



**Town Council
Meeting Minutes - DRAFT**

Monday, April 25, 2022 6:00 p.m. via Zoom

The public is invited to attend this meeting remotely only, via phone or computer. In order to maintain safe social distancing guidelines, no physical presence will be allowed at this time. The Town website will be updated on the day of the meeting with the phone and computer access instructions.

Call to Order – Roll Call – Pledge of Allegiance: President W. Alexopoulos called the meeting to order.

Roll Call - Members Present: Christos Alexopoulos, William Alexopoulos, James Burgess, Richard Brewer, Natacha Clerger, Ryan Egan, Jesse Gordon and Katrina Huff-Larmond

Pledge of Allegiance: Councillor Egan led the pledge of allegiance.

Announcements from the President: As many as many of you are aware, the town experienced tremendous loss on Thursday in town. Councillor Kenrick W Clifton passed away unexpectedly. Councillor Clifton was an integral member of this town council service, since its creation in 2010. He served as District One Councillor throughout his tenure, and was currently serving at the Town Council Vice President. Ken also was a former Randolph School Committee Member, a former Vice President of the Town Council, and a former President of the Town Council. He dedicated himself to his family and community. He was a beloved husband and father, he trusted public service their respective colleague and a friend to each of us. We are deeply shocked and saddened by his loss. We offer his friends and family our deepest sympathies at this very difficult time. Out of respect for Councillor Clifton's family, we are undertaking an abbreviated town council meeting tonight, discussing two agenda items that have short term deadlines and cannot be postponed. The other agenda items will be continued to a later meeting date. We will dedicate a portion of our next Town Council Meeting to any comments that members of the Council would like to make about the loss of Councillor Clifton. We will share any details that we receive about his services. We ask him to keep his family in your thoughts and prayers.

Moment of Silent Prayer: In honor of Town Council Vice President Kenrick W. Clifton

Presentations

1. Multi Family Zoning Requirements for MBTA Communities; presented by Michelle Tyler, Town Planner.

Ms. Tyler explained that a vote of the Town Council is not required tonight, but the presentation is required to be submitted to the State by May 2, 2022. A copy of the presentation is attached.

After the presentation, the President invited questions from the Town Council. Councillor Gordon asked if the existing complexes count toward the 2,580 housing units required. Ms. Tyler stated that she is awaiting final guidance with regard to existing complexes, and what the number of units per acre will be. Councillor Huff-Larmond asked Ms. Tyler for the connection between housing and transportation. Ms. Tyler stated that housing near or easily accessible to public transportation reduces vehicle dependence, increases density, and helps

address the 200,000 plus shortage of housing units in Massachusetts. Councillor Brewer asked Ms. Tyler if the number of units allowed is 15 per acre. Ms. Tyler stated that it will be a minimum of 15 per acre, but not less than 15. Mr. Burgess asked if there was a way for existing housing developments to increase their units per acre. Ms. Tyler stated that she is still waiting for guidance, as there are still questions with regard to whether the acreage is contiguous.

Public Hearings

1. Council Order 2022-17 Road Improvement Plan

President Alexopoulos opened the public hearing. Attorney Griffin read the published legal notice into the record. Town Manager Brian Howard introduced the Order. President Alexopoulos opened the hearing for public comments. Joe Burke, Hills Street. Mr. Burke asked if it was possible to use money from the Water/Sewer Enterprise Fund, and then use Covid Funds to build the Water Treatment Plant. Town Manager Howard explained that using money from the Water/Sewer Enterprise fund is not allowed. Decisions have not been made yet with regard to Covid Funds and how they will be used. President Alexopoulos closed the public comment portion of the hearing, and asked if any councillors wished to speak.

Councillor Gordon stated that he would like to dedicated another \$2M to having unaccepted roads accepted. Town Manager Howard said that the issue of unaccepted roads goes back many years. One of the options is a Home Rule Petition, which will also have a significant cost, but he believes everything is up for discussion with regard to this issue.

Councillor Huff-Larmond asked if Town Manager Howard could explain what an unaccepted road is. Town Manager Howard stated that when a subdivision is complete, the developer will then go to the legislative body of the town (previously Town Meeting, now the Town Council). Subdivisions going back 50 plus years never went through the formal acceptance process. When you do not formally accept them, you do not have the ability to get Chapter 90 Funds for those roads. Currently, the Town Planner and the Planning Board are making sure that once a subdivision is complete, those projects come forward to the Council for acceptance. Councillor Huff-Larmond asked if there was an update on infrastructure money. Town Manager Howard stated that he had a brief conversation with Congresswoman Pressley's Office, and they are still waiting for more information.

Councillor Burgess recommended looking into whether or not any bonds are still being held to use toward street acceptances.

Councillor Brewer made a motion to approve Council Order 2022-017. Seconded by Councillor Gordon. Roll Call Vote: 8-0-0

2. Council Order 2022-19 Amendments to Traffic Rules and Regulations

President Alexopoulos opened the public hearing. Attorney Griffin read the published legal notice. Councillor Burgess made a motion to continue the hearing to May 23 2022, seconded by Councillor C. Alexopoulos. Roll call vote: 8-0-0.

Adjournment

Councillor Egan made a motion to adjourn. Seconded by Councillor C. Alexopoulos. Roll Call Vote: 8-0-0