

# PLANNING BOARD MEETING

Tuesday, June 09, 2026 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

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## AGENDA

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Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location.

The public is invited to participate in the meeting in person, via telephone or computer.

**A. Call to Order - Roll Call**

**B. Chairperson Comments**

**C. Approval of Minutes**

1. Minutes of 4/28/2026

2. Minutes of 5/12/2026

**D. Public Speaks**

**E. Old/Unfinished Business**

1. Inclusionary Zoning - revisions

**F. New Business**

1. ANR - 217 Union Street

2. Zoning Amendment Discussion - Data Centers

**G. Staff Report**

\*Active Subdivision Review

\*Active Project Review

\*Upcoming Projects

**H. Board Comments**

**I. Adjournment**

Upcoming Meeting Dates

June 23

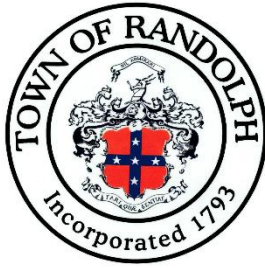
July 14

August 11

September 8 and 22

**File Attachments for Item:**

1. Minutes of 4/28/2026



# PLANNING BOARD MEETING

Tuesday, April 28, 2026 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

## MINUTES

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location.

The public is invited to participate in the meeting in person, via telephone or computer.

### A. Call to Order - Roll Call

Chairman Plizga called the meeting to order at 6:07 pm.

#### PRESENT

- Alexandra Alexopoulos - arrived at 6:13 pm
- Araba Adjei-Koranteng
- Tony Plizga
- Peter Taveira
- Lou Sahlu

### B. Chairperson Comments

None

### C. Public Speaks

There were no comments during the public speaks portion of the meeting.

### D. Public Hearings

None

### E. Old/Unfinished Business

#### 1. Request for Tier 3 EV Charging Station Site Plan Review - 9 South Main Street

Chairman Plizga noted that the Board received a request for a Tier 3 EV Charging Station Site Plan Review at the First Congregational Church at 9 South Main Street. The applicant previously appeared before the Board on April 14, 2026, when zoning concerns were raised. Chairman Plizga asked Planning Director Michelle Tyler for an update.

Mrs. Tyler stated she consulted Town and outside legal counsel regarding whether the Dover Amendment applies to the property and also requested comments from the Fire Department.

Mrs. Tyler noted that the Fire Prevention Office advised that the required ten-foot separation between the propane tank and the electrical equipment must be met, noting that two parking spaces between the propane tank and EV chargers are unlabeled, making compliance difficult to confirm. Fire Prevention also recommended improving vehicle protection around the propane tank or reconfiguring the layout, as the existing protection appears damaged and may not be adequate for increased traffic.

Chairman Plizga addressed Fire Department comments, noting that although the plan did not show dimensions, the EV parking spaces meet the standard 9-foot width. Mr. Giguere, the project engineer from Inovis Energy, confirmed this. Chairman Plizga added that if the propane tank remains, bollards would be required. Mr. Meoni said they could consider switching to electric heating and removing the propane tank.

Regarding the legal review, Mrs. Tyler said Town Attorney Christine Griffin and outside counsel Attorney Noemi Kawamoto found it unclear whether the Dover Amendment applies. Counsel noted there are no legal cases specifically addressing EV chargers and questioned why Tier 3 chargers are necessary to support the church's charitable purpose instead of Tier 1 or Tier 2 chargers. Attorney Griffin requested the Church explain why only Tier 3 chargers would support its charitable purpose.

Chairman Plizga asked Mr. Meoni why Tier 3 chargers were proposed. Mr. Meoni said the church is pursuing Green Church status through the United Church of Christ and, after working with Inovis, determined that six Level 3 chargers would generate sufficient revenue to support church programs. Mr. Meoni stated Level 2 chargers are less desirable because nearby Level 3 chargers already exist behind Fernandez Liquors.

Mr. Giguere of Inovis explained that Level 3 chargers can provide a full charge in about an hour, while Level 2 chargers only provide about a 10% charge in the same time and are better suited for overnight charging. Mr. Giguere noted the difference in output is approximately 9.6 kilowatts for Level 2 versus up to 60-120 kilowatts for Level 3.

Member Adjei-Koranteng asked whether the applicant had a basis for classifying the use as municipal. Mr. Meoni said they did, citing the church parking lot's municipal use. Chairman Plizga disagreed, stating the Town is not the applicant. Mr. Meoni argued the church has both spiritual and municipal roots, as it originally served as the Town's meeting house.

Mr. Andreson said his company is moving away from Level 2 chargers because customers prefer Level 3.

Chairman Plizga asked the Board to discuss whether to allow Level 2 or Level 3 chargers, noting the cost differences and potential revenue for the church. Mr. Andreson said Level 3 chargers are typically more profitable. Chairman Plizga said the decision ultimately depends on the Dover Amendment.

Mrs. Tyler explained that the Dover Amendment protects educational and faith-based uses if they advance the institution's mission. She said the Board must determine

whether the Level 3 proposal supports the church’s charitable mission beyond what Level 2 chargers provide. If protected under the Dover Amendment, the proposal would proceed to site plan review; otherwise, it would require a ZBA determination.

Member Adjei-Koranteng asked what the charitable benefit would be. Chairman Plizga said the chargers would generate revenue for charitable purposes. Mr. Meoni described the various services the church provides to residents that could be supported by EV charging revenue.

Member Alexopoulos asked what percentage of the fees the church would receive. Mr. Andreson said the church would receive the net revenue after electrical service costs.

Member Sahlu asked the difference in revenue between Level 2 and Level 3 chargers. Mr. Anderson replied roughly 10 times more than Level 2 for the same charge time. Mr. Sahlu asked the percentage of the fees that go to charitable causes. Mr. Meoni explained the various ways and that it also goes to pay for the staff. Member Alexopoulos pointed out that staff is operational not charitable. Chairman Plizga noted it will increase the church's overall revenue.

Member Taveira asked whether the chargers would include adapters. Mr. Andreson replied they would have CCS adapters.

Chairman Plizga conducted a straw poll on support for Level 3 chargers. A majority of the Board supported them, while Member Alexopoulos opposed. Mrs. Tyler clarified that the Board’s role was to determine whether the proposal met the Dover Amendment criteria, not whether Level 3 chargers were otherwise permitted. Member Sahlu asked whether the Dover Amendment required a specific percentage of charitable use, and Mrs. Tyler replied that it does not.

Chairman Plizga revisited the parking issue, stating that under zoning requirements the site supports only 5 EV spaces, not the 6 proposed. Mr. Meoni argued the need for the 6th space. Mrs. Tyler noted that seeking relief from the ZBA would involve additional costs and asked the applicant to consider whether one extra space justified that process. Chairman Plizga reiterated that the Planning Board could not reasonably approve more than five spaces under the zoning ordinance.

Chairman Plizga outlined conditions for the five EV charging spaces: fencing must be higher than the transformer and related equipment; all electrical conduit must be underground; and the propane tank must either be removed or protected with bollards.

Chairman Plizga asked why the utility pole could not be located at the transformer site; Mr. Giguere said that decision is up to National Grid and its engineers.

Chairman Plizga asked which of the six proposed spaces would be removed, and Mr. Giguere said the space closest to the propane tank.

The Board discussed fencing materials; Mr. Giguere noted the material must be non-flammable and suggested chain link with privacy slats, pending confirmation. It was agreed that the fencing material selection will be submitted to Planning Director Michelle Tyler for review and approval or returned to the Board if unacceptable.

Mr. Giguere noted that will install EV Only Parking signage.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve five (5) charging stations at 9 South Main Street, The First Congregational Church, as shown on sketch A-101.00 dated 4/6/2026 by Inovis Energy subject to the following conditions: 5 EV stations, eliminating the southern-most one shown on the plan; the fencing height to be above the transformer and associated equipment, the materials of the fence to be submitted to the Planning Director for review and approval on behalf of the Planning Board, all electrical conduit and cable etc. to be located underground, and that the propane tank either be removed or protected with bollards.

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

Mrs. Tyler explained next steps to the applicant.

## F. New Business

### 1. Planned Residential Development Review - Mill Street

Chairman Plizga stated that a Planned Residential Development (PRD) review for Mill Street was before the Board and asked Planning Director Michelle Tyler to provide an overview. Mrs. Tyler explained that the application has been filed with the Town Council, which is the Special Permit granting authority.

Mrs. Tyler noted that the Planning Board's role is to review the plans for technical compliance with zoning requirements and submit a report to the Town Council, which will hold public hearings and consider the Board's findings. The Planning Board will determine if the project should proceed as documented, with or without revisions to the plan set based on the zoning only.

The applicant, James Guerrier of Everstead Partners, along with civil engineer James Burke of Burke Civil Site Engineering, was present. Mr. Guerrier thanked Mrs. Tyler for her guidance and described the PRD at 217 Mill Street as a 10-unit single-family development, with nine units deed-restricted as affordable housing at 80–110% AMI. He said the design centers around a shared landscaped open space intended to foster community. The unit mix includes six three-bedroom and four two-bedroom homes, providing varied housing options.

Mr. Guerrier referenced a market study indicating strong demand for this type of income-restricted housing. He noted projected pricing between \$285,000 and \$410,000 per unit, enabled through a combination of state tax credits and other programs. He reviewed site renderings, including 14 guest parking spaces with two ADA-compliant spots, and described the central shared outdoor space. He also presented two-bedroom unit layouts and interior renderings, with a goal of developing “luxury affordable housing.”

Chairman Plizga asked Mrs. Tyler to review Fire Department comments. Mrs. Tyler reported that Fire Prevention met with the project designer to discuss the road width, turning radius, and the inclusion of an onsite fire hydrant. These concerns have been addressed in the latest plan submission, though the hydrant may need to be relocated to the opposite side of the site.

