



SPECIAL TOWN COUNCIL MEETING

Wednesday, April 10, 2024 at 5:30 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: <https://www.randolphma.gov/DocumentCenter/View/1864/remotemeetings23>

Join Zoom Meeting: <https://us02web.zoom.us/j/86495385600>

Or One tap mobile: +13017158592, 86495385600#

Or Dial: +1 301 715 8592 Webinar ID: 864 9538 5600

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

B. Public Hearings

1. 5:30 PM - Council Order 2024-007: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph - Concerning Mixed-Use and Mixed-Use Affordable Units - Pursuant to M.G.L. ch. 40A, sec. 5

C. Adjournment

Notification of Upcoming Meeting Dates

April 29

May 13

June 10 and 24

July 15 and 29

August 12 and 26

September 9 and 30

October 7 and 28

November 4 and 25
December 9

Council Order: 2024-007Introduced By: Council President William Alexopoulos
February 5, 2024

**Request for the Town Council to Initiate
An Amendment to the Randolph Zoning Ordinance –
Chapter 200 of the General Code of the Town of Randolph –
Concerning Mixed-Use and Mixed-Use Affordable Units -
Pursuant to M.G.L. ch. 40A, sec. 5**

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 mixed-use zoning and mixed-use affordable units, pursuant to M.G.L. ch. 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 language:

MIXED-USE DEVELOPMENT, MULTIFAMILY UNITS
A dwelling unit with not less than six hundred twenty-five (625) square feet of usable living area, not more than two (2) bedrooms, at least one (1) full bath and an individual laundry unit (no shared laundry facilities on the premises).

MIXED-USE DEVELOPMENT
The combination of residential and business uses on a single lot

Replace the deleted language with the following:

PRINCIPAL STRUCTURE
The structure in a mixed-use development which fronts a public way or public open space and that is the most visually prominent building on a parcel when viewed from the primary public way or public open space adjacent to that parcel.

BACK-LOT STRUCTURE
Any building in a mixed-use development that does not front a public way or public open space and which is not the most visually prominent building on a parcel when viewed from the primary public way or public open space adjacent to that parcel.

GROUND FLOOR
The lowest story of a building with a finished floor at or above the finished ground level.

MIXED-USE or MIXED USE

The combination of residential and non-residential uses on a single lot of land or on two (2) or more contiguous lots in joint ownership.

MIXED-USE DEVELOPMENT

The combination of residential and non-residential uses on a single lot of land or on two (2) or more contiguous lots in joint ownership.

MIXED-USE DEVELOPMENT, AFFORDABLE UNIT

An affordable unit in a mixed-use development. An affordable unit in a mixed-use development shall be a housing unit that is subject to a deed or other restriction requiring that the owner or occupant of the unit meet applicable income criteria such that the housing unit shall comply with Massachusetts Executive Office of Housing and Livable Communities’ requirements for counting the housing unit towards the Town of Randolph’s Subsidized Housing Inventory.

MIXED-USE DEVELOPMENT, MULTIFAMILY

A mixed-use development that contains three or more dwelling units. The dwelling units contained in a multifamily mixed-use development shall be not less than six hundred twenty-five (625) square feet of usable living area, not more than two (2) bedrooms, at least one (1) full bath and an individual laundry unit (no shared laundry facilities on the premises).

II. Insert a new section 200-11.2, as follows:

§ 200-11.2 **Mixed-use.**

- A. In each district in which mixed-use development is permitted, including overlay districts such as the Union Crossing Transit District, mixed-use development shall comply with the following minimum requirements. These minimum requirements shall be in addition to the requirements that apply to mixed-use development in any particular district and shall supersede any conflicting requirements:
- (1) Only uses that are otherwise permitted in the zoning or overlay district (with or without a variance or a special permit) may be included in the mixed-use development.
 - (2) The non-residential use(s) contained in the mixed-use development shall be located on the ground floor of the principal structure.
 - (3) If 100% of the ground floor of the principal structure in the mixed-use development is dedicated to non-residential use, then some or all of the next floor in the same structure may also be used for non-residential use.
 - (4) At least one designated non-residential entrance shall be provided on each floor of a structure that contains a non-residential use.

