASD-WLP01LS-50N40B-PC; ASD-WLP01LS-50N50B-PC



E-mail: orders@asd-lighting.com Phone: 781-739-3977
WebSite: www.asd-lighting.com Fax: 339-502-8970



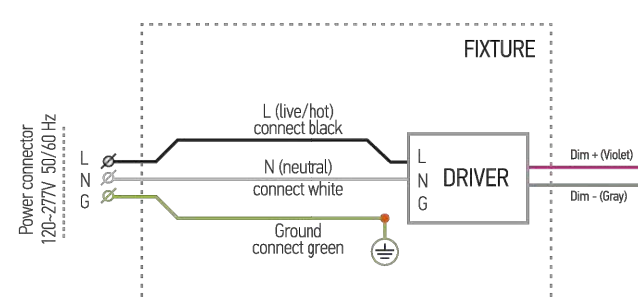
ASD® LED Wallpack with lens

Premium & Standard Series

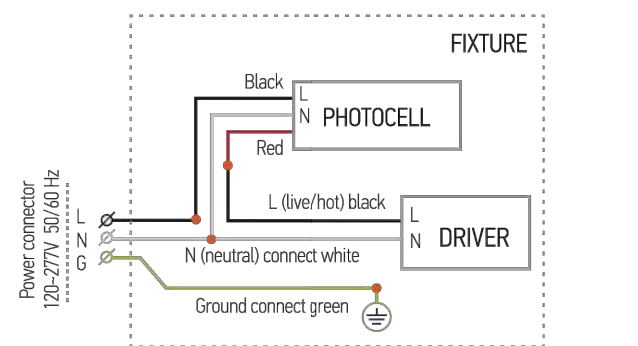
PACKAGE CONTENTS:

Description	Q-ty
LED Wallpack with lenses fixture	1
Box	1
Installation Instructions	3

ELECTRICAL SCHEMATIC DIAGRAM DIMMABLE



ELECTRICAL SCHEMATIC DIAGRAM WALLPACK WITH PHOTOCELL



⚠ WARNING

RISK OF PERSONAL INJURY – READ and follow all WARNINGS and installation instructions. Keep or give to the owner for future reference.

Risk of cuts: Wear gloves to prevent cuts or abrasions when removing from carton, handling, installing, and maintaining this product.

Risk of electric shock: This product must be installed in accordance with the applicable installation code by a person familiar with the construction and operation of the product and the hazards involved.

Risk of Fire: Minimum 194°F supply conductors. Consult a qualified electrician to ensure correct branch circuit conductor.

ASD® assumes no responsibility for claims arising out of improper or careless Installation or handling of this product.

E-mail: orders@asd-lighting.com Phone: 781-739-3977
WebSite: www.asd-lighting.com Fax: 339-502-8970



ASD® LED Wallpack with lens

Premium & Standard Series

INSTALLATION GUIDE

IMPORTANT SAFETY INFORMATION: Please read all the instructions below before installation.

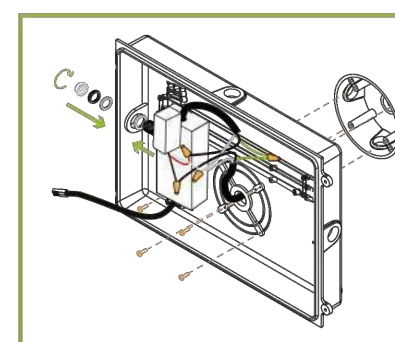
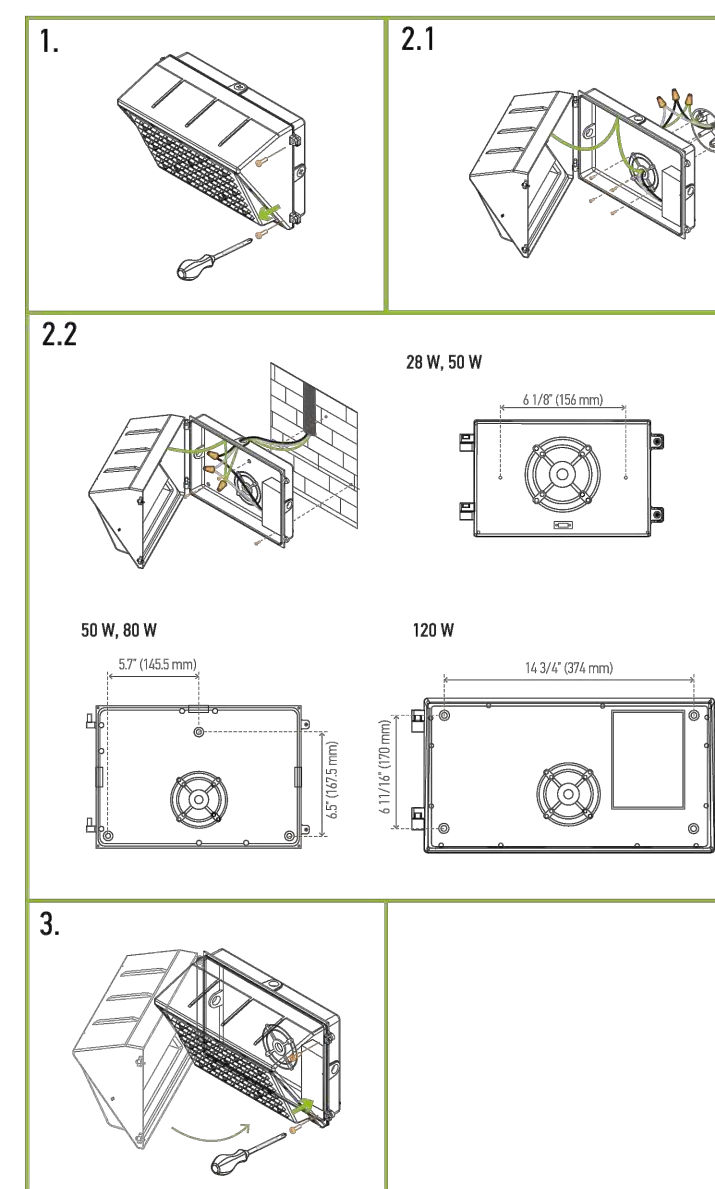
- ▶ Make sure that the supply voltage corresponds to the rated product voltage.
- ▶ The product must be installed by a qualified electrician in accordance with the National Electrical Code and corresponding local codes.
- ▶ If the product is damaged, do not use it.

INSTALLATION STEPS

1. Use a screwdriver to loosen (2) screws securing fixture door and open it.
2. It can be mounted to junction box (see 2.1) or directly to a wall (see 2.2). In either application use the bubble level built into the fixture to evenly mount.
- 2.1 Carefully drill holes through castings to avoid damaging the driver, wires and quick connectors. Hang the fixture on the back plate. Connect wires into wiring terminal: white wire to "Neutral" terminal, black wire to "Live" terminal, green wire to "Ground" terminal, and fix them with screws.
- 2.2 Replace one of the side caps pointed in the picture, insert power cord into the fixture and connect the wires as shown. Refer to size of the diagram to bore the holes in the wall.
3. Close fixture and tighten 2 screws removed in installation step 1.

PHOTOCELL INSTALLATION

Take out one of the knockout caps, place the first O-ring on PC thread, install the photocell into the receptacle base. Place the second O-ring, screw the plastic nut, and tighten the transparent cap on PC thread at the outer side of the fixture. Connect all the photocell wires according to PHOTOCELL ELECTRICAL SCHEMATIC DIAGRAM (page 5).



E-mail: orders@asd-lighting.com Phone: 781-739-3977
WebSite: www.asd-lighting.com Fax: 339-502-8970



WALL PACK LIGHTING DETAIL
SCALE: N.T.S.

DESCRIPTION	DATE	REV	BY	APP	ESS	BCM	ESS	BCM
PLANNING BOARD REV.	7/16/24	1						
PLANNING BOARD MTG.	7/29/24	2						



SITE DEVELOPMENT PLAN
(ASSESSOR'S PARCEL NUMBER 3-0-2.1)
300 POND STREET
RANDOLPH, MASSACHUSETTS

PROFESSIONAL ENGINEER:



OWNERS/APPLICANT:
EMERSON - SWAN FLEXCON
300 POND STREET
RANDOLPH, MASSACHUSETTS

PERMIT PLAN SET

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	JUNE 11, 2024
SCALE:	AS NOTED
PROJECT NO.:	222-209
DWG. TITLE:	

CONSTRUCTION DETAILS

DWG. NO:

D-4

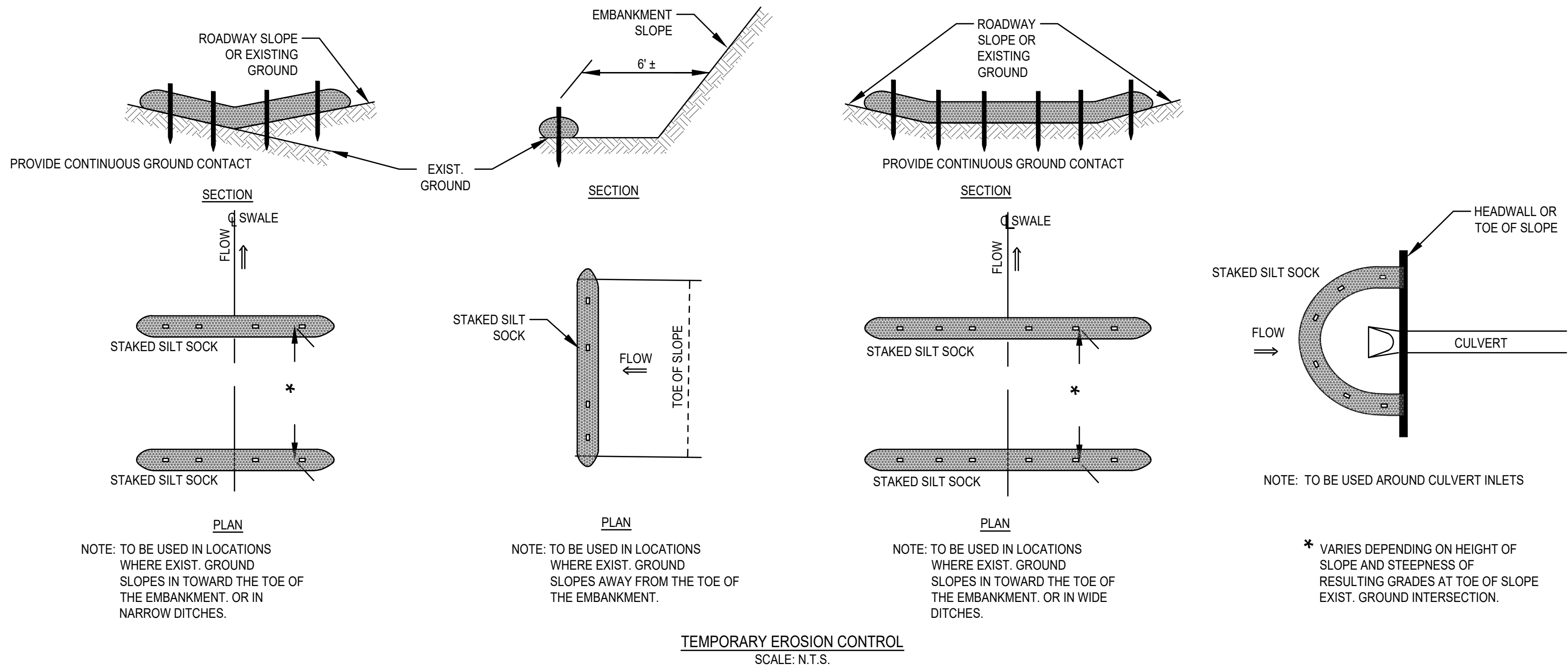
CONSTRUCTION SEQUENCE

TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPALS FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.

1. THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN & PLACE SILTATION FENCE ON THE SITE PLANS.
3. CLEAR AND GRUB UP AS REQUIRED FOR THE CONSTRUCTION OF THE ROADWAY, PARKING AREAS AND RELATED INFRASTRUCTURE.
4. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
5. EXCAVATE TOPSOIL AND SUBSOIL FROM CUT AND FILL AREAS AND STOCKPILE ON SITE IN LOCATIONS SHOWN ON THE PLAN. CONSIDERATION SHOULD BE GIVEN TO LOCATING STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, WHERE POSSIBLE. TO ACT AS TEMPORARY DIVERSIONS.
6. CONSTRUCT CUT AND FILL AREAS, INSTALLING HAYBALE CHECK DAMS AT TOES OF ALL 3:1 OR GREATER SLOPES, AND AT ENDS OF ALL CUT AREAS. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS. PLACE ALL SLOPE PROTECTION WHERE INDICATED ON THE PLAN. THE SUBSURFACE INFILTRATION SYSTEM SHALL BE CONSTRUCTED IMMEDIATELY AFTER THE ROADWAY ROUGH GRADING IS COMPLETED AND THE AREA HAS BEEN CLEARED OF VEGETATION.
7. INSTALL CLOSED DRAINAGE SYSTEM AND OTHER UTILITIES. ALL CATCH BASINS SHALL BE COVERED WITH SILTSACK OR EQUIVALENT INLET PROTECTION.
8. GRADE ROADWAY AND PARKING AREAS TO SUBGRADE ELEVATION AND CONSTRUCT SIDE SLOPES. APPLY TEMPORARY STABILIZATION MEASURES WHERE WARRANTED. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN.
9. EXCAVATE AND CONSTRUCT BUILDING FOUNDATION.
10. PLACE GRAVEL SUBBASE.
11. PLACE THE BITUMINOUS CONCRETE BINDER COURSE ON ROADWAY AND PARKING AREAS.
12. CONSTRUCT BUILDING STRUCTURES AND ASSOCIATED UTILITY CONNECTIONS.
13. GRADE SLOPES AND STABILIZE CUT AREAS AT TOE OF SLOPES. BLEND ALL SLOPES INTO EXISTING TOPOGRAPHY AND LOAM AND SEED ALL DISTURBED AREAS. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH.
14. PLACE THE FINAL WEARING COURSE OF PAVEMENT.
15. COMPLETE FINE GRADING OF SHOULDERS AND PLACE PAVEMENT IN MISCELLANEOUS AREAS.
16. REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE ADEQUATE GROWTH IS ESTABLISHED. ADEQUATE GROWTH IS DEFINED AS VEGETATION COVERING 75% OR MORE OF THE GROUND SURFACE.

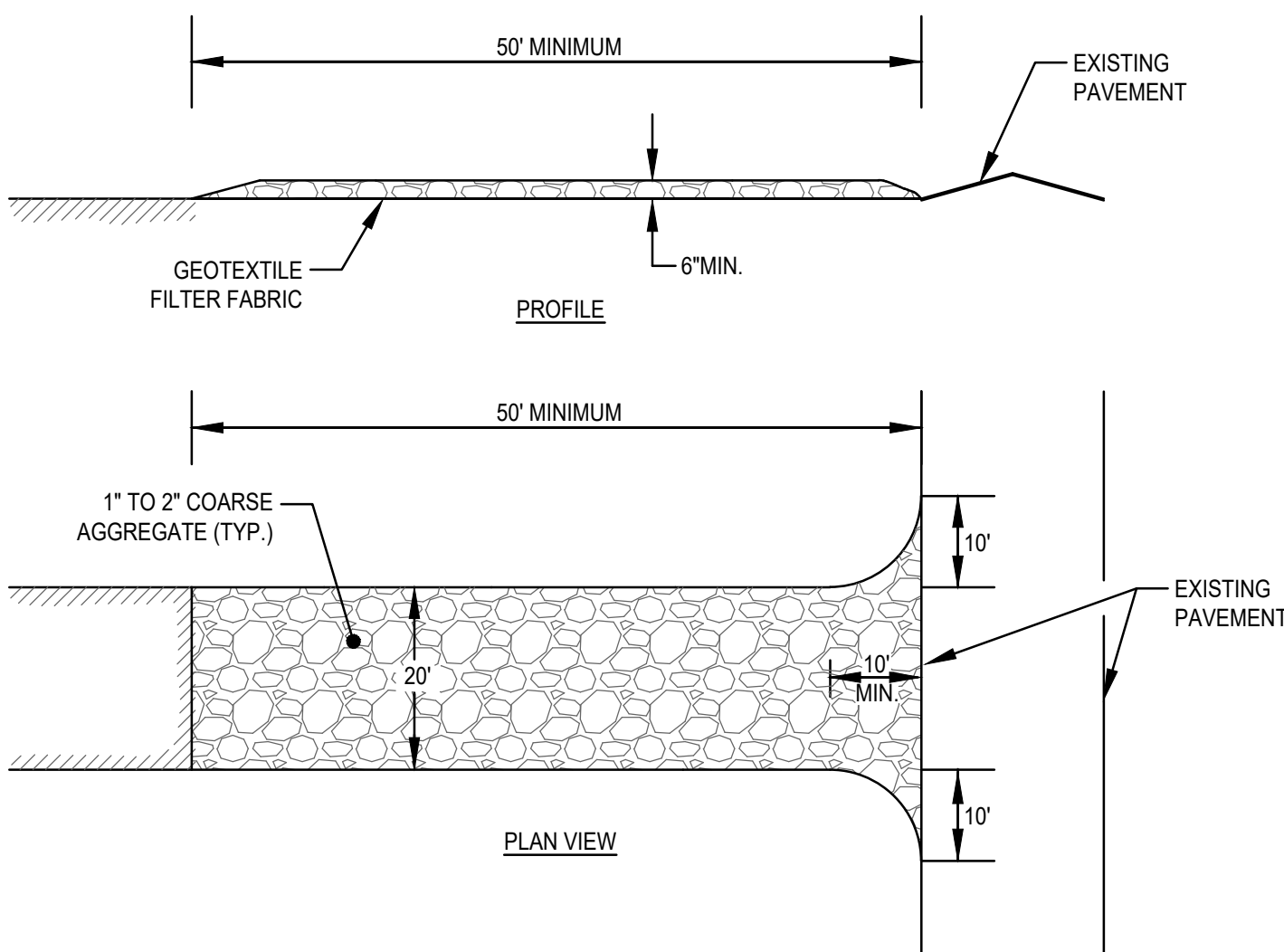
CONSTRUCTION PHASE BMP OPERATION AND MAINTENANCE NOTES:

1. STRUCTURAL PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE SILT SOCK EROSION CONTROL BARRIERS, STABILIZED CONSTRUCTION ENTRANCES, CONCRETE WASH STATIONS, STOCKPILE AREAS, AND INLET PROTECTION.
2. STABILIZATION PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE TEMPORARY SEEDING, GEOTEXTILES (JUTE MESH), MULCHING, AND PERMANENT SEEDING.
3. OPERATOR PERSONNEL AND/OR ITS CONSULTANTS MUST INSPECT THE CONSTRUCTION SITE AT LEAST ONCE EVERY 7 CALENDAR DAYS OR EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT $\frac{1}{4}$ INCH OR GREATER. THE INSPECTOR SHOULD REVIEW THE EROSION AND SEDIMENT CONTROLS WITH RESPECT TO THE FOLLOWING:
 - A. WHETHER OR NOT THE BMP WAS INSTALLED/PERFORMED CORRECTLY.
 - B. WHETHER OR NOT THERE HAS BEEN DAMAGE TO THE BMP SINCE IT WAS INSTALLED OR PERFORMED.
 - C. WHAT SHOULD BE DONE TO CORRECT ANY PROBLEMS WITH THE BMP.
4. THE INSPECTOR SHALL COMPLETE THE INSPECTION SCHEDULE AND EVALUATION CHECKLIST FOR FINDINGS AND SHOULD REQUEST THE REQUIRED MAINTENANCE OR REPAIR.
5. ALL SLOPES EXCEEDING 15% RESULTING FROM SITE GRADING SHALL BE BOTH COVERED WITH FOUR INCHES OF TOPSOIL AND PLANTED WITH A VEGETATED COVER SUFFICIENT TO PREVENT EROSION.



