



Planning Board
Town of Randolph

January 12, 2024

Re: Lantana and Lombardo's Redevelopment

Respectfully submitted,

Please accept this letter on behalf of Comfort Inn Randolph located at 1374 North Main Street. My family purchased the property in 2006. The hotel was built in 1969 and has operated as a hotel for nearly 55 years. We have accounted for a substantial amount of lodging and property tax revenue to the Town. We have hosted countless family events, weddings, corporate meetings, etc. through our years of operating the hotel.

As developers ourselves, we welcome the major redevelopment and the future of this section of Randolph. We have been fortunate to meet the developer and have nothing but positive feedback to provide. The properties are in good hands, and we feel the redevelopment will be great for the Town and the area. However, it has come to our attention the redevelopment of the Lantana and Lombardo's properties would include discontinuances of Billings Street and a portion of High Street. We have yet to review any final plans for the future of the properties, but we know this will have a major impact on our site and will be a disruption to our business.

The entire Northern entrance and exit of our property will be blocked, which will cause major issues with the flow of our site. We often house utility crews and transportation groups that depend on being able to drive through our site to access our main entrance. Without the access to Billings Street, no large vehicle such as Fire engines will be able to turn around on the Route 28 facing portion of our property after entering. I would equate the removal of these streets to one day removing Depot Street or Diauto Drive. The impact may be perceived as limited, but in reality would be substantial to the small businesses these streets serve. The continuation of use of Billings Street and High Street is extremely important to our team and the guests we serve. I appreciate the consideration of our concerns and thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Jiten Patel", is written over a horizontal line.

Jiten Patel
President
Jiten Hotel Management