



TOWN COUNCIL MEETING

Monday, December 09, 2024 at 6:00 PM

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

AGENDA

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

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

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

B. Moment of Silent Prayer

C. Approval of Minutes

1. Meeting Minutes of Town Council Meeting October 28, 2024

2. Meeting Minutes of Town Council Meeting November 18, 2024

D. Announcements from the President

E. Public Hearings

1. 6:15 PM - Council Order 2024-052: A Request to amend the zoning ordinance for Accessory Dwelling Units (ADU's)

F. Public Comments/Discussions

G. Appointments

H. Motions, Orders, and Resolutions

- [1.](#) Resolution 2024-002: Resolution in Support of PFAS Testing In and Around the Baird McGuire Superfund Site

I. Town Manager's Report

J. Old/Unfinished Business

K. New Business

- [1.](#) Council Order 2024-063: Acceptance of Gift from Fernandes Foundation to the Town of Randolph

L. Correspondence

- [1.](#) North Randolph Tree Lighting Celebration

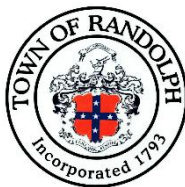
M. Committee Reports

N. Open Council Comments

O. Adjournment

Notification of Upcoming Meeting Dates

December 12, 2024 - Special Joint Meeting of Town Council and School Committee
January 6, 2024



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, October 28, 2024, at 6:00 p.m.

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

Call to Order: Council Vice-President Brewer called the meeting to order.

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

Pledge of Allegiance: Pledge of Allegiance led by Councillor Gordon.

Moment of Silent Prayer: Moment of Silent Prayer held.

Approval of Meeting Minutes:

Motion to vote on both meeting minutes of September 30, 2024 and October 7, 2024 jointly made by Councillor O’Connell, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 6-0-1 (Abstention: W. Alexopoulos; Absent: Burgess and Egan)

Motion passes.

Motion to approve the minutes of the Town Council meeting on September 30, 2024 and October 7, 2024, made by Councillor , seconded by Councillor .

Roll Call Vote: 6-0-1 (Abstention: W. Alexopoulos; Absent: Burgess and Egan)

Motion passes.

Public Comments

1. Guerlince Zemezier, 61 Mills Street: As a private citizen since last year I’ve noticed that one particular Councillor has never been to the meeting. Is there a policy to address that? 2. The Assistant Town Manager position- I would like to know how many candidates of color and in particular, if any Haitian American candidates applied and if they were given an opportunity for an interview.
2. Sandy Cohen, Bittersweet Lane: Is there any way to have public announcements come after the announcements from the president? That would be helpful not only for me but for other residents who come to speak as well.
3. Kate, Randolph: I have a concern about the lack of transparency in the job application process. I received no notifications about the interview process. It was not until my second inquiry that I was notified my resume was not selected.
4. Alan, 4 Morse Avenue: I just learned recently that the Assistant Town Manager position was filled. Back in 2023 I submitted my resume and cover letter but I never heard back. In December, Randolph DEI had a meeting with Randolph Police Department and mentioned to Town Manager Howard my

interest in the position. To my surprise, I learned recently that the position had been filled. I believe that I am qualified. I would love for the opportunity to speak further about this position. I wonder if there can be an investigation to look into how many people of color applied for the position and were given an opportunity to speak about their qualifications. Secondly, is it possible to add lights to the cross-walks? I realize that at night when you're driving through Town, you don't notice people standing at the corner wanting to cross the street.

5. Yoletti Ibokette, 28 Restereck Ave, Randolph: I am here on behalf of Randolph DEI to address what we see as a failure to adequately consider racial equity and parity in hiring the Assistant Town Manager. The position has been open for well over a year and a number of qualified individuals of color applied and did not hear back. We believe more intent and effort should have been put into hiring someone who is not only qualified but also reflects the population of Randolph.
6. Kenton Fleming: I am here on behalf of the DEI Coalition regarding the Assistant Town Manager position. The Town Manager has shared that by law the Town cannot require individuals to disclose their race or ethnicity. Despite this, the Town could have encouraged people of color to apply. We must do better.
7. Joe Burke, 54 Hills Street: Randolph doesn't have a residency clause because if we did then a lot of the good people we do have wouldn't be here. The Superintendent of Schools doesn't live here and she does a great job. I think you just want to hire somebody who is most qualified.
8. Gladys McClain, Rosemont: I want to know what's going on with the shuttle bus. A lot of people in the community really need this bus.

Town Manager's Report:

1. I spoke about the hiring process for the Assistant Town Manager Position and met with Randolph DEI last Friday. It was a good conversation. As I said at the meeting, there is some disagreement which is okay. The DEI components were in the job advertisement, not in the job description. They would have preferred to see it in the job description. We had a hiring committee of seven department heads. I described the department heads at the last meeting but it was people who would interact most with this position. Unless someone chooses to self-identify their race or ethnicity we are not allowed to ask about their race or ethnicity by law. I certainly never want to assume unless they choose to disclose it because I've made assumptions in the past and I was wrong. I'm open to discussions about plans for affirmative actions.
2. The Randolph School Committee and the Town Council are accepting applications from interested volunteers seeking to fulfill the unexpired term of a School Committee member. The term of the appointment will officially expire in January of 2026, when the newly-elected successor is sworn in. Registered voters in the Town of Randolph are eligible to fill this position. To nominate yourself for this position you must submit a letter of interest and resume via email at randolphschoolcommittee@randolph.k12.ma.us no later than November 22, 2024. If appointed, the volunteer will serve on the School Committee until the term expires in January of 2026, or they may run for election to the School Committee in the November 2025 Town Election, if they wish to continue to serve beyond that date. There will be a joint meeting of the School Committee and Town Council to determine who will fill that seat.
3. Election Day is Tuesday! The last day to apply for an absentee ballot is tomorrow.