EROSION AND SEDIMENTATION CONTROL

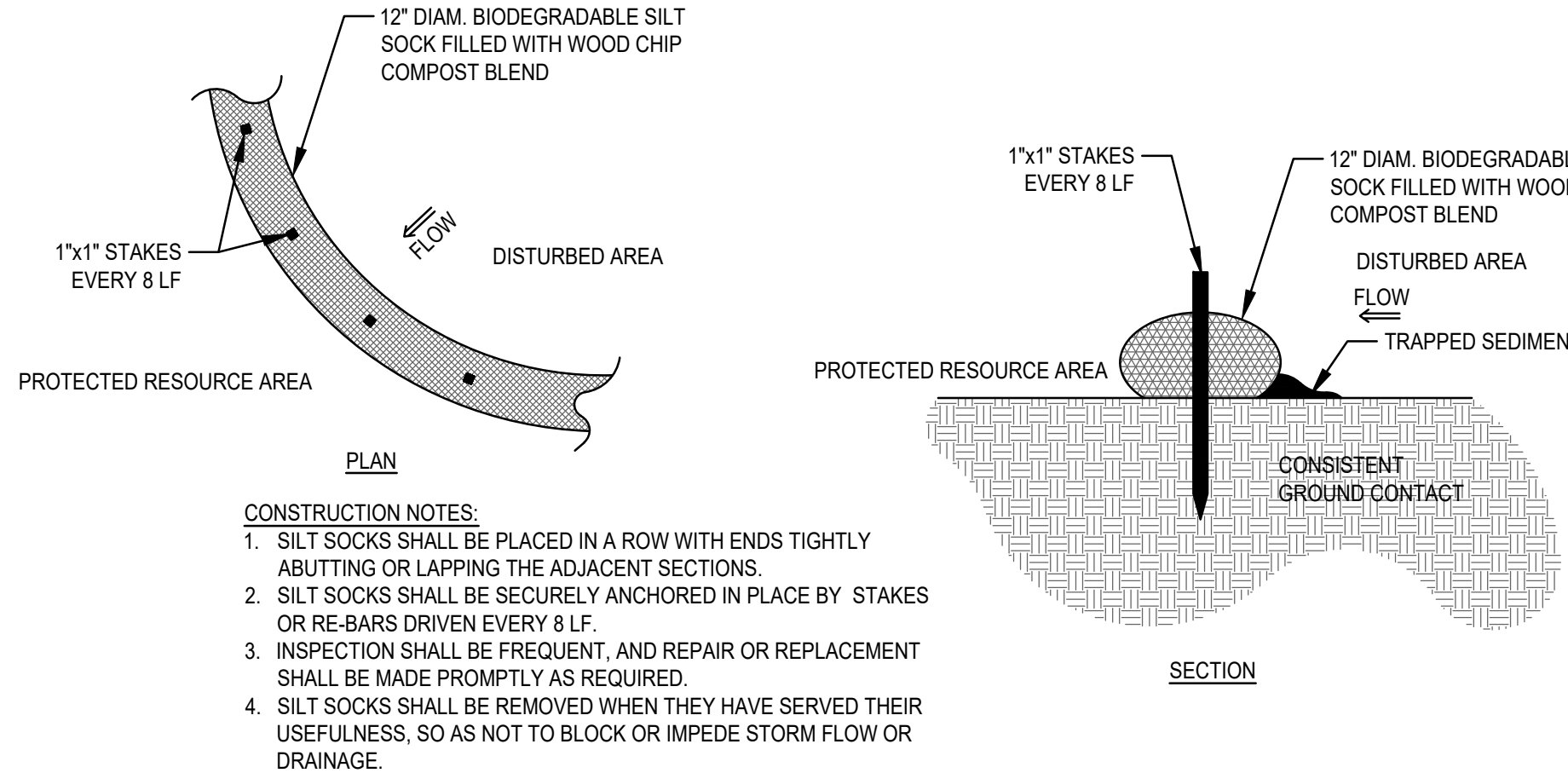
1. STRUCTURAL PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE SILT SOCK BARRIER CONTROLS, STABILIZED CONSTRUCTION ENTRANCE, TEMPORARY DIVERSION SWALES WITH STONE CHECK DAMS, SEDIMENT BASINS, AND INLET PROTECTION.
2. STABILIZATION PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE TEMPORARY SEEDING, GEOTEXTILES (JUTE MESH), MULCHING, AND PERMANENT SEEDING.
3. IN GENERAL, THE SMALLEST POSSIBLE AREA OF LAND SHOULD BE EXPOSED AT ONE TIME. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE CONFINED TO A MAXIMUM PERIOD OF 3 MONTHS. LAND SHALL NOT BE EXPOSED DURING THE WINTER MONTHS. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY AND THAT WILL BE REGRADED AT A LATER DATE SHALL BE MACHINE HAY MULCHED AND SEEDED WITH WINTER RYE TO PREVENT EROSION.



(SCE) CONSTRUCTION SPECIFICATIONS:

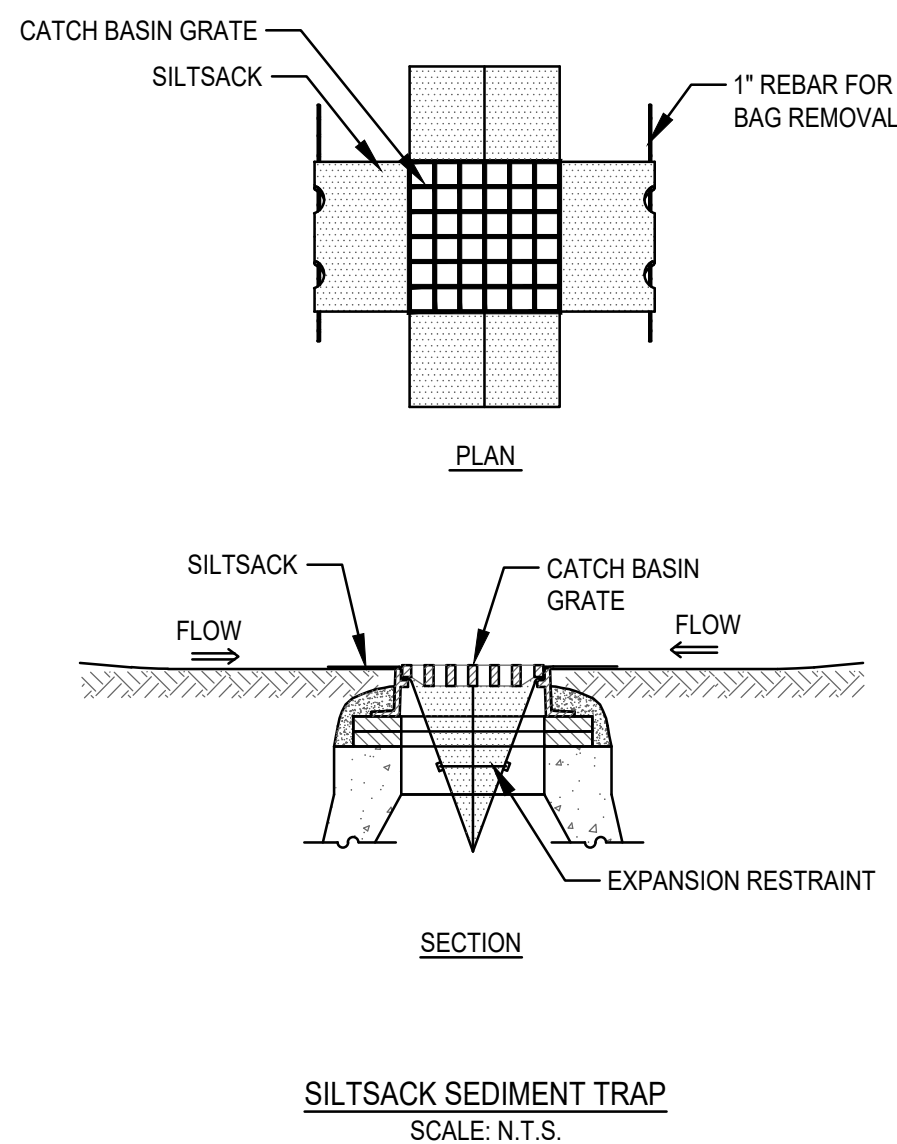
1. STONE FOR A STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN A FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DEVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE (SCE) DETAIL
SCALE: N.T.S.



CONSTRUCTION NOTES:

1. SILT SOCKS SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING OR LAPPING THE ADJACENT SECTIONS.
2. SILT SOCKS SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN EVERY 8 LF.
3. INSPECTION SHALL BE FREQUENT, AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS REQUIRED.
4. SILT SOCKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



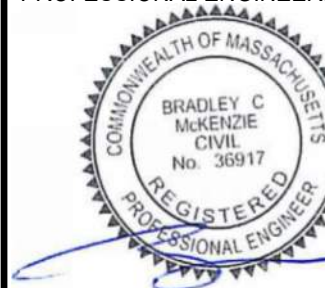
C MCKENZIE ENGINEERING GROUP, INC.

REV	DATE	DESCRIPTION	BY	APP
1	7/18/24	PLANNING BOARD REV.	ESS	BCM
2	7/29/24	PLANNING BOARD MTG.	ESS	BCM



SITE DEVELOPMENT PLAN
(ASSESSOR'S PARCEL NUMBER 3-0-2.1)
300 POND STREET
RANDOLPH, MASSACHUSETTS

PROFESSIONAL ENGINEER:



OWNERS/APPLICANT:
EMERSON - SWAN FLEXCON
300 POND STREET
RANDOLPH, MASSACHUSETTS

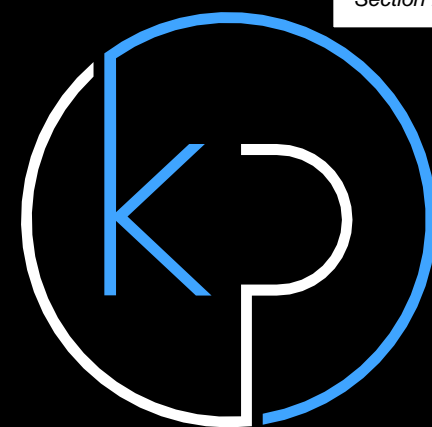
PERMIT PLAN SET

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	JUNE 11, 2024
SCALE:	AS NOTED
PROJECT NO.:	222-209
DWG. TITLE:	

CONSTRUCTION
DETAILS

DWG. NO:

D-5



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PROJECT NAME:

Flexcon Industries - 300 Pond Street
Proposed Addition

SITE ADDRESS:

300 Pond Street
Randolph, MA

DESCRIPTION:

RANDOLPH
PLANNING BOARD

MEETING #2: 8-13-24

DRAWING TITLE:

Cover Page

Scale as Noted

PAGE:

G1-1

1 of 10

ISSUE DATE:

Thursday, August 1, 2024

Drawn by:
BP

Checked by:
AK

PROJECT ADDRESS:

300 Pond Street
Randolph, MA

Flexcon Industries - 300 Pond Street

Proposed Office & Warehouse Addition

ISSUE DATE:

Thursday, August 1, 2024



Locus Map NTS (Google Map)

3

G1-1



Existing Street View__Pacella Park Drive

1

G1-1

Schematic Design Drawings
Randolph Planning Board Review

PAGE INDEX:

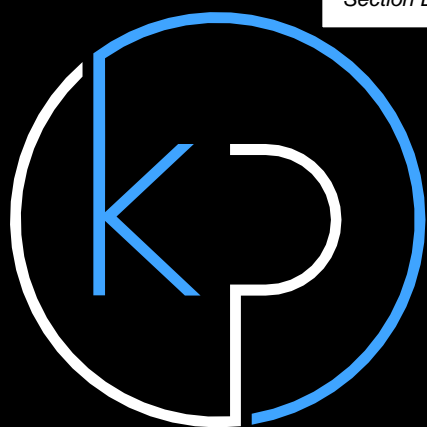
Page	Name
G1-1	Cover Page
A1-1	Ground Floor Plan
A1-1.1	Enlarged Ground Floor Plan
A1-2	Second Floor Plan
A1-2.1	Enlarged Second Floor Plan
A1-3	Roof Plan
A2-1	Front & Right Elevation
A2-2	Left Elevation
A3-1	Renderings
A3-2	Product Cut-Sheet



Proposed Front Rendering__View from Pacella Park Drive

4

G1-1



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SITE ADDRESS:
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Randolph, MA

DESCRIPTION:

**RANDOLPH
PLANNING BOARD**

MEETING #2: 8-13-24

DRAWING TITLE:

**Ground Floor
Plan**

Scale as Noted

PAGE:

A1-1

2 of 10

ISSUE DATE:

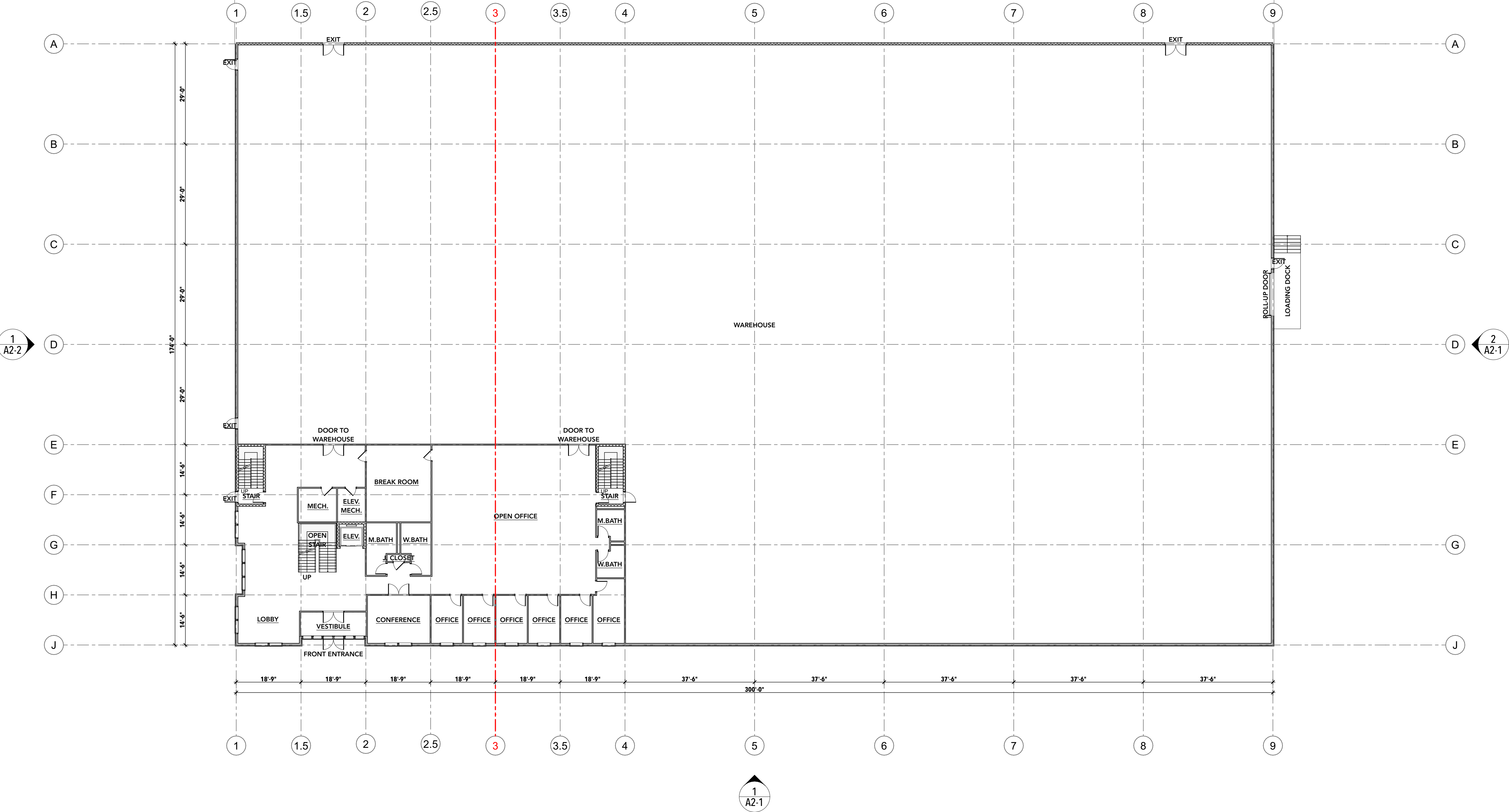
Thursday, August 1, 2024

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EXISTING WAREHOUSE

WAREHOUSE

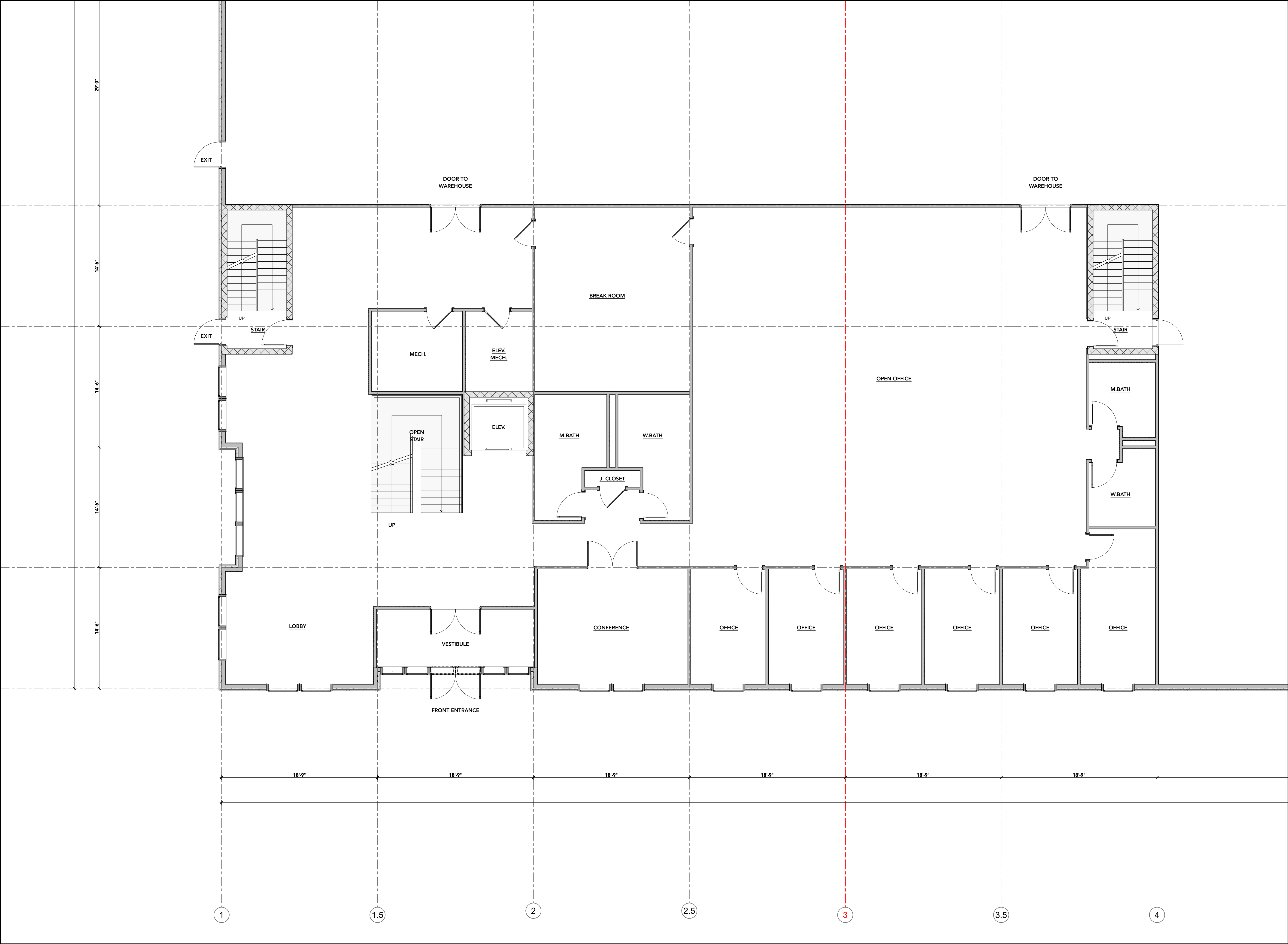


Ground Floor Plan

Scale: 1/16" = 1'-0"

1

A1-1



Section D, Item 1.