Chairman Plizga asked Mrs. Tyler to display utility sheet C-107 regarding comments. Mrs. Tyler explained that the original proposal had a common entry and exit point for the water line. At the Planning Board's request, the applicant sought guidance from the DPW who requested separate entry and exit points. The applicant provided a 65-foot separation and provided the detail on a revised plan submitted for the Planning Board review. Mr. Burke noted that obtaining an easement to Prospect Avenue would still be the most practical solution.

Chairman Plizga stated the project will require stormwater review and expressed concern about drainage onto Mill Street. Mr. Burke said trench drains, infiltration chambers, and roof drain connections to onsite recharge systems are designed to reduce runoff.

Regarding construction, Mr. Guerrier said all foundations would be installed at once, but occupancy would occur in phases based on lottery results. Trash and recycling would be handled through individual curbside pickup by Republic Services. Chairman Plizga noted that snow storage was not shown on the plans and said the transformer would require an enclosure. Mr. Guerrier stated the snow storage will be in the three corners and confirmed the mailbox location was approved by the Post Office.

Mr. Guerrier proposed granite curbing from Mill Street to the trench drain, transitioning to Cape Cod berm beyond that point. The plan includes 14 visitor parking spaces, though zoning requires only one visitor space per five units. Mr. Guerrier said the additional spaces were intended to prevent street parking and improve emergency access. Chairman Plizga suggested reducing the number to 6–8 spaces to increase green space and noted the project exceeds the 40% maximum lot coverage, proposing 59% impervious coverage. The Board discussed 12 visitor spaces as a possible compromise, while Member Alexopoulos noted some spaces would likely be unusable in winter and favored preserving more green space.

Chairman Plizga raised concerns about site lighting, noting the plans only showed lighting near the visitor's parking area. Mr. Guerrier explained that the project includes a 15-foot light post at the visitor parking area, along with 3-foot walkway bollard lights within the green space. He added that each unit will also have 8-foot rear yard light posts that will help illuminate the main drive around the property.

Chairman Plizga asked whether additional 15-foot light posts should be installed at the other corners of the site. Mr. Guerrier felt the lighting from the individual post lights at the rear of each property was sufficient. Member Adjei-Korenteng stated that additional lighting along the main drive would still be appropriate for safety. Chairman Plizga and Mr. Guerrier also discussed placing the post lighting under HOA control to ensure the lights would remain operational on a schedule and cannot be individually turned off for public safety.

Member Alexopoulos asked about fencing for each unit. Mr. Guerrier explained that each yard will have privacy fencing, which Mrs. Tyler noted is required under zoning regulations along with designated common areas.

Member Taveira asked about mail and parcel delivery. Mr. Guerrier said there will be a centralized mailbox setup, while packages may be delivered directly to individual units.

The Board also discussed unit numbering and lettering, which Mrs. Tyler said determined by the Town Engineer.

Mr. Guerrier stated the development will feature three alternating exterior color schemes: blue, dark gray, and light gray.

Chairman Plizga reviewed the zoning analysis sheet with the Board and suggested adding "No Parking" signs along the main drive, which the Board supported. He also raised concerns about the retaining wall's height, materials, and load, though he was satisfied after learning it would be reviewed by a structural engineer. Mr. Guerrier confirmed the walkways will use patio blocks, which Chairman Plizga supported.

Chairman Plizga requested that fence materials be clearly identified and consistent throughout the project, preferring solid fencing where the property abuts residential areas rather than guardrails.

Chairman Plizga summarized the waivers and revisions required, including:

- Lot frontage 74.7 feet versus 100 feet required
- Sidewalk setbacks 4' 6" versus 10 feet required
- Maximum lot covers 59% versus 40% required
- Visitors parking 14 proposed versus 2 allowed. Chairman Plizga requests calculation of the impervious percentage after eliminating 2 visitor parking spaces and for eliminating 4 visitor parking spaces
- Parking is in the buffer zone
- Maximum unit size, asking for a waiver on 6 units
- Roof pitch 3 ½ on 12 versus 4 on 12 minimum
- Call the roadway a driveway
- Show parking signs on the plan
- Note the transformer enclosure materials
- Label snow storage in the three corners
- Indicate fence material
- Indicate patio blocks material
- Exterior lighting by HOA control at the rear of the units and in common space
- Add lot bearings and dimensions to the layout

The Board also requested revised utility plans reflecting DPW comments and potential changes to the water line configuration, including either a second outlet or an easement connection.

Chairman Plizga stated he was not prepared to make a motion that evening and wanted additional information before issuing a final recommendation to the Town Council. Despite the number of waivers requested, Chairman Plizga indicated support for the project overall, noting that the allowable density could otherwise be much higher and that the benefits outweighed the drawbacks considering that 9 of the 10 units will be deed-restricted affordable.

Member Adjei-Koranteng asked about the construction timeline, and Mr. Guerrier estimated approximately 14 months with overlapping phases.

Member Alexopoulos asked whether the Board would review the HOA agreement. Tyler explained the project would be subject to several regulatory agreements and require a monitoring company to oversee compliance and the housing lottery process. She noted that an HOA may not technically be required, though Chairman Plizga suggested recommending one. Mrs. Tyler stated Mr. Guerrier would need to look further into the matter.

Chairman Plizga invited Mr. Guerrier to return for the next meeting at 6:15 p.m. on May 12.

2. Introduction to Inclusionary Zoning

Planning Director Michelle Tyler introduced the draft Inclusionary Zoning amendment that will be sent to Town Council. She explained the Town has spent the past two years exploring requirements for multifamily housing developments to include affordable rental or ownership units for low- to moderate-income residents, based on HUD guidelines. The goal is to help maintain Randolph’s 10% affordable housing inventory, which protects the Town from unwanted 40B developments.

Tyler noted current zoning only includes limited inclusionary housing language under mixed-use zoning for large-scale projects, such as the Fencourt development. The proposed amendment would require developments with 10 or more units to provide affordable housing for residents earning up to 80% of median income, with affordability restrictions lasting at least 30 years.

She also recommended updating mixed-use zoning language for consistency. The draft was based on inclusionary zoning bylaws used in other communities. Chairman Plizga said the Board will review the proposal in detail at its May 12, 2026 meeting.

3. Introduction to Zoning for Mobile Food Vendors

Planning Director Michelle Tyler explained that proposed Mobile Food Vendor regulations will have two parts. She noted that mobile food vendors, previously referred to as food trucks, are not currently addressed in zoning. Former Assistant Town Manager Monica Lamboy recommended regulating them through a licensing process instead.

The first part of the proposal would establish where mobile food vendors may operate through zoning, while the second part, under Town Council authority, would outline licensing requirements and application procedures. Mrs. Tyler said draft language had been provided to the Town Attorney, former Assistant Town Manager Monica Lamboy, and the Town Manager for review.

Mrs. Tyler also noted that upcoming zoning amendments will address short-term rentals, which former Assistant Town Manager Monica Lamboy also recommended regulating through the Licensing Board. Additional future amendments may include small clean energy systems, consolidated permitting, solar energy, and battery energy storage.

Member Alexopoulos asked about a battery energy storage project that failed in Braintree. Mrs. Tyler said she was unsure of the project’s size, but noted that

beginning October 1 there will be new state requirements outlining which projects municipalities must permit. She added that larger projects would be reviewed at the state level.

**G. Staff Report**

**Upcoming Projects**

Traffic Light South Main Street and Center Street

Mrs. Tyler announced that a traffic light will be installed at the intersection of South Main Street and Center Street. While the signal itself may not be operational until the fall, infrastructure work is expected to begin within the next week or so.

Traffic Light at North Street and Oak Street

Mrs. Tyler stated that the engineering study for a traffic light at North Street and Oak Street is nearing completion and the project will then go out to bid. She added that funds from the Randolph Road project will be allocated to support the work.

Complete Streets

Mrs. Tyler stated that Randolph became a Complete Streets community several years ago and received funding that is scheduled to expire this year. Three of the Town's 15 approved projects are currently out to bid, with responses due in May, and all work must be completed by December 31.

The projects include a pedestrian-activated crossing light and safety island at Highland Avenue and Memorial Parkway, intersection improvements at Chestnut Street and High Street, and a realignment of the intersection at South Street and Center Street.

Advanced Auto

Mrs. Tyler stated that Advanced Auto is relocating to the former Bob's Store on Mazzeo Drive and that the proposal was reviewed administratively.

Milton Rents

Mrs. Tyler noted that Milton Rents is adding a permanent exterior, which was administratively reviewed.

Woodview Apartments - Amazon Locker

Mrs. Tyler noted that plans are being considered to install an Amazon locker at the property.

Union Street PRD

The Town Council instructed the applicant to update the drawings for Planning Board technical review.

**H. Board Comments**

None

**I. Adjournment**

Notification of Upcoming Meeting Dates

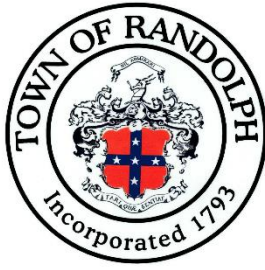
May 12, 2026; May 26, 2026; June 9, 2026; June 23, 2026

The meeting adjourned at 8:16 pm.

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

**File Attachments for Item:**

2. Minutes of 5/12/2026



# PLANNING BOARD MEETING

Tuesday, May 12, 2026 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

## MINUTES

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location.

The public is invited to participate in the meeting in person, via telephone or computer.

### A. Call to Order - Roll Call

Chairman Plizga called the meeting to order at 6:00 pm.

#### PRESENT

- Alexandra Alexopoulos
- Araba Adjei-Koranteng
- Tony Plizga
- Lou Sahl

#### ABSENT

- Peter Taveira

### B. Chairperson Comments

None

### C. Approval of Minutes

1. Minutes of 4/14/2026

The Planning Board approved the meeting minutes of April 14, 2026, as presented.

