



December 20, 2023

Ms. Michelle Tyler, Director of Planning
Town of Randolph Planning Board
41 South Main Street
Randolph, MA 02368

Re: **Site Plan Design & Review**
Proposed Development North of Scanlon Drive
43 Scanlon Drive
Randolph, MA 02368
VERTEX Project No. 78000

Dear Ms. Tyler and Members of the Planning Board:

On behalf of the Applicant and pursuant to the Site plan & Design Review Regulations by Planning Board for the Town of Randolph, The Vertex Companies LLC (VERTEX) is pleased to submit the items outlined below for the Proposed Development North of Scanlon Drive (Randolph North Development) as part of the Site plan Design & Review process.

The design team for this project is led by Stantec Architecture & Engineering P.C., of Boston, MA. Civil Engineering services are being provided by The Vertex Companies, LLC of Weymouth, MA. Stantec Architecture & Engineering P.C. of Boston, MA is also providing landscape architectural design for this project.

The project consists of the demolition of the existing onsite structures and construction of two (2) new buildings. In addition to the new structures, work will include site grading, utilities, stormwater management facilities, and site amenities. The structures will be accessed via new curb cuts on Scanlon Drive and High Street.

Included in this submission are the following materials:

- Three (3) copies of the Town of Randolph Planning Department Application for Site Plan & Design Review;
- Three (3) copies of the plans entitled *Site Development Plans for Proposed Development North of Scanlon Drive*, prepared by The Vertex Companies, LLC and dated December 26, 2023;
- Three (3) copies of Architectural Plans prepared by Stantec Architecture & Engineering P.C.;
- Three (3) copies of the Planting Plan prepared by Stantec Architecture & Engineering P.C.;

- Three (3) copies of the plan entitled *RAMP N – Parcelage Legend* prepared by the Owner;
- Three (3) copies of the plan entitled *ANR Plan of Land – High Street and Scanlon Drive – Randolph, MA* prepared by CHA and dated December 19, 2023;
- Three (3) copies of the plan entitled *Billings Street Discontinuance Plan of Land – Billings Street – Randolph, MA* prepared by CHA;
- Three (3) copies of the plan entitled *High Street, Randolph, MA* prepared by CHA and dated September 29, 2023;
- Three (3) copies of the figure entitled *Fire Truck Exhibit* prepared by The Vertex Companies, LLC and dated December 12, 2023;
- Three (3) copies of the Stormwater Management Report prepared by The Vertex Companies, LLC and dated December 26, 2023;
- Three (3) copies of the Operations & Maintenance Manual prepared by The Vertex Companies, LLC and dated December 26, 2023;
- Three (3) copies of the report entitled *Randolph North Development – Traffic Impact Study* prepared by Howard Stein Hudson and dated December 2023;
- Three (3) copies of the Certified Abutters list;
- Three (3) copies of *Memorandum in Support of Application for Site Plan & Design Review*;
- Check for filing fee

We appreciate your consideration of this project and respectfully request the review of the included project materials. Please feel free to contact us if you have any questions or concerns.

Sincerely,

The Vertex Companies, Inc.

A handwritten signature in blue ink, appearing to read 'A. Street', is positioned above the printed name.

Andrew B. Street, PE
Senior Project Manager – Civil Engineering