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PROJECT NAME:

Flexcon Industries - 300 Pond Street
Proposed Addition

SITE ADDRESS:

300 Pond Street
Randolph, MA

DESCRIPTION:

RANDOLPH
PLANNING BOARD

MEETING #2: 8-13-24

DRAWING TITLE:

Enlarged
Ground Floor
Plan

Scale as Noted

PAGE:

A1-1.1
3 of 10

ISSUE DATE:

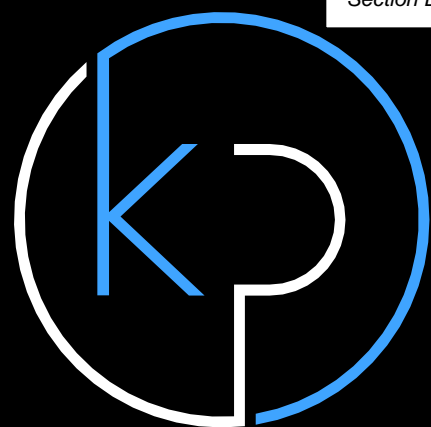
Thursday, August 1, 2024

Drawn by:
BP

Checked by:
AK

Partial Ground Floor Plan 3/16"=1'
Scale:3/16" = 1'-0"

1
A1-1.1



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SITE ADDRESS:

300 Pond Street
Randolph, MA

DESCRIPTION:

**RANDOLPH
PLANNING BOARD**

MEETING #2: 8-13-24

DRAWING TITLE:

**Second Floor
Plan**

Scale as Noted

PAGE:

A1-2

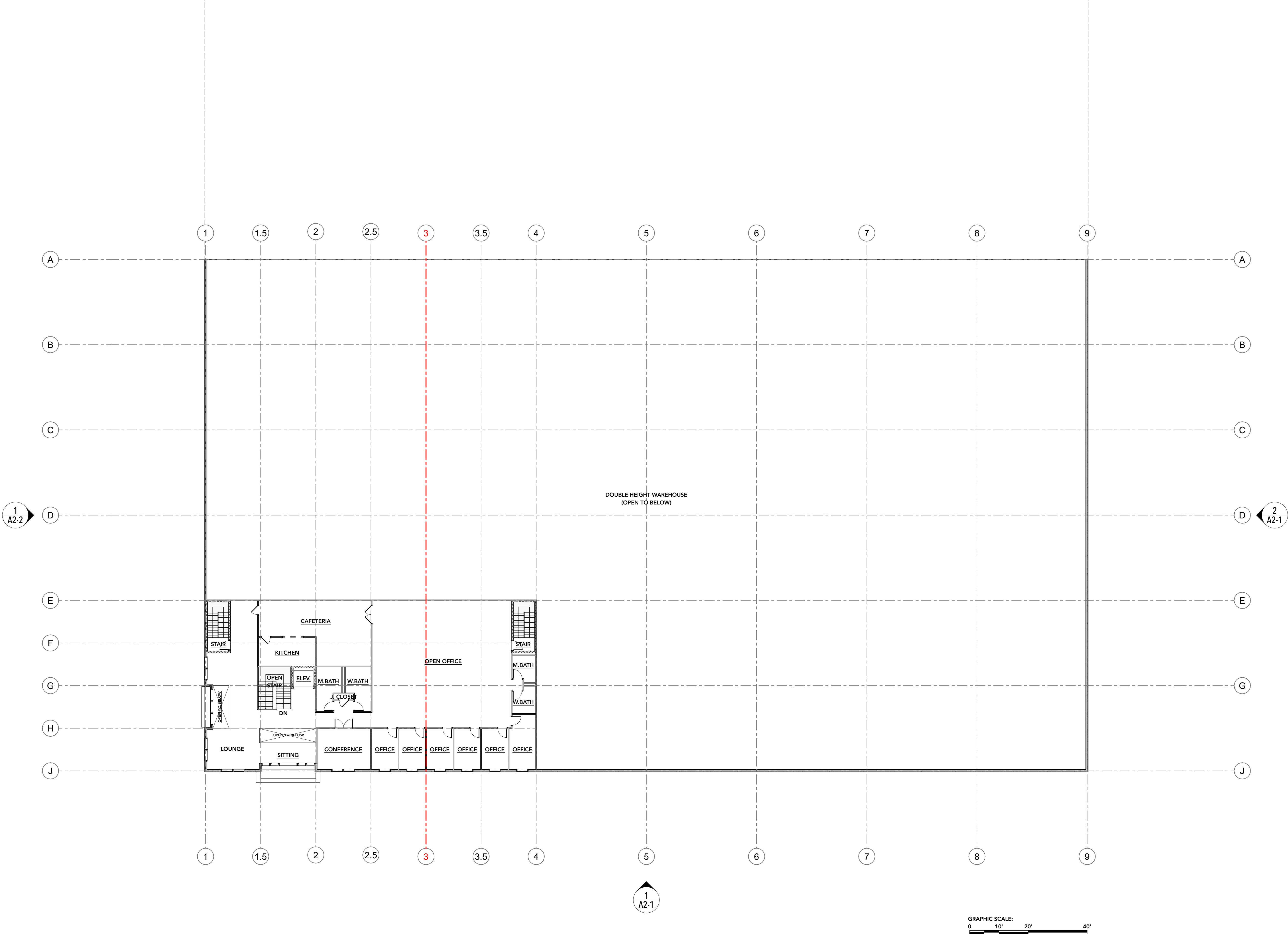
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ISSUE DATE:

Thursday, August 1, 2024

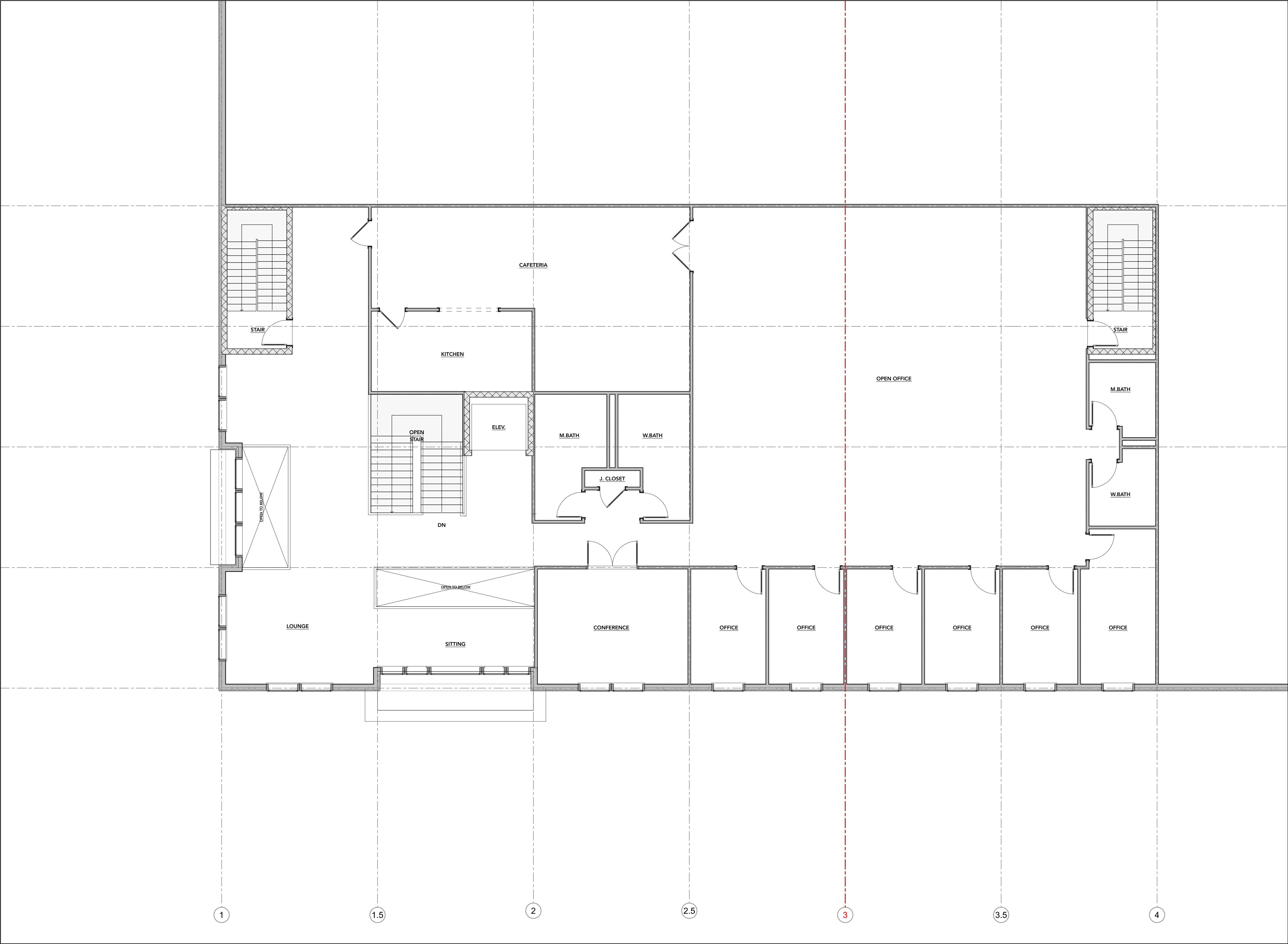
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BP

Checked by:
AK



Second Floor Plan
Scale:1/16" = 1'-0"

1
A1-2



Partial Second Floor Plan 3/16"=1'

Scale:3/16" = 1'-0"

1
A1-2.1

Section D, Item 1.



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	Proposed Addition	
SITE ADDRESS:	300 Pond Street	
	Randolph, MA	

DESCRIPTION:

RANDOLPH
PLANNING BOARD

MEETING #2: 8-13-24

DRAWING TITLE:

Enlarged
Second Floor
Plan

Scale as Noted

PAGE:

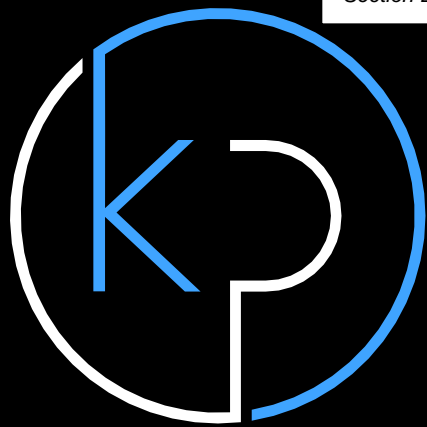
A1-2.1

5 of 10

ISSUE DATE:

Thursday, August 1, 2024

Drawn by: BP	Checked by: AK
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Proposed Addition

SITE ADDRESS:

300 Pond Street
Randolph, MA

DESCRIPTION:

RANDOLPH
PLANNING BOARD

MEETING #2: 8-13-24

DRAWING TITLE:

Roof Plan

Scale as Noted

PAGE:

A1-3

6 of 10

ISSUE DATE:

Thursday, August 1, 2024

Drawn by:
BP

Checked by:
AK

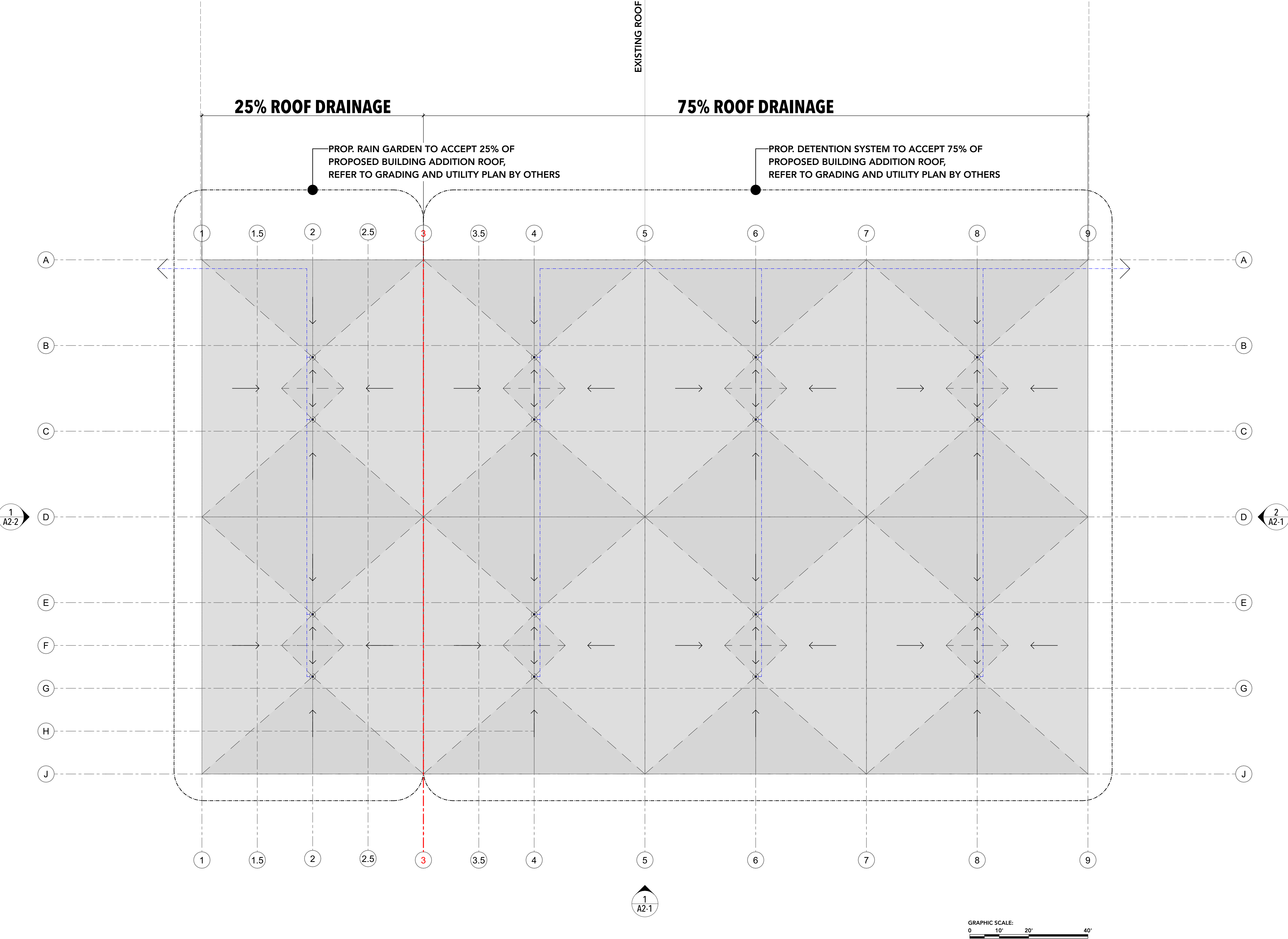
EXISTING ROOF

25% ROOF DRAINAGE

75% ROOF DRAINAGE

PROP. RAIN GARDEN TO ACCEPT 25% OF
PROPOSED BUILDING ADDITION ROOF,
REFER TO GRADING AND UTILITY PLAN BY OTHERS

PROP. DETENTION SYSTEM TO ACCEPT 75% OF
PROPOSED BUILDING ADDITION ROOF,
REFER TO GRADING AND UTILITY PLAN BY OTHERS

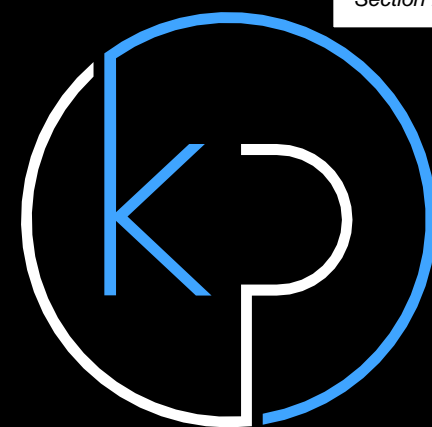


Roof Plan

Scale:1/16" = 1'-0"

1

A1-3



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PROJECT NAME:

Flexcon Industries - 300 Pond Street
Proposed Addition

SITE ADDRESS:

300 Pond Street
Randolph, MA

DESCRIPTION:

**RANDOLPH
PLANNING BOARD**

MEETING #2: 8-13-24

DRAWING TITLE:

**Front & Right
Elevation**

Scale as Noted

PAGE:

A2-1

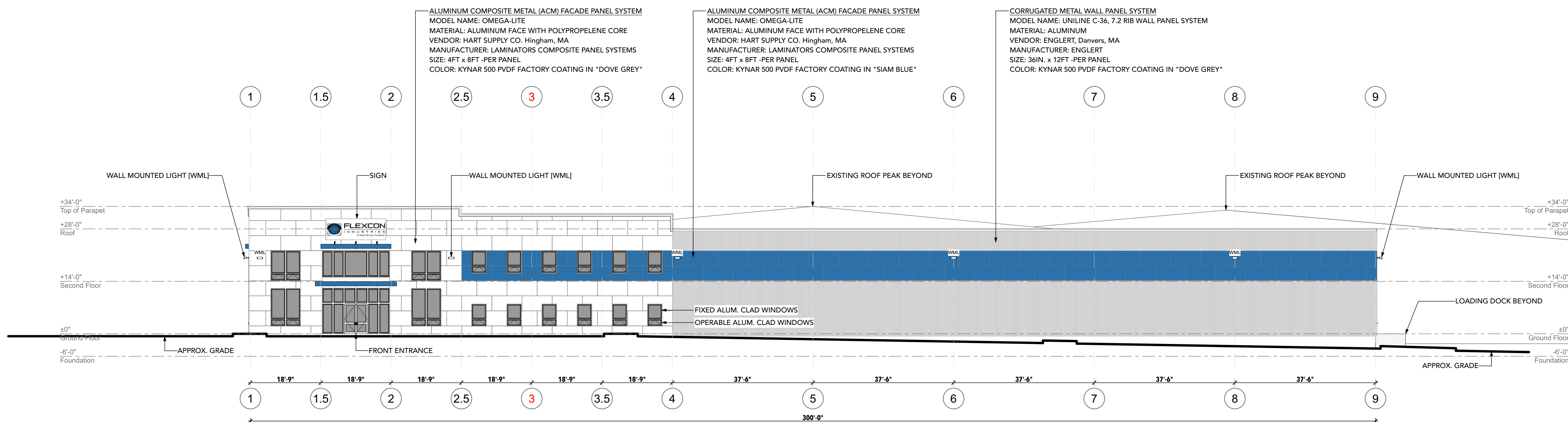
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ISSUE DATE:

Thursday, August 1, 2024

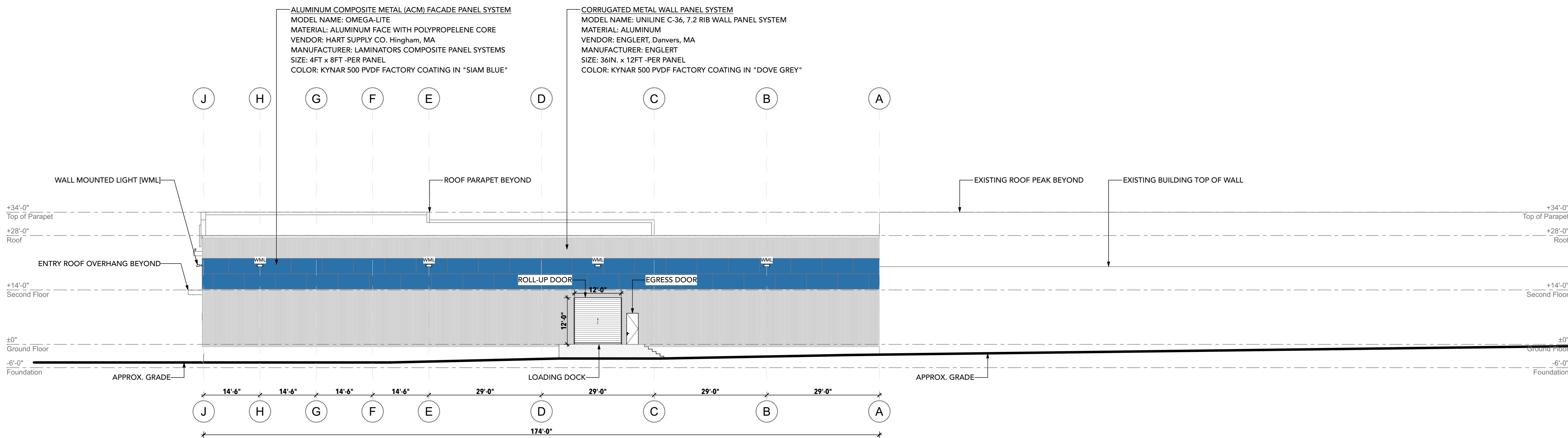
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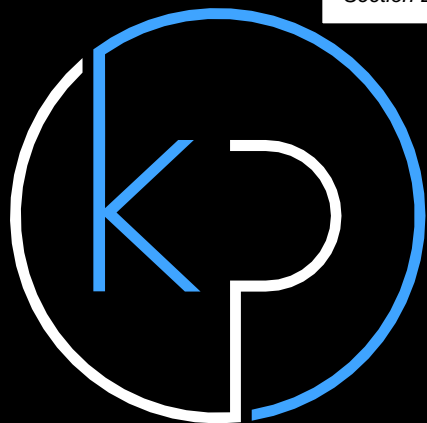
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Right Side Elevation

Scale: 1/16" = 1'-0"





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PROJECT NAME:
Flexcon Industries - 300 Pond Street
Proposed Addition

SITE ADDRESS:
300 Pond Street
Randolph, MA

DESCRIPTION:

RANDOLPH
PLANNING BOARD

MEETING #2: 8-13-24

DRAWING TITLE:

Left Elevation

Scale as Noted

PAGE:

A2-2

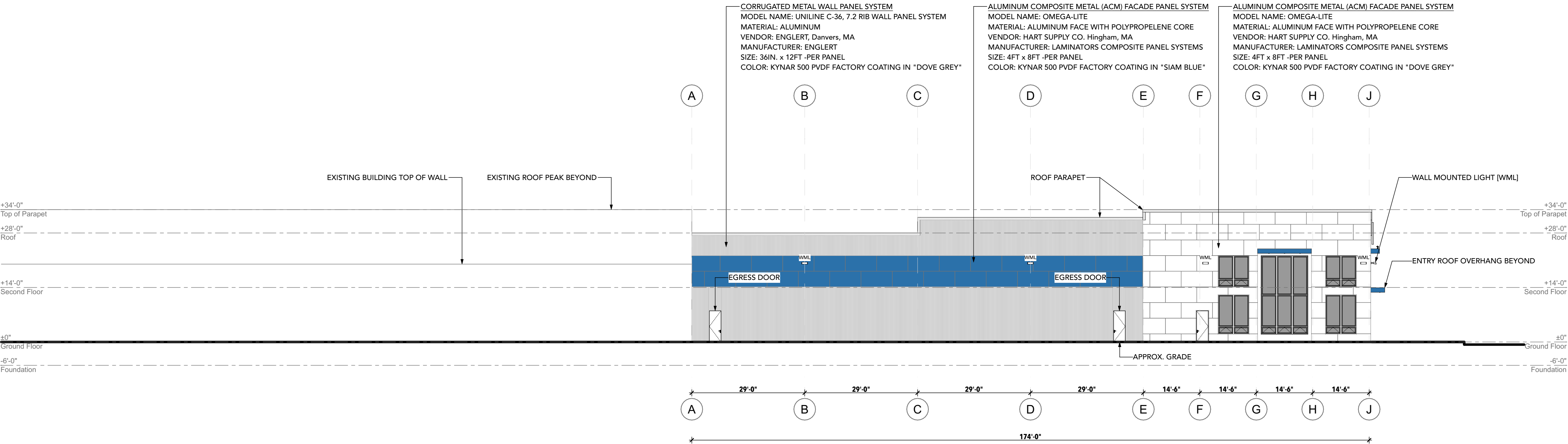
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ISSUE DATE:

Thursday, August 1, 2024

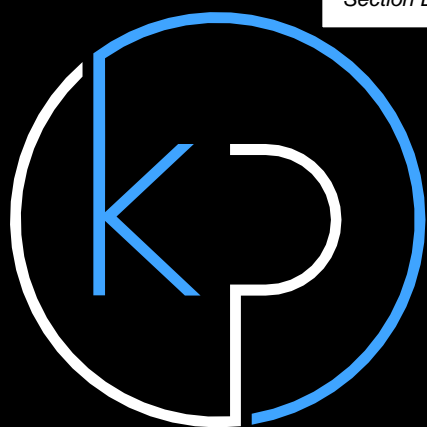
Drawn by:
BP

Checked by:
AK



Left Elevation
Scale:1/16" = 1'-0"

1
A2-2



KEARNEY | PIERCE
ARCHITECTS INC
222 North Street | Hingham, MA | 02043
(781) 740-4556
info@kearneyperce.com

**OWNERSHIP &
USE OF DOCUMENTS**

Drawings, specifications and other documents, prepared by Kearney Pierce Architects (KPA) and KPA's consultants are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form. KPA and consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement of Kearney Pierce Architects. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to KPA and consultants.

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PROJECT NAME:

Flexcon Industries - 300 Pond Street
Proposed Addition

SITE ADDRESS:

300 Pond Street
Randolph, MA

DESCRIPTION:

**RANDOLPH
PLANNING BOARD**

MEETING #2: 8-13-24

DRAWING TITLE:

Renderings

Scale as Noted

PAGE:

A3-1

9 of 10

ISSUE DATE:

Thursday, August 1, 2024

Drawn by:
BP

Checked by:
AK



Proposed Front Rendering_View from Pacella Park Drive

3
A3-1



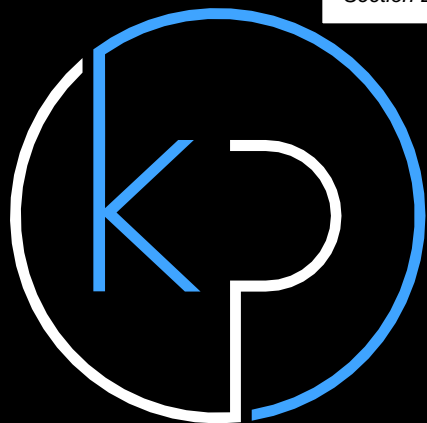
Proposed Left Side Rendering_View from Pacella Drive

2
A3-1



Proposed Right Side Rendering_View from Pond Street

3
A3-1



KEARNEY | PIERCE
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222 North Street | Hingham, MA | 02043
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PROJECT NAME:
Flexcon Industries - 300 Pond Street
Proposed Addition

SITE ADDRESS:
300 Pond Street
Randolph, MA

DESCRIPTION:

RANDOLPH PLANNING BOARD

MEETING #2: 8-13-24

DRAWING TITLE:

Product Cut-Sheet

Scale as Noted

PAGE:

A3-2

10 of 10

ISSUE DATE:

Thursday, August 1, 2024

Drawn by:
BP

Checked by:
AK

ALUMINUM COMPOSITE METAL (ACM) FACADE PANEL SYSTEM
MODEL NAME: OMEGA-LITE
MATERIAL: ALUMINUM FACE WITH POLYPROPELENE CORE
VENDOR: HART SUPPLY CO. Hingham, MA
MANUFACTURER: LAMINATORS COMPOSITE PANEL SYSTEMS
SIZE: 4FT x 8FT -PER PANEL
COLOR: KYNAR 500 PVDF FACTORY COATING IN "DOVE GREY"

ALUMINUM COMPOSITE METAL (ACM) FACADE PANEL SYSTEM
MODEL NAME: OMEGA-LITE
MATERIAL: ALUMINUM FACE WITH POLYPROPELENE CORE
VENDOR: HART SUPPLY CO. Hingham, MA
MANUFACTURER: LAMINATORS COMPOSITE PANEL SYSTEMS
SIZE: 4FT x 8FT -PER PANEL
COLOR: KYNAR 500 PVDF FACTORY COATING IN "SIAM BLUE"

CORRUGATED METAL WALL PANEL SYSTEM
MODEL NAME: UNILINE C-36, 7.2 RIB WALL PANEL SYSTEM
MATERIAL: ALUMINUM
VENDOR: ENGLERT, Danvers, MA
MANUFACTURER: ENGLERT
SIZE: 36IN. x 12FT -PER PANEL
COLOR: KYNAR 500 PVDF FACTORY COATING IN "DOVE GREY"

OMEGA-LITE®

When you're looking for a highly decorative yet durable solution for exterior wall surfaces, choose Omega-Lite ACM panels—they will not rot, swell, corrode, or delaminate. Best of all, with our installation systems they make total installed costs extremely competitive.

- Composed of a lightweight polypropylene corrugated core between two finished aluminum sheets
- Non-absorbent, water-resistant, and easy to maintain
- Custom color panels and caulks available to meet any corporate need
- Available in smooth or stucco-embossed finishes
- Class A fire rating and NFPA 285 compliant
- Curved structures are possible with the combination of Omega-Lite and Omega-Flex™ panels which provide the ability to wrap a radius

Panels feature a corrugated polypropylene core for the highest strength-to-weight ratio of any competitive ACM panel. Painted aluminum sheets cover a black, plastic, water-resistant core.

Typical Applications

- Fascias
- Canopies
- Soffits
- Clean Rooms
- Decorative Storefronts
- Sunrooms
- Corporate ID Projects
- Equipment Enclosures

Top-side horizontal applications are not recommended.

NOW AVAILABLE!
Omega-Lite FR for the NEW AdaptaClad RS installation system (see page 7)

Unlike other ACM manufacturers, Laminators offers various engineered and tested systems using our Omega-Lite ACM panels. Our proprietary systems can easily be combined with other systems, masonry and glass for instance, to provide a variety of design options.

Omega-Lite Wall Panels Brochure

1
A3-2

Vivid colors add new dimension to great architectural design. The right colors create visual interest, enhance beauty, and promote a sense of balance. Laminators Inc. has stunning color choices to complement your design, covering a range of aesthetics and applications.

PVDF/KYNAR 500®

30-Year Warranty

**Also available in 60" width*

Metallc

*Refer to chart for complete panel size info.
Metallic Paint: Color variation is a characteristic of aluminum composite panels with metallic paint finishes. Laminators DOES NOT warrant a color match for these panels.*

Omega-Lite Colors

2
A3-2

UNILINE C-36, 7.2 RIB WALL PANEL SYSTEM

Englert offers a full line of commercial/industrial wall panels, available in a wide range of colors all in a Kynar 500® paint finish that meet specific aesthetic and corrosion resistance requirements. Architects and builders can choose from a variety of Englert's economical and durable wall panel systems, suitable for use in pre-engineered metal building applications, agricultural structures, commercial buildings and industrial buildings.

Englert Uniline C-36, 7.2 Rib Wall Panel System

The **Uniline C-36 Wall Panel** is 1-½ inches deep with symmetrically spaced ribs at 7.2 inches on center making it ideal for use in a variety of applications. Uniline C-36 Wall Panels can be installed either vertically or horizontally for a more dramatic effect.

All of the Englert Commercial/Industrial Wall Panels can be designed with either rigid board insulation, or liner panels and fiber glass batt insulation, to produce field assembled, insulated siding systems.

THICKNESS		# SPANS		SPAN LENGTH																			
		3'	3' 6"	4'	4' 6"	5'	5' 6"	6'	6' 6"	7'	7' 6"	8'	8' 6"	9'	9' 6"	10'	10' 6"	11'	11' 6"	12'	12' 6"		
STANDARD STOCK (KSI)	24 Ga STL	1	256	188	144	114	92	76	64	54	47	41	36	32	28	25	23	21	19	17	16		
		Defl.	0.14"	0.22"	0.28"	0.36"	0.44"	0.53"	0.64"	0.75"	0.87"	0.99"	1.13"	1.28"	1.43"	1.59"	1.77"	1.95"	2.14"	2.34"	2.54"		
		Defl.	0.11"	0.14"	0.19"	0.24"	0.29"	0.36"	0.42"	0.50"	0.58"	0.66"	0.75"	0.85"	0.95"	1.06"	1.18"	1.30"	1.43"	1.56"	1.70"		
STANDARD STOCK (KSI)	22 Ga STL	1	346	254	194	153	124	103	86	73	63	55	48	43	38	34	31	28	25	23	21		
		Defl.	0.16"	0.22"	0.29"	0.37"	0.45"	0.55"	0.65"	0.76"	0.88"	1.02"	1.16"	1.30"	1.46"	1.63"	1.80"	1.99"	2.18"	2.39"	2.60"		
		Defl.	0.08"	0.11"	0.15"	0.19"	0.24"	0.30"	0.36"	0.43"	0.51"	0.59"	0.68"	0.77"	0.87"	0.98"	1.09"	1.21"	1.33"	1.46"	1.59"		
STANDARD STOCK (KSI)	20 Ga STL	1	347	255	195	154	124	103	86	73	63	55	48	43	38	34	31	28	25	23	21		
		Defl.	0.13"	0.17"	0.23"	0.29"	0.36"	0.43"	0.51"	0.60"	0.69"	0.79"	0.90"	1.02"	1.14"	1.27"	1.41"	1.56"	1.71"	1.87"	2.03"		
		Defl.	0.08"	0.11"	0.15"	0.19"	0.23"	0.28"	0.33"	0.39"	0.44"	0.50"	0.56"	0.62"	0.68"	0.75"	0.82"	0.89"	0.97"	1.05"	1.13"		
STANDARD STOCK (KSI)	18 Ga STL	1	500	367	281	222	180	148	125	106	91	80	70	62	55	49	45	40	37	34	31		
		Defl.	0.13"	0.17"	0.23"	0.29"	0.36"	0.43"	0.51"	0.60"	0.70"	0.80"	0.91"	1.03"	1.15"	1.28"	1.42"	1.57"	1.72"	1.88"	2.05"		
		Defl.	0.08"	0.11"	0.15"	0.19"	0.23"	0.28"	0.34"	0.40"	0.46"	0.52"	0.58"	0.64"	0.70"	0.76"	0.82"	0.88"	0.94"	1.00"	1.06"		
STANDARD STOCK (KSI)	.032" Aluminum	1	153	86	55	39	28	21	17	14													
		Defl.	0.13"	0.17"	0.23"	0.29"	0.36"	0.43"	0.51"	0.60"	0.70"	0.80"	0.91"	1.03"	1.15"	1.28"	1.42"	1.57"	1.72"	1.88"	2.05"		
		Defl.	0.08"	0.11"	0.15"	0.19"	0.23"	0.28"	0.34"	0.40"	0.46"	0.52"	0.58"	0.64"	0.70"	0.76"	0.82"	0.88"	0.94"	1.00"	1.06"		
STANDARD STOCK (KSI)	.040" Aluminum	1	206	116	74	51	38	29	22	16	12												
		Defl.	0.13"	0.17"	0.23"	0.29"	0.36"	0.43"	0.51"	0.60"	0.70"	0.80"	0.91"	1.03"	1.15"	1.28"	1.42"	1.57"	1.72"	1.88"	2.05"		
		Defl.	0.08"	0.11"	0.15"	0.19"	0.23"	0.28"	0.34"	0.40"	0.46"	0.52"	0.58"	0.64"	0.70"	0.76"	0.82"	0.88"	0.94"	1.00"	1.06"		

Non-Standard Stock available upon request. Englert reserves the right to revise, add or delete any detail or information herein without prior notice.

