



PLANNING BOARD MEETING

Tuesday, September 27, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

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

A. Call to Order - Roll Call

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 9-13-2022

D. Public Speaks

E. Public Hearings

F. Old/Unfinished Business

1. Master Plan Review

2. Notes about mixed use

G. New Business

H. Staff Report

I. Board Comments

J. Adjournment

Notification of Upcoming Meeting Dates

10-11-22

10-25-22

11-15-22



PLANNING BOARD MEETING

Tuesday, September 13, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

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

A. Call to Order - Roll Call

Meeting called to order at 6:01pm

B. Chairperson Comments

Chairperson notes that the Town is now providing the next does of Pfizer vaccines. Residents may walk-in or schedule an appointment.

C. Approval of Minutes

1. Minutes of 8-23-22

Minutes reviewed and amended for typographical errors

Motion made by Alexopoulos, Seconded by Santos.

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

D. Public Speaks

None

E. Public Hearings

1. Request for In-law Apartment at 40 Michael Road

Property owner Danielle Staruk, project agent Keith Hinzman of KWH Design, Inc. Also present are the property owner's parents.

Request is for an addition to the residence at 40 Michael Road to create an in-law apartment. Abutter notices were mailed, legal notices were posted. The hearing was actually opened on 9/13/22 but, due to an error in mailing abutter notices, was not read or discussed and continued to this meeting.

Board member Peter Taveira discloses that he is an abutter to the proposed project and that while he doesn't feel he is close enough to be affected by the proposal, he recuses himself from discussion and voting.

Keith Hinzman provides an overview of the single family residence with proposed addition to contain an inlaw suite.

Danielle Staruk (owner) has lived in Randolph for 2 years and looking forward to expanding their home to allow her parents to reside with them.

Chairman Plizga reviews the minimum requirements for the inlaw apartment as specified in zoning and confirms that the proposed project meets them all.

Chairman Plizga opened the hearing to public comments.

Manuel Andrade of 894 North Main Street spoke in favor of the proposal but wonders why there is a limitation to only one bedroom. The chairman requested the Planner provide the background on the zoning laws that specify the maximum spaces permitted in an inlaw apartment.

The Planning Board reviewed the plans submitted and clarified that there is no basement, that one existing window will be sheet rocked close but sufficient egress remains. The applicant confirms that the stairway between the two units will remain unlocked to ensure a means of egress from the inlaw suite. The Board notes that there are very minor changes to lot coverage and that they are small enough for the Board to make approval for the project.

Motion made by Plizga, Seconded by Monteiro to approve the inlaw apartment at 40 Michael Road based on the plan set that includes pages PP-1 dated 7-19-22, A151 dated 8-3-22 and CS1.1 dated 8-3-22
Voting Yea: Alexopoulos, Monteiro, Plizga, Santos
Voting Abstaining: Taveira

The property owner and Deb Wise (parent) thanked the Planning Board for their timely review and easy process.

Motion to close the public hearing made by Alexopoulos, seconded by Santos.

Voting Yea: Alexopoulos, Monteiro, Plizga, Santos

F. Old/Unfinished Business

1. Master Plan Review of Objectives

Lengthy discussion about whether the Board should consider proposing zoning language to accommodate Electric Vehicle Service Equipment (EVSE). Language could be incorporated as minimum requirements for large scale commercial and

residential projects. Language could be developed that permits EVSE surface lots. The state offers significant financial incentives for installing EVSE (private and public) so best for the Town to have language in place to manage locations and requirements.

A request was made for the Planner to see if the Principal Assessor maintains data on EV's through motor vehicle excise tax records.

Members Taveira and Santos will work together to develop draft regulations for discussion at an upcoming working meeting.

Discussion about the Economic Development objectives outlined in the Master Plan. The Board requested the Planner connect with the new Chamber of Commerce to serve as the government liaison and understand how we can work together to support local businesses and business development.

Additional discussion about vacant commercial properties, how they're identified, tracked and how the Planning Department works with potential tenants and/or purchasers of commercial property. The Board questioned whether there should be a database of information shared among departments and/or available to the public. Planner reviewed the vacant/abandoned property process in place with Code Enforcement. The Board discussed the Town's role in eminent domain versus the Redevelopment Authority role in eminent domain.