- (5) At least 40% of the square footage of the structures contained in the mixed-use development shall be devoted to residential uses.
- (6) A maximum of 66% of the square footage of the structures contained in the mixed-use development shall be devoted to residential uses.
- (7) No more than 10% of the ground floor of the principal structure in the mixed-use development shall be devoted to residential uses.
- (8) In any structure containing both residential and non-residential uses, entry to the residential units must be from the side(s) or back(s) of the structure(s) and not on the street front or open public space area, where the non-residential uses shall have their main entrance(s).
- (9) Areas of a structure intended for non-residential uses must be constructed such that they do not have any direct access to areas of the structure intended for residential uses, except as necessary in an emergency.
- (10) For mixed-use developments consisting of multiple buildings, commercial use shall be required on the ground floor of the principal structure and residential may be permitted in other locations. In order to place commercial use on the first floor of any secondary buildings in the mixed-use development, a special permit shall be required from the Planning Board.
- (11) If the development is a Multifamily Mixed-Use Development, the development shall have a minimum gross density of 15 units per acre and a maximum gross density of 20 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A.
- (12) Parking lots for new construction shall be located to the side and rear of the lot unless such a location is not feasible. Parking is prohibited within the front yard. Parking lots that abut public rights of way or grade parking under the building shall be screened.
- (13) There shall be a minimum of one and one-quarter (1.25) parking spaces for each dwelling unit.
- (14) Parking for non-residential use shall be one (1) space per 1,000 square feet of non-residential floor area. In the event of a restaurant use, one parking space shall be provided for every four patron seats in the restaurant. A lesser number of parking spaces may be permitted by the Planning Board via a special permit, if that number of parking spaces is determined to be adequate for the particular restaurant use considering all relevant circumstances.
- (15) Any new building containing more than one residential unit shall provide for convenient indoor bicycle storage or parking.
- (16) Any new building containing non-residential use shall provide exterior parking for bicycles near the entrance(s) to the non-residential use.

- B. Notwithstanding the other provisions contained in this Town of Randolph Zoning Ordinance, including the provisions contained in the Table of Allowable Activity, the following shall require a Special Permit from the Randolph Town Council:
- (1) A mixed-use development that will contain 25 or more newly-created dwelling units on a single lot of land or on two (2) or more contiguous lots in joint ownership.
 - (2) A mixed-use development that will include any newly-created residential dwelling unit(s) in any structure where the structure is greater than two and one-half (2 1/2) stories in height.
- C. Notwithstanding the other provisions contained in this Town of Randolph Zoning Ordinance, including the provisions contained in the Table of Allowable Activity, the Town Council shall be the Special Permit Granting Authority for special permits required under subsection 200-11.2(B). When a special permit is required for a mixed-use development under that subsection, the Town Council shall also serve as the Special Permit Granting Authority for any other special permits required for that mixed-used development. The Town Council shall conduct Site Plan and Design Review for any project that requires a special permit under subsection 200-11.2(B).
- D. Site Design Standards For Mixed-Use Developments.
- (1) To the extent practicable, street level frontage shall be devoted to entrances, open space amenities and non-residential use windows.
 - (2) In the portions of a mixed-use development that contain new non-residential or mixed-use construction, ground floors should be a minimum of eleven (11) feet from floor to ceiling to enhance the pedestrian streetscape, regardless of the overall building height.
 - (3) Internally illuminated plastic or fiberglass cabinet (“can”) signs are prohibited. Where internal illumination or back-lighting is proposed, solid letters (reverse channel) are a preferred alternative.
 - (4) Clear pedestrian pathways shall be provided between buildings on the same lot and between buildings on adjacent lots to ensure continuous safe pedestrian access.
 - (5) Where a mixed-use development abuts a residential neighborhood, appropriate transitional features shall be used and may include landscaping, open space or parks, or streets with clearly designed pedestrian features.

E. Subsidized Housing Inventory - Affordability.

For mixed-use developments that contain greater than 10 residential units, the mixed-use development project must include affordable housing units as specified below:

- (1) **Ownership Units.** For all mixed-use developments where the Affordable Units proposed are Homeownership Units, not less than twenty percent (20%) of the total housing units constructed in the mixed-use development shall be Affordable Units.
- (2) **Rental Units.** For all mixed-use developments where the Affordable Units proposed are Rental Units not less than twenty five percent (25%) of the total housing units in any building containing rental units shall be Affordable Units;
- (3) For purposes of calculating the number of Affordable Units required within a mixed-use development, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.
- (4) All Affordable Units shall be integrated with the rest of the mixed-use development and shall be comparable in design, floor area, number of bedrooms, appearance, construction and quality of materials with market rate units.
- (5) Affordable Units shall comply with Massachusetts Executive Office of Housing and Livable Communities' requirements for counting those units towards the Town of Randolph's Subsidized Housing Inventory.
- (6) Final occupancy permits shall not be issued for a mixed-use development until the Affordable Units in the development have been secured through affordable housing restrictions recorded at the Registry of Deeds, and, if applicable, the regulatory agreement has been recorded with the Registry of Deeds, and copies of the recorded documents have been provided to the Town Council and the Building Commissioner. If a special permit is required for the mixed-use development, the special permit shall incorporate this requirement.