Councillor Huff-Larmond: I am saddened and extremely disappointed about the anti-affirmative action taken to hire the Assistant Town Manager. I believe the thought of a diverse pool of candidates was never the plan. The Town Manager has the right to appoint this position and not to have a committee. Since you have this power and there is a perfect candidate who is a person of color, they should be selected for the position. The words of diversity and the promise of working towards that diversifying Town Hall sounds good but its about action and there has been very little effort put forward to increase diversity in Town Hall.

New Business:**1. Council Order 2024-052: Request for the Town Council to Initiate an Amendment to the Randolph Zoning Ordinances - Chapter 200 of the General Code of the Town of Randolph - Concerning Accessory Dwelling Units**

Town Manager Howard presented Council Order 2024-052 that is being introduced by the Planning Board. Council Vice-President Brewer referred this Council Order to the Planning Board and Ordinance Subcommittee.

2. Council Order 2024-053: Transfer of General Fund Free Cash for Mobility Hub Study

Town Manager Howard introduced Council Order 2024-053 and provided additional information regarding the purpose of this Council Order.

Councillor Thompson: Are these the same consultants used in the first study? Town Attorney Griffin: It would have to go out to bid.

A discussion of the Council was held concerning which transit service the Town would be interested in learning more about.

Motion to approve Council Order 2024-053 with the amendment to add “micro transit” in the third line of the Council Order made by Councillor Gordon, seconded by Councillor Brewer.

Roll Call Vote: 6-1-0 (Nays: O’Connell; Absent: Burgess, Egan)

Motion passes.

3. Council Order 2024-054: Transfer of ARPA Revenue Loss Funds to Randolph Cultural Council

Town Manager Howard introduced Council Order 2024-054 and Town Attorney Griffin provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2024-054 as presented made by Councillor O’Connell, seconded by Councillor Thompson.

Roll Call Vote: 6-0-0 (Absent during vote: W. Alexopoulos; Absent: Burgess, Egan)

Motion passes.

4. Council Order 2024-055: Transfer of General Fund Free Cash to FY25 RPS Operating Budget

Town Manager Howard introduced Council Order 2024-055 and Town Attorney Griffin provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2024-055 as presented, made by Councillor C. Alexopoulos, seconded by Councillor Huff-Larmond.

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

Motion passes.

Correspondence:

1. Community Enhancement Event Hosted by the Randolph Police Department and Councillor Kevin O’Connell: Holiday Food Drive on Sunday, November 17, 2024 from 9 AM to 12 PM. Food items can be dropped off to the Randolph Police Station, 41 S Main Street, Randolph, MA.

Council Comments:

1. Councillor Thompson: I had a great time at the trunk or treat at the Randolph Intergenerational Community Center. There was another one at St. Mary’s with the Randolph Police Department and they did a great job as well. Liz and Robyn did a great job. There was a huge turn out.
2. Councillor O’Connell: I went to the trunk or treat event run by the Young School Parent Teacher Association. I hope they had a good book fair. Thank you for putting that together.
3. Councillor Huff-Larmond: Thank you to everyone who gave hygiene and health items to the Randolph Youth Council. We were able to pack 50 bags so far and and them out to those in need. Last Thursday, Blue Hills NAACP had a meeting at the Randolph Intergenerational Community Center (RICC). Registration is ongoing. If anyone is interested in attending, we welcome you. Randolph DEI has been very active. We started our first ESL class at the RICC for six weeks from 4 PM to 6 PM. We’re really excited to continue working with Randolph residents as they learn the English language. Vote, vote, vote!
4. Councillor Gordon: I’d like to call a meeting of Economic Development, Small Business, and Real Estate Subcommittee. The purpose of the meeting is for a member of the EPA to give a presentation on the Baird McGuire site including water testing and soil testing. I went to the Board of Health meeting to inquire about PFAS testing at the TLA site and they explained they do not speak for TLA. I believe there are four Boards involved but I request that we enforce that testing.
5. Councillor C. Alexopoulos: Have a safe Halloween.
6. Councillor Brewer: Have a safe Halloween. The Trunk or Treat was a great event. It gets better and better every year. Thank you to Liz LaRosee and all of the staff for putting it together.

Adjournment:

Motion to adjourn made by Councillor C. Alexopoulos, seconded by Councillor O’Connell.
 Roll Call Vote: 7-0-0 (Absent: Burgess, Egan)
 Meeting adjourned at 8:45 PM.



Randolph Town Council

DRAFT Special Town Council Meeting Minutes

Meeting Date: Monday, November 18, 2024, at 5:30 p.m.

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

Call to Order: Council Vice-President Brewer called the meeting to order.

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

Pledge of Allegiance: Pledge of Allegiance led by Councillor Chris Alexopoulos.