Motion made by Plizga, Seconded by Alexopoulos to approve the meeting minutes of April 14, 2026, as presented.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Sahl

### D. Public Speaks

There were no public comments during the public speaks portion of the meeting.

### E. Old/Unfinished Business

1. Planned Residential Development Review - Mill Street

Mrs. Tyler noted that at the last meeting, the Board reviewed the Mill Street under the Planned Residential District Ordinance, which allows higher density on a typically single-family lot. The Board made comments on a number of items and asked the applicant to resolve issues with Randolph Fire and Randolph DPW, and raised additional questions.

Mrs. Tyler stated that the Building Commissioner Ronald Lum submitted comments for the record. Mrs. Tyler noted that Mr. Lum received the initial plan set from the town Council Clerk and had not reviewed the Planning Board's first meeting discussion or the revised plans.

Mrs. Tyler relayed Mr. Lum's concern and stated the following: Mr. Lum states that he has a safety concern for traffic heading east on Mill Street. You can't see a car coming out of that property until you hit the crest of the road, which by that point you're almost on top of it.

Mrs. Tyler stated there are some road sightline challenges on Mill Street that have existed since Mill Street was created. Mrs. Tyler noted that any development on the property, whether a single-family home or a subdivision, would face the same issue. Mrs. Tyler added that the Town Council could consider signage as a condition of the special permit, and that it remains to be seen whether increased traffic from the proposed development would worsen the problem.

Chairman Plizga stated that public safety issues such as this should be addressed by the Town Council during the public hearing process.

Mrs. Tyler next relayed Mr. Lum's safety concern regarding the Fire Department apparatus. Mr. Lum feels that the turning radius of the new ladder truck would make it next to impossible to make it around the first turn in this road layout, never mind having to make it three more times. The turning radius as presented was considering with the best of conditions. It does not take into account large snow events, parked cars, or any other unforeseen scenario that would obstruct clear passage.

Mrs. Tyler stated that the road and turning radius had been reviewed by the Fire Department. They did not make any comments. Chairman Plizga's recommended installing "No Parking" signs and placing the responsibility on the property owner to keep the roadway clear and accessible during snowstorms.

Mrs. Tyler then relayed Building Commissioner Ronald Lum's concerns regarding density. Mr. Lum stated in his letter that because of the close proximity of the units to one another at 15 feet, he would recommend residential sprinkler systems be required for each unit of housing. Mrs. Tyler followed up with Mr. Lum and asked whether sprinklers had been required in similar developments, referencing The Villages at Center Street at 502 South Main Street. Mrs. Tyler noted those duplexes are closer than 15 feet and were not required to have sprinklers, and she raised concerns about inconsistency. Chairman Plizga agreed, stating they are 14 feet apart.

Mrs. Tyler also relayed Mr. Lum's concerns with snow removal during a large snow event or multiple events in a short time. The current proposed layout would make it extremely difficult for emergency vehicles to access the entire property. Mrs. Tyler stated she was unsure whether there is sufficient space for snow storage and removal, noting that would

be the responsibility of the property owner or HOA. Mrs. Tyler added that r snow during multiple storms in a short period is challenging and something we've all experienced. Chairman Plizga agreed, stating that, similar to the recent Union Crossing Transit District projects, consecutive snowstorms would present a challenge.

Mrs. Tyler relayed Mr. Lum's final comment/question regarding whether all the dwelling units meet the square foot requirements, or if some exceed that requirement. Mrs. Tyler stated that the Board is already aware that several units exceed that requirement and that any waiver would be for the Town Council to decide. Chairman Plizga stated that it was his intent to address the matter in a potential future motion.

Chairman Plizga asked Mr. Guerrier to explain improvements made as a result of the meeting two weeks ago.

Mr. Guerrier stated the following changes were made:

- Removed 3 visitor parking spaces from the original 14 visitor parking spaces (11 total).
- The fire hydrant was relocated from the bottom to the top of the site, within the green open space, in response to the Fire Departments comments. Chairman Plizga asked whether the new location had been approved by the Fire Department, and Mr. Guerrier stated it has not.
- Lighting at the back of the units will be connected to the HOA public meter, which will also serve the bollard lighting in the open space.
- The water line design was revised following discussions with DPW and now uses a looped horseshoe configuration. Chairman Plizga explained that the original design looped back to the same connection point, while the revised design provides separate in and out connections to the site, satisfying DPW requirements. The water lines run along both the southern and northern sides of the Mill Street entrance. Mr. Guerrier stated that DPW required 50 feet of separation between the entering and exiting water lines, and the revised design provides 64 feet.
- Transformers will be enclosed by fencing taller than the equipment. The site includes two transformers measuring 3 1/2 by 3 1/2 feet on 5 by 5-foot pads.
- The retaining wall fence will consist of solid white fencing, 4 feet in height.
- Chairman Plizga also requested the lot distance and bearings be added to the plans, which are now clearly shown.
- Chairman Plizga confirmed with Mr. Guerrier that the roof pitch would remain at 3 1/2 on 12, where a minimum 4 on 12 was required.

Chairman Plizga noted that all of his concerns had been addressed.

Member Adjei-Koranteng asked if there would be bollards in front of the transformers. Chairman Plizga stated yes, they are on the plan.

Member Alexopoulos asked about the retaining wall height near the visitor parking. Mr. Guerrier stated it starts off at 10 feet and drops down to the corner at 9 feet and then wraps around going down 9 feet to grade. Mr. Guerrier stated that the wall be 6 inches to a foot above the pavement due to the curb with a 4-foot fence on top.

Chairman Plizga reminded the Board of his concern about the integrity of the wall due to its height, but noted that any wall design will be performed under the direction of and stamped by a structural engineer for the supplier.

Member Alexopoulos thought removal of parking spaces would result in additional snow storage in the right corner. Mrs. Tyler noted that they removed the parking spaces on the left instead. The applicant's engineer Mr. Burke noted there is a drainage basin in the right corner that works better with pavement. Member Alexopoulos felt it would be easier to push the snow directly into that corner.

The Board completed its review and made a motion.

*Motion made by Plizga, Seconded by Alexopoulos* to recommend the approval of the 217 Mill Street planned residential development "Violet Hills" Project as shown on the drawing package with cover sheet dated April 15, 2026. The package includes drawings C1.01-C1.12, including drawings C1.06 and C1.07 revised May 5, 2026, drawings L1.0, 3.0 & 3.1, drawings ES-1 & 2, drawings L1 & 2, 8 architectural and 7 rendering drawings, subject to the following recommendations:

Recommendations

The HOA Agreement shall reflect the private pickup of trash [no dumpster required] and that the lampposts at the rear of each unit be part of project's lighting system [on automatically every night] for public safety, in lieu of additional streetlights.

The new fire hydrant location shall meet the Fire Department requirements.

The transformer shall be enclosed with a fence.

"No Parking" signs shall be provided along the driveway at no more than 100 ft intervals for public safety.

All walkway areas shall be constructed with patio blocks or equal.

The fences along the top of retaining walls shall be 4 ft tall, solid type fence to provide a shield to the neighboring residents.

Additionally, the applicant has requested the following waivers.

Lot frontage 100 ft required, actual 74.7 ft.

Maximum lot coverage 40%, actual 59% [less with elimination of some visitor parking spaces].

No parking in buffer area, visitor parking is in buffer area.

Visitor parking spaces allowed is 2, proposed spaces is 10 spaces plus 1 handicap space.

Maximum unit size 1,100 sf, actual 1,254 sf [6 of 10 units].

Minimum roof pitch 4:12, actual 3.5:12.

Minimum porch to sidewalk setback 10 ft, actual 4.6 ft and varies by unit.

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

Since the applicant is proposing 9 of the 10 units to be income restricted homes, and is not requesting any bonus density, the above waivers represent an appropriate alternative to the bonus density option for the proposed project.

Discussion on the motion: Member Adjei-Koranteng asked whether they need to wait until the fire hydrant is approved by the Fire Department. Chairman Plizga does not believe so.

Mrs. Tyler discussed next steps with the applicant Mr. Guerrier.

2. Introduction to Inclusionary Zoning

Planning Director Michelle Tyler presented the Board with a draft Inclusionary Zoning Ordinance requiring a portion of new multi-residential developments that meet a certain unit threshold to be deed-restricted for income-eligible families, whether rental or ownership units. Mrs. Tyler explained that the ordinance would support diverse housing options for seniors aging in place, young families, and first-time homebuyers, while also helping the community maintain its subsidized housing inventory. Maintaining at least 10% affordable year-round housing units helps protect the community from Chapter 40B developments.

Mrs. Tyler stated that the draft Inclusionary Zoning Ordinance was developed using ordinances from other communities that she and the Chairman believed could work for Randolph. Mrs. Tyler noted that the draft includes comments, notes and highlighted sections for the Board to review tonight. After the review process, Mrs. Tyler would ask the Board to refer the ordinance to Town Council to initiate the public process, ideally this June. Mrs. Tyler noted that in order to adopt Inclusionary Zoning as a whole, we would also need to amend our Mixed Use Ordinance.

The Board went through the ordinance section by section with the Board noting that strikethroughs are deletions:

Mrs. Tyler asked to review Section 9.1 Mixed Use starting from the bottom up.

**Section F.**

Recommendation: Replace the entire section with: *“Any mixed-use project that results in the creation of ten (10) or more dwelling units must also comply with the requirements of Section 9.9 Inclusionary Zoning.”*

Chairman Plizga recommended adding a title to Section F for consistency with other sections, suggesting “Affordable Dwelling Units.” Mrs. Tyler recommended the title *“Affordable Housing Units”* to align with Zoning Definitions.