ENGLERT INC. 1200 Amboy Avenue, Perth Amboy, New Jersey 08861 **1-800-ENGLERT** englertinc.com

Englert Uniline Rib Wall Panel System

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A3-2

COMMERCIAL/INDUSTRIAL

Concealed & Exposed Fastener **WALL PANEL SYSTEMS**

WALL PANEL KYNAR-COATED STANDARDS IN STOCK

COLORS	STEEL			ALUMINUM	
	22g	24g	26g	.032	.040
Everglade Moss	•	•	•	NA	NA
Burgundy	•	•	•	•	•
Bone White	•	•	•	•	•
Charcoal Gray	•	•	•	•	•
Colonial Red	•	•	•	•	•
Dark Bronze	•	•	•	•	•
Dove Gray	•	•	•	•	•
Deep Red	•	•	•	•	•
Everglade Moss	•	•	•	•	•

COLORS	STEEL			ALUMINUM	
	22g	24g	26g	.032	.040
Forest Green	•	•	•	•	•
Hartford Green	•	•	•	•	•
Hemlock Green	•	•	•	•	•
Mansard Brown	•	•	•	•	•
Medium Bronze	•	•	•	•	•
Mill Finish (Aluminum)	NA	NA	NA	•	•
Matte Black	•	•	•	•	•
Pacific Blue	•	•	•	•	•
Patina Green	•	•	•	•	•

6 All information is subject to change without notice.

Englert Colors

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A3-2



TOWN OF RANDOLPH
MASSACHUSETTS

FIRE DEPARTMENT

10 MEMORIAL PARKWAY RANDOLPH, MA 02368-4506
RONALD J. CASSFORD, CHIEF OF DEPARTMENT
BUSINESS: 781.961.0991/0992
FAX: 781.961.FIRE (3473)
WWW.RANDOLPHFIRE.COM

MICHAEL J. AUSTRINO
FIRE CAPTAIN
FirePrevention1@RandolphFire.com

**OFFICE OF FIRE PREVENTION
AND CODE ENFORCEMENT**

PATRICK J. CONNORS
FIRE LIEUTENANT
FirePrevention2@RandolphFire.com

July 29, 2024

Michelle Tyler
Diretor of Planning
Town of Randolph
41 South Main Street

Dear Ms. Tyler

The Randolph Fire Departments Office of Fire Prevention and Code Enforcement has reviewed the site development plan **(222-209)** for 300 Pond Street, Emerson-Swan Flexcon. No concerns have been identified and the proposed plan meets Fire Department site requirements.

Let us know if you have any questions or need any further comment on this proposal.

Respectfully,

Michael J. Austrino
Fire Captain
Office of Fire Prevention and Code Enforcement



FINDINGS & DECISIONS

PROPERTY	300 Pond Street, Randolph, MA		ASSESSOR ID	3-O-2.1
OWNER	Emerson Swan Flexcon		ADDRESS	300 Pond Street, Randolph, MA
	EMAIL	apalaza@flexconind.com	PHONE	339-793-3196
APPLICANT	Emerson Swan Flexcon		ADDRESS	300 Pond Street, Randolph, MA
	EMAIL	apalaza@flexconind.com	PHONE	339-793-3196
AGENT	Erik Schoumaker McKenzie Engineering		ADDRESS	150 Longwater Drive, Suite 101 Norwell, MA 02061
	EMAIL	eschoumaker@mckeng.com	PHONE	781.792.3900
SUMMARY	The proposed development will consist of the construction an approximate 52,300 s.f. manufacturing addition to the existing building located at 300 Pond Street. Approximately 21,850 s.f. of existing office space located in place of the addition, will be converted to manufacturing use. The project will also include the construction of related site improvements including stormwater management facilities, utility connections, cement concrete sidewalk, landscaping, and other relevant infrastructure.			

FINDINGS OF FACTS

- Plans, documents and reports received by the Planning Department:
 - Existing conditions survey by McKenzie Engineering Group dated April 26, 2024
 - A civil plan set from McKenzie Engineering Group dated June 11, 2024.
 - Architectural plans, building elevations and floor plans from Kearney Pierce Architects dated July 16, 2024.
 - Plan revisions from McKenzie Engineering Group dated July 16, 2024.
 - Plan revisions from McKenzie Engineering Group dated July 29, 2024.
 - Plan revisions from Kearney Pierce Architects dated August 1, 2024.
 - Stormwater management reports, Operations & Management manuals.
 - Application fee, application and transmittal letter.
- Plans and revisions were transmitted to Randolph Fire Department for review and comment.
- Plans and reports were transmitted to Randolph Department of Public Works.

BASIS FOR DECISION

- Section 200-91A of the Randolph Zoning Ordinance requires review by the Planning Board following an advertised and noticed public hearing for additions to existing structures where the addition is greater than seven thousand five hundred (7,500) square feet. Site plan and design review will be conducted by the Planning Board following input received from Town departments, boards and commissions.
- Memorandum from the Randolph Fire Department.

RECORD OF VOTE

At the meeting of **August 13, 2024**, the Randolph Planning Board voted to **APPROVE** the referenced application as follows

MEMBER	YES	NO	ABSTAIN	ABSENT
Araba Adjei-Koranteng				
Alexandra Alexopoulos				
Anthony Plizga, Chair				
Louseleg Sahlu				
Peter Taveira, Vice Chair				

SPECIAL CONDITIONS

1.

Prior to any clearing, grading or construction, a one-hundred-foot (100') silt sock shall be installed along the east side of Pond Street opposite the entrance to the site to further reduce the possibility of dirt and debris entering the Great Pond Reservoir. The Town may require it to be extended if deemed insufficient to restrict run-off from entering the Reservoir.
2.

Signage, other than directional, is subject to the limitations in the Randolph Zoning Ordinance and requires a separate permit.
3.

The project must be completed to the satisfaction of the Planning Board within **eighteen(18) months** from the date of this site plan approval unless an extension of time is mutually agreed upon in writing by the applicant and the Planning Board.

STANDARD CONDITIONS

1.

The applicant shall abide by the approvals, licenses and/or requirements of all other Town Boards, Departments and Commissions.
2.

The applicant shall construct the development according to the approved plans. Any future modifications to the approved plans apart from any conditions set forth by this decision must be formally submitted for review and approval. Changes must be clearly highlighted with a "bubble" or "cloud" on plans and marked with a "Delta #".
3.

A pre-construction meeting with the Planning Director is not required.
4.

The project site must be maintained in a neat and orderly fashion. Trash, debris, and construction scraps shall be routinely removed from the site. Stockpiled materials must be secured with adequate cover and/or stabilization.
5.

A stabilized construction entrance (if applicable) must be established. All sidewalks, driveways and public/private roadways shall be swept and otherwise kept free of debris by the end of each business day.
6.

Pest control measures are to be established at the start of site preparation.
7.

Construction hours are permitted as specified in section 141-4 of the Randolph General Ordinance.
8.

All planting shown on the approved plan shall be installed PRIOR to occupancy. The Applicant may request a Temporary Certificate of Occupancy and, at the discretion of the Planning Director, landscape installation may be guaranteed by posting a cash bond equal to 100% of the cost of installation of any landscape improvements.
9.

The applicant shall submit a 24x36 as-built plan to the Planning Board within 30 days after construction is completed.

VIOLATIONS

1. Violation of the conditions could constitute reason and cause for the suspension of approval.

APPEAL

Any appeal of the Planning Bard decision shall be made pursuant to M.G.L., Chapter 40A, Section 17 and shall be filed to the Office of the Randolph Town Clerk within twenty (20) days after the date of filing of such decision.

Michelle R. Tyler
Director of Planning

Date

Account Number:	663354
Customer Name:	Randolph Planning Director
Customer Address:	Randolph Planning Director 41 South Main St Randolph MA 02368
Contact Name:	Randolph Planning Director
Contact Phone:	7819610936
Contact Email:	
PO Number:	

Date:	06/12/2024
Order Number:	10283281
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	32.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
NEO QUI The Patriot Ledger	2	07/09/2024 - 07/16/2024	Govt Public Notices
NEO wickedlocal.com	2	07/09/2024 - 07/16/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$97.92
Tax Amount	\$0.00
Service Fee 3.99%	\$3.91
Cash/Check/ACH Discount	-\$3.91
Payment Amount by Cash/Check/ACH	\$97.92
Payment Amount by Credit Card	\$101.83

Order Confirmation Amount	\$97.92
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**300 POND STREET
LEGAL NOTICE
Public Hearing**

The Randolph Planning Board will hold a Public Hearing on Tuesday, July 23 at 6:15pm on the request of Emerson Swan-Flexon of 300 Pond Street, Randolph to conduct a site plan and design review for construction of a proposed 52,300 s.f. addition to the structure to support manufacturing, infrastructure, stormwater utilities, parking and landscaping. Plans and reports can be viewed at the office of the Town Clerk during regular business hours. Interested parties may participate in person at Randolph Town Hall, 41 S Main St, Randolph, MA 02368 in the Washington Room or virtually via ZOOM. The link to join the meeting is on the Town of Randolph calendar.

#10283281
PL 7/9, 7/16/24

TOWN OF RANDOLPH PLANNING DEPARTMENT

APPLICATION FOR SPECIAL PERMIT ~ AND/OR ~ SITE PLAN & DESIGN REVIEW

Project Type	<input type="radio"/> Tier 1 Review (administrative) <input type="radio"/> Tier 2 Review <input checked="" type="radio"/> Tier 3 Site Plan/Design Review			<input type="radio"/> In-Law Apartment <input type="radio"/> Two-Family Dwelling <input type="radio"/> Special Permit		
Assessor Parcel ID <i>map-block-parcel</i>	03-O-2.1	Norfolk County Registry of Deeds	<i>Book & Page or Land Court Cert #</i> LCC#159807			
Parcel Address	300 Pond Street					
Current Use	Manufacturing, Warehouse, Office					
Zoning District	Industrial & Great Pond Commerce Center Overlay	Size of Parcel	±435,607 S.F. (10.0 AC)			
Project Description	The proposed development will consist of the construction an approximate 52,300 s.f. manufacturing addition to the existing building located at 300 Pond Street. Approximately 21,850 s.f. of existing office space located in place of the addition, will be converted to manufacturing use. The project will also include the construction of related site improvements including stormwater management facilities, utility connections, cement concrete sidewalk, landscaping, and other relevant infrastructure.					
Other permits or approvals may be required	Are there wetlands on the parcel or within 200 feet of the construction? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>If yes – the project may require review by the Conservation Commission</i>					
	Is land disturbance > 5,000 square feet? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <i>If yes – file a stormwater permit with DPW</i>					
	Does the proposed use increase pollutant loads? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>If yes – file a stormwater permit with DPW</i>					
	Is structure > 100 years old? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>If yes – file with the Historic Commission</i>					

Applicant Name	Emerson - Swan Flexcon					
Contact person	Anthony Palaza					
Applicant Status	<input checked="" type="radio"/> Owner <input type="radio"/> Tenant <input type="radio"/> Licensee <input type="radio"/> Buyer <input type="radio"/> Other _____					
Address	300 Pond Street					
	CITY	Randolph	STATE	MA	ZIP	02368
Phone	339-793-3196		Email	apalaza@flexconind.com		

If property owner is not the Applicant, authorization from the owner is required

Surveyor	McKenzie Engineering Group, Inc.					
Contact person	Erik Schoumaker, P.E.					
Address	150 Longwater Drive					
	CITY	Norwell	STATE	MA	ZIP	02061
Phone	781-792-3900		Email	eschoumaker@mckeng.com		

Engineer	McKenzie Engineering Group, Inc.					
Contact person	Erik Schoumaker, P.E.					
Address	150 Longwater Drive					
	CITY	Norwell	STATE	MA	ZIP	02061
Phone	781-792-3900	Email	eschoumaker@mckeng.com			


Property Owner	Emerson - Swan Flexcon					
Address	300 Pond Street					
	CITY	Randolph	STATE	MA	ZIP	02368
Phone	339-793-3196	Email	apalaza@flexconind.com			

For any application for a **Special Permit**, the applicant shall submit additional documentation to support:

- That the proposed use is in harmony with the general purpose and intent of the Town's ordinances;
- That the proposed use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district;
- Adequate and appropriate facilities will be provided for the proper operation of the proposed use;
- That the proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials or other visual nuisances;
- That the proposed use would not cause undue traffic congestion in the immediate area.

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said rules and any conditions of the Planning Board.


 Applicant Signature


 Date

File Attachments for Item:

2. Zoning Amendment - Recommendation for Chapter 3A (MBTA) Zoning Ordinance and Districts

Account Number:	664773
Customer Name:	Randolph Town Council
Customer Address:	Randolph Town Council 41 S Main ST Attn: Natalie Oliveras Randolph MA 02368-4839
Contact Name:	Natalie Oliveras
Contact Phone:	
Contact Email:	
PO Number:	Jennifer Austrino

Date:	07/12/2024
Order Number:	10381995
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	40.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
NEO QUI The Patriot Ledger	2	07/26/2024 - 08/02/2024	Public Notices
NEO wickedlocal.com	2	07/26/2024 - 08/02/2024	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$122.40
Tax Amount	\$0.00
Service Fee 3.99%	\$4.88
Cash/Check/ACH Discount	-\$4.88
Payment Amount by Cash/Check/ACH	\$122.40
Payment Amount by Credit Card	\$127.28

Order Confirmation Amount	\$122.40
----------------------------------	-----------------

**Randolph Town Council
LEGAL NOTICE**

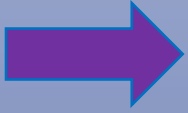
The Randolph Planning Board will hold a Public Hearing on Tuesday, August 13 at 6:15pm at the Town Hall, 41 South Main Street, 1st Floor, Washington Room, to hear the request for the Town Council to initiate amendments to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph. To add a new Section 200-14.5 Randolph Community Multi-family Overlay District (RCMOD) and amend Sections 200-3 Definitions, 200-5 Zoning Map, and 200-6 Establishment, to comply with the requirements of MGL Chapter 40A, Section 3A Multi-family zoning as-of-right in MBTA communities. The full text of the proposed amendment(s) can be viewed at the office of the Town Clerk during regular business hours. Interested parties may participate in person at Randolph Town Hall, 41 S Main St, Randolph, MA 02368 in the Washington Room or virtually via ZOOM. The link to join the meeting is on the Town of Randolph calendar.

AD#10381995

PL 07/26,08/02/2024



The Law



Terms



Why it's
needed



Who is
impacted



How it was
developed



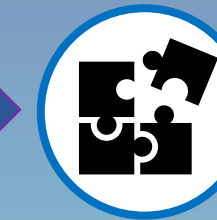
Randolph
Specifics



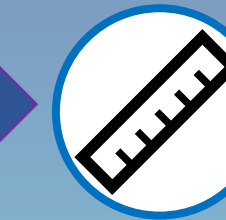
Review
Processes



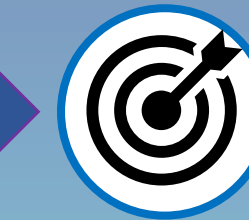
Considerations



Final Districts



Apply Zoning



Results



Document



Final Steps

**Request for the Town Council to Initiate Amendments to the Randolph Zoning Ordinance
– Chapter 200 of the General Code of the Town of Randolph –
To add a new Section 200-14.5 Randolph Community Multifamily Overlay District
(RCMOD)
and amend sections 200-3 Definitions, 200-5 Zoning Map, and 200-6 Establishment to
comply with the requirements of MGL Chapter 40A Section 3A Multi-family zoning as-of-
right in MBTA communities.**

That the Town Council of the Town of Randolph hereby approves the request from the Randolph Planning Board to initiate amendments to the Randolph Zoning Ordinance, Chapter 200 of the of the General Code of the Town of Randolph, as follows:

1. ADD new Section 200-14.5:

Section 200-14.5: Randolph Community Multi-family Overlay District (RCMOD)

A. Purpose

The purpose of the Randolph Community Multi-family Overlay District (RCMOD) is to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

- (1) Comply with Section 3A of M.G.L. Chapter 40A, the “MBTA Communities Act.”
- (2) Encourage the production of a variety of housing sizes and typologies to provide equal access to new housing throughout the community for people with a variety of needs and income levels;
- (3) Support vibrant neighborhoods by encouraging an appropriate mix and intensity of uses to support an active public space that provides equal access to housing, jobs, gathering spaces, recreational opportunities, goods, and services within a half-mile of a transit station.
- (4) Preserve open space in a community by locating new housing within or adjacent to existing developed areas and infrastructure.
- (5) Increase the municipal tax base through private investment in new residential developments.

B. Establishment and Applicability

This RCMOD is an overlay district having a land area of approximately 144.2 acres in size that is superimposed over the underlying zoning district (s) and is shown on the Zoning Map.

- (1) **Applicability of RCMOD.** An applicant may develop multi-family housing located within a RCMOD in accordance with the provisions of this Section 200-14.5.
- (2) **Underlying Zoning.** The RCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimensions, and all other provisions of the Zoning Ordinance governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right in the RCMOD. Uses not identified in Section 200-14.5 are governed by the requirements of the underlying zoning district(s).
- (3) **Sub-districts.** The RCMOD contains the following sub-districts, all of which are shown on the RCMOD Boundary Map:
 - (a) Station District
 - (b) Chestnut West
 - (c) Gill Farm District

C. Permitted Uses

- (1) **Uses Permitted As of Right.** The following uses are permitted as of right within the RCMOD.
 - (a) Multi-family housing.
 - (b) Conversion of a single-family home to no more than four dwelling units.
- (2) **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section C.1.
 - (a) Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.

D. Dimensional Standards

- (1) **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable to projects constructed in the RCMOD under the RCMOD zoning are as follows:

Standard	Station District	Chestnut West	Gill Farm District
Minimum Lot Size (Square Feet)	12,000	43,560	130,680
Minimum Frontage (feet)	100	75	75
Minimum Lot Depth (feet)	75	75	75
Height			
Stories (Maximum)	3	4	5
Feet (Maximum)	40	50	60
Lot Coverage (%)			
Building (Maximum)	30	20	20
Impervious Surface (Maximum)	20	20	20
Lot Coverage (Maximum)	50	40	40
Green Area/ Open Space (Minimum)	50	60	60
Maximum Dwelling Units per Acre	15	14	30
Setbacks (feet)			
Front	25, and see §200-28.A.	40, and see §200-28.D.	
Side	15	40, and see §200-29.C.	
Rear	15, and see §200-30.A.	40, and see §200-30.B.	
Buffer Strips (Side and Rear) (feet)	5	20	

- (2) **Multi-Building Lots.** In the RCMOD, lots may have more than one principal building on a single lot, provided that the Site Plan Review Authority finds through the site plan review process that safe and convenient access will be provided to all structures.
- (3) The limitations on floor area and units per acre within **§200-34.E. Multifamily districts** shall not apply to projects within the RCMOD.
- (4) **Exceptions.** The limitation on the height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building. This paragraph supersedes **§200-35. Maximum building height.**
- (5) **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority may waive the height and setbacks in **Section 200-14.5.D. Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

E. Off-Street Parking

These parking requirements are applicable to development in the RCMOD.