Councillor Huff-Larmond entered the meeting, in person, at 5:36 PM.

Moment of Silent Prayer: Moment of Silent Prayer held in remembrance of Council President William “Bill” Alexopoulos. Bill passed away peacefully, surrounded by his family on November 3rd, 2024. Bill and his family moved to Randolph in 1963, a Town that he loved. He attended the Devine School in Randolph, and graduated from Thayer Academy and later Boston University with a degree in Biology. Bill dedicated over 40 years of his life to the Randolph community, serving in numerous roles, including as a member of the Zoning Board of Appeals, Board of Health, Town Meeting Member, Chairperson of the Joint Water Board, Board of Selectmen, and Town Council. Known for his unwavering principles and gentlemanly demeanor, Bill was a familiar face at Town Hall, often stopping by multiple times each week to check in on town business. You could always tell when Bill was here by the sight of his big red truck with his personalized license plate in the parking lot! William’s life was a testament to faith, family, friendship, and community.

Each Councillor and the Town Manager had an opportunity to express their condolences to the Alexopoulos family and share their sentiments. Bill’s wife, Alexandra Alexopoulos, expressed her gratitude for the Town’s support.

Reorganization of the Council Officers

1. Motion to elect Council Vice President Brewer to serve as the Council President for the remainder of the year made by Councillor Burgess, seconded by Councillor Huff-Larmond.
Roll Call Vote: 9-0-0
Motion passes.

Presentations:

1. FY2025 Tax Classification Presentation

Council President Brewer introduced Town Assessor Janet Teal to present the 2025 Tax Classification.

Principal Assessor Janet Teal and consultant Nate Cramer presented options regarding the tax rates. The purpose of this presentation is for the Town Council to decide on a single or split tax rate, whether to adopt open space discount, whether to adopt a residential exemption, and whether to adopt small commercial exemption. The presentation further covered prior year tax rates, prior year tax shifts in the residential factor, and the projected average increases in tax bills depending on which shift is adopted by the Council this year.

A discussion was held concerning the effects of the tax shifts on residents and businesses in the Town of Randolph.

Council President Brewer: This will be continued to the Town Council meeting of Monday, November 25, 2024, at 6:15 for a public hearing.

Public Comments

1. Yoletti B, 28 Restarick Ave: I am here on behalf of the DEI Coalition to provide an update on our efforts to advance equity and inclusion in the Town Hiring and retention. Our goal is to ensure town hiring reflects the demographics of Randolph, where over 70% of residents are people of color. Our vision is to ensure Town Staff, including leadership reflect Randolph's racial, ethnic and linguistic diversity. We recently met with Town Manager Howard and Town Attorney Christine Griffin are excited to collaborate with the Town on an application to the metropolitan area planning Council's MAPC technical assistance program. The program supports racial equity projects and helps communities set measurable goals for change.
2. Guerlince Semezler, 60 Mills Street: I want to offer my condolences to the Council for the recent passing of the Former Council President. At the last meeting, I had the chance to speak about Councillor Egan's absence and it is nice to see him on Zoom but I'm wondering what are your plans in terms of in-person meetings?
3. Joe Burke, 54 Hills Street: The Governor allows boards to meet in-person and zoom. If you want to blame anybody, blame the governor. Bill was a real close friend. Anytime there was a snowstorm, Bill would come down and plow at the Saint Bernadette Church. Every fundraiser we had, he always donated. I'll miss him just as much as they do.

Town Manager's Report:

Department of Public Works Superintendent, Niel McCole, provided an update regarding various topics.

1. A twenty foot section of the twenty-four inch main that connects the water treatment plant to our water distribution system and that of Holbrook has been removed so that it can allow the coupling of the two subaqueous lines that run from the new braintree plant to our side of the reservoir. 2. The Safe Water Drinking Act has something called a Lead and Copper Rule requires Towns to submit a letter to their local governing authority, which for us is the Massachusetts Department of Environmental Protection, including information on our lead service line inventory. In response to that, we were given thirty days to notify residents in three specific categories of water service line materials. We needed to generate different letters to go out based on the addresses and the information we had on hand. That process was completed last week. We've updated our website with valuable information and several links that residents can click on to find additional information.

Councillor Huff-Larmond: Thank you for meeting with the DEI Coalition to make sure that when we are thinking about hiring retention and just a better environment for all that we have equity, equality and inclusion at the forefront. Town Manager Howard: I'm always willing to have a conversation.

New Business:**1. Council Order 2024-056: Council Order Authorizing the Town of Randolph to Enter into an Intermunicipal Agreement Among The Town of Randolph, The City of Quincy, The Town of Holbrook, The Town of Weymouth and the Town of Braintree Concerning the Provision of Public Health Services**

Town Manager Howard introduced Council Order 2024-056 and provided additional information regarding the purpose of this Council Order.

Motion to approved Council Order 2024-056 as presented made by Councillor Burgess, seconded by Councillor Alexopoulos.

Roll Call Vote: 8-0-0 (Absent during vote: Clerger)

Motion passes.

2. Council Order 2024-057: Approval of School Based Health Center to be Located in the Randolph High School

Town Manager Howard introduced Council Order 2024-057 and provided additional information regarding the purpose of this Council Order.