**Section B. Applicability**

*Subsection (2) and (3):*

Mrs. Tyler's recommended that the Planning Board serve as the Special Permit Authority for these developments. The current language allows either the Planning Board or the Town Council. Mrs. Tyler stated that the Planning Board has a greater technical capability in reviewing plans and should be the sole authority. Chairman Plizga expressed support for the recommendation.

**Section D. Site Design Standards**

*Subsection (4):*

Mrs. Tyler noted that there is a current housing-to-commercial threshold is 75% / 25%. Developers have recommended changing the ration to 80% / 20% to improve financing feasibility.

Recommendation: Revise required mix from 75% / 25% mix to 80% / 20%.

The Board also discussed clarifying the language.

**Section E. Parking**

*Subsection (2):*

Mrs. Tyler recommended reducing the minimum parking requirement from one and one-quarter (1.25) spaces to one (1) parking space per unit.

**Definitions**

Mrs. Tyler stated that adding definitions is important, recognizing that Inclusionary Zoning and affordable housing terminology are new concepts for many people. Mrs. Tyle also noted that the definitions will be included within a subsection of the general definitions section.

Chairman Plizga stated that he did not feel it was necessary to review the definitions individually, as they are standard industry definitions.

**Section B. Applicability**

Mrs. Tyler recommended adding a reference to Independent or Assisted Living that allows the Town to monitor such units through its subsidized housing inventory and ensure the affordable units receive credit in perpetuity (30 years). Mrs. Tyler noted that additional language and definitions would need to be drafted and asked whether the use should be added to the Table of Uses or require a special permit.

Chairman Plizga supported adding the use to the Table of Uses and stated, if a special permit is required it should be issued by the Planning Board rather than the Town Council. Member Alexopoulos agreed.

**Section D. Requirements**

Mrs. Tyler presented a suggestion for allocating multi-dwelling units and provided the Board with two tables. The first table outlines project size requirements, including the

percentage of affordable units and applicable AMI levels for rental or units. The second table addresses Independent Living and Assisted Living developments and the percentage of required affordable units, which is still being finalized.

Member Adjei-Koranteng asked whether Assisted Living and Independent Living differ from 55+ communities. Mrs. Tyler responded that zoning no longer includes age-restricted communities, although homeowners' associations may impose age restrictions. Mrs. Tyler noted that Inclusionary Zoning requirements would still apply to any development of 10 units or more, even if age-restricted through an HOA.

Mrs. Tyler also noted that skilled nursing or dementia care facilities are exempt. Chairman Plizga stated that the numbers for the Independent and Assisted Living development will be added and reviewed at a future meeting.

Section (4)

Mrs. Tyler proposed adding the following language:

“For projects providing more than one AHU, at least 10% shall be handicapped accessible.”

Mrs. Tyler explained that the clause is valuable because State statistics show a lack of handicap accessibility in both existing single-family homes and new construction.

Chairman Plizga suggested revising the following language to use “proportionately” rather than “equally”:

“If the project includes both rental and ownership units, the handicap accessible units shall be incorporated equally among unit types.”

Mrs. Tyler noted that the language is taken directly from Commonwealth guidance and believed there is limited flexibility to revise it.

Mrs. Tyler recommended adding an In-Lieu-of-Payment provision that had previously been removed, but would like to add back in. The provision would allow developers to contribute to the Affordable Housing Trust instead of providing a portion of the required affordable housing units. She noted that the Affordable Housing Trust is currently being established and that funds deposited into the trust could support affordable housing acquisitions and gap financing.

Member Sahlu asked the amount of payment required. Mrs. Tyler explained that some communities use a formula based on HUD median income for the area multiplied by two, and that she is continuing to work with the Town Attorney on the matter. Mrs. Tyler noted that the payments would not be enough to fully fund the construction of a home but would help build the trust’s capacity to purchase property or provide gap financing.

Mrs. Tyler stated that the remainder of the document outlines the process developers would follow working with Planning Department, including a fair market housing plan, use of certified lottery agent, regulatory agreements, annual monitoring requirements, and preserving affordability for a minimum of 30 years. Mrs. Tyler also noted that deed-

restricted ownership units would include restrictions requiring future purchases remain income restricted.

3. Introduction to Zoning for Mobile Food Vendors

Planning Director Michelle Tyler explained that the proposed Mobile Food Vendor Ordinance was initiated by Former Assistant Town Manager Monica Lamboy about a year ago. The prior zoning (before the amendment) required food trucks to obtain a special permit from the Town Council, but since food trucks lack a physical address, the permits could not be recorded at the registry of deeds. Ms. Lamboy researched how food trucks could be permitted without negatively impacting brick and mortar restaurants and recommended regulating them through the Licensing Board.

Mrs. Tyler noted that the ordinance would be a general ordinance that falls under Town Council jurisdiction rather than the Planning Board. Mrs. Tyler noted that although it is a general ordinance, it would also require a related zoning amendment referencing it, noting that a license is required, and setting location and distance restrictions. Food trucks would only be permitted in the Great Bear Swamp Highway District and the Industrial District, and the ordinance would also include definitions.

Mrs. Tyler stated that the Licensing Board reviewed the draft about 8 months ago. Mrs. Tyler has been working with Town Attorney Griffin to bring the ordinance back before them to confirm they are comfortable with the language before it goes to Town Council for adoption. Mrs. Tyler noted that Mobile Food Vendor Ordinance will proceed in tandem with the Zoning Amendment, with the Planning Board having authority only over the zoning portion.

Chairman Plizga provided minor scrivener edits to the general ordinance to Mrs. Tyler.

**F. Staff Report**

Zoning Amendments

Mrs. Tyler said the Board can expect about 10 zoning amendments, including short-term rentals/Airbnbs. A draft ordinance, originally started by former Assistant Town Manager Monica Lamboy, is being revised to regulate short-term rentals through the licensing board with significant requirements.

Additional proposed amendments include:

- Cryptocurrency ATMS – propose potential ban due to high levels of fraud
- Small clean energy infrastructure - battery energy storage systems and solar
- Regulation of EV Chargers at multi-family residential locations such as apartment complexes

Member Alexopoulos asked about health impacts of large solar projects, and Mrs. Tyler noted the Commonwealth has issued reports addressing impacts such as clear-cutting.

Mrs. Tyler said the Board may propose a general ordinance through Town Council to prohibit data centers and has begun drafting zoning language. Mrs. Tyler noted that communities are banning data centers due to their significant draw on electric and water resources and

limited job creation. Member Sahlu noted advances in AI technology may reduce the demands of future data processing.

Mrs. Tyler noted that the Bond Bill includes codification of site plan review in Chapter 48, which currently does not exist, and said it will add regulations governing what may be permitted through site plan review.

Union Street PRD

The next agenda will include review of revisions for the Union Street Planned Residential Development.

**G. Board Comments**

None

**H. Adjournment**

Upcoming Meeting Dates

- May 26
- June 9
- June 23

The meeting adjourned at 7:36 pm.

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

**File Attachments for Item:**

1. Inclusionary Zoning - revisions

**Chapter 200. Zoning**

**Article 9. Special Regulations**

**§9.9 Inclusionary Housing**

A. Purpose and Intent.  
The purpose of this inclusionary housing section is to ensure that residential development meets the housing needs of the community for residents of all incomes by increasing the supply of housing stock permanently available; to maintain an economically integrated community by promoting a mix and distribution of housing opportunities; to develop and maintain a reasonable proportion of the Town’s housing stock as affordable housing units for inclusion on the Subsidized Housing Inventory (SHI) by the Executive Office of Housing and Livable Communities (EOHLC) or successor agency; and ensure that such affordable housing is made available to all eligible households on a nondiscriminatory basis in accordance with the federal Fair Housing Act of 1968<sup>2</sup> and MGL c. 151B, as amended, and any regulations promulgated under federal and state law.

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

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

- C. Exemptions
- (1) This section shall not apply to the rehabilitation of any building or structure wholly or substantially destroyed or damaged by fire or other casualty, provided that such rehabilitation or repair shall not increase the number of dwelling units on the lot as existed prior to the damage or destruction thereof, except in conformance with this section.
  - (2) This section shall not apply to the proposed rehabilitation or replacement of any housing units in existence at the time of adoption of this section and shall only apply to net new units that increase the density of such existing buildings or structures.
  - (3) This section shall not apply to projects constructed in the Randolph Community Multi-Family Overlay District (RCMOD).

D. Requirements

- (1) No Special Permit for a use requiring one and no Building Permit for a use permitted

as of right shall be issued for a development subject to this section unless the Applicant provides the percentage of the total dwelling units in the development as affordable housing as described herein and otherwise consistent with this Section.

- (2) Nothing in this section shall preclude a developer from providing additional affordable units, or greater affordability, or both, than the minimum requirements. For purposes of this Section, any calculation of required affordable housing units that results in the fractional or decimal equivalent of one-half or above shall be increased to the next highest number.
- (3) AHU's shall be serve eligible households whose annual incomes do not exceed 80% of the median income of households in the Boston-Cambridge-Quincy MSA/HMFA adjusted for family size and whose assets do not exceed those allowed by EOHLC for the unit to be eligible for inclusion o the SHI.

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

Unit Type	Number of Units	Affordable Units	Income Restriction
Independent Living (IL)	1-9	12.5%	80% of AMI or less
	10+	15%	80% of AMI or less
Assisted Living (AL)*	1-9	12.5%	80% of AMI or less
	10+	15%	80% of AMI or less
Skilled Nursing or Dementia Care	N/A	EXEMPT	N/A

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

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

The SPGA may grant approval to provide affordable housing through a monetary contribution to the Randolph Affordable Housing Trust Fund in lieu of providing

affordable units on-site. A combination of construction of AHUs and payment-in-lieu-of units may be combined to meet a single project's requirement if approved by the SPGA.