Additional discussion on how past and current zoning may lead to "underutilized parcels" due to the amount of parking that's required or other zoning considerations.

Planner indicates that some years back, a Guide to Business Development in Randolph was started. It is in draft form and waiting for completion at some point. This would help potential business owners and meet the objectives in the Economic Development section of the Master Plan.

Discussion about the Redevelopment Authority's Urban Renewal Plan for Crawford Square and how that might address some of the economic development objectives.

The Board discussed mixed-use and potential modifications to zoning relative to square footage of commercial space vs. residential or establishing a percent threshold. The Board will discuss in a working meeting on 9/27/22.

The Board discussed the Comprehensive Master Plan that was updated in 2017 and what might be an appropriate year to consider an update.

The Planner discussed hiring an outside firm to conduct a zoning analysis to identify the conflicts within the Town's zoning - as there are many. Also to identify where our zoning may not align with state or federal law. The Planner will obtain price quotes for discussion at a later point.

Member Santos led a discussion about community gardens, CSA's and/or other types of agriculture that could support food access for residents for future consideration.

G. New Business

1. 19 Highland Landscape Plan

Applicant requested postponement while plans are revised based on feedback provided by the Planner. Items to be addressed include the rooftop vent for the restaurant, details about the refrigeration units, details on the retaining wall and the overall landscaping plan. Anticipated date to return is 9/27/22

PRESENT

Alexandra Alexopoulos
Steve Monteiro
Tony Plizga
Nereyda Santos
Peter Taveira

2. Proposed Zoning Amendment related to setbacks per discussion with Historic Commission

Reviewed text previously discussed by the Board and with the Historical Commission. Agreement by both groups to forward to Town Council to initiate the formal process. Request to the Planner to create a cover memo indicating that the proposed amendment is as a result of review of the Master Plan.

Motion made by Alexopoulos, Seconded by Taveira.
Voting Yea: Alexopoulos, Monteiro, Plizga, Santos, Taveira

3. Proposed amendment to demolition delay ordinance

Reviewed previous discussion held by the Board and with the Historical Commission. The Historical Commission subsequently met separately from the Planning Board and concur that changing the threshold for demolition from 100 years to 50 years would have a major impact on residents. The recommendation is to retain the threshold at 100 years BUT to increase the time for obtaining a demolition permit (the delay) from six months to nine months. Agreement by both groups to forward to Town Council to initiate the formal process. Request to the Planner to create a cover memo indicating that the proposed amendment is as a result of review of the Master Plan.

Motion made by Alexopoulos, Seconded by Taveira.
Voting Yea: Alexopoulos, Monteiro, Plizga, Santos, Taveira

H. Staff Report

Planner notes that the DPW is working on submission to the state for Complete Streets. The review of proposed improvements to roads, sidewalks and intersections is being conducted by BETA Group and evaluated by DPW, Planning and the Town Manager as the first pass.

New GIS Coordinator hired for the Town. Danica Cucchi has experience in GIS from the Town of Franklin and will take on the role full time in Randolph. She will be located in the Engineering Office.