Motion to approved Council Order 2024-057 as presented made by Councillor Burgess, seconded by Councillor Alexopoulos.

Roll Call Vote: 9-0-0

Motion passes.

3. Council Order 2024-059: Transfer of General Fund Free Cash for Financial Review Services

Town Manager Howard introduced Council Order 2024-059 and provided additional information regarding the purpose of this Council Order.

The Council had an opportunity to ask questions regarding the Financial Review Services and what the services will entail.

Motion to approved Council Order 2024-059 as presented made by Councillor Burgess, seconded by Councillor Alexopoulos.

Roll Call Vote: 9-0-0

Motion passes.

4. Council Order 2024-060: Establishment and Funding of FY2025 Reserve Fund

Town Manager Howard introduced Council Order 2024-060 and provided additional information regarding the purpose of this Council Order.

Council President Brewer: This Council Order will be available for a vote during the next meeting on November 25, 2024.

5. Council Order 2024-061: Acceptance of Local Option Statute M.G.L. Ch. 40, Section 13D Concerning Reserve Fund for Payment of Accrued Liabilities for Compensated Absences

Town Manager Howard introduced Council Order 2024-061 and provided additional information regarding the purpose of this Council Order.

Council President Brewer: This Council Order will be available for a vote during the next meeting on November 25, 2024.

6. Council Order 2024-062: Appropriation of Funds to the Reserve Fund for Future Payment of Accrued Liabilities for Compensated Absences Due Employee of Town Upon Termination of Employment Pursuant to M.G.L. Ch. 40, Section 13D

Town Manager Howard introduced Council Order 2024-062 and provided additional information regarding the purpose of this Council Order.

Council President Brewer: This Council Order will be available for a vote during the next meeting on November 25, 2024.

Correspondence:

1. Winter Wonderland - December 14, 2024 from 3 to 6 PM at Crawford Square, Randolph, MA!

Subcommittee Reports:

1. Motion to appoint Council President Brewer to the Tri-Town Water Board made by Councillor Burgess, seconded by Councillor Alexopoulos.
Roll Call Vote: 9-0-0
Motion passes.

Council Comments:

1. Councillor O'Connell: Thank you to the Randolph Police Department and Friendly Food Pantry for the food drive we hosted last Sunday. Thank you to all residents that came to donate and all involved to help collect food for people in need. 2. It was a pleasure to be at the Veterans Day Ceremony. Councillor Thompson gave a great speech about reaching out for help when you need it.
2. Councillor Huff-Larmond: 1. The Randolph Diversity, Equity and Inclusion Coalition (Randolph is hosting an event on Wednesday, November 20, 2024 at 6:00 PM to have a post election discussion. Please join us at the New Jerusalem Evangelical Baptist Church, 871 North Main Street, Randolph, MA. 2. The Randolph Youth Council continues to be strong. If you are interested in participating please contact me at 617-240-7106. We actually now have members from Brockton and Braintree and have a new president and new vice president. 3. ESL classes continue with DEI at the Randolph Intergenerational Community Center. We are in our fourth week and the students are great. We are excited to be doing this work. There will be another six week session in the new year. We want to continue doing this work for as long as we can. 4. When speaking about department heads, I want to make sure we're clear about what and who a department head is. In discussing the process for hiring equity and inclusion, some individuals were not aware they were a department head.
3. Councillor Gordon: 1. There is an Economic Development subcommittee meeting right after this meeting. 2. I participated in a teacher strike in Marlborough. I went in support of the strikers. 3. I want to encourage a Human Resources focus on the Assistant Town Manager Position.
4. Councillor Alexopoulos: Thank you to the Town for their support in the passing of my father and former Council President Bill Alexopoulos. It has been heartwarming to read messages. I thank you all from the bottom of my heart. It's a difficult time losing a parent and its even more difficult for the Town to lose someone who meant so much to the Town for over forty years. I remember in grade school going to

plow with my dad, and my dad just never being one to say no. He did whatever he could to help. I hope this serves as a lesson to you all that the way you act sometimes is disheartening. I hope you reflect and even though we may bicker here, you leave it here.

5. Councillor Clerger: 1. It is still hard to speak without crying. I remember the Council President came to me and said “Natasha you were elected to serve the people of Randolph, not a certain group of people so be there for your constituents. You’re a Councillor-At-Large,” and that’s what I’ve been doing ever since. I’m going to miss him a lot. 2. Being at meetings remotely is legal and the School Committee is still only meeting remotely. You need to leave Councillors alone who are attending the meetings online.
6. Councillor Burgess: I was approached by a number of employees in this building about the last meeting so I had to watch it. I’ve been an elected member for a long time and there were things that were said that I want to be on record saying I distance myself from the words used by a Councillor who would question the Town Manager and the role that he played.

Adjournment:

Motion to adjourn made by Councillor Burgess, seconded by Councillor Alexopoulos.

Roll Call Vote: 6-0-0 (Absent during vote: Clerger, Egan, O’Connell)

Meeting adjourned at 8:25 PM.

Council Order: 2024-052

Introduced By: Planning Board

Date: October 28, 2024

Request by the Planning Board for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance –Chapter 200 of the General Code of the Town of Randolph.