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

F. Affordable Housing Restrictions

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

- (1) Regulatory Agreement and Deed Covenants  
Affordability restrictions shall be contained in a the EOHLIC Local Initiative Program (LIP) Regulatory Agreement and, in the case of ownership units, the Universal Deed Rider which shall, at a minimum, identify and describe the AHUs in the development, an inventory of the units, monitoring of eligibility and terms of their sale or lease.
  - (a) The AHR shall run with the land and be in force for a period of at least thirty (30) years and be enforceable under the provisions of MGL Chapter 184, Section 26 or Sections 31-32.
  - (b) The AHR shall provide that initial sales and rental of AHU's and subsequent resales and re-rentals shall comply with federal, state and local fair housing laws, regulations and policies.
  - (c) The AHR shall provide that, in the event any affordable rental unit is converted to a condominium unit, the condominium unit shall be restricted in the manner provided for by this Section to ensure that it remains affordable to households in the same income range as prior to condominium conversion.
- (2) Housing Marketing & Selection Plan  
AHU's shall be made available for purchase or rent to eligible low-to-moderate income households under an affirmative market plan that complies with federal and state fair housing laws. No occupancy permit shall be issued unless the XXX has

determined that the Applicant's affirmative marketing plan complies with this requirement.

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

(3) Monitoring Agent

A Monitoring Agent shall be designated to ensure:

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

G. Preservation of Affordability

Each homeownership AHU created in accordance with this Section shall have limitations governing its resale through the use of a regulatory agreement. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability for income eligible households. The resale controls shall be established through a restriction on the property and shall be in force for 30 years.

- (1) Right of first refusal to purchase. The purchaser of an AHU developed as a result of this Section shall agree to execute a condition in its deed restriction to be approved by the Town and EOHLC, granting, among other things, the municipality's and EOHLC's right of first refusal to purchase the property in the event that a subsequent qualified purchaser cannot be located.
- (2) Resale price. Sales beyond the initial sale to a qualified affordable income purchaser shall comply with the requirements of the EOHLC LIP.
- (3)

H. Standards for Construction

- (1) AHUs shall be comparable to and indistinguishable from market-rate units in exterior building materials and finishes, windows, and other improvements related to the energy efficiency of the units.

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

I. Standards for Occupancy

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

J. Submission Requirements and Procedures

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

K. Administration and Enforcement

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

DRAFT

**SPECIAL RESIDENTIAL REGULATIONS**

**Definitions**

Assisted Living facilities (ALF)

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

Independent Living Facilities (ILF)

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

**Purpose**

To enable the development of ALF and ILF in a manner harmonious with the surrounding land uses while protecting natural resources and open space.

Provide a variety of safe and suitable housing opportunities for....age-restricted....

**Applicability**

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

**Add to Table of Uses for RMFD, NRBD, WCBD, OSBD, GBHD, BHRD**

The requirements contained in this chapter shall be the standards for development and redevelopment and use of real property for ALF/ILF provided that an application is filed with the SPGA as provided for in this chapter.

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

### Dimensional Standards

Requirement	Standard/Condition
Minimum lot area	Two (2) acres
Minimum lot frontage	One hundred (100) feet
Building lot coverage	Forty percent (40%)
Maximum impervious lot coverage	Thirty percent (30%)
Maximum total lot coverage	Seventy percent (70%)
Minimum setbacks	Forty (40) feet to residential districts, ten (10) feet otherwise. Setbacks will include landscaped buffers.
Maximum building height	Four (4) stories; maximum height not to exceed sixty (60) feet
Maximum Density	Ten (10) units per acre
Buffer	Forty (40) feet when abutting residentially zoned land.

### Site Design Requirements

- **Accessory uses and Services:** Senior Housing may provide optional services on the site for the sole use of its residents including but not limited to: barber/beauty services, fitness center, laundry services, sundries, adult day care. Such accessory uses shall be wholly be within a structure containing residential units, and shall have not exterior advertising display.
- **Multiple Buildings.** More than one (1) building is permitted on a site. The minimum distance between buildings shall be twenty (20) feet (UCTD is 20ft and PRD is 14ft). Covered walkways, pergolas and similar features are permitted between buildings
- **Common Outdoor Space.** All ALF and ILF shall provide a common outdoor gathering/seating area that is appropriate in size and design for the specific type of senior housing proposed. All such areas shall be designed for universal access. The Common Land within the development should protect significant natural resources, preserve scenic views and connect with existing or proposed open space lands or trail systems.

- **Parking**

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

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

Granite curbing with a seven-inch (7") reveal shall be used along all roads and private internal ways and at catch basins. Concrete curbing may be substituted for granite curbing in all other locations.

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

- **Buffer.** No structure, driveway, parking area or sidewalk shall be located in the buffer strip. A smaller buffer may be allowed by the Special Permit Granting Authority where such a reduction is determined to promote the objectives of this Section.
- **Signs.** A development may have one (1) ground sign at each principal access to the development from a public way, indicating the name and address. Such sign shall not exceed sixteen (16) square feet in area or four (4) feet in height. Directional signs guiding visitors to principal buildings and major uses of the development may be installed at internal drive aisle intersections. Such signs shall not exceed eight (8) square feet in area and their number, location and design shall be subject to Planning Board approval.
  - Signs shall be illuminated only by an external source of steady, stationary white light, shielded and directed solely at the sign and not casting direct or reflected light off the premises. No sign shall be illuminated internally or from behind a translucent sign face. All light fixtures shall either be decorative or camouflaged. Wiring should be concealed within building molding and lines.
- All dumpsters and utility/service areas shall be screened with adequate plantings and/or landscape structures

**Building Design Standards**

- One (1) zero-step entrance (is this per building? If ILF and cottages, is it also required? Alternatively, should we just list as handicap accessible – and allow ramps?)
- Doorways with thirty-six (36) inch clear passage
- All units shall be constructed to be handicap adaptable to the standards of Section 504 of the Americans with Disabilities Act of 1990, 42 U.S.C. section 12204 and ANSI 2017 ICC A117.1
- No more than two (2) bedrooms per residential unit
- One (1) bedroom and one (1) bathroom shall be located on the same floor as the kitchen and living/family room
- Maximum living area:
  - Two-bedroom unit – 1,100 net square feet (note same as PRD)
  - One-bedroom unit – 900 net square feet
  - Studio – 600 net square feet
- Buildings shall be designed to be complementary to each other in exterior design and with the existing neighborhood in which the facility is located.

**Affordability**

- Subject to the terms of Article 9, section 9.9 Inclusionary Housing.

**Prohibitions**

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

**Procedures**

**§ 9.1. Mixed-use**

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

A. Exceptions.

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

B. Applicability.

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

C. Dimensions.

- (1) The dimensional standards generally applicable in the district as set forth in the Table of Dimensional Requirements shall apply.
- (2) The SPGA may waive dimensional requirements when a Mixed-Use development includes the redevelopment of an existing structure.
- (3) More than one structure on a parcel is permitted upon review and decision of the SPGA.
- (4) Any Back-Lot Structure(s) may not be taller than the principal structure.

D. Site design standards.

- (1) All permitted nonresidential uses shall be limited to the ground floor and basement of

the principal structure. The SPGA may permit nonresidential uses to occupy other floors of the principal structure only after determining that the location and design of such spaces, including access and egress, will not impact the privacy or security of residential occupants.

- (2) If the Mixed-Use Development includes multiple structures, any Back-Lot Structure(s) may contain either a mix of nonresidential uses and dwelling units or only dwelling units.
- (3) The nonresidential uses in a Mixed-Use development shall be developed prior to or concurrently with residential uses. Concurrency shall be established by approval of a Master Plan that provides a mix of uses that includes all proposed uses.
- (4) A minimum of ~~twenty five percent (25%)~~ **twenty percent (20%)** and a maximum of ~~seventy five percent (75%)~~ **eighty percent (80%)** of the total square footage of all structures contained in a Mixed-Use Development shall be devoted to dwelling units.
- (5) Minimum residential densities for a Mixed-Use development shall be twelve (12) units per gross acre.
  - (a) Density shall be calculated as the total area of the parcel less any land which is part of a Wetland Resource Area as specified in 310 CMR 10.02(1)(a) subject to protection under the Massachusetts Wetlands Protection Act, MGL c. 131, § 40, nor any land within seventy-five (75) feet of such Wetland Resource Area.
  - (b) When a development site is composed of two (2) or more phases, each phase shall also meet this standard.
- (6) Dwelling units must contain a minimum of six hundred twenty-five (625) square feet of usable living area.
- (7) In any Principal Structure, entry to the dwelling units must be from the side or back of the structure; not on the street frontage or any open public space.
- (8) At least one designated entrance for nonresidential uses shall be provided on each floor of a structure that contains a nonresidential use.
- (9) Areas of a structure intended for nonresidential use must be constructed such that there is no direct access to areas of the structure intended for dwelling units except as necessary in an emergency.
- (10) Ground level frontage of the Principal Structure shall be devoted to nonresidential entrances, windows and public open space amenities.
- (11) In newly constructed Principal Structures in a Mixed-Use Development, ground floors shall be a minimum of eleven (11) feet from floor to ceiling to enhance the pedestrian streetscape regardless of the overall building height.
- (12) Clear pedestrian pathways shall be provided between structures on the same parcel and, to the extent practicable, between buildings on adjacent parcels to ensure continuous safe pedestrian access.

(13) A Mixed-Use development must provide a sign plan to the SPGA at the time of application.

(a) Wall signs for nonresidential uses may be illuminated with exterior lighting or by reverse channel letters only.

(14) Where any Mixed-Use development abuts a residentially zoned parcel(s), there shall be adequate transition between the Mixed-Use development and adjacent residentially zoned parcel(s). Fencing, landscaping and similar items may be used to accomplish this.

E. Parking.

(1) Parking areas, including below- or at-grade structures, for a Mixed-Use development shall be located to the side and/or rear of the parcel; parking is prohibited in the front yard.