I. Board Comments

J. Adjournment

Notification of Upcoming Meeting Dates

9-27-22

10-11-22

10-25-22

11-15-22

11-29-22

12-13-22

Meeting adjourned at 7:41pm

COMPREHENSIVE MASTER PLAN ↔ COMMUNITY HEALTH PLAN

LAND USE			Primary Responsibility	Time Frame				Supporting Entities	
				S h o r t	M e d i u m	L o n g	O n g o i n g	Notes/Updates	
Master Plan Task		Community Wellness Plan Goal							
LU1	Review and update zoning to encourage mixed-use and strategic commercial development.	10.4 To preserve a welcoming, engaged and connected community, implement housing and economic development strategies that prevent displacement; promote economic stability, homeownership and wealth generation; and increase affordable housing and a variety of housing types that meet the accessibility and service needs of Randolph residents across income levels and across all life stages. 13.2 Make zoning and related policy changes that allow for the production of naturally occurring affordable housing stock (accessory dwelling units, multi-family and multi-generational housing) in all neighborhoods and to allow for more density in compatible locations.	Planning Board Town Council	x				8/23/22 - PB discussion. Agree to review associated zoning ordinances and discuss at the meeting of 9/27/22 Note that MBTA community zoning requirements may fulfill the production of multifamily housing stock.	
LU2	Update the current design review regulations to enhance design guidelines and extend design review to more types of development.		Planning Board Town Council	x			X	8/23/22 - Planning Board recommends changing this to ONGOING as there should be routine reviews to ensure use of best practices.	
LU3	Identify and market priority sites to attract new development.		Planning Dept.	x			X	8/23/22 - discussed by the Planning Board. This will be an ONGOING task as properties become vacant. Planner to review methods to obtain information and provide outreach. Typically this is handled by an Economic Development director which the Town does not have.	
LU4	Clearly “brand” and promote the Crawford Square area as the Town Center.		Planning Board Town Council	x				8/23/22 - discussed by the Planning Board. To be reviewed at a future meeting and in collaboration with the Redevelopment Authority.	
LU5	Continue working to protect open space resources through investment, reforestation, zoning, and design review regulations.	14.1 Implement coordinated maintenance protocols to preserve and enhance the image, character, and quality of existing open space and recreational facilities. 14.2 Develop and preserve parks and open spaces in neighborhoods where there is currently limited availability of such amenities. These should include larger town parks, neighborhood pocket parks, and infrastructure that facilitates bicycle, pedestrian, and transit access to them. 14.5 Explore sites and parcels, such as Nike Missile Site, that might be eligible for brownfield redevelopment to create new public open space amenities	Planning Board Town Council				x	8/23/22 - discussed by the Planning Board.	
LU6	Promote sustainable land use and development practices.	10.6 Establish programs to support resident-led, municipally-supported projects to make Randolph’s neighborhoods and streets more connected, safer, cleaner, and more vibrant.	Planning Board Town Council	x			X	8/23/22 - Planning board discussion. This is ONGOING as it should be reviewed for each development presented to the Board. 9/13/22 - Planning Board discussed establishing criteria for electric vehicle service equipment (EVSE). Draft criteria due for discussion at meeting in October.	
LU7	Provide for the mitigation of negative impacts associated with development through developer’s contributions to the provision of new infrastructure, the creation of public amenities, or user fees.	10.6 Establish programs to support resident-led, municipally-supported projects to make Randolph’s neighborhoods and streets more connected, safer, cleaner, and more vibrant. 13.3 Increase affordable housing availability by supporting development proposals which provide affordable units and adopting an Inclusionary Housing ordinance to require a percentage of housing units to be set aside as deed-restricted affordable that are accessible to low and moderate-income households	Planning Board Town Council	x			X	8/23/22 - Planning Board discussion about when mitigation might be necessary, limitations to mitigation and how to incorporate. This is an ONGOING task since it is development specific.	

LAND USE			Primary Responsibility	Time Frame				Supporting Entities
				S h o r t	M e d i u m	L o n g	O n g o i n g	Notes/Updates
Master Plan Task		Community Wellness Plan Goal						
		<p>13.4 Develop new deed-restricted Affordable Housing and Affordable Housing with supportive services, and preserve, maintain, and upgrade existing NOAH and deed-restricted Affordable Housing units</p> <p>13.6 Maintain a partnership of community, health care, and municipal partners to provide testimony and evidence at local processes that support the preservation and production of affordable housing</p> <p>14.4 Assess public transit service, walkability, and safe bike routes to parks and recreational facilities, and identify improvements that would increase Randolph resident access. This complements the transportation recommendations.</p>						