That the Town Council of the Town of Randolph hereby initiates an amendment to the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, concerning Accessory Dwelling Units (ADU’s) , pursuant to M.G.L. chapter 40A, Section 5, and hereby amends the Zoning Ordinance as follows:

I. Amend section 200-3, concerning Word usage; definitions, as follows:

Delete the following term(s):

IN-LAW APARTMENT

A separate dwelling unit within a detached single-family dwelling subordinate in size to the single-family dwelling and which maintains the appearance of the structure as a single-family dwelling. [Added 5-22-2006 ATM by Art. 50, approved 10-17-2006]

Add the following terms:

ACCESSORY DWELLING UNIT (ADU)

A self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling.

SHORT-TERM RENTAL

An owner-occupied, tenant-occupied or non-owner occupied property including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation that is not a hotel, motel, lodging house or bed and breakfast establishment, where:

- (i) at least 1 room or unit is rented to an occupant or sub-occupant for a period of less than thirty (30) days at a time ; and
- (ii) all accommodations are reserved in advance.

II. Amend section 200-45 C by deleting “in-law apartments” and renumbering the section as applicable.

The Planning Board shall be the special permit granting authority for the following:

- (1) Construction of or conversion to a two-family dwelling.*
- (2) Shared elderly housing.*
- (3) ~~In-law apartments.~~*
- (4) Scientific research, development production when identified as a SPPB on the Table of Allowable Activity.[2]*

[2] Editor's Note: The Table of Allowable Activity is included as an attachment to this chapter.

- III. Amend section 200-91 C.2.(b)[2] by deleting the term "in law"
...except this provision shall not apply to single-family dwelling units, two-family dwelling units or dwelling units used as ~~"in-law"~~ accessory dwelling units.
- IV. Delete section ~~200-46.B.11 sections [a] through [j]~~ in their entirety
- V. Insert a new section 200-10.E as follows:

Accessory Dwelling Units (ADU).

1. Purpose

This section authorizing the provision of accessory dwelling units is intended to:

- (a) Increase the number of small dwelling units available in the Town;
- (b) Increase the range of choice of housing accommodations to meet the needs of households;
- (c) Increase the supply of housing and the diversity of housing options, in response to demographic changes;
- (d) Encourage the efficient use of the Town's housing supply while preserving the character of the town's neighborhoods;
- (e) Maximize privacy, dignity, and independent living among family members preserving domestic family bonds as well as to protect the stability, property values, and the residential character of the neighborhood.

2. General Requirements

ADU's are permitted by right in a residential single-family high-density district (RH/RSFHD) and Residential Single Family Medium Density (RSFMD) subject to the following:

- (a) No ADU shall be constructed without the issuance of a building permit by the Building Commissioner.
- (b) No ADU shall be occupied unless a certificate of occupancy for such unit has been issued by the Building Commissioner and remains in effect.
- (c) ADU's are allowed within or attached to an existing single-family structure or as a detached accessory building with a permanent foundation and that is accessory to an existing single-family structure.
- (d) One (1) ADU is permitted per primary structure or lot ~~except by Special Permit.~~
- (e) The ADU must maintain a separate entrance sufficient to meet the requirements of the state building code for safe egress.

- (f) All ADUs must comply with all applicable requirements of law including of those of the building, fire sanitary and stormwater state codes and local ordinances.
- (g) The accessory dwelling unit shall not be served by any separate utility meter. Electricity, water, oil, heat, gas and sanitary shall be provided by a single service to both the ADU and the principal dwelling.
- (h) The Fire Chief or Designees are authorized to require additional fire protection for any dwelling with limited or challenging access (no pavement, long distances, limited water supply, etc.).

3. Prohibitions

- (a) ADU's are not permitted on any lot or any structure that contains two (2) or more primary dwelling units.
- (b) Short-term rentals, as defined, are prohibited in both the ADU and principal dwelling units.
- (c) The ADU may not be sold or title transferred separate and apart from the principal dwelling to which it is an accessory use. The principal dwelling and the accessory dwelling unit shall remain in common/single ownership and shall not be severed in ownership.

4. Dimensional Requirements

- (a) The ADU may not be larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.
- (b) The proposed ADU must meet the zoning district's primary structure zoning dimensional requirements for height, setbacks and lot coverage.
- (c) No ADU shall be sited closer to the front lot line than the primary structure.
- (d) Any new detached ADU, any ADU created by adding gross floor area to a single-family dwelling or any ADU created by adding gross floor area to an existing detached accessory building or structure shall be in accordance with the open space and building coverage requirements as established by the Table of Dimensional Requirements for the applicable zoning district.

5. Parking Requirements

- (a) One (1) additional parking space shall be required for an accessory dwelling unit
[1] If the ADU is located not more than 0.5 miles from a commuter rail station, no additional parking space is required.
- (b) All parking must be off-street on a designated driveway in compliance with Article IV Off-Street Parking Regulations.

6. Exterior Appearance

The ADU shall be designed to maintain the appearance and essential character of a one-family dwelling with accessory structures, subject further to the following conditions and requirements:

- (a) Where two or more entrances exist on the front facade of a dwelling, one entrance shall appear to be the principal entrance and other entrances shall appear to be secondary.
- (b) When the ADU is created in an accessory structure, the exterior appearance shall be visibly compatible with the primary dwelling and the character of the neighborhood.
- (c) All stairways to second or third stories shall be enclosed and comply with the Massachusetts Building Code 780CMR or its successor.