- (1) **Vehicle parking spaces.** The following **maximum** numbers of off-street parking spaces shall be permitted either in surface parking or within garages or other structures:

Use	Station District	Chestnut West	Gill Farm District
Multi-family (spaces per Residential Dwelling Unit)	2	2	1

- (2) **Bicycle parking spaces.** There shall be a minimum of 1 covered bicycle storage space for every ten (10) dwelling units.
- a. For a multi-family development of twenty-five (25) units or more, covered parking bicycle parking spaces for a minimum of twenty-five percent (25%) of the requirement shall be integrated into the structure of the building(s).
- (3) **Article IV. Off-Street Parking Requirements,** except **§200-22 Required number of spaces,** applies to developments within the RCMOD.

F. Affordability Requirements.

(1) **Purpose.**

- (a) Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
- (b) Provide for a full range of housing choices for households of all incomes, ages, and sizes;
- (c) Increase the production of affordable housing units to meet existing and anticipated housing needs; and
- (d) Work to overcome economic segregation, allowing the Town of Randolph to be a community of opportunity in which low and moderate-income households can advance economically.

- (2) **Applicability.** This requirement is applicable to all residential developments with ten (10) or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion (Applicable Projects). No project may be divided or phased to avoid the requirements of this section.

(3) **Affordability requirements.**

- (a) **Subsidized Housing Inventory (SHI).** All units affordable to households earning eighty percent (80%) or less of AMI created in the RCMOD under this section must be eligible for listing on EOHLC's Subsidized Housing Inventory.

- (4) **Provision of Affordable Housing.** In Applicable Projects, not fewer than ten percent (10%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded down to the next whole number. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI.

(5) **Development Standards.** Affordable Units shall be:

- (a) Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
- (b) Dispersed throughout the development;

- (c) Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;
- (d) Located such that the units have equal avoidance of any potential nuisances as [market-rate units] within the development;
- (e) Distributed proportionately among unit sizes; and
- (f) Distributed proportionately across each phase of a phased development.
- (g) Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.

(6) **Administration.**

- (a) The Zoning Enforcement Officer shall be responsible for administering and enforcing the requirements in this section.
- (b) Occupancy permits shall not be issued without confirmation that a regulatory agreement for a Local Initiative Program (LIP) or Local Action Unit (LAU) is in place with EOHLC.

G. Site Plan Review

- (1) **Applicability.** Site Plan Review is required for all projects within the RCMOD. The Site Plan Review Authority shall review an application for Site Plan Review for consistency with the purpose and intent of **Sections 200-14.5.C through F.**
 - (c) Applications for a project within the RCMOD that meet the following requirements are eligible for Administrative Site Plan and Design Review. The Planning Board's designee shall be the Site Plan Review Authority.
 - [1] A single-family conversion to no more than four units requiring exterior changes of less than 2,500 SF;
 - [2] A new construction of less than 2,500 SF; or
 - [3] or an addition of less than 2,500 SF to an existing building
 - (d) The Planning Board shall be the Site Plan Review Authority for applications for a project within the RCMOD that do not meet the requirements for Administrative Site Plan and Design Review.
 - (e) The requirements of **§200-12 Industrial districts** do not apply to projects in the RCMOD.
 - (f) The requirements of **§200-16 Watershed and Wetland Protection Overlay Districts** are incorporated into this Site Plan Review process. No project within the RCMOD requires a special permit for the purposes of this overlay district.
- (2) **Submission Requirements.** As part of any application for Site Plan Review for a project within the RCMOD submitted under §200-14.5(C) through (F), the Applicant must submit the following documents to the Town of Randolph:
 - (a) Application and fee for Site Plan Review.
 - (b) In accordance with MGL c. 44, § 53G, the Planning Board may require that applicants pay the reasonable cost (project review fee) for the employment of outside consultants to review a proposed site plan and/or an as-built plan. The project review fee may be used to engage experts, other than attorneys, as outside consultants to assist the applicable acting body in the technical evaluation of a site plan and/or an as-built plan.
 - (c) Site plans that show the position of the building on the site, points of vehicular access to and from the site and vehicular circulation on the site, stormwater management, utilities, and landscape treatments, including any screening of adjacent properties, and other information commonly required by Municipality for Site Plan Review.
 - (d) Elevations of the building(s) showing the architectural design of the building.

(e) All site plans shall be prepared by a certified architect, landscape architect and/or a civil engineer registered in the Commonwealth of Massachusetts. All landscape plans shall be prepared by a certified landscape architect registered in the Commonwealth of Massachusetts. All building elevations shall be prepared by a certified architect registered in the Commonwealth of Massachusetts. All plans shall be signed and stamped, and drawings prepared at a scale of [one-inch equals forty feet (1"=40') or larger], or at a scale as approved in advance by the Permitting Authority.

(f) Narrative of compliance with the development standards set forth in Section 200-94. Standards and Criteria.

(g) As-built plans shall be required as defined in § 200-95. As-built plans.

(3) Timeline. Site Plan Review should be commenced no later than 30 days after the submission of a complete application and should be completed expeditiously.

(a) The Site Plan Review Authority may, when appropriate, seek the input of other municipal boards or officials. Copies of the application and site plan will be circulated for review and comment to the appropriate Town departments or commissions. Town departments will have fifteen (15) days to forward comments to the applicable acting body.

(b) A decision shall be made within sixty (60) days of receipt of a complete accepted application, unless extended by mutual agreement. When the Planning Board is the Site Plan Review Authority, the Planning Board will vote as a simple majority.

(c) A report of the Planning Board's decision/findings or the Planning Board designee's decision/findings shall be forwarded to applicable departments including Building, Conservation, DPW, Engineering, Fire and Health and a copy included in the building jacket.

(d) Failure of the Planning Board or its designee(s) to act within sixty (60) days of a complete accepted application shall be deemed an approval.

(e) In general, site plan review should be completed no more than six (6) months after the submission of the application.

(4) Site Plan Approval. Site Plan approval for uses listed in Section 200-14.5 D Permitted Uses shall be granted upon determination by the Site Plan Review Authority that the following conditions have been satisfied. The Site Plan Review Authority may impose reasonable conditions, at the expense of the applicant, to ensure that these conditions have been satisfied.

(a) The Applicant has submitted the required fees and information as set forth in the Town of Randolph's requirements for a Building Permit and **Article XI. Site Plan Review** (unless modified by this **Sections 200-14.5.G**); and

- (b) The project as described in the application meets the development standards set forth in **Section 200-94. Standards and Criteria**. Upon the request of the Applicant, the Site Plan Review Authority may waive the requirements of **Section 200-94. Standards and Criteria**, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the RCMOD.
- (5) **Project Phasing.** An Applicant may propose, in a Site Plan Review submission, that a project be developed in phases subject to the approval of the Site Plan Review Authority, provided that the submission shows the full buildout of the project and all associated impacts as of the completion of the final phase. However, no project may be phased solely to avoid the provisions of Section 200-14.5 F. Affordability Requirements. The Planning Board may require a performance guarantee for a phased development to ensure completion according to the conditions of the site plan approval decision. The performance guarantee, if required, shall be one (1) of the methods stated in MGL c. 41, § 81U, and the amount of the guarantee shall be determined by the Planning Board and transmitted to the Planning Board within forty-five (45) days following approval.

2. Amend § 200-3. Word usage; definitions.

Add the following definitions:

AREA MEDIAN INCOME (AMI) – The median family income for the metropolitan statistical region that includes the Town of Randolph, as defined by the U.S. Department of Housing and Urban Development (HUD).

AS OF RIGHT – Development that may proceed under the Zoning in place at the time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.

MULTI-FAMILY HOUSING – A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.

MULTI-FAMILY ZONING DISTRICT – A zoning district, either a base district or an overlay district, in which multi-family housing is allowed.

OPEN SPACE – Contiguous undeveloped land within a parcel boundary.

PARKING, SURFACE – One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.

SUB-DISTRICT – An area within the RCMOD that is geographically smaller than the RCMOD district and differentiated from the rest of the district by use, dimensional standards, or development standards.

SUBSIDIZED HOUSING INVENTORY (SHI) – A list of qualified Affordable Housing Units maintained by EOHLC used to measure a community's stock of low- or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

Replace PARKING GARAGE/DECK with the definition below:

PARKING, STRUCTURED – A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.

3. Amend § 200-4. Establishment.

Add the following text:

W. Randolph Community Multi-family Overlay District (RCMOD)

4. Amend § 200-6. Designation.

Add the following text:

W. Randolph Community Multi-family Overlay District (RCMOD)

The boundaries of the RCMOD are depicted on the Zoning Map on file with the Town Clerk and further divided into three subdistricts as depicted on the Zoning Map and described herein:

Station District: One hundred seventeen (117) parcels as depicted on the Zoning Map.

Gill Farm District: Consists of the parcel(s) on the Assessor's map 50-A-2, GIS ID F_784900_2885800 also known as 268 Centre Street

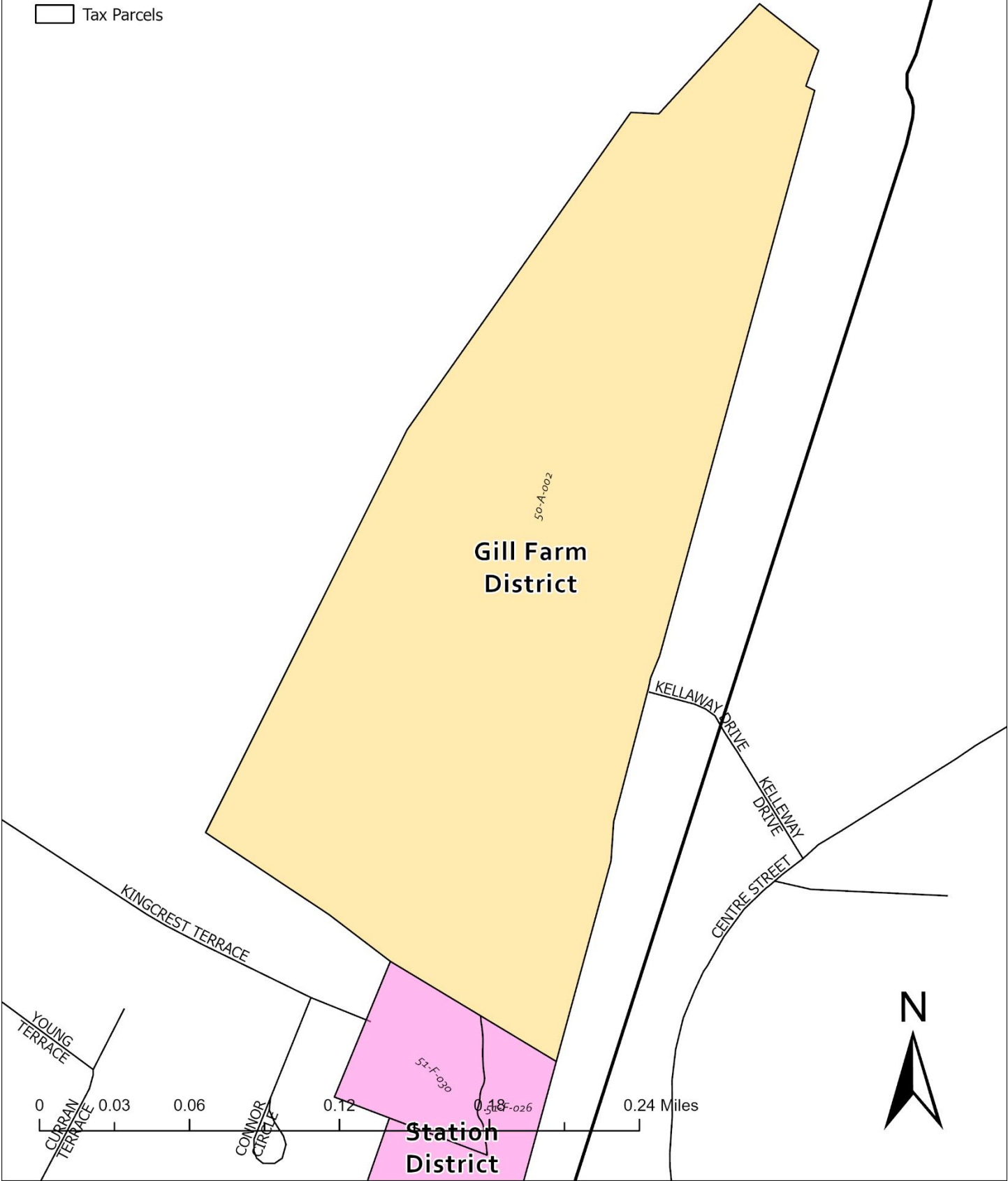
Chestnut West District: Consists of the parcel(s) on the Assessor's map 26-A-1, GIS ID F_772230_2890830 also known as Chestnut West

5. Amend Section 200-5, Zoning Map Pursuant to M.G.L. ch. 40A, sec. 5.

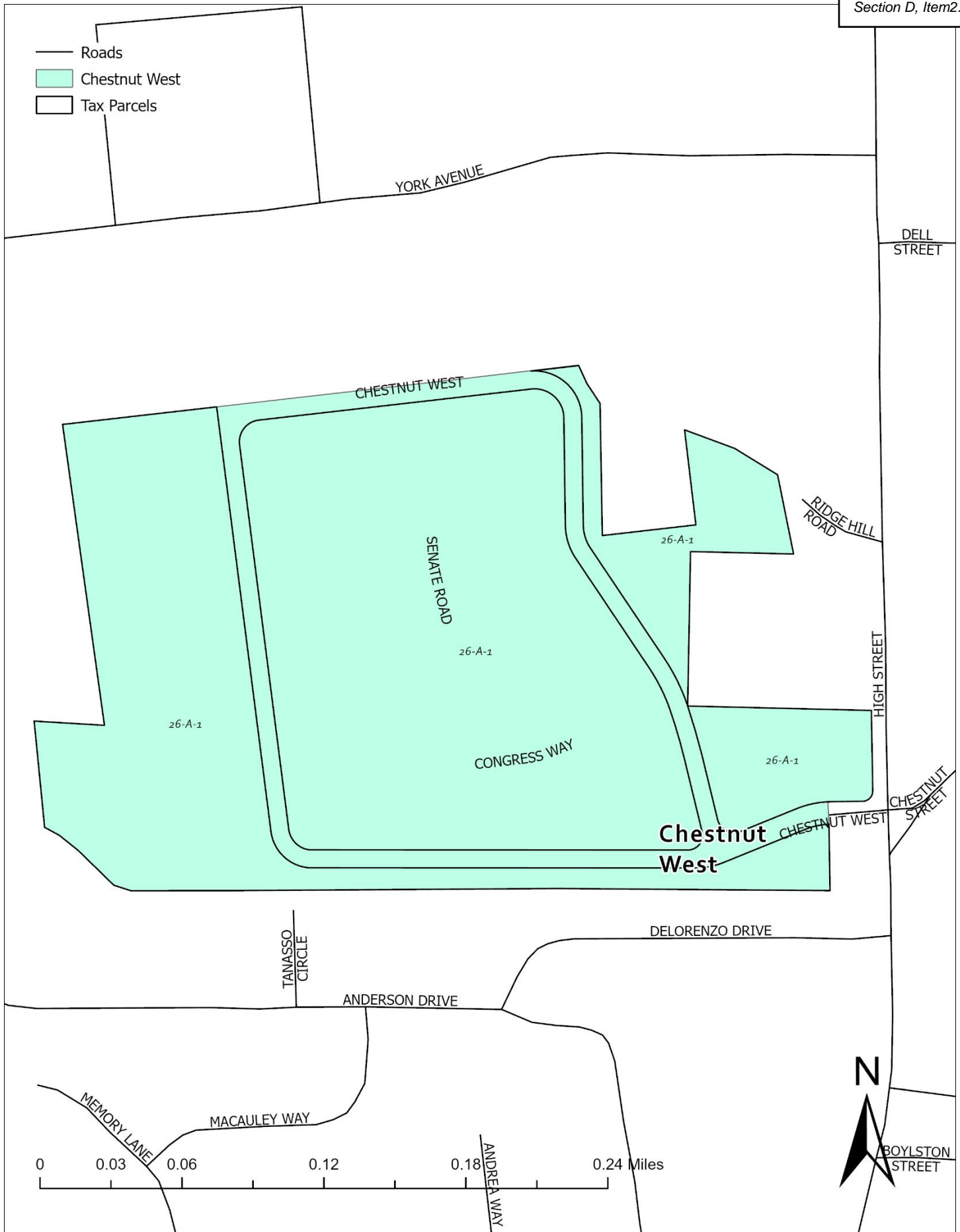
A map showing the designated parcels is attached hereto.



- Roads
- Gill Farm District
- Station District
- Tax Parcels



- Roads
- Chestnut West
- Tax Parcels



Randolph Community Multifamily Overlay District

Station Subdistrict Parcels

Section D, Item2.