ECONOMIC DEVELOPMENT			Primary Responsibility	Time Frame				Supporting Entities								Section F, Item 1.
				S h o r t	M e d i u m	L o n g	O n g o i n g									
Master Plan Task		Community Wellness Plan Goal														
ED1	Produce marketing and promotional materials and events.		Planning		X											
ED2	Facilitate broader outreach to the business community	11.4 Coordinate resources and provision of student and family health services (i.e. immunizations and flu vaccinations) and social services between Randolph Health Department, Randolph Public Schools (including School Nurses, and the Family Resource Center and Registration Office), and area health centers.	Planning Chamber of Commerce		X			9/13/22 - discussed connection with C24. When there was a Randolph Chamber, the Town participated in routine meetings as the “government liaison” but that stopped when the chamber went dormant. Request to Planner to reestablish participation with Connect24. Planner sent an email request to the Exec Director on 9/19.								
ED3	Provide developers and owners of vacant and underutilized properties with information and guidance through town regulations and ordinances to guide appropriate development of these parcels.		Planning Board Planning Dept	X				9/13/22 - Planning Board discussion of how to identify vacant commercial properties, who within Town Hall is aware, whether to maintain a database, whether to “advertise” available properties, etc.								
ED4	Develop curriculum and workshops to assist businesses with parcel development.	11.5 In all Town- and School- provided health and social services, ensure appropriate linguistic and culturally competent supports. Refer to the national standards for Culturally and Linguistically Appropriate Services (CLAS) for guidance. 15.5 Encourage development of small and independent food businesses that increase availability of healthy and culturally diverse food options. Investigate application to the Massachusetts Food Trust Program for grants, loans and technical assistance to make this happen.	Planning Dept Chamber of Commerce		X			9/13/22 -Discussed with the Planning Board. The Town Planner has had a ‘business development guide’ in draft mode for a number of years but has not been able to complete it. Consider distribution to Board or a working meeting to edit.								
ED5	Engage the local business community	15.2 Create food procurement policies to increase healthy and local food purchasing in Randolph across different institutions such as schools, the RICC, and municipal offices to ensure meals offered to students, elder residents, town staff and other residents are nutritious. 15.3 Establish a Healthy Food Zone Ordinance or amend the zoning code to prohibit additional fast-food and formula fast-food establishments and food and beverage vendor carts from locating near schools. Currently these are permitted by right or by a permit from the Town Council in a range of business and highway districts in Randolph.	Planning Dept Chamber of Commerce		X			9/13/22 - discussed connection with C24. When there was a Randolph Chamber, the Town participated in routine meetings as the “government liaison” but that stopped when the chamber went dormant. Request to Planner to reestablish participation with Connect24. Planner sent an email request to the Exec Director on 9/19.								
ED6	Identify areas in the town that are appropriate for employers of Professional and Technical Services and Accommodation and Food Services.	15.1 Establish a municipal food policy council to develop a forum for advocacy and policy development to ensure equitable, healthy food access for all residents	Planning Board Planning Dept Chamber of Commerce		X											
ED7	Market under-utilized parcels for mixed use, including the development of medical office space.	11.1 Facilitate development of a Federally Qualified Health Center. Build awareness and local support for the health center through workshops, informational materials, and coalition building efforts with community partners. 11.2 Towards improving access to non-emergency medical care and health-supporting services for older adults and those that do not drive, partner with Blue Hills Regional Coordinating Council on the regional assessment of current transportation barriers and participate in piloting solutions, currently underway.	Planning Board Planning Dept Town Council		X			9/13/22 - Planning Board discussion. Working on potential zoning amendments to permit mixed use in other districts								
ED8	Use results of the retail gap analysis described herein to promote retail development in target areas.		Planning Board Planning Dept Chamber of Commerce		X											

HOUSING			Primary Responsibility	Time Frame				Supporting Entities								Section F, Item 1.	
				S h o r t	M e d i u m	L o n g	O n g o i n g										
Master Plan Task		Community Wellness Plan Goal															
H1	Increase affordable housing availability in appropriate locations to ensure the needs of current and future residents are met.	13.1 Conduct and adopt a state-certified Housing Production Plan (HPP) to offer more detailed documentation of specific housing needs, and additional tools to meet these needs, and keep the Town in safe harbor from 40B development (currently 10.7 % in Randolph). 13.6 Maintain a partnership of community, health care, and municipal partners to provide testimony and evidence at local processes that support the preservation and production of affordable housing.	Planning Dept Housing Authority		X												
H2	Preserve, maintain, and upgrade existing affordable housing units.	13.3 Increase affordable housing availability by supporting development proposals which provide affordable units and adopting an Inclusionary Housing ordinance to require a percentage of housing units to be set aside as deed-restricted affordable that are accessible to low and moderate-income households. 13.4 Develop new deed-restricted Affordable Housing and Affordable Housing with supportive services, and preserve, maintain, and upgrade existing NOAH and deed-restricted Affordable Housing units.	Housing Authority				X	Contract with Shared Housing Services Organization (SHSO) to manage all aspects of affordable housing (except for those parcels under management of Housing Authority). Planning Department coordinating with SHSO. 9/22/22 - Planner has reached out to MAPC numerous times since July asking for an update on the project (voicemail and email). No indication of a start date on this project.									
H3	Promote homeownership throughout the town.	13.5 Offer financial assistance and tenant protections to help Randolph residents remain in their homes.	Housing Authority				X										
H4	Expand the mix of housing choices throughout town for a range of incomes, ages, and family types.	13.2 Make zoning and related policy changes that allow for the production of naturally occurring affordable housing stock (accessory dwelling units, multi-family and multi-generational housing) in all neighborhoods and to allow for more density in compatible locations.	Planning Board Planning Department Town Council		x			4/26/22 – discussion by the Planning Board to research opportunities bearing in mind potential effect of MBTA communities zoning requirements to be enacted by December 2023. Also notes that zoning has been updated to permit “tiny house” development to scale down sizes. Includes a bonus density when a developer includes affordable units.									