(a) Parking areas that abut any public right-of-way or any at-grade parking structure shall require screening.

(b) Where locating parking according to the terms of this zoning ordinance is not feasible due to existing structures, topography, alternative locations shall be considered by the SPGA.

(2) There shall be a minimum of one (1) ~~and one-quarter (1.25)~~ parking spaces for each dwelling unit (rounded up).

(3) There shall be a minimum of one (1) space per one thousand (1,000) square feet of nonresidential floor area.

(4) In the event of a restaurant, one (1) parking space shall be provided for every four (4) patron seats.

(5) A lesser number of parking spaces may be permitted by the SPGA upon determination that the Special Permit applicant has demonstrated, through methods acceptable to the SPGA, that parking demand will not exceed what can be met by the minimum required parking.

(6) Bicycle parking shall be provided as follows:

(a) A minimum of one (1) space per every ten (10) dwelling units (rounded up) located indoors near the primary entrance to the development's dwelling units.

(b) A minimum of one (1) space for every five thousand (5,000) square feet of nonresidential floor area (rounded down) located near the primary entrance to ground floor nonresidential units.

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

~~include dwelling units that comply with the requirements and regulations of the Executive Office of Housing and Livable Communities (EOHLC) as Local Action Units (LAU) through a Local Initiative Program (LIP) as specified below:~~

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

Definitions. As used in this section, the following terms shall have the meanings indicated:

**AFFORDABLE HOUSING DEED RIDER** — A deed rider or other legally binding instrument in a form consistent with the Local Initiative Program (LIP) requirements and acceptable under the LIP that will ensure the affordability of the affordable housing unit (AHU) for a term of years established by the permit granting authority, but no less than 40 years, that is appended to the deed to an AHU.

**AFFORDABLE HOUSING RESTRICTION (AHR)** — A deed rider, covenant, contract, mortgage agreement, and/or other legal instrument, acceptable in form and substance to the Town, that effectively restricts occupancy of an affordable housing unit to a qualified purchaser or renter, and that provides for the administration, monitoring, and/or enforcement of the restriction during the term of affordability. An AHR shall be placed on the land for the maximum period allowed by law, and entered into as an agreement under the provisions of MGL c. 184, §§ 31 to 33, or other equivalent state law.

**AFFORDABLE HOUSING UNIT (AHU)** — A residential unit that is restricted in its sale, lease, and/or rental to a qualified income-eligible household at specific price limits that qualify such residential unit for inclusion in the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) Subsidized Housing Inventory (SHI).

**AREA MEDIAN INCOME (AMI)** — The median family income, adjusted for household size, for the metropolitan area that includes the Town of Randolph, as determined by the U.S. Department of Housing and Urban Development (HUD).

**INCLUSIONARY HOUSING PROJECT** — Any proposed development or redevelopment of 10 or more dwelling units on one or more contiguous parcels, proposed under a special permit process pursuant to MGL c. 40A, § 9.

**LOCAL INITIATIVE PROGRAM (LIP)** — A program administered by the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) to encourage cities and towns to create low- and moderate-income housing through means other than a comprehensive permit under MGL c. 40B.

**MARKET-RATE HOUSING** — A residential unit that is not restricted in its sale, lease, and/or rental at specific price limits.

**MONITORING AGENT** — The Town of Randolph, the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), or such other qualified third party selected by the Town to enforce the AHR and/or terms of the affordable deed rider.

**QUALIFIED INCOME-ELIGIBLE HOUSEHOLD** — A household with combined incomes that do not exceed 80% of the median income for the Boston Metropolitan Statistical Area, with adjustments for household size as reported by the most recent information from the United States Department of Housing and Urban Development (HUD), or successor, and/ or the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), or successor.

**QUALIFIED PURCHASER** — Qualified income-eligible household that purchases and occupies an affordable housing unit as its principal residence.

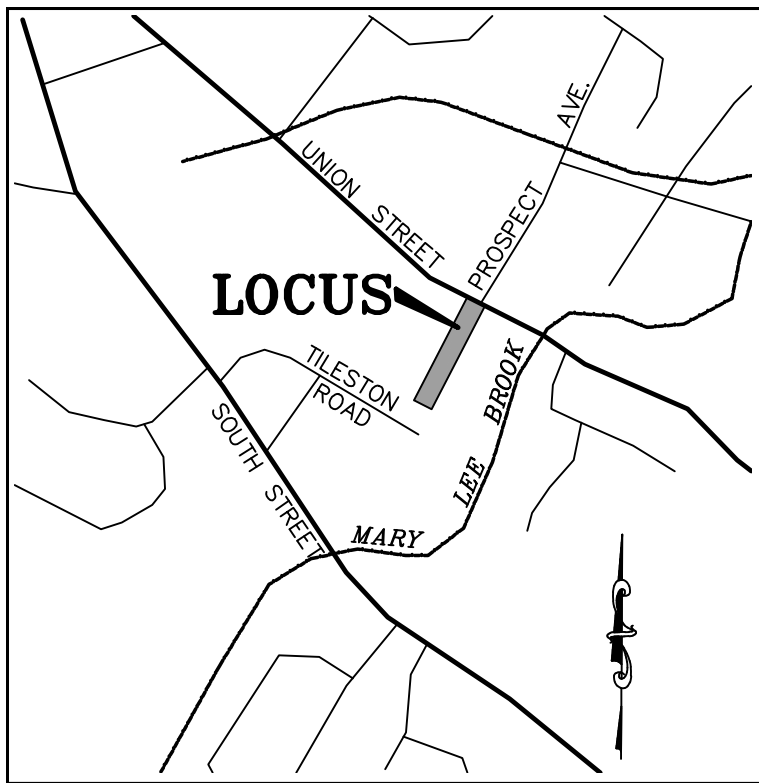
**QUALIFIED RENTER or QUALIFIED TENANT** — Qualified income-eligible household that rents and occupies an affordable housing unit as its principal residence.

**SUBSIDIZED HOUSING INVENTORY (SHI)** — A measurement of a community's stock of low- or moderate-income housing compiled as a list by the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), containing the count of low- or moderate-income housing units by a community.

DRAFT

**File Attachments for Item:**

1. ANR - 217 Union Street



**LOCUS PLAN**  
1" = 800'

FOR REGISTRY USE ONLY

ZONED: RESIDENTIAL SINGLE FAMILY  
HIGH DENSITY (RFSHD)

**REFERENCES:**

- NORFOLK COUNTY REGISTRY OF DEEDS
- L.C. CERTIFICATE 183582
- L.C. PLAN No. 13498-C
- L.C. PLAN No. 13498-D
- PLAN BOOK 667, PAGE 15
- 1928 COUNTY LAYOUT OF UNION STREET
- NOTICE OF VOLUNTARY WITHDRAWAL FROM THE REGISTRATION SYSTEM
- RECORDED IN BOOK 43127, PAGE 245
- RANDOLPH ASSESSOR'S MAP 64, BLOCK A, PARCEL 81

**PROPERTY OWNER:**

KMT LLC  
535 SOUTH MAIN STREET  
RANDOLPH, MA 02368  
DATE OF ACQUISITION: 12-27-2011

TOWN OF RANDOLPH PLANNING BOARD  
APPROVAL UNDER SUBDIVISION CONTROL LAW  
NOT REQUIRED.

DATE: \_\_\_\_\_

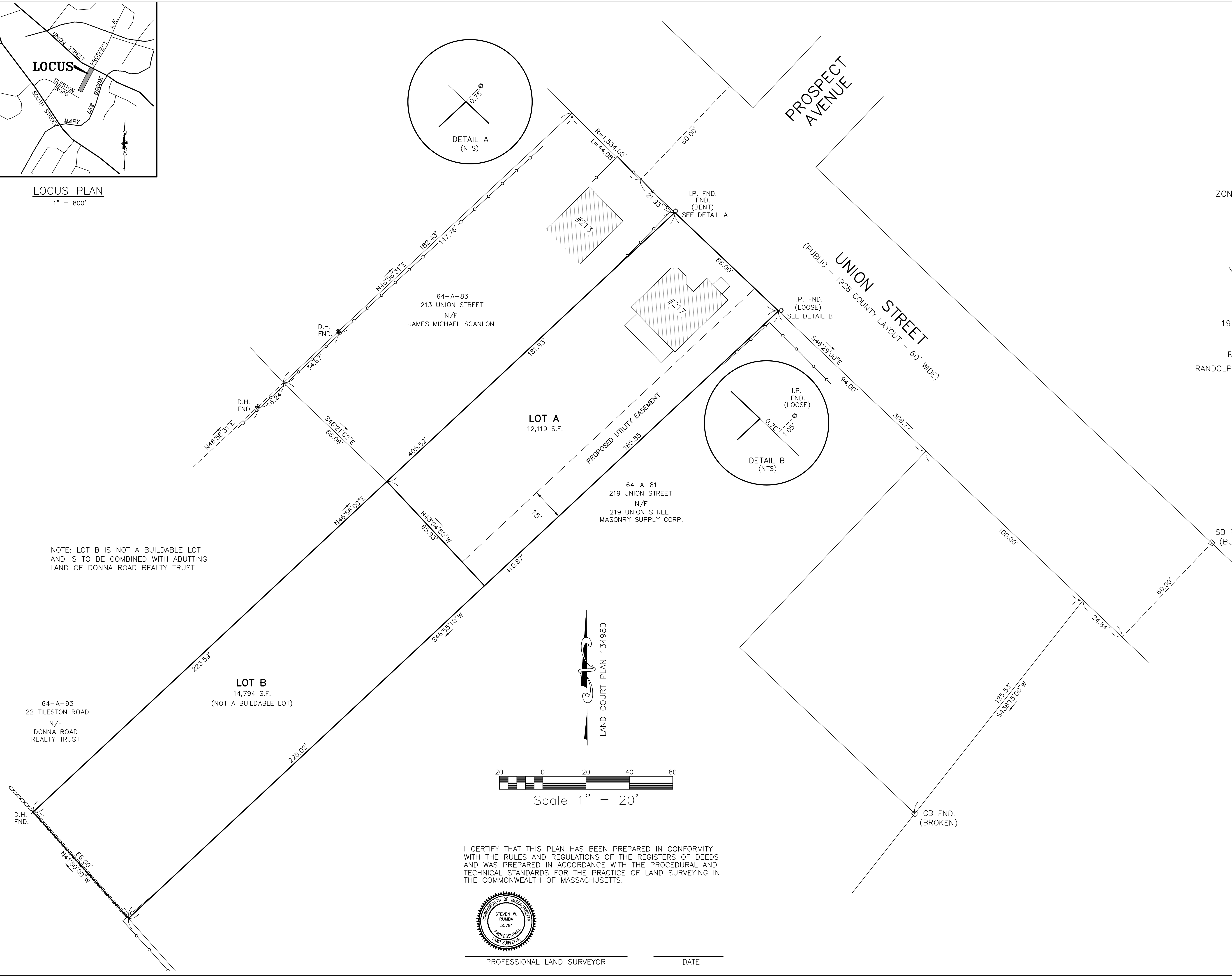
NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED

**PLAN OF LAND IN  
RANDOLPH, MASSACHUSETTS**

PREPARED FOR:  
KMT LLC

SCALE: 1"=20'    DATE: 5-27-2026  
PROJECT NO. 25-207-4278

**COLLINS CIVIL ENGINEERING GROUP, INC.**  
BRAintree - PALMOUTH - WEST BRIDGEWATER  
CIVIL ENGINEERING - LAND SURVEY - L.S.P. SERVICES  
225 SOUTH MAIN STREET, WEST BRIDGEWATER, MA 02379  
TEL: 508-560-2332 MOBILE: 617-347-1363 E-MAIL: GRCPE@AOL.COM



NOTE: LOT B IS NOT A BUILDABLE LOT  
AND IS TO BE COMBINED WITH ABUTTING  
LAND OF DONNA ROAD REALTY TRUST

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AND WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



PROFESSIONAL LAND SURVEYOR      DATE

**File Attachments for Item:**

2. Zoning Amendment Discussion - Data Centers

**Chapter 200. Zoning  
Article 9: Special Regulations  
§ 9.12 Data Centers**

**A Purpose**

The purpose of this section is to establish clear standards for the siting and operation of Data Centers in order to protect public health, safety, and welfare; to ensure compatibility with surrounding land uses; and to allow for review of site-specific impacts related to energy demand, water use, noise, emissions, site design, and municipal infrastructure.

**B Applicability**

Data Centers shall be permitted only by Special Permit granted by the Planning Board in districts as specified in the Table of Uses.

All applications for a Data Center Special Permit shall comply with Article XI Site Plan Review and the additional performance standards set forth in this section.

**C Use Regulations**

DATA CENTERS													
	CSBD	NRBD	WCBD	BD	BP	OSBD	BRHD	GBHD	ID	SFD	RHDD	RMDD	RMFD
<b>Tier 1</b> Low-Impact Data Center	-	-	-	-	-	-	SPPB	SPPB	SPPB	-	-	-	-
<b>Tier 2</b> Moderate Impact Data Center	-	-	-	-	-	-				-	-	-	-
<b>Tier 3</b> High Impact Data Center	-	-	-	-	-	-	-	-	-	-	-	-	-

**D Performance Standards**

In addition to general Special Permit criteria, the Planning Board shall make written findings demonstrating compliance with the following performance standards.

**(1) Electrical Demand and Infrastructure Capacity**

- (a) The applicant shall submit an estimate of maximum electrical demand, expressed in megawatts (MW), at full build-out, including anticipated load profiles and any proposed phasing.
- (b) The applicant shall demonstrate, through written documentation from the **XXX (energy supplier?)**, that sufficient electric capacity exists or can be made available to serve the proposed facility without impairing reliability, capacity, or service levels for existing municipal electric customers.
- (c) The applicant shall identify any required on-site or off-site electric

infrastructure improvements, including substations, feeders, or transmission upgrades.

- (d) The Planning Board may impose, as a condition of approval, a maximum approved electrical demand expressed in megawatts (MW), and may require compliance monitoring.

**(2) Water Use and Cooling Systems**

- (a) The applicant shall submit estimates of average daily and maximum daily water usage associated with facility operations, including cooling systems, expressed in gallons per day, as well as a narrative explaining the relationship between projected electrical demand (MW) and anticipated water usage, including cooling system type and seasonal variation.
- (b) Written documentation from the Department of Public Works shall be provided demonstrating that the proposed water usage can be accommodated without adverse impacts to system reliability, fire protection, or existing users.
- (c) Cooling systems shall be designed to minimize the use of potable water. Applicants shall identify efficiency measures employed to reduce consumption, including the use of closed-loop, air-cooled, recycled-water, or other low-water technologies where feasible. Systems that rely on continuous or seasonal evaporative use of potable water as the primary cooling method are strongly discouraged and must demonstrate that no reasonable alternative with lower water demand is practicable.
- (d) The Planning Board may condition approval on limits to maximum daily or annual water usage, require monitoring of consumption, restrict seasonal use during drought conditions, or on phased occupancy tied to demonstrated system capacity.
- (e) Where the proposed facility necessitates upgrades or extensions to municipal water, wastewater, or stormwater infrastructure, the applicant shall submit a planning-level cost estimate of such improvements, prepared by a qualified professional, together with a narrative describing the scope of work, timing, and responsibility for implementation.

**(3) Noise**

- (a) Continuous operational noise, including mechanical equipment, cooling systems, transformers, and other exterior equipment, shall not exceed applicable local or state noise standards and the limits set forth herein, whichever individually or collectively results in the more restrictive regulation as applied to the Data Center.
  - i **Continuous Operational Sound:** Sound generated by the normal, ongoing operation of facility equipment, including mechanical systems, cooling systems, transformers, and similar infrastructure, measured under typical operating conditions and excluding short-term, intermittent, or emergency events such as maintenance activities or backup generator operation during power outages.
  - ii **Point of Compliance:** The exterior of the nearest existing Sensitive Receptor, or

the nearest residential zoning district boundary to the subject property where no Sensitive Receptor exists within 1,000 feet of the subject property, unless otherwise specified by the Planning Board.

- iii **Sensitive Receptor:** Any existing residence, school, daycare facility, medical facility, hospital, nursing home, assisted living facility, elder care facility, place of worship, or other building regularly occupied by persons for residential, educational, medical, or congregate purposes at the time of Special Permit application.
- (b) Noise compliance shall be evaluated at the Point of Compliance. In no event shall continuous operational sound, as measured at the Point of Compliance, exceed:
    - 50 dBA between 7:00 a.m. and 10:00 p.m.; or
    - 45 dBA between 10:00 p.m. and 7:00 a.m.
  - (c) Backup generator testing shall be limited to days and hours approved by the Planning Board. Emergency operation during actual power outages shall be exempt.
  - (d) A noise study prepared by a qualified professional may be required to demonstrate compliance with applicable local or state noise standards and to evaluate potential impacts from continuous or cumulative industrial operations. Such study may include multi-day ambient monitoring, modeling at full build-out, evaluation of tonal characteristics, and assessment of cumulative impacts. Post-construction sound monitoring may be required to verify compliance, and corrective mitigation measures may be required if standards are exceeded.
- (4) **Backup Power and Emissions**
- (a) The applicant shall identify the number, size, fuel type, and location of all backup generators.
  - (b) Backup generators shall be limited to emergency operation and scheduled testing, in accordance with manufacturer specifications, except where otherwise required by applicable codes.
  - (c) Compliance with all applicable state and federal emissions standards shall be demonstrated.
- (5) **Site Design and Physical Impacts**
- (a) Building height, massing, and setbacks shall, in addition to complying with the applicable baseline dimensional regulations, be designed to minimize visual and operational impacts on adjacent properties.
  - (b) Mechanical equipment, generators, and substations shall be screened from view from public ways and adjoining properties.
  - (c) Exterior lighting shall be designed to prevent light spillover beyond the site.
  - (d) Air Quality and Emissions. The facility shall comply with all applicable federal, state, and local air quality regulations. Applicants shall identify the number, size, fuel type, and anticipated operating schedule of all combustion equipment, including backup generators. The Planning Board may require documentation demonstrating that

emissions from such equipment will not create nuisance conditions or adversely affect nearby Sensitive Receptors. Where appropriate, the Planning Board may require emission control measures, operational limitations on testing, or other mitigation measures to minimize potential air quality impacts.

**(6) Municipal Services and Infrastructure**

The applicant shall demonstrate that the proposed facility will not create an undue burden on municipal services, including fire, police, and public works, water, sewer, and electric systems.

If mitigation measures or capital improvements are required to maintain acceptable service levels, the applicant shall provide an estimate of the cost of such measures and identify the party responsible for funding them. Fire protection systems and emergency access shall be reviewed by the appropriate municipal departments.

**E Conditions and Safeguards**

The Planning Board may impose conditions necessary to ensure compliance with this section, including but not limited to:

- (1) Limits on maximum electrical load;
- (2) Caps on water usage;
- (3) Noise monitoring or reporting requirements;
- (4) Restrictions on generator testing schedules; and
- (5) Phasing tied to demonstrated infrastructure capacity.