PROBATE CITATIONS

PROBATE CITATIONS

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Docket No. M124P1560EA
Middlesex Probate and Family Court
10-U Commerce Way,
Woburn, MA 01801
(781)865-4000
CITATION ON PETITION FOR FORMAL ADJUDICATION
Estate of: Anna Colora Spera
Also known as: Anna Spera
Date of Death: 10/19/2023
To all interested persons:
A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by **Jean M. Spera of Cambridge MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.
The Petitioner requests that:
Jean M. Spera of Cambridge MA be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**
IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 04/18/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.
UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.
WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court
Date: March 21, 2024
Tara E. DeCristofaro, Register of Probate
March 27
#NY0109674

Public Hearing Notice

Public Hearing Notice

Town of Randolph, MA
Council Order 2024-007

The Randolph Town Council will conduct a public hearing on Wednesday, April 10, 2024 at 5:30 PM, which may be attended in person at Randolph Town Hall, Chapin Hall, 41 South Main Street, Randolph, MA 02368 or by Zoom, on Council Order 2024-007 - 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 Mixed-Use and Mixed-Use Affordable Units - Pursuant to M.G.L. ch. 40A, Section 5.

Additional information on this Council Order including text of the proposed zoning ordinance and related maps may be viewed on the Town's website and 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.

March 27 April 3
#NY0109854

PROBATE CITATIONS

PROBATE CITATIONS

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Docket No. M124P0402EA
Middlesex Probate and Family Court
10-U Commerce Way,
Woburn, MA 01801
(781)865-4000
CITATION ON PETITION FOR FORMAL ADJUDICATION
Estate of: Bridget Murphy
Also known as: Betty Murphy
Date of Death: 11/07/2022
To all interested persons:
A Petition for **S/A - Formal Probate of Will with Appointment of Personal Representative** has been filed by **Maureen M. Arsenaault of Medford MA and Eileen Murphy of Centerville MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.
The Petitioner requests that:
Maureen M. Arsenaault of Medford MA and Eileen Murphy of Centerville MA be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**
IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 04/16/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.
UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.
WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court
Date: March 19, 2024
Tara E. DeCristofaro, Register of Probate
March 27
#NY0109607

PUBLIC HEARING NOTICE

PUBLIC HEARING NOTICE

WESTON BOARD OF APPEALS
Notice is hereby given that the Board of Appeals of the Town of Weston will hold an online public hearing on **April 3, 2024 at 7:00 PM** on a request by Amy & Jonathan Grimm regarding **2 Sudbury Road** (Map 15, Lot 1) requesting a special permit for an accessory apartment; and on a request by Joseph Scaparrotta regarding **29 Willard Road** (Map 7, Lot 85) requesting a special permit for an addition.
The link for the virtual meeting will be provided on the Zoning Board of Appeal's Agenda posted on the Town's website (www.westonma.gov) at least 48 hours prior to the meeting or you may call 781-786-5061. View documents at: <https://www.westonma.gov/DocumentCenter>
Under current state law public bodies may continue holding hybrid and fully remote meetings, without a quorum of the public body physically present, as long as adequate, alternative access is provided.
3/20, 3/27
#NY0108965

PROBATE CITATIONS

PROBATE CITATIONS

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Docket No. M124P1332EA
Middlesex Probate and Family Court
10-U Commerce Way,
Woburn, MA 01801
(781)865-4000
CITATION ON PETITION FOR FORMAL ADJUDICATION
Estate of: Lauren Lea Patalak
Also known as: Lauren L Patalak, Laureen Patalak
Date of Death: 11/10/2023
To all interested persons:
A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by **Mary Jane Donohue of Melrose MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.
The Petitioner requests that:
Mary Jane Donohue of Melrose MA be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**
IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 04/10/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.
UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.
WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court
Date: March 13, 2024
Tara E. DeCristofaro, Register of Probate
March 26
#NY0109518

AUCTIONS

AUCTIONS

MORTGAGEE'S SALE OF REAL ESTATE AT PUBLIC AUCTION
NORTH WEYMOUTH
Wednesday, March 27, 2024 at 11:00 a.m.
267 Neck Street, Unit A2, North Weymouth, MA
> Condo <
• 1 Bedroom/1 Bath • 675 +/- SF Living Space
• Off Street Parking • Excellent Opportunity
TERMS: \$5,000 deposit, cash, or certified funds, at the time of the sale. Balance due within thirty (30) days at Brock & Scott PLLC., 1080 Main Street, Suite 200, Pawtucket, RI. Other terms to be announced at the sale. Visit www.harkinsrealestate.com for more information.
HARKINS AUCTIONEERS
Michael R. Harkins, Auctioneer
Lauren S. Field, Auctioneer
(978) 475-1121
MA License #555, 3203
NH License #2585, 6126