7. Application

The application for a building permit and/or occupancy permit for an ADU or an application for a special permit for an ADU shall include the following:

- (a) A plot plan of the principal dwelling unit with square footage, proposed accessory dwelling unit with square footage, showing the location of all existing and proposed buildings on the lot, zoning matrix and required parking.
- (b) A certified plot plan, stamped by a professional land surveyor registered in the State of Massachusetts.
- (c) When the creation of an ADU requires the alteration of the exterior of a structure, the application shall include elevation plans showing the sides of the building affected by the construction both prior to and after completion of construction.
- (d) By filing the application for a building permit for an ADU, all owners consent to an inspection without a warrant upon reasonable notice by the Building Commissioner to ensure compliance with all terms of this section.
- (e) The Building Commissioner shall issue a cease-and-desist order on any work in progress or on the use of any premises, either of which are in violation of the provisions of this section.

8. Special Permit Required

The following conditions will require a special permit from the Zoning Board of Appeals:

- (a) A detached accessory dwelling unit on a nonconforming lot.
- (b) An accessory dwelling unit within an existing nonconforming structure.
- (c) A special permit for an accessory dwelling unit may only be granted upon a finding that the construction and occupancy of the accessory dwelling unit will not be detrimental to the neighborhood in which the subject property is located and after consideration of the factors set forth in this ordinance.

9. Decision

- (a) A building permit for an ADU may be granted by the Building Commissioner, or his designee, upon determination that all criteria as set forth in this ordinance have been satisfied.
- (b) A certificate of occupancy for an ADU shall be granted by the Building Commissioner, or his designee, upon determination that the ADU is in conformity with the provisions of this section, any special permit issued and all applicable health and building codes.
- (c) No ADU shall be occupied unless a certificate of occupancy for such unit has been issued by the Building Commissioner.

10. Accessory Dwelling Units in existence before adoption of ordinance

The purpose of this section is to ensure that accessory dwelling units or conversions in existence before the adoption of this ordinance are in compliance with the State Building Code.

- (a) A legally conforming dwelling unit that would be considered an ADU under this ordinance that was granted by special permit (formerly “in-law apartment”) may continue as an ADU under this section.
- (b) Any other pre-existing dwelling unit that would be considered an ADU under this ordinance, including pre-existing non-conforming units, may be subject to inspections and require renovations to ensure compliance with building, fire and sanitary code.

11. Enforcement

It shall be the duty of the Building Commissioner to administer and enforce the provisions of this section.

- (a) No building shall be constructed or changed in use or configuration without the issuance of a building permit by the Building Commissioner.
- (b) The construction of any ADU must be in conformity with the State Building Code and, if applicable, Title V of the State Sanitary Code and lawful under all other provisions of applicable Town health, building, zoning and other local laws and regulations.
- (c) The Building Commissioner shall refuse to issue any permit which would result in a violation of any provisions of this section or in violation of the conditions or terms of any special permit or variance granted.
- (d) The building permit shall be revoked upon determination by the Building Commissioner that any condition imposed by this section has not been fulfilled.

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3 Indian Wind Drive, Scituate, MA • Tues., Dec. 3, 2024 at 10AM
 40,005+/- acres of land improved by a 2,476+-sf colonial style single family home believed to have 8 rooms, 4 bedrooms, 2 full bathrooms, (2) ½ bathrooms, with 2 fireplaces, finished basement, deck, & attached 2-car garage. **Terms of Sale: A deposit of \$20,000** by cash, certified or bank check required at the time & place of sale & balance within 30 days. All other terms announced at sale. Peter T. Kline, Esq, Kline & Sanders, LLP, Newton, MA, Attorney for Mortgagee.

SALE TO BE HELD ON THE PREMISES
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Events, Fairs, Farmers Markets

Quincy, November 23, 2024; 9 am to 3 pm, 18 Spear Street, Quincy, Bethany Church Thrift Shop's Annual Holiday Stroll and Rummage Sale!
 The Sale is held inside the Church at 18 Spear Street, Quincy
 Lots and lots of Christmas items, both vintage and new!
 Lots and lots of Rummage! Bake Sale! Jean Wilson 617.479.7300

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Events, Fairs, Farmers Markets

Weymouth, Saturday, November 23 9:30-2, 17 Church St. The First Church in Weymouth HOLIDAY FAIR
 Raffle Baskets, Crafts, Baked Goods, Fudge, Cheese, Pickles, Relish, Knitted Items, Plants, Jewelry, Christmas attic, Games and Crafts for kids and of course, our famous Snack Bar!

Weymouth, Saturday, Nov. 23 5:30pm, 17 Church St., TURKEY DINNER with the fixings
 Coffee, Tea & Dessert
 Adults \$15 Children \$10 7-12, 6 & under free
 Tickets available at the Holiday Fair(9:30-2)

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Foreclosure/Sheriff Sales

70 COLONIAL ROAD, WEYMOUTH
LEGAL NOTICE
 COMMONWEALTH OF MASSACHUSETTS
 LAND COURT
 DEPARTMENT OF THE TRIAL COURT

Docket Number:
 24 SM 003971

ORDER OF NOTICE

Foreclosure/Sheriff Sales



TO: Heirs, Devisees, and Legal Representatives of the Estate of Noreen Hartley; Meredith Hartley; Brian S Hartley; Brandon J Hartley And to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (*et seq*):

PNC Bank, National Association claiming to have an interest in a Mortgage covering real property in North Weymouth (Weymouth), numbered 70 Colonial Road, given by Noreen Hartley to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Pacific Mercantile Bank, dated November 22, 2013, and recorded at Norfolk County Registry of Deeds in Book 31939, Page 464, and now held by the plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before December 30, 2024 or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

Witness, GORDON H. PIPER, Chief Justice of said Court on November 12, 2024.

