

Randolph Town Council

Billings Steet Discontinuance

April 29, 2024

The evolution of our district...

(and why Billings Street / this portion of High Street are no longer relevant)

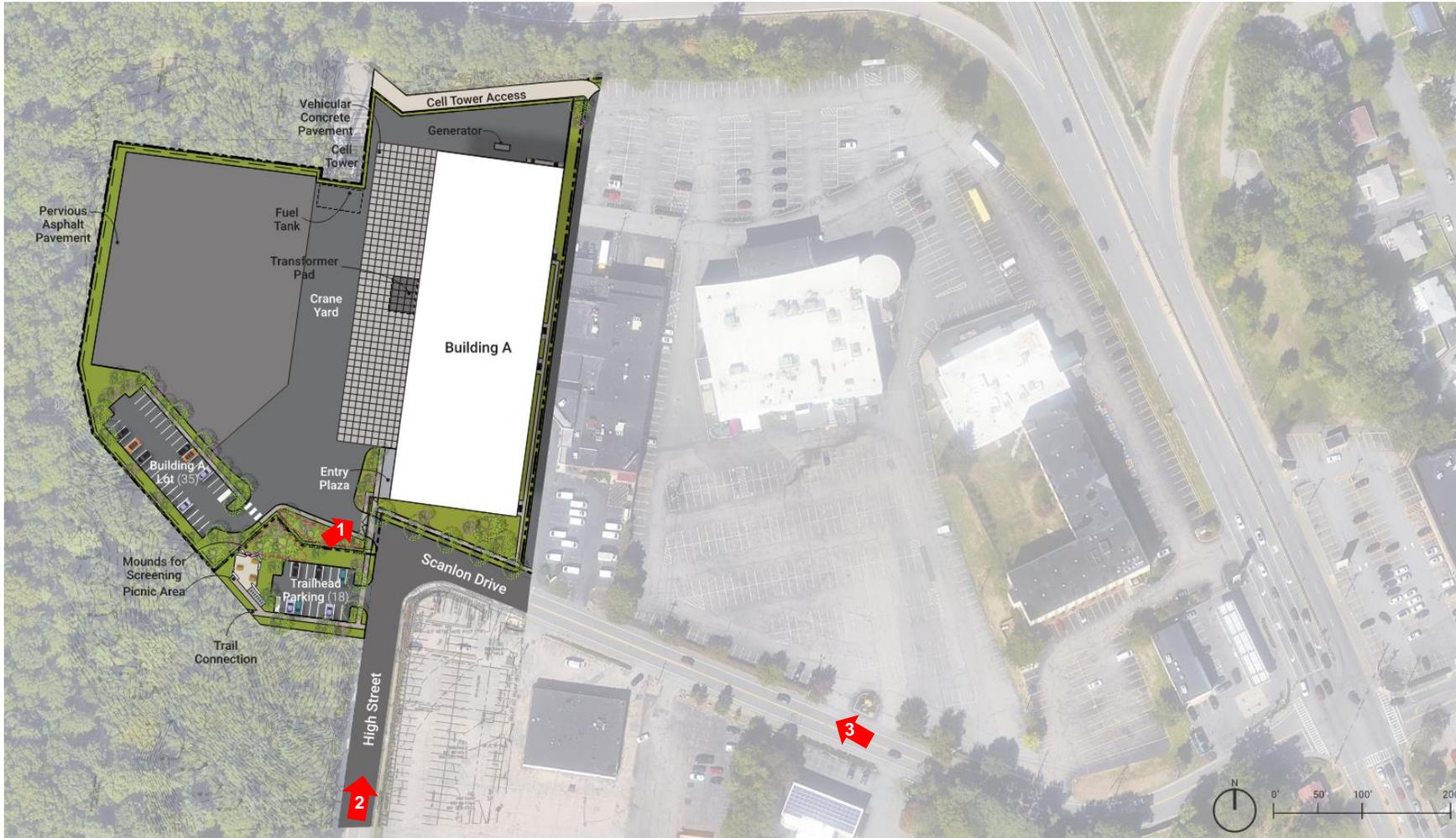
Address	(As of Acquisition) Existing Use	(Undergoing Approvals / Construction / Feasibility) Future Use	Benefit to Town
43 Scanlon Drive / "0" High Street	"The Lantana" Defunct Events Facility	Maxim Crane Reg. HQ / Trailhead for DCR / Existing Cell Tower /	<ul style="list-style-type: none"> - Increased Property Tax - Increased Excise Tax - Jobs - Rejuvenated Assets
6 Billings Street / 493 High Street	"Lombardos" Defunct Events Facility	TBD	<ul style="list-style-type: none"> - Increased Property Tax (Likely) - Jobs (Likely) - Rejuvenated Assets - Upgrades to Adjacencies
34 Scanlon Drive	Class C Office Building Partially Vacant		
34 Scanlon Drive / 451 High Street	Overflow Parking Lot In Disrepair	Yankee Bus HQ	<ul style="list-style-type: none"> - Increased Property Tax - Increased Excise Tax - Jobs - Rejuvenated Assets - Upgrades to Adjacencies
20 Scanlon Drive	Class B Office Building Tenanted		