LEGAL NOTICES

LEGAL NOTICES

MASSACHUSETTS CONVENTION CENTER AUTHORITY
ADVERTISEMENT FOR BIDS
BOSTON CONVENTION & EXHIBITION CENTER PARKING GATES - N43
The Massachusetts Convention Center Authority (the "Authority") will receive sealed general bids for the BOSTON CONVENTION & EXHIBITION CENTER (BCEC) PARKING GATES, at the Administrative Offices of the Authority at 415 Summer Street, Boston, Massachusetts 02210, until 12:00 p.m. local time on **April 25, 2024** immediately after which, in a designated room, the general bids will be opened and read publicly.
Sealed filed sub-bids for the same project for the sub-trades listed below will be received at the same office until 12:00 p.m. local time on **April 19, 2024**, immediately after which, in a designated room, the filed sub-bids will be opened and read publicly.
The project work consists of installation of multiple automatic gate arms with key card access at the Boston Convention and Exhibition Center (BCEC), including the modification to the layout of the North lot.
A pre-bid conference will be held at 10:00 a.m. on **April 03, 2024**, starting at the Main Lobby of the BCEC at 415 Summer Street, Boston, Massachusetts. The pre-bid conference will be followed by a walk-through of the site.
Questions or requests for information, clarification or interpretation of the bidding documents must be submitted to bflynn@massconvention.com in writing in accordance with the Instructions to Bidders and must be received no later than 5:00 p.m. on **April 05, 2024**.
Each general bid on this contract must be accompanied by a copy of a Certificate of Eligibility issued by the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) showing that the bidder has the classification and capacity rating to perform the work required. In order to be eligible to bid on this contract, a general bidder must be certified for the estimated project cost of **\$1,706,797** and for the following category of work:
Prime Contractors - General Building
Each general bid must also be accompanied by a Contractor Qualification Update Statement. The Authority will furnish copies of the Contractor Qualification Update Statement form to any bidder on request. Any general bid submitted without the appropriate Certificate of Eligibility and Contractor Qualification Update Statement shall be invalid.
Filed sub-bids will be required and taken on the following classes of work: **Electrical (\$95,100)**.
Sub-bids on this contract must be accompanied by a copy of a Certificate of Eligibility issued by DCAMM showing that the sub-bidder has been certified to participate in the public construction projects and to perform the work required. In order to be eligible to bid on this contract, sub-bidders must be certified by DCAMM for the class of work upon which such sub-bidders seeks to bid. Each sub-bid must also be accompanied by a Sub-contractor Qualification Update Statement. Any filed sub-bid submitted without the appropriate Certificate of Eligibility and Update Statement shall be invalid and will not be accepted by the Authority.
Contract documents for bidders will be available on or after **March 27, 2024** via the Authority's website rfp.massconvention.com and each bidder may obtain the documents at such address, together with any addenda or amendments which the Authority may issue.
Bidding procedures and award of the contract will be in accordance with the provisions of Sections 44A through 44J, inclusive, of Chapter 149 of the General Laws of the Commonwealth of Massachusetts.
Each bid shall be submitted and will be considered in accordance with the Instructions to Bidders and other Contract Documents and shall be accompanied by a bid deposit in the amount of 5% of the value of the bid.
May 27
#NY0109575

The Look. The Life.

STYLIZE

ONLY ON bostonherald.com

PHANTOM: By Lee Falk

WHY WOULD THEY CUT A ROAD FROM THEIR CAMP INTO THE JUNGLE...? MAYBE THEY'RE STEALING LLONGO TIMBER?

NO, IT SEEMS THEY'RE AFTER SOMETHING OF FAR MORE VALUE THAN TIMBER, SON...

DEPAUL BLEVINS

Falk 03/27

JUMBLE SOLUTION

Jumbles: EAGLE FACET THROAT UNEASY
CartoonCaption: The mansion on 40 acres with ponds, gardens, a guest house and mor was a REAL ESTATE

CROSSWORD SOLUTION

W	H	I	M	T	A	P	A	S	A	B	B	A
A	U	R	A	A	T	O	N	E	P	E	A	S
S	L	A	G	P	O	U	T	S	P	E	C	K
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T	V	M	A	R	A	T	H	O	N	A	L	S
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E	E	L		D	I	D	D	L	Y	S	Q	U
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SUDOKU SOLUTION

2	7	6	9	4	5	1	8	3
4	3	5	2	8	1	6	9	7
8	1	9	6	3	7	5	2	4
9	5	2	1	6	4	7	3	8
1	8	3	7	9	2	4	5	6
7	6	4	8	5	3	2	1	9
6	2	8	4	1	9	3	7	5
5	4	7	3	2	8	9	6	1
3	9	1	5	7	6	8	4	2