OPEN SPACE AND RECREATION		Primary Responsibility	Time Frame				Supporting Entities								Section F, Item 1.	
			Short	Medium	Long	Ongoing										
Master Plan Task		Community Wellness Plan Goal														
OSR 1	Continue the protection of existing open space parcels and acquire new lands.	14.2 Develop and preserve parks and open spaces in neighborhoods where there is currently limited availability of such amenities. These should include larger town parks, neighborhood pocket parks, and infrastructure that facilitates bicycle, pedestrian, and transit access to them. 14.5 Explore sites and parcels, such as Nike Missile Site, that might be eligible for brownfield redevelopment to create new public open space amenities.	Planning Board ConCom Planning Dept Town Council				X	3/22/22 PB to incorporate protection of green space, where feasible, in review of all development proposals. Will research cluster development and open space design regulations to determine if they can be incorporated in Randolph regulations								
OSR 2	Preserve and maintain sufficient habitats for native plant and wildlife species.		Planning Board ConCom Planning Dept Town Council				X	3/22/22 Planner to ensure native pollinator species are included with the recommended landscaping plant listing made available to developers. Need to find a way to incorporate it in a checklist of items reviewed. -incorporate question about rare/endangered habitat and species check on applications -incorporate requirement to address impacts in the Development Impact Statement								
OSR 3	Create multi-modal links between open space and recreation areas.	14.4 Assess public transit service, walkability, and safe bike routes to parks and recreational facilities, and identify improvements that would increase Randolph resident access. This complements the transportation recommendations.	Recreation		X			3/22/22 – Planner provided list of Conservation parcels to the MPIC and to Conservation. Requested to send to Planning Board 4/28/22 – Complete Streets policy/participation in development with BETA Engineering and DPW. To go before TC for approval. Identification of 15+ projects some of which would address this								
OSR 4	Improve public access at and within land managed by the Conservation Commission.	14.4 Assess public transit service, walkability, and safe bike routes to parks and recreational facilities, and identify improvements that would increase Randolph resident access. This complements the transportation recommendations.	ConCom Planning Dept	X												
OSR 5	Continue working to protect open space resources through investment, reforestation, zoning, and design review regulations.		Planning Board Conservation Commission Planning Dept Town Council				X	3/22/22 – Research clear-cutting ordinances in the state to consider recommending updates to Randolph laws - Research potential of tree bank ordinance								
OSR 6	Maintain and provide sufficient active recreation facilities.	14.1 Implement coordinated maintenance protocols to preserve and enhance the image, character, and quality of existing open space and recreational facilities. 14.3 Explore renovations to or rebuilding the Randolph Community Pool.	Recreation				X									
OSR 7	Provide for the mitigation of negative impacts associated with development activities through impact fees to assist in the funding of open space and recreation oriented initiatives.		Planning Board ConCom Planning Dept Town Council		X			3/22/22 – This should be ONGOING and the PB should consider reasonable mitigation when impacts of development affect greenspace.								