Existing Condition Over Aerial



Dashed Red Lines denote proposed consolidation Property Lines.

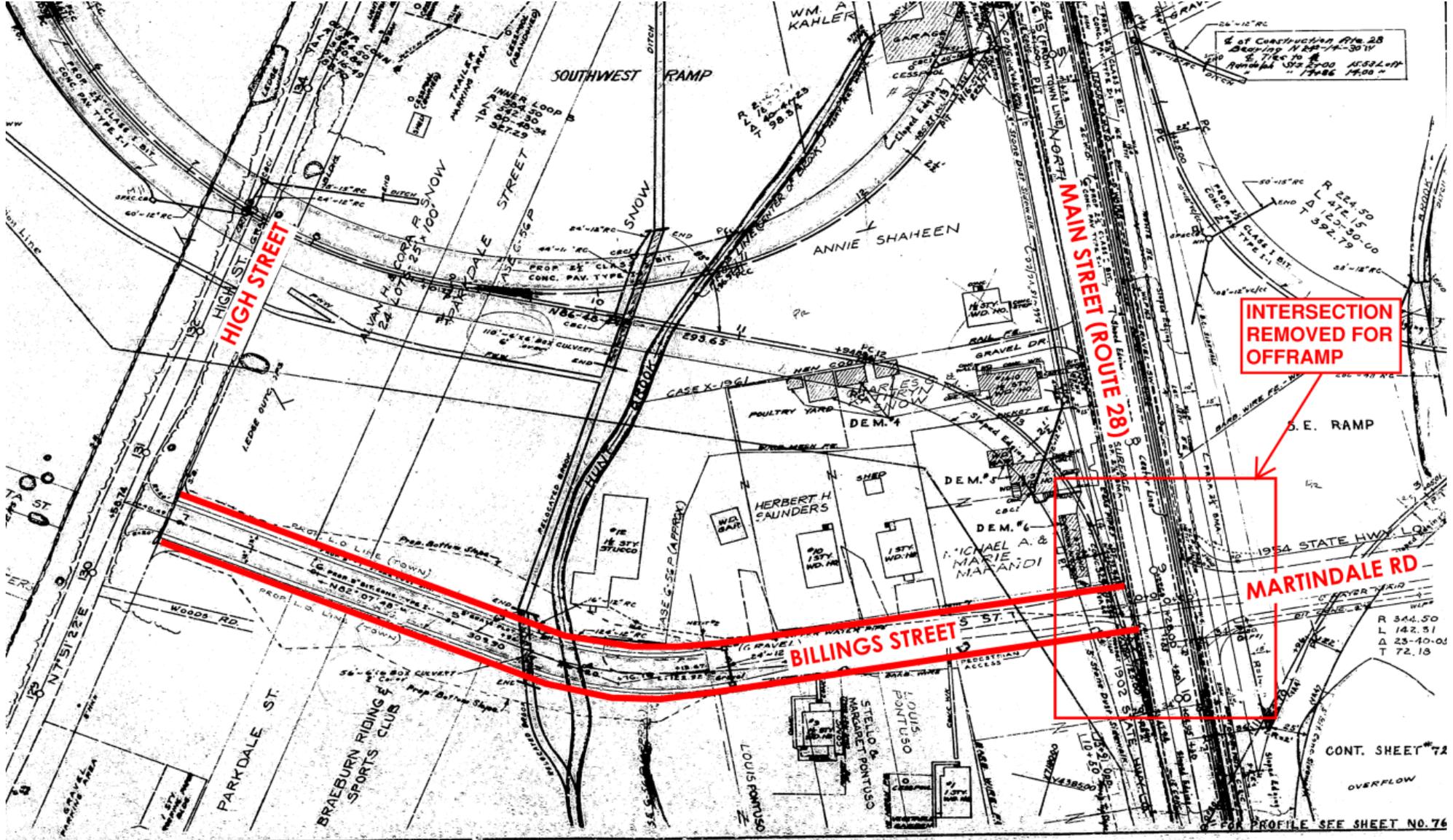
Site Plan and Renderings – Building A



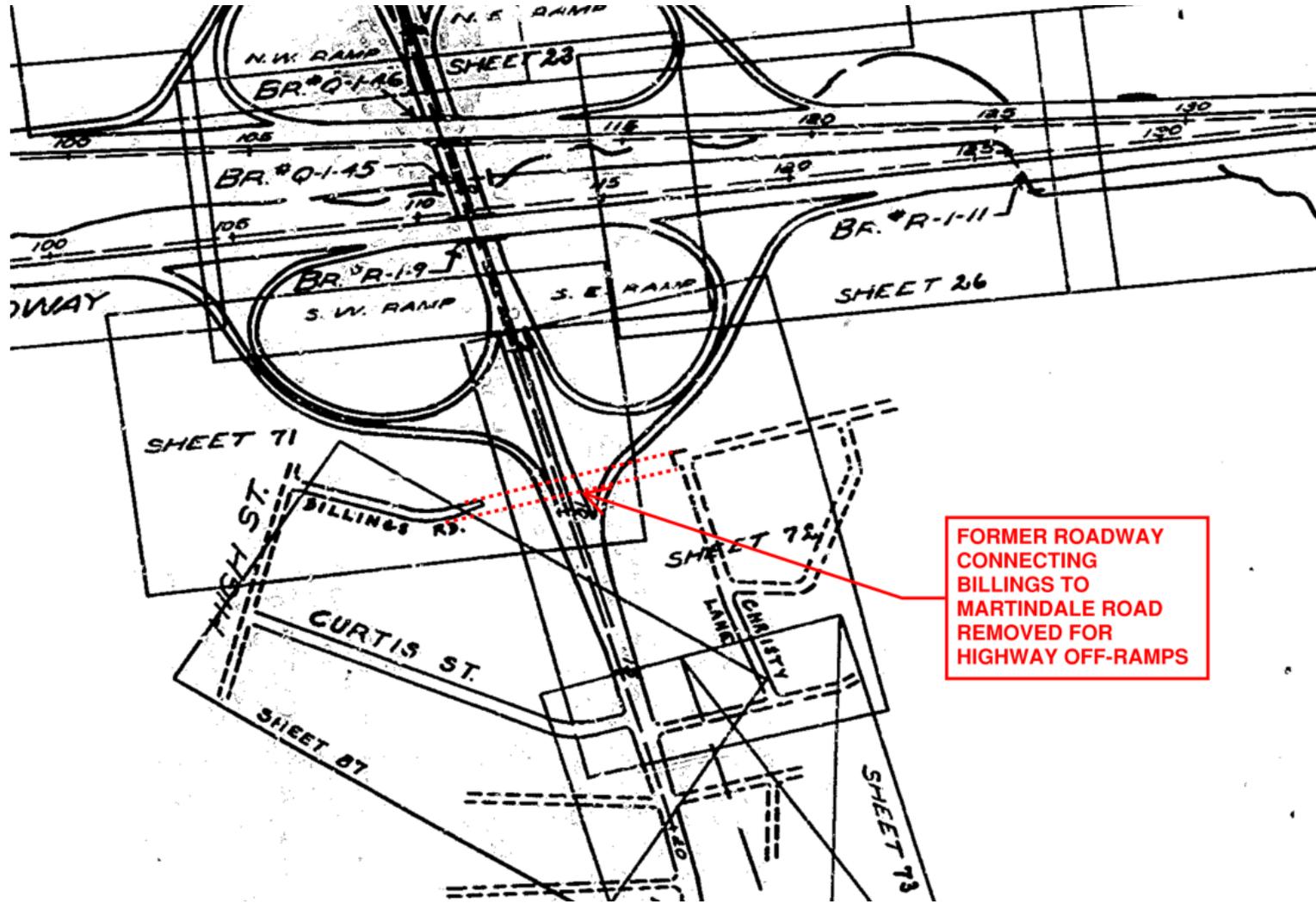
Billings Street : 2024



Billings Street : 1957



Billings Street : 1957



FORMER ROADWAY
CONNECTING
BILLINGS TO
MARTINDALE ROAD
REMOVED FOR
HIGHWAY OFF-RAMPS



Existing Utilities

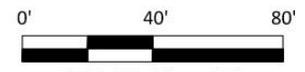


LEGEND:

-  LIMIT OF ROADWAY
-  EASEMENT BOUNDARY
-  EXISTING WATER LINE
-  EXISTING SANITARY LINE
-  EXISTING DRAINAGE LINE

NOTES:

- SEWER EASEMENT TO ADJUST BASED ON FUTURE SANITARY SYSTEM REROUTE WITHIN SITE B DEVELOPMENT.