	GIS ID	LOCATION	STREET	M-B-L
1	F_784534_2884387	9 CIVITA LN	CIVITA LN	51-F-026
2	F_784314_2883814	262 MILL ST	MILL ST	51-F-026.2
3	F_784357_2883725	270 MILL ST	MILL ST	51-F-026.3
4	F_784527_2883669	MILL ST REAR	MILL ST REAR	51-F-026.400
5	F_784341_2884015	260 MILL ST	MILL ST	51-F-026.5
6	F_784373_2883285	MILL ST	MILL ST	51-F-028.00
7	F_784701_2885062	MILL ST	REAR MILL ST	51-F-030
8	F_783956_2882674	FAIRFIELD RD	FAIRFIELD RD	63-I-014.7-10
9	F_784040_2882612	6 FAIRFIELD RD	FAIRFIELD RD	63-I-015
10	F_784105_2882566	2 FAIRFIELD RD	FAIRFIELD RD	63-I-016
11	F_784063_2882476	470 CENTRE ST	CENTRE ST	63-I-017
12	F_784026_2882403	468 CENTRE ST	CENTRE ST	63-I-018
13	F_783993_2882500	REAR CENTRE ST	CENTRE ST	63-I-019.9
14	F_783926_2882570	BRADY LN	BRADY LN	63-I-020.7&8
15	F_783887_2882449	4 BRADY LN	BRADY LN	63-I-021.5&6
16	F_783870_2882377	2 BRADY LN	BRADY LN	63-I-022.4
17	F_783856_2882329	BRADY LN	BRADY LN	63-I-023.3
18	F_783994_2882330	458 CENTRE ST	CENTRE ST	63-I-024.2
19	F_783980_2882279	456 CENTRE ST	CENTRE ST	63-I-025.1
20	F_783972_2882162	336 UNION ST	UNION ST	63-I-026
21	F_783898_2882208	318 UNION ST	UNION ST	63-I-027
22	F_783770_2882312	316 UNION ST	UNION ST	63-I-028
23	F_783759_2882413	308 UNION ST	UNION ST	63-I-029
24	F_783730_2882458	306 UNION ST	UNION ST	63-I-030
25	F_783579_2882491	304 UNION ST	UNION ST	63-I-031.B
26	F_783565_2882733	300 UNION ST	UNION ST	63-I-032
27	F_783302_2882823	290 UNION ST	UNION ST	63-I-033.C
28	F_783205_2882726	288 UNION ST	UNION ST	63-I-034.B
29	F_784369_2883115	MILL ST	MILL ST	63-L-001.299
30	F_784445_2883079	MILL ST	REAR MILL ST	63-L-002.00
31	F_784367_2883026	MILL ST	MILL ST	63-L-003.00
32	F_784361_2882911	MILL ST	MILL ST	63-L-004.301-3
33	F_784334_2882762	340 MILL ST	MILL ST	63-L-005.312
34	F_784307_2882695	MILL ST	MILL ST	63-L-006.315
35	F_784317_2882585	MILL ST	MILL ST	63-L-007.50
36	F_784207_2882263	MILL ST	MILL ST	63-L-008
37	F_784093_2882290	UNION ST	UNION ST	63-M-001
38	F_784136_2881917	355 UNION ST	UNION ST	63-N-001
39	F_782349_2881959	246 SOUTH ST	SOUTH ST	64-A-006
40	F_782774_2881441	290 SOUTH ST	SOUTH ST	64-A-010.198
41	F_782843_2881543	6 DESMOND AV	DESMOND AV	64-A-011.219
42	F_782637_2881557	280 SOUTH ST	SOUTH ST	64-A-012
43	F_782754_2881592	46 RESTARICK AV	RESTARICK AV	64-A-012.1
44	F_782677_2881977	15 TRUELSON DR	TRUELSON DR	64-A-013
45	F_782787_2881749	20 TRUELSON DR	TRUELSON DR	64-A-014
46	F_782845_2881854	16 TRUELSON DR	TRUELSON DR	64-A-014.1

Randolph Community Multifamily Overlay District

Station Subdistrict Parcels

Section D, Item2.

	GIS ID	LOCATION	STREET	M-B-L
47	F_782891_2881690	12 DESMOND AV	DESMOND AV	64-A-014.2
48	F_782920_2881761	16 DESMOND AV	DESMOND AV	64-A-020.164-5
49	F_782954_2881832	DESMOND AV	DESMOND AV	64-A-021.161-1
50	F_783279_2881842	16 FENCOURT AV	FENCOURT AV	64-A-022.00
51	F_783389_2881473	18 CASTLETON AV	CASTLETON AV	64-A-024
52	F_783533_2881451	17 CASTLETON AV	CASTLETON AV	64-A-025.114-1
53	F_783479_2881354	RESTARICK AV	RESTARICK AV	64-A-026.112-1
54	F_783571_2881316	9 RESTARICK AV	RESTARICK AV	64-A-027.111
55	F_783630_2881425	3 DUNMORE AV	DUNMORE AV	64-A-030.1
56	F_783700_2881500	1 DUNMORE AV	DUNMORE AV	64-A-030.1-2
57	F_783592_2881542	CARLETON AV	CARLETON AV	64-A-031.94-97
58	F_783639_2881691	11 CARLETON AV	CARLETON AV	64-A-032.63-67
59	F_783758_2881691	6 FENCOURT AV	FENCOURT AV	64-A-034.40-41
60	F_783774_2881632	CARLETON AV	CARLETON AV	64-A-035.00
61	F_783831_2881607	5 CARLETON AV	CARLETON AV	64-A-036.55-58
62	F_783919_2881542	394 CENTRE ST	CENTRE ST	64-A-037.53-54
63	F_783948_2881609	400 CENTRE ST	CENTRE ST	64-A-038.&39
64	F_783977_2881678	406 CENTRE ST	CENTRE ST	64-A-040.48
65	F_783895_2881686	FENCOURT AV	FENCOURT AV	64-A-041.45-46
66	F_783837_2881710	2 FENCOURT AV	FENCOURT AV	64-A-042.42-44
67	F_783687_2881775	8 FENCOURT AV	FENCOURT AV	64-A-043.39&62
68	F_783610_2881828	FENCOURT AV	FENCOURT AV	64-A-044.33
69	F_783679_2881934	15 FENCOURT AV	FENCOURT AV	64-A-045.29-32
70	F_783748_2881902	FENCOURT AV	FENCOURT AV	64-A-046.27-28
71	F_783804_2881876	5 FENCOURT AV	FENCOURT AV	64-A-047.107
72	F_783882_2881841	3 FENCOURT AV	FENCOURT AV	64-A-048.23
73	F_783984_2881821	408 CENTRE ST	CENTRE ST	64-A-049.13-19
74	F_783938_2881929	335 UNION ST	UNION ST	64-A-050.9-11
75	F_783885_2881971	333 UNION ST	UNION ST	64-A-052.7-8
76	F_783833_2882005	327 UNION ST	UNION ST	64-A-053.4-6
77	F_783768_2882042	325 UNION ST	UNION ST	64-A-054
78	F_783720_2882091	317 UNION ST	UNION ST	64-A-055
79	F_783574_2882228	303 UNION ST	UNION ST	64-A-056
80	F_783503_2882311	10 BOOTHBY CI	BOOTHBY CI	64-A-057.A
81	F_783422_2882391	295 UNION ST	UNION ST	64-A-058.A
82	F_783311_2882457	UNION ST	UNION ST	64-A-059
83	F_783203_2882517	287 UNION ST	UNION ST	64-A-060.3
84	F_783088_2882576	281- 285 UNION ST	UNION ST	64-A-061.2
85	F_783073_2882463	4 BOOTHBY CI	BOOTHBY CI	64-A-062.19
86	F_783234_2882390	6 BOOTHBY CI	BOOTHBY CI	64-A-063.18
87	F_783385_2882302	8 BOOTHBY CI	BOOTHBY CI	64-A-064.17
88	F_783344_2882178	7 BOOTHBY CI	BOOTHBY CI	64-A-065.16
89	F_783215_2882256	5 BOOTHBY CI	BOOTHBY CI	64-A-066.15
90	F_783108_2882247	2 TRUELSON DR	TRUELSON DR	64-A-067.14
91	F_783060_2882160	4 TRUELSON DR	TRUELSON DR	64-A-068.13
92	F_783012_2882080	6 TRUELSON DR	TRUELSON DR	64-A-069.12

Randolph Community Multifamily Overlay District

Station Subdistrict Parcels

Section D, Item2.

	GIS ID	LOCATION	STREET	M-B-L
93	F_782975_2882009	8 TRUELSON DR	TRUELSON DR	64-A-070.11
94	F_782941_2881940	10 TRUELSON DR	TRUELSON DR	64-A-071.10
95	F_782753_2882036	7 TRUELSON DR	TRUELSON DR	64-A-072.9
96	F_782796_2882128	5 TRUELSON DR	TRUELSON DR	64-A-073.8
97	F_782848_2882206	3 TRUELSON DR	TRUELSON DR	64-A-074.7
98	F_782902_2882305	1 TRUELSON DR	TRUELSON DR	64-A-075.6
99	F_782888_2882447	3 BOOTHBY CI	BOOTHBY CI	64-A-076.5
100	F_782909_2882558	1 BOOTHBY CI	BOOTHBY CI	64-A-077.4
101	F_782935_2882657	229 UNION ST	UNION ST	64-A-078.1
102	F_782833_2882698	223 UNION ST	UNION ST	64-A-079.1
103	F_782660_2882420	219 UNION ST	UNION ST	64-A-081.2
104	F_782342_2882504	20 TILESTON RD	TILESTON RD	64-A-092.C
105	F_782483_2882419	22 TILESTON RD	TILESTON RD	64-A-093.22-26
106	F_782288_2882344	21 TILESTON RD	TILESTON RD	64-A-095.31&32
107	F_783661_2882006	FENCOURT AV	FENCOURT AV	64-A-097
108	F_783525_2882105	22-24 FENCOURT AV	FENCOURT AV	64-A-098
109	F_782658_2881671	50 RESTARICK AV	RESTARICK AV	64-A-099
110	F_782653_2881839	19 TRUELSON DR	TRUELSON DR	64-A-100
111	F_783689_2881234	5 RESTARICK AV	RESTARICK AV	64-D-002.85-86
112	F_783773_2881185	370 CENTRE ST	CENTRE ST	64-D-003.83&84
113	F_783772_2881315	376 CENTRE ST	CENTRE ST	64-D-004.77-80
114	F_783838_2881363	378 CENTRE ST	CENTRE ST	64-D-005.74-76
115	F_783870_2881441	373 CENTRE ST	CENTRE ST	64-D-006.70-73
116	F_783782_2881463	CARLETON AV	CARLETON AV	64-D-007.68-69
117	F_782674_2881328	295 SOUTH ST	SOUTH ST	71-E-037.2

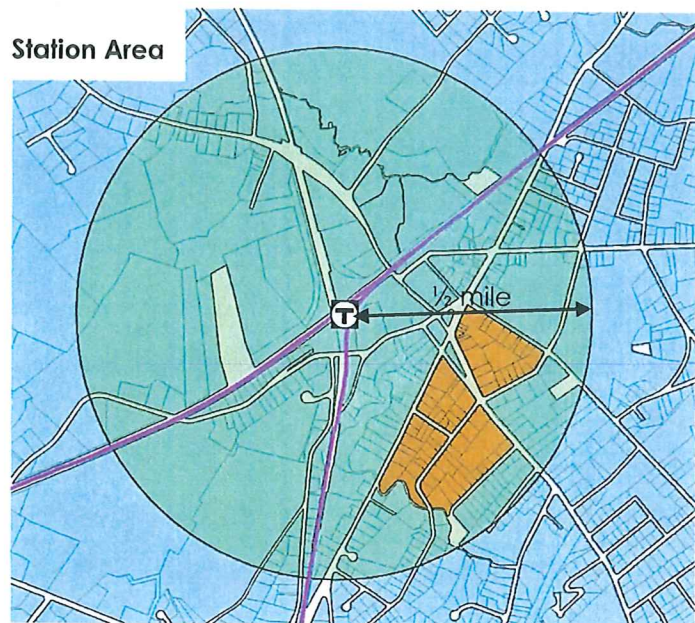
SECTION 3A DISTRICT LOCATION REQUIREMENT: STATION AREA

Section 3A states that a compliant zoning district must be "located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable."

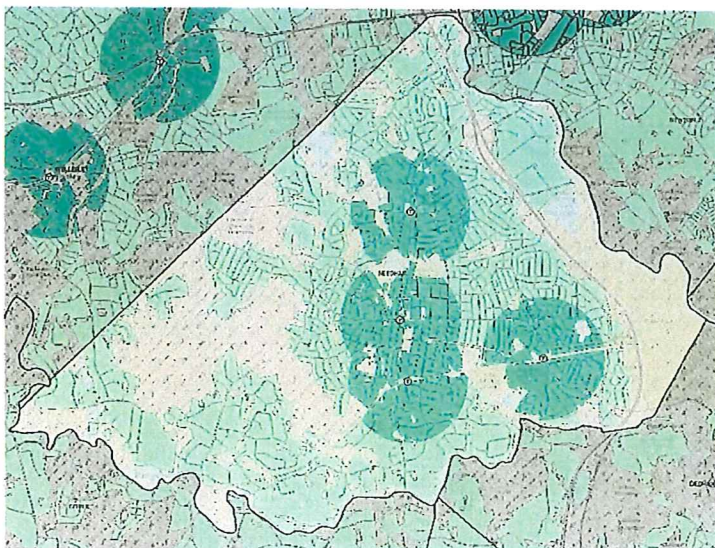
Section 8 of the 3A Guidelines addresses the details of district location within the station area, which is the area within a ½ mile radius around the center point of a transit station's platform. The amount of the minimum land area and unit capacity that must be located within the station area is determined by how many acres of developable station area a municipality has. It is possible for a community to have developable station area from a station that is not within its boundaries.

Table 2 in the Guidelines shows how the location requirement is determined based on the acres of developable station area.

Acres of Developable Station Area	Portion of Multi-Family District that must be in station area	Number of Municipalities
0-100	0%	94
101-250	20%	17
251-400	40%	25
401-600	50%	16
601-800	75%	13
801+	90%	10



STATION AREA LOCATION REQUIREMENT EXAMPLE



This community has four commuter rail stations, and the developable station area is indicated with dark green circles. The areas within the circles that are not dark green are lands that are not developable, thus are not counted for this calculation.

The dark green areas total 1,233 acres. Based on Table 2, this community is required to locate 90% of its minimum land area and unit capacity within a ½ mile of transit stations.

WHAT IS UNIT CAPACITY?

For Section 3A, "Unit capacity" is a measure of the number of multi-family units that zoning allows as of right based on the capacity of the lots in the district. Although some units may already exist, unit capacity for any given lot may be higher or lower than existing development on the site. Unit capacity is one of the factors that is used to determine if a zoning district is a reasonable size.

The Compliance Model must be used to evaluate unit capacity. The Compliance Model takes the zoning requirements into account, as well as other factors such as lot size, parking requirements, excluded land and open space requirements.

The unit capacity of each lot is measured as if that lot was undeveloped:

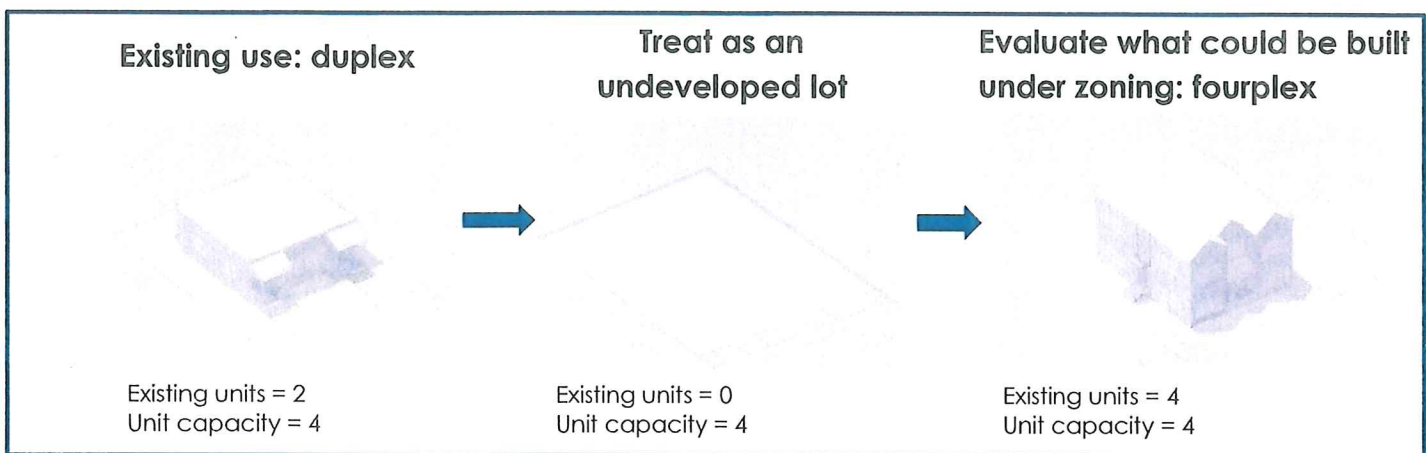


Image source: Desegregate CT, Zoning Dictionary: <https://www.desegregatect.org/definitions>

HOW IS A COMMUNITY'S UNIT CAPACITY REQUIREMENT DETERMINED?

A community's unit capacity is expressed as percentage of its 2020 Housing Stock, which is the number of total housing units in each MBTA community as determined by the most recently published United States Decennial Census of Population and Housing. In some cases, adjustments to the unit capacity requirement are then made to reflect certain local conditions.

Each community category has a different percentage to find the unit capacity requirement:

Category	Percentage of total housing units
Rapid transit community	25%
Commuter rail community	15%
Adjacent community	10%
Adjacent small town	5%

A community's unit capacity requirement can be found [here](#).

More information about unit capacity can be found [here](#).

HOW IS REASONABLE SIZE DEFINED?

Section 3A of the Zoning Act (MGL c40A) states that "An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right." Section 5 of the 3A Guidelines provides that reasonable size is measured in two ways.

One way reasonable size is defined is the minimum land area. Most communities have a minimum required land area of 50 acres, and specific land area requirements by municipality can be found [here](#).

How big is 50 acres?



Fifty acres is 1/10 of area within the ½ mile radius around a transit station, which is called the **transit station area**.



Fifty acres is a small fraction of a community's total land area. In fact, when all of the minimum land area requirements are combined, the total area is less than 1% of developable land area in the MBTA communities.



It takes approximately 20 minutes to walk the perimeter of 50 acres

Reasonable size is also defined through unit capacity, which is a measure of the number of multi-family units that zoning allows in the district. Although some multi-family units may already exist, unit capacity for any given lot may be higher or lower than existing development on a site, depending on what number of units are allowed in the zoning. Learn about what unit capacity is and how a community's unit capacity requirement is determined on the fact sheet "What is Unit Capacity?"

HOW IS REASONABLE SIZE MEASURED?

A community must use the Compliance Model to determine if its district(s) meet reasonable size requirements.

Minimum land area

The map-based portion of the Compliance Model is used to determine the area of the district(s). Some types of land are excluded from the land area measurement, so the Compliance Model must be used to measure area.

Unit capacity

The Excel-based portion of the Compliance Model is used to determine the unit capacity of the district(s). The Compliance Model takes the zoning requirements into account, as well as other factors such as lot size, parking requirements, excluded land and open space requirements.

More information on how to use the Compliance Model is available in the Compliance Model User Guide on the MBTA Communities webpage.

GROSS DENSITY

What is gross density?

In Section 3A, gross density is defined as a units-per-acre density measurement that includes land occupied by public rights-of-way and any recreational, civic, commercial, and other nonresidential uses. Section 3A requires that compliant zoning district(s) allow a minimum gross density of 15 units per acre.

How does a municipality show that the 3A compliant district(s) meet the gross density requirement?

The Compliance Model is a tool that communities must use to determine the gross density of the multi-family district(s). The Compliance Model calculates the district area and summarizes zoning restrictions to derive an estimate the number of units that are allowed on each parcel, which is unit capacity. Using the unit capacity and the area of the district, the Compliance Model can then calculate gross density. The Compliance Model ensures that the gross density and unit capacity accurately considers the zoning restrictions in the district.