Attest:
 Deborah J. Patterson
 Recorder

#10782300
 PL 11/23/24

Govt Public Notices

756 WASHINGTON STREET
LEGAL NOTICE
 TOWN OF STOUGHTON
 Notice of Hearing

A public hearing will be held by the Select Board on December 3, 2024 at 8:00 p.m. to consider the application of KPA Restaurant & Sports Grill Inc., located at 756 Washington Street, Stoughton, MA 02072 for the application of an All Alcoholic Beverages License. The hearing will be conducted at the Great Hall, 3rd floor, Town Hall – 10 Pearl Street, Stoughton MA and/or virtually & via Google Meets, and may be broadcast via Stoughton Media Access television and livestream. Google Meets video link and telephone connection for public comment available by calling the Select Board office at 781-341-1300, ext. 9212 or email to

HINGHAM MUNICIPAL LIGHTING PLANT
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www.hmlp.com

General Manager
 Thomas Morahan
tmorahan@hmlp.com

Laura Burns, Chair
 Michael Reive, Vice-Chair
 Tyler Herrald, Secretary

NOTICE OF RATE INCREASE
 January 2025

Dear HMLP Customer,

On May 2, 2023, the Municipal Light Board approved a revised rate schedule for Hingham Municipal Lighting Plant (HMLP) customers, effective July 1, 2023. This decision was made after several months of discussion with Utility Financial Services (UFS) who conducted HMLP's rate study. The new rates are designed to meet HMLP's future operating costs, power costs, and capital obligations. HMLP will continue to review the rates as necessary over the next several years to ensure it has sufficient resources to address the needs of its customers and the distribution system. Below is the third phase of our rate adjustment. The chart below does not include variable components of the bill which can change on a quarterly or monthly basis as needed. These amounts are currently being set at \$0.09230 (Energy Charge), \$0.01095 (Power Cost Adjustment), and (\$0.001) (PASNY Credit).

Rate Class	"Customer Charge (per month)"	"Capacity, Transmission & Distribution Charge (per kWh)"	"Demand (per kW)"
Residential (R-1)	\$ 14.86	\$ 0.092730	-
Residential Income Adjusted Rate (R-1 IA)	\$ 12.63	\$ 0.078821	-
General Heating Service Residential (GH R)	\$ 14.50	\$ 0.066560	\$ 8.00
General Service Heating Residential Income Adjusted Rate (GH R IA)	\$ 12.33	\$ 0.056576	\$ 8.00
General Heating Service Commercial (GH C)	\$ 18.00	\$ 0.059550	\$ 8.00
Off Peak Hot Water Rate (OP)	\$ 6.80	\$ 0.080910	-
Small General Service (G-1)	\$ 17.00	\$ 0.105550	-
General Service Demand (G-2)	\$ 80.00	\$ 0.027550	\$ 15.00
Large General Service (G-3)	\$ 600.00	\$ 0.023630	\$ 14.75
Municipal Rate (M)	\$ 25.00	\$ 0.016480	\$ 14.50
Farm Rate (G-1B)	\$ 16.00	\$ 0.093010	-

Private Outdoor Rental Rate (\$-4)	Facilities Charge	"Capacity, Transmission & Distribution Charge (per kWh)"
250W HPS kwh	\$ 17.07	\$ 0.141210
38W LED	\$ 2.55	\$ 0.141210
400 Watt HP flood	\$ 25.70	\$ 0.141210
50W HPS	\$ 4.22	\$ 0.141210
150 W HPS	\$ 26.25	\$ 0.141210
73W LED	\$ 2.90	\$ 0.141210
101W LED	\$ 3.10	\$ 0.141210
50W LED Flood	\$ 4.90	\$ 0.141210
80W LED Flood	\$ 6.55	\$ 0.141210
120W LED	\$ 7.15	\$ 0.141210
128W LED flood	\$ 7.15	\$ 0.141210

We are aware of the impact this will have on many of our customers and will continue to explore programs that can help customers lower their electric bills. Please check our website, www.hmlp.com, for any updates regarding energy conservation and cost-saving initiatives. If you are struggling to pay your bill, there are financial assistance programs available through the state. To learn more about HMLP's Income-Adjusted (IA) rate, you can visit www.hmlp.com/assistance or scan the QR code in the corner of this page with a phone camera. Please call our office at 781-749-0134 to speak with our Customer Service department if you have questions about your bill.

Regards,
 Tom Morahan
 HMLP General Manager

Govt Public Notices

apereira@stoughton-ma.gov.