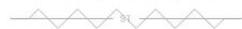
SCALE: 1" = 40'

BILLINGS STREET EXISTING CONDITIONS

Proposed Utilities

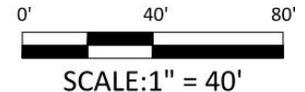


LEGEND:

	EXISTING WATER LINE TO BE REMOVED
	EXISTING SANITARY LINE TO BE REMOVED
	EXISTING DRAINAGE LINE TO BE REMOVED
	PROPOSED/TO REMAIN WATER LINE
	PROPOSED/TO REMAIN DRAINAGE LINE

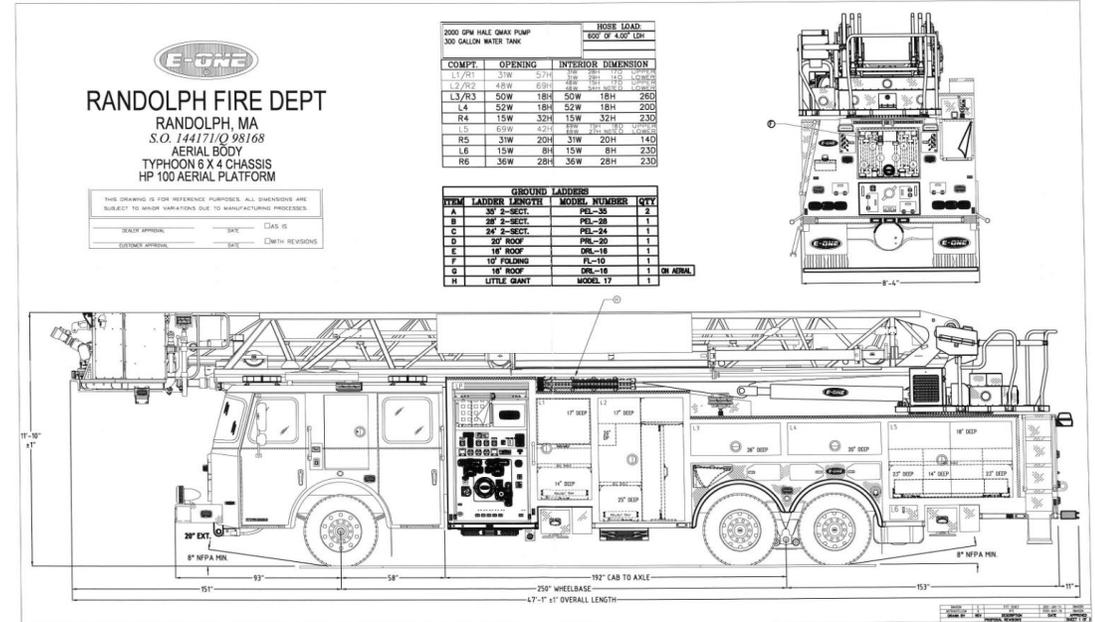
NOTES:

- SITE A BUILDING PRIVATE SANITARY WILL CONNECT TO MAIN WITHIN SCANLON DRIVE.
- SITE A PRIVATE WATERLINE TO CONNECT TO MAIN WITHIN SCANLON DRIVE.
- SITE A PRIVATE DRAINAGE TO CONNECT TO MAIN WITHIN SCANLON DRIVE.
- DRAINAGE CULVERT TO REMAIN ACTIVE DURING SITE A CONSTRUCTION.
- SANITARY MAIN TO REMAIN ACTIVE DURING SITE A CONSTRUCTION.



BILLINGS STREET PROPOSED CONDITIONS

Firetruck Access



Access for the firetrucks through Comfort Inn as well as delivery easement for trucks coming through the Comfort Inn remain unaffected by the Billings Street Discontinuance.



Next Steps

- Discontinuation of High Street with the support of the Town of Randolph
- Issue Permit Package to Town of Randolph
- Randolph Approval of Building Permit Package and Construction of Lot A, C, and D.

Comments & Questions