NATURAL AND CULTURAL RESOURCES			Primary Responsibility	Time Frame				Supporting Entities								Section F, Item 1.	
				Short	Medium	Long	Ongoing										
Master Plan Task		Community Wellness Plan Goal															
NHC1	Continue working to preserve natural resources through the acquisition of vulnerable open space areas to protect them in perpetuity.	14.1 Implement coordinated maintenance protocols to preserve and enhance the image, character, and quality of existing open space and recreational facilities. 14.2 Develop and preserve parks and open spaces in neighborhoods where there is currently limited availability of such amenities. These should include larger town parks, neighborhood pocket parks, and infrastructure that facilitates bicycle, pedestrian, and transit access to them. 14.5 Explore sites and parcels, such as Nike Missile Site, that might be eligible for brownfield redevelopment to create new public open space amenities.	Planning Board ConCom Planning Dept Town Council				X	4/14/22 - (see OSR1)									
NHC2	Review Town ordinances to consider impact of zoning and other regulations on historic properties to introduce coordinating measures, such as: <ul style="list-style-type: none">Monitor impact of Site Plan and Design Review process on historic resources.Amend Residential District Setback Provision, Section 200-28. A (2), and allow for relief from strict adherence to the 25’ setback to match the setback of adjacent historic houses.Notify the Historical Commission of buildings 50 years old or older that are cited under Chapter 83, Security and Maintenance of Abandoned and/or Dilapidated Buildings.		Historic Commission Planning Board Planning Dept Town Council			X		4/14/22 – Board suggests joint meeting with Historic Commission to determine a collective approach to any potential zoning amendments. Board suggests adjusting the project checklist for site plan development to include a confirmation that a parcel (or neighboring parcels) are not historic in nature. Tony Plizga to suggest language to amend 200-28A to provide setback relief when abutting historic structures are affected. Joint meeting scheduled for 6/14/22 6/14/22 - joint meeting of Historical Commission and Planning Board with discussion about these goals. Draft of potential zoning ordinance amendment affecting setbacks discussed, edited and agreed upon. Planner to finalize, present to both Boards for introduction to the Town Council. Discussion about changing the threshold for age of structures was a lengthy discussion. Historical Commission to meet separately to develop their consensus and follow-up with Planning Board for next steps 9/23/22 - submitted request for amendment to the Town Council									
NHC3	Change threshold of Demolition Delay Ordinance to the national standard of 50 years old or older, and extend the delay period to nine months or more.		Historic Commission Planning Board Planning Dept Town Council			X		Joint meeting between two boards scheduled for 6/14/22 6/14/22 - joint meeting of the Historical Commission and Planning Board. Lengthy discussion about changing the threshold and the options available. Historical Commission to continue their discussion, develop consensus and follow-up with the Planning Board for next steps. 9/23/22 - submitted request for amendment to the Town Council									
NHC4	Expand availability of HRI documents by including links to them on the Town’s webpage.	10.2 Institute municipal and school policies that promote a multilingual culture in all activities, ensuring that materials and communication are in Vietnamese, Haitian Creole, and other primary languages spoken in Randolph, in addition to English. 10.3 Increase opportunities for civic participation by Randolph residents in town issues and events. 10.6	Historic Commission Planning Dept	X				6/14/22 - Planner to work with the Historical Commission to create a presence on the Town’s website with applicable information, forms, etc.									
NHC5	Add historic designations to online GIS.		Historic Commission Planning Department	XCOMPLETED 2021													
NHC6	Establish a History Room in the Turner Free Library to provide better access to historic material about Randolph.	10.3 10.5	Historic Commission Library		X												

Section F, Item 1.									
NHC7	Restart historic marker program, and establish historic street signage program.		Historic Commission		X				
NHC8	Encourage the use of historic properties as economic development tools by using state and federal Historic Rehabilitation Tax Credits.	10.4 To preserve a welcoming, engaged and connected community, implement housing and economic development strategies that prevent displacement; promote economic stability, homeownership and wealth generation; and increase affordable housing and a variety of housing types that meet the accessibility and service needs of Randolph residents across income levels and across all life stages. Reference the housing recommendations for more.	Historic Commission Planning Department		X				Ongoing
NHC9	Work with Preservation Massachusetts to utilize their Circuit Rider Program.		Historic Commission Planning Department		X				Ongoing
NHC10	Take advantage of all funding sources for historic preservation, including: •Massachusetts Preservation Projects Fund •Massachusetts Historical Commission Survey and Planning Grants •CPA Funds •Preservation Massachusetts Predevelopment Loan Fund •The MCC		Historic Commission Planning Department Mass Cultural Council		X				Ongoing. Historical Commission has participated in all of these funding opportunities