Per Order of:
 Stephen M. Cavey
 Select Board Acting as the
 Local Licensing Authority

#10789251
 PL 11/23/24

TREE REMOVAL HEARING LEGAL NOTICE TOWN OF BRAintree TREE REMOVAL HEARING

In accordance with M.G.L. Chapter 87, the Town of Braintree DPW will hold a public hearing regarding the removal of one maple tree measuring 20" dbh East Middle School (behind 68 Marshall St.); one oak 15" at Smith Beach Muni Lot (behind 165 Arborway Dr.). The hearing will be held Tuesday December 3, at 1:00 PM at Town of Braintree DPW, 85 Quincy Avenue, Braintree MA, (Lower Level Conference Room). Any person interested or wishing to be heard on this matter should appear at the time and place designated.

The trees identified above have been posted with a notice of public hearing in the field.

#10768099
 PL 11/16, 11/23/24

Public Notices

Hearing 12/09/2024
LEGAL NOTICE
Public Hearing Notice
 Town of Randolph, MA
 Council Order 2024-052

The Randolph Town Council will conduct a public hearing on Monday, December 9, 2024, at 6:15 PM, which may be attended in person at Randolph Town Hall, Chapin Hall, 41 South Main Street, Randolph, MA 02368, or virtually by Zoom or phone, on Council Order 2024-052 - Request for the Town Council to Initiate An Amendment to Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph, Concerning Accessory Dwelling Units (ADU's), pursuant to M.G.L. chapter 40A, Section 5. Additional information on this Council Order including text of the proposed zoning ordinance and related maps may be viewed in the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar.

AD# 10745304
 PL 11/23 & 11/30/2024

Public Notices

Three Sips Brewing Company, LLC
LEGAL NOTICE OF HEARING
 Notice is hereby given that the Carver Select Board will hold a public hearing on Tuesday, December 3, 2024 at 6:10pm at the Carver Town Hall, 108 Main Street, 2nd floor, Carver on the application of Three Sips Brewing Company, LLC for a new license for on premise section 12 for All Alcoholic Beverages; located at 145 South Main Street, Carver, MA 02330.
 Carver Select Board

AD# 10791099
 PL 11/23/2024

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Resolution: 2024-002

**Introduced By: Councilor Jesse Gordon
December 9, 2024**

**RESOLUTION IN SUPPORT OF PFAS TESTING
IN AND AROUND THE BAIRD MCGUIRE SUPERFUND SITE**

WHEREAS, the Randolph-Holbrook-Braintree reservoir has exceeded the PFAS limit several times in the past; and

WHEREAS, the Town of Randolph seeks to avoid exceeding PFAS limits in the future, including new lower PFAS limits promulgated by the EPA; and

WHEREAS, the Town of Randolph has invested in PFAS filters in our new water treatment plant currently under construction, and seeks to minimize that ongoing expense which could exceed \$1 million annually; and

WHEREAS, the long-term solution to reducing PFAS is to identify and remediate the source of PFAS, which would reduce the amount and expense of PFAS by removing PFAS before it gets into the reservoir; and

WHEREAS, the Baird-McGuire Superfund site, on the Holbrook-Randolph border, is one such possible source of PFAS, having had numerous PFAS water tests exceeding the EPA limit over several years; and

WHEREAS, the EPA and MA-DEP have undertaken limited water testing for PFAS around the Baird-McGuire Superfund site, but no soil testing has been conducted to identify "PFAS hotspots";

NOW THEREFORE BE IT RESOLVED that the Randolph Town Council hereby requests that MA-DEP conduct further water testing and additional soil testing in the areas in Randolph near the Baird-McGuire Superfund site and downstream, and/or provide funding for the Town of Randolph to conduct such testing; and

BE IT FURTHER RESOLVED that the Randolph Town Council hereby requests that the EPA conduct water and soil testing throughout the Baird-McGuire Superfund site, and make a plan for remediation/removal of contaminated soil when PFAS hotspots are found; and

BE IT FURTHER RESOLVED that the Randolph Town Council hereby requests that the Tri-Town Water Board, the Joint Water Board, their successor Water Boards, and the Holbrook Select Board make a similar request of MA-DEP and the EPA, for PFAS testing in and around the Baird-McGuire Superfund site in Holbrook.

Order 2024-063

**Introduced By: Town Manager Brian Howard
December 9, 2024**

Acceptance of Gift from Fernandes Foundation to the Town of Randolph

The Randolph Town Council, with the recommendation of the Town Manager, hereby authorizes the Town to accept a gift of \$10,000 from the Fernandes Foundation pursuant to M.G.L. ch. 44, section 53A and any other applicable law for the purposes of youth and adult programs at the Randolph Intergenerational Community Center and for the Annual Spelling Bee.



December 5, 2024

Mr. Richard Brewer, President Randolph Town Council
Randolph Town Hall
41 South Main Street
Randolph, MA 02368

Dear Mr. Brewer

It is with pleasure that the Paul K. Fernandes Family Foundation presents a donation of \$10,000 to the Town of Randolph for the Randolph Intergenerational Community Center for youth and adult programs and Annual Spelling Bee.

Sincerely,

Mary A Fernandes, President

Cc Brian Howard, Town Manager

North Randolph's

Holiday Tree Lighting Celebration



**SATURDAY,
DECEMBER 7, 2024**

4:30-5:30 PM

MILTON MONUMENT

1060 NORTH MAIN STREET

RANDOLPH, MA 02368

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