**F Post-Approval Monitoring and Reporting**

(1) Operations Reporting Schedule - As a condition of approval, the Planning Board shall require submission of Operations Reports in accordance with the following schedule:

Phase	Time Period	Frequency	Purpose
Startup Monitoring	Months 1–3	Monthly (Month 1, 2, 3)	Verify early compliance during initial operations
Early Operations	Months 4–12	Twice per year (Month 6, 12)	Confirm stable system performance
Long-Term Operations	Year 2 onward	Annual (Month 24, 36, 48, 60)	Ongoing compliance tracking
Permit Term	Years 1–5	Monitoring continues	Supports 5-year permit renewal review

The Planning Board may modify the reporting frequency upon a finding that the facility has demonstrated sustained compliance with all approved operational limits.

- (2) As a condition of approval, the Planning Board may require submission of an Annual Operations Report for the duration of the Special Permit. At a minimum, the report shall include:
  - (a) Maximum electrical demand for the preceding calendar year (MW);
  - (b) Average daily and maximum daily water usage for the preceding calendar year (gallons per day);
  - (c) Confirmation of compliance with approved operational limits; and
  - (d) Identification of any discharge of cooling or process water to the municipal sewer system, where applicable.
  - (e) Description of any operational changes affecting electrical load, cooling systems, or water usage.The report shall be prepared or certified by a qualified professional and provided to the Planning Department and Department of Public Works, as applicable.

**G Transferability and Continuing Obligations**

- (1) Any increase in approved electrical demand beyond the permitted MW threshold shall require modification of the Special Permit.
- (2) Any Special Permit issued pursuant to this section shall run with the land and shall be binding on the property owner and any successors, assigns, or operators.
- (3) A change in ownership or operator shall not relieve the property of compliance with all permit conditions.
- (4) Prior to a change in operator, written notice shall be provided to the Planning Department by the new owner/operator (## days) prior to transfer confirming continued compliance.

**H Term of Special Permit and Renewal**

- (1) **Term** - A Special Permit issued for a Data Center under this section shall be valid for a period of five (5) years from the date the decision is filed with the Town Clerk, regardless of the date of commencement of construction or operations.
- (2) **Renewal Required** - Continued operation of the facility beyond the initial five-year term shall require approval of a Special Permit Renewal from the Planning Board.
- (3) **Application for Renewal** - The permit holder shall submit a complete application for renewal of not less than ninety (90) days prior to the expiration of the Special Permit term. The renewal application shall include documentation demonstrating continued compliance with all conditions of approval, operational limits, and reporting requirements, together with any updates to facility operations, infrastructure demand, or system design.
- (4) **Scope of Review** - The Planning Board’s review of a renewal application shall be limited to evaluation of:
  - (a) Operational performance and compliance history;
  - (b) Electrical demand, water usage, and other infrastructure impacts;
  - (c) Adherence to approved limits and conditions; and
  - (d) Any material changes proposed to the facility or its operations.

- (5) **Action on Renewal** - Following review, the Planning Board may:
  - (a) Renew the Special Permit with no changes;
  - (b) Renew the Special Permit with modified conditions reasonably related to demonstrated impacts; or
  - (c) Require submission of a new Special Permit application where substantial changes to the use or its impacts are proposed.

Substantial changes may include, but are not limited to, increases in approved electrical demand, significant changes to cooling systems or water usage, installation of additional generators or major mechanical equipment, expansion of floor area devoted to data center operations, or other modifications that materially increase operational impacts.

- (6) **Failure to Apply for Renewal** - Failure to submit a timely renewal application shall cause the Special Permit to lapse upon expiration of the five-year term, and continued operation thereafter shall constitute a violation of this ordinance.
- (7) **Enforcement**- Failure to comply with approved limits, conditions, or reporting requirements may constitute grounds for enforcement or denial of renewal.

I **Severability**

If any provision of this section is held invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

## Definitions associated with Data Centers

### **Data Center**

A facility, or portion thereof, primarily designed or used to house computer servers and related information technology infrastructure for the storage, processing, management, or transmission of electronic data. A Data Center may include, but is not limited to, server racks, data storage systems, cooling systems, power conditioning equipment, substations, uninterruptible power supplies, backup generators, telecommunications equipment, security systems, and associated mechanical and electrical infrastructure.

For zoning and regulatory purposes, Data Centers shall be classified based on maximum electrical demand, expressed in megawatts (MW), rather than building size.

A use shall be classified as a Data Center where either:

- (a) more than twenty-five percent (25%) of the gross floor area is devoted to server racks, stationary computing equipment, or associated mechanical or electrical infrastructure; or
- (b) the primary purpose of the facility, as determined by the Building Commissioner or designee, is the housing and operation of computer servers and related infrastructure, regardless of floor area allocation.

**Enterprise or Colocation (Colo) Data Center** – A facility in which multiple customers lease space, equipment areas, or “racks” within a shared infrastructure environment operated by a specialized provider, with common power, cooling, telecommunications, and backup systems.

**Edge or Micro Data Center** – A smaller-scale facility designed to serve localized or network edge functions, typically occupying significantly less floor area and operating with minimal on-site personnel.

**Hyperscale Data Center** – A very large-scale facility typically operated by a single entity for cloud computing, large-scale data processing, or enterprise services, characterized by substantial electricity demand, extensive mechanical cooling systems, and limited on-site staffing.

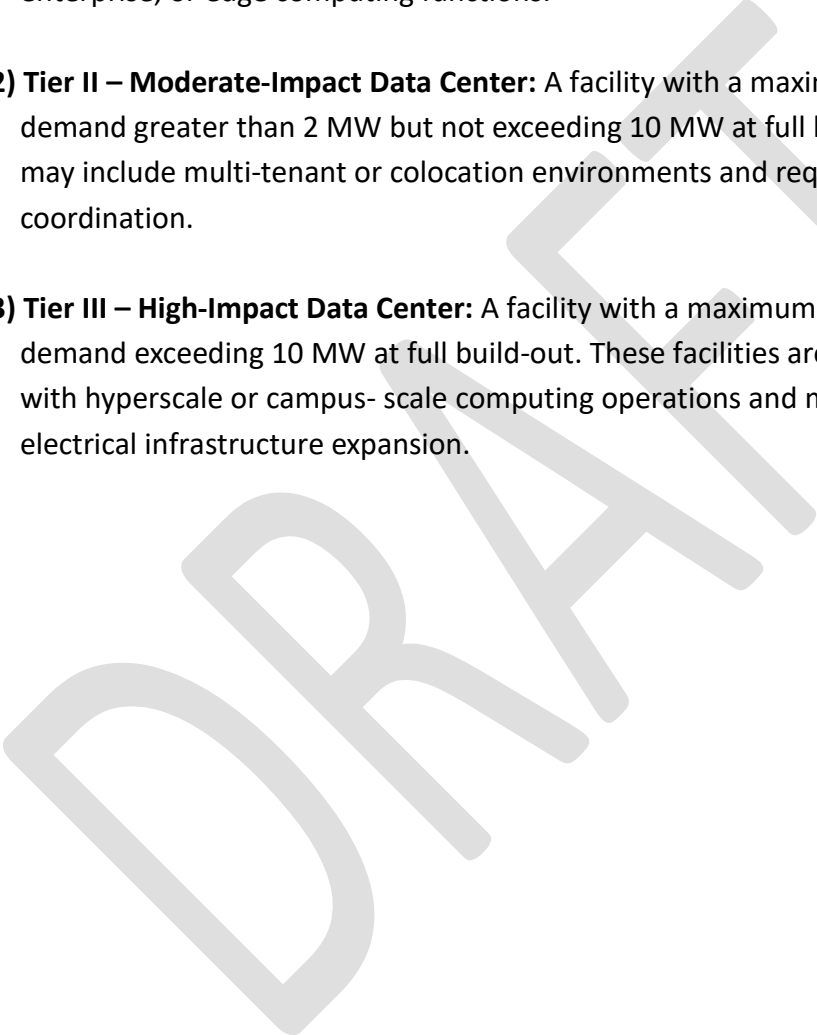
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**Categories of Data Centers**

**(1) Tier I – Low-Impact Data Center:** A facility with a maximum projected electrical demand of two (2) megawatts (MW) or less at full build-out, measured as the combined electrical load of all tenants and facility operations. On-site generation capacity shall be included in the calculation of electrical demand, except for on-site solar generation. Tier I facilities are typically associated with localized network, enterprise, or edge computing functions.

**(2) Tier II – Moderate-Impact Data Center:** A facility with a maximum projected electrical demand greater than 2 MW but not exceeding 10 MW at full build-out. These facilities may include multi-tenant or colocation environments and require substantial utility coordination.

**(3) Tier III – High-Impact Data Center:** A facility with a maximum projected electrical demand exceeding 10 MW at full build-out. These facilities are commonly associated with hyperscale or campus- scale computing operations and may require major electrical infrastructure expansion.



## DATA CENTERS

Data centers are regulated in many communities primarily to manage their massive electricity consumption, high water usage for cooling, and strain on the power grid, which can lead to higher utility bills for residents.

Key Reasons for Data Center Regulation:

- **Energy Grid Strain:** Data centers require significant, reliable power, which can lead to grid congestion and necessitate expensive infrastructure upgrades that are passed on to consumers.
- **Water Resources:** Facilities use substantial amounts of water for cooling, raising concerns about local water supplies and environmental impacts.
- **Ratepayer Costs:** The high energy demand can drive up energy prices for households and small businesses.
- **Environmental Impact:** Unchecked growth can conflict with the state's clean energy goals.
- **Environmental Justice:** Concerns exist that data centers often affect local, sometimes overburdened communities, requiring regulations to ensure equitable development.
- **Data Privacy Concerns:** A proposed Massachusetts Information Privacy and Security Act (MIPSA) aims to protect residents' data from unauthorized collection and usage, regulating how AI and data companies operate.

While some tax exemptions exist for qualified data centers, the state is looking at ways to ensure these projects provide local benefits, such as through union labor requirements, or by ensuring they bring jobs rather than just increased infrastructure costs.

<https://www.datacentermap.com/usa/massachusetts/>

April 2026 – 45 data centers in Massachusetts