SERVICES AND FACILITIES			Primary Responsibility	Time Frame				Supporting Entities								Section F, Item 1.
				Short	Medium	Long	Ongoing									
Master Plan Task		Community Wellness Plan Goal														
SF1	Prioritize allocation from the local budget towards improving aged utilities and educational facilities.	<p>10.4 To preserve a welcoming, engaged and connected community, implement housing and economic development strategies that prevent displacement; promote economic stability, homeownership and wealth generation; and increase affordable housing and a variety of housing types that meet the accessibility and service needs of Randolph residents across income levels and across all life stages. Reference the housing recommendations for more.</p> <p>11.3 Continue and build on the Public Health Department’s capacities and functions. Increase capacity through expanding funding and health department staff capable of enforcing health and other codes, providing inspectional services, and providing population and community health services. Sustain ongoing work in Environmental Health, Community Health, and Public Health Emergency Preparedness, and expand community health functions of the department to include facilitating the implementation of the Randolph Community Wellness Plan.</p> <p>16.2 As of the 2019-2020 school year all Randolph students receive free breakfast and lunch through the Community Eligibility Provision program. To ensure that students have enough healthy food outside of school and at home, revisit reinstating at the “Backpack Program” with dedicated staff, and fund after-school, school cancellation day, and summer meal programs.</p> <p>16.3 Make facilities improvements to Randolph Public Schools in alignment with the goals and recommendations of the Randolph Comprehensive Master Plan and related school facilities capital improvement priorities</p> <p>16.4 Assess feasibility of and develop school-based health centers that give students access to health care at schools, which puts them in a better position to learn and overcomes transportation barriers. This complements the health care and public health recommendations.</p>	DPW Town Council	X				INI Work. 2016 = last lining project. Replacing hydrants. Just finished flushing. Developing a maintenance program.								
SF2	Assess the needs for upgrades to school facilities on a regular basis.	<p>11.4 Coordinate resources and provision of student and family health services (i.e. immunizations and flu vaccinations) and social services between Randolph Health Department, Randolph Public Schools (including School Nurses, and the Family Resource Center and Registration Office), and area health centers.</p> <p>16.1 Establish a wellness committee comprised of school and health representatives that will guide the revision, adoption, and implementation plan of the Randolph Public Schools Wellness Policy.</p>	DPW RPS				X	Minor involvement by DPW; patch-up, plow snow.								
SF3	Provide access to areas and amenities of all schools’ building interior, including ADA-accessible restrooms, elevators, drinking fountains, and parking.	<p>11.5 In all Town- and School- provided health and social services, ensure appropriate linguistic and culturally competent supports. Refer to the national standards for Culturally and Linguistically Appropriate Services (CLAS) for guidance</p> <p>16.3 Make facilities improvements to Randolph Public Schools in alignment with the goals and recommendations of the Randolph Comprehensive Master Plan and related school facilities capital improvement priorities</p>	RPS	X												
SF4	Review the needs of residents to ensure programs that are offered by the Town reflects the needs and interests of all Randolph residents.	<p>10.1 Identify barriers, solutions, and pathways to increased participation and leadership by immigrant residents in municipal and school decision-making.</p> <p>10.3 Increase opportunities for civic participation by Randolph residents in town issues and events.</p> <p>10.6 Establish programs to support resident-led, municipally-supported projects to make Randolph’s neighborhoods and streets more connected, safer, cleaner, and more vibrant.</p>	Town Manager				X									