How does gross density work across multiple districts/subdistricts?

Many communities will comply with Section 3A by mapping multiple zoning districts or subdistricts. The overall gross density of all districts/subdistricts used to comply with Section 3A must be at least 15 units per acre. This means that some subdistricts may have a gross density of less than 15 units per acre, and some subdistricts may have a greater gross density.

How is gross density different from other ways housing density is measured?

Housing density can be measured in a few different ways. Often, housing density is discussed in terms of one lot or development site, for example how many units a particular site allows, which is referred to as net density. However, gross density differs from this approach because it includes all of the land in the district such as public rights-of-way. Gross density is a way to measure density on a district-wide basis, instead of at the parcel level. Another way density can be described is floor-to-area ratio (FAR). Many communities already have FAR requirements in their zoning. FAR controls how intensely a site can be developed, by restricting a building's floor area in relation to the size of the lot. A district can include FAR requirements and still meet the gross density requirement of Section 3A.

Net density measures how many units a particular site allows. The density of each parcel would be measured individually:



Gross density measures how many units a particular district allows. The density of the district would be measured inclusive of rights of ways:



SECTION 3A REASONABLE SIZE REQUIREMENT: CONTIGUITY

Compliance with Section 3A can be achieved with multiple districts, or multiple areas of the same district. However, there are contiguity standards that must be met, in order to ensure that the compliant district(s) exist on a neighborhood scale. Section 5 of the Guidelines has Reasonable Size requirements including contiguity, and Section 8 has Location requirements.

50% of the total district area must be contiguous
(this is not the same as 50% of the minimum land area).
Graphics courtesy of Mass Housing Partnership



Allowable
Contiguity can be maintained across rights of way because rights of way are included when measuring contiguity.



Unallowable
Right of way cannot be used to connect non-adjacent district areas.



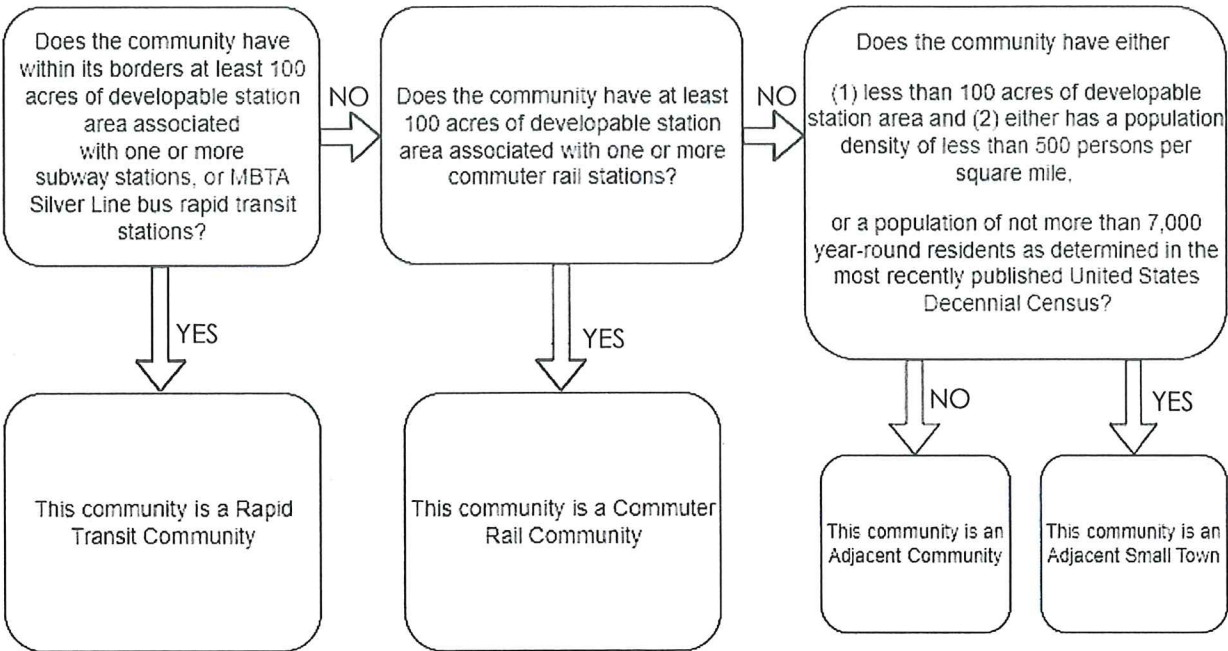
Allowable
Contiguity is maintained even if the adjacent areas are in different compliant zoning districts.



Allowable
Contiguity can be maintained diagonally across rights of way because rights of way are included when measuring contiguity.

COMMUNITY CATEGORIES WITHIN 3A GUIDELINES

Each MBTA community has been assigned a community category, using the logic in the following flowchart:



The community category affects important requirements for compliance such as unit capacity and district location:

	Rapid Transit	Commuter Rail	Adjacent	Adjacent Small Town
Land Area	50 Acres	50 Acres	50 Acres	n/a
Unit Capacity ¹	25%	15%	10%	5%
Location	Near Transit ²	Near Transit ²	n/a	n/a
Deadline	12/31/2023	12/31/2024	12/31/2024	12/31/2025

1: Unit Capacity is expressed as percentage of 2020 Housing Stock. For example, Rapid Transit Unit Capacity = Housing Stock x 0.25

2: Percentage of district located near transit depends on developable land near stations. Developable land means land on which multi-family housing can be permitted and constructed. For purposes of these guidelines, developable land consists of: (i) all privately-owned land except lots or portions of lots that meet the definition of excluded land, and (ii) developable public land.

AS OF RIGHT ZONING

What does “as of right” mean?

Section 3A requires that “An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right.”

“As of right” means development may proceed in that district under a zoning ordinance or by-law without the need for a discretionary process such as a special permit, variance, zoning amendment or other discretionary zoning approval. While on its face as of right may seem like a straightforward concept, there are many nuances to consider, and the Executive Office of Housing and Livable Communities (EOHLC) will review submitted zoning text to determine whether zoning provisions allow for multi-family housing as of right.

Why is allowing multi-family housing as of right important?

In many cities and towns, when multi-family housing is allowed it is often subject to an expensive, unpredictable, and time-consuming review process. Special permits are discretionary and can require multiple public hearings, resulting in additional requirements for the project proponents. The time and materials needed to attain a special permit, variance or zoning amendment increases the cost of development, and these costs are passed on to buyers and renters.

By requiring multi-family housing to be allowed as of right, Section 3A removes some of the zoning barriers to multi-family housing development. Other barriers may remain, however zoning restrictions may cease to be the limiting factor for new housing in 3A compliant districts.

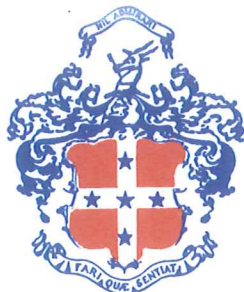
Does as of right zoning allow site plan review?

The Zoning Act (MGL c40A) does not establish nor recognize site plan review as an independent method of regulating land use. However, Massachusetts courts have recognized site plan review as a permissible regulatory tool, including for uses that are permitted as of right. These court decisions establish that when site plan review is required for a use permitted as of right, site plan review involves the regulation of a use and not its outright prohibition. The scope of review is therefore limited to imposing reasonable terms and conditions on the proposed use, consistent with applicable case law.

The 3A Guidelines similarly recognize that site plan review may be required for multifamily housing projects that are allowed as of right, within the parameters established by the applicable case law. Site plan approval may regulate matters such as vehicular access and circulation on a site, architectural design of a building, and screening of adjacent properties. Site plan review should not unreasonably delay a project nor impose conditions that make it infeasible or impractical to proceed with a project that is allowed as of right and complies with applicable dimensional regulations.

File Attachments for Item:

1. Subdivision - Ledgeview Estates status review



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

July 25, 2024

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has previously requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

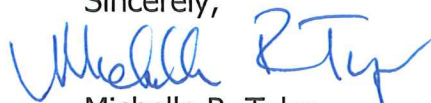
No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification,

amendment or rescission when there has been a sale to a single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Board respectfully requests your participation at their meeting of September 10, 2024 at 6:00pm regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle. At that time, the Board will consider any action permitted by law. The Randolph Planning Board is conducting regular meetings in a hybrid fashion. You may participate in person at Town Hall 41 South Main Street, Randolph in the Washington Room on the first floor OR via ZOOM (see the link on the Planning Board page at www.townofrandolph.com).

Please contact my office at 781-961-0936 or mtyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process.

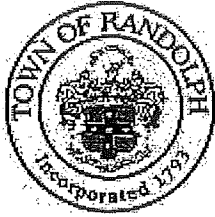
Sincerely,



Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson



May 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgerview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

On March 5, 2020, the Randolph Planning Board requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification, amendment or rescission when there has been a sale to a

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OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fees \$

Sent To
RKS REALTY c/o SB General Contracting
Street and Apt. No., or PO Box No.
14 Renmar Ave
City, State, ZIP+4®
Walpole MA 02081

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

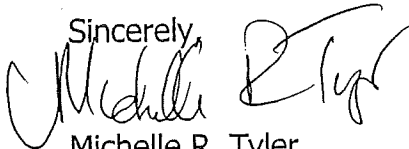
Section G, Item 1.

g Department
Town Hall
th Main Street
ph, MA 02368

single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle before considering any action permitted by law. Randolph Planning Board is conducting regular meetings using a video platform. You may submit any response to the Board in writing to my attention or participating in an upcoming meeting via video. Please contact my office at 781-961-0936 or mtyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process or schedule you for an upcoming Planning Board meeting.

Sincerely,



Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson



Planning Department
Town Hall
41 South Main Street
Randolph, MA 02368

March 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as Ledgeview Terrace. The four (4) lot subdivision creating E.G. Schaner Circle was approved September 19, 2006, endorsed October 12, 2006 and recorded at the Norfolk Registry of Deeds January 9, 2007 in Plan Bok 564 Plan 20 yet there has been no activity identified toward the completion of the road and installation of utilities.

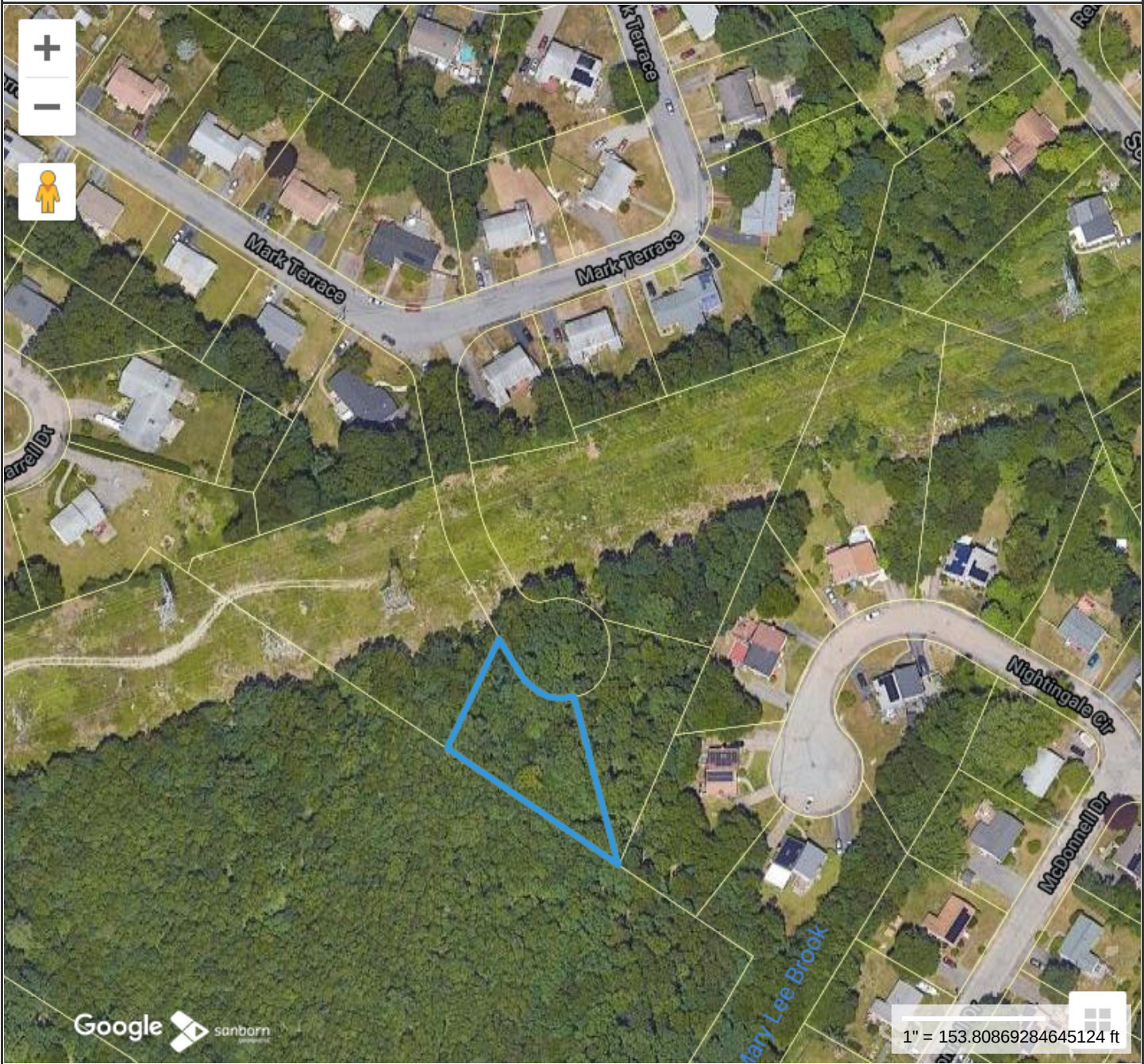
The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle. If my office can be of assistance in providing information or guidance on process, please call me at 781-961-0936.

Sincerely,

Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC

Ledgeview



Property Information

Property ID 65-A-102
Location 11 E.G. SCHANER CI
Owner RKS REALTY LLC



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

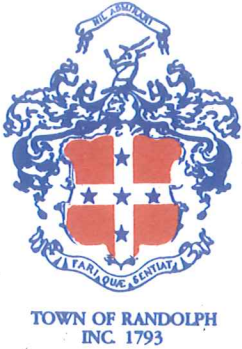
Town of Randolph, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/24/2024
Data updated 07/24/2024

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

File Attachments for Item:

2. Subdivision - Roel Court status review



Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

July 30, 2024

Osayomwanbor Obazee
45 Roel Street
Randolph, MA 02368

RE: Roel Court Subdivision
Randolph, MA

Dear Obazee Osayomwandor,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as ROEL COURT. The subdivision of 45 Roel Court by then owner Barbara Mersal created the potential for three (3) lots and an extension of Roel Court on September 10, 2007; note the reference on your deed of land attached to this letter. To date, there has been no activity identified toward the completion of the road and installation of utilities.

The Board respectfully requests information regarding the intent to construct, revise or discontinue this subdivision of land in order for the Board to consider all actions available to them. Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of it retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the

mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification, amendment or rescission when there has been a sale to a single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Planning Board requests your participation at their meeting of Tuesday, September 10, 2024 at 6:00pm for discussion. You may participate in person at Town Hall, 41 South Main Street, Randolph in the Washington Room on the first floor or virtually via Zoom. The link to the meeting can be found on the Planning Board webpage at www.townofrandolph.com

If I can provide any information to you in advance of the meeting, please call me at 781-961-0936.

Sincerely,


Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Anthony Plizga, Planning Board Chairperson

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

QUITCLAIM DEED

I, **Barbara Mersal, Trustee of The Barbara Mersal 2018 Living Trust** u/d/t dated June 6, 2018, with respect to which an Abstract of Trust under M.G.L. c. 184, Section 35 recorded on June 12, 2018, in Norfolk County Registry of Deeds in Book 36051, Page 371, of Randolph, Massachusetts,

for consideration paid in the amount of **Five Hundred Thousand and 00/100 Dollars (\$500,000.00)**, grants to

Osayomwanbor Obazee, individually, now of 45 Roel Street, Randolph, MA 02368

with ***QUITCLAIM COVENANTS***,

The land in Randolph, Norfolk County, Massachusetts together with the buildings and improvements thereon, as described in **Exhibit A** attached hereto.

Subject to, and with the benefit of, all rights restrictions, reservations, easements, appurtenances and rights of way of record, insofar as the same are still in force and applicable.

The Grantor herein does hereby voluntarily release and relinquish all of her rights of Homestead, if any, as set forth in Massachusetts General Laws, Chapter 188 and states under the pains and penalties of perjury that she waives any and all homestead rights and further states that no other person or entity is entitled to an estate of homestead in the property.

Meaning and intending to convey the entire premises described in and for title please see the deed recorded with the Norfolk County Registry of Deeds in Book 36051, Page 374.

Property Address for Lot 1: 45 Roel Street, Randolph.
Property Address for Lots 2 & 3: 0 Roel Court, Randolph.

[SIGNATURES ON FOLLOWING PAGE]

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 11-15-2021 @ 03:52pm
Ctl#: 1080 Doc#: 144797
Fee: \$2,280.00 Cons: \$500,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

GRANTOR:

By: Barbara Mersal, Trustee of
The Barbara Mersal 2018 Living Trust

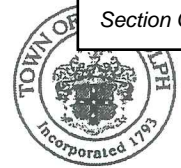
Notary Public: Deborah A. Boniwe
My Commission Expires: Sept 13, 2024

File Attachments for Item:

3. Subdivision - Trim Way - release of funds from Peer Review Account

PLANNING DEPARTMENT

REQUEST FOR ACCOUNT BALANCE



Section G, Item 3.

Project Name	TRIM WAY	Account Info	85000-314025
Account Type	<input checked="" type="checkbox"/> Peer Review Account <input type="checkbox"/> Performance Guarantee	Type of Release	<input checked="" type="checkbox"/> Full Release <input type="checkbox"/> Reduction to _____

Type of Deposit	<input checked="" type="checkbox"/> Check <input type="checkbox"/> PassBook <input type="checkbox"/> Bond <input type="checkbox"/> Other _____		
Account Activity	Date	Credit	Debit
	12-22-22	\$4,500.00	
	4-6-23		\$ 2,085

The undersigned, being a majority of the Planning Board of the Town of Randolph, MA hereby approve the **RELEASE/REDUCTION** in the **PEER REVIEW/PERFORMANCE GUARANTEE** issued for the above indicated project and request the Treasurer/Collector for the Town of Randolph calculate interest accrued and provide the current account balance to the Board.

EXECUTED as a sealed instrument this _____ day of _____, 20____

RANDOLPH TREASURER/COLLECTOR					
Date	8-6-2024	Interest Earned	84.79	Account Balance	2499.79
Name	Elizabeth Perez Baczkowski		Signature	Elizabeth Perez-Baczkowski	

Please return the completed form to the **Planning Department** for disbursement of funds.