SF5	Centralize social services information at one location to make it easier for residents and visitors to get the information they need.	10.2 Institute municipal and school policies that promote a multilingual culture in all activities, ensuring that materials and communication are in Vietnamese, Haitian Creole, and other primary languages spoken in Randolph, in addition to English.	DPW Health Dept Planning Dept Town Manager		X			DPW Web-page. EPA mandated information. Need to do stormwater education. Coordinate with RPS and Library to help inform/educate (similar to MWRA activities).
		10.5 Support, expand, and ensure funding for programming that fosters resident capacity building.						
SF6	Replace the Randolph-Holbrook Treatment Plant.		DPW					Community Wellness Plan developing comprehensive a resource guide with information to be made available in multiple languages and provided on multiple platforms (print and digital).
SF7	Complete the cleaning and lining of the water mains.		DPW	X				Last finished in 2016. ¾ complete. flushing has helped.
SF8	Provide new 8-Inch water mains.		DPW	X				All new developments required to have 8” mains. still have miles of 6”; might be replaced in the future (funding!).
SF9	Increase fire flow protection.		DPW	X				Replacing hydrants; flushing is helping
SF10	Remove sump pumps from the sewer system.		DPW	X				INI; Might do some smoke-testing. Need to educate the public.
SF11	Continue inflow/infiltration detection and removal.		DPW				X	INI
SF12	Educate the public about proper disposal of grease and cleaning products.	10.2 Institute municipal and school policies that promote a multilingual culture in all activities, ensuring that materials and communication are in Vietnamese, Haitian Creole, and other primary languages spoken in Randolph, in addition to English.	DPW	X				Issues with baby wipes in the pipes. Also grease/fat disposal down drains. Need to education the public more on these two issues.

TRANSPORTATION			Primary Responsibility	Time Frame				Supporting Entities								Section F, Item 1.
				Short	Medium	Long	Ongoing									
Master Plan Task		Community Wellness Plan Goal														
T1	Decrease congestion along roads that are operating at an unacceptable level.	12.2 Adopt a data-driven traffic safety practice to identify locations with high crash potential and prioritize capital investments for interventions to reduce the risk of crash-related fatalities and injuries.		DPW Planning Dept		X			Lights at train tracks have been synchronized (DOT). At Crawford Sq., doing a study to plan for better synchronized lights. Becoming a Complete Streets Community. 4/28/22 – Complete Streets policy/participation in development with BETA Engineering and DPW. To go before TC for approval. Identification of 15+ projects some of which would address this							
T2	Make changes to parking policy to organize the public parking supply to be more efficient and reflect current demand.			DPW	X				Coordinating this with Police; issue for planning?! This will be a change to ordinances. Planning Board will take the lead on proposing amendments.							
T3	Increase pedestrian and bicyclist safety.	12.1 Develop and adopt a Complete Streets Policy and a Prioritization Plan to unlock transportation improvement funding. 12.5 Prioritize pedestrian and bicyclist capital investments which improve sense of security and enhance safety along corridors and recreational paths that connect to healthy destinations such as grocery stores, commercial districts, recreation destinations, parks, childcare, transit stations and schools. These investments should include improved lighting, audible pedestrian signals, crossing times, comply with ADA standards for accessible design, and use of evidence-based interventions.		Planning Dept	X				4/28/22 – Complete Streets policy/participation in development with BETA Engineering and DPW. To go before TC for approval. Identification of 15+ projects some of which would address this							
T4	Expand viable transit options for all Randolph residents and employees.	12.4 Advocate for improved transit infrastructure and funding, including increased system capacity and system improvements. Examples include, improved MBTA and BAT bus services, increased shuttle services from hubs to businesses, and increased number of clean air buses, and transit facilities such as bus shelters and wayfinding signage.		DPW		X			Can assist (Complete Streets). Also “Safe Streets” using shared streets for cross-walk refurbishing. Discussions with Transportation Management Associates (TMA) about potential regional transportation initiatives.							
T5	Develop local capacity to address transportation and circulation needs on an ongoing basis.	12.3 Proactively engage in Transportation Planning processes by MassDOT and the MPO and communicate the transportation infrastructure investment needs for Randolph.		DPW Planning Dept Town Manager		X			DPW serves as an Assistant/Partner/Advisor MBTA currently analyzing routes and stops to improve access.							

Mixed Use Concepts

Plizga

- Where mixed use is permitted, the minimum commercial area shall be 15,000 sf or the area of the first floor, whichever is less.
- The maximum commercial area shall be 50% of the total building floor areas.
- That being said, the commercial areas may be located on any of the building floors.