



PLANNING BOARD Report to Town Council

Order: 2022-056

Petitioner: Planning Board

Date referred: December 14, 2022

Date hearing opened: February 7, 2023

Date hearing closed: February 7, 2023

Date of report: February 8, 2023

PETITION

To amend Chapter 200 of the General Code of Randolph pursuant to M.G.L. Chapter 40A, Section 5 to amend the Town of Randolph Zoning Ordinances concerning front yard setbacks as they relate to adjacent historic structures.

BACKGROUND

Zoning Ordinance section 200-28 provides specifications for front yard setbacks in residential districts. The Comprehensive Master Plan of 2017 includes a recommendation in the Natural and Cultural Resources section to *"amend residential setback provision, section 200-28.A and allow for relief from strict adherence to the 25' setback to match the setback of adjacent historic houses"*.

RECOMMENDATION

The Planning Board voted 4-0-1 to **RECOMMEND** adoption of order 2022-056 with an additional amendment as indicated in **RED**. The recommended language for adoption is:

*(c) If a residential lot abuts a lot with an historic structure, **as defined in section 87-2 of the Town of Randolph General Ordinance**, the front yard setback may be reduced to that of the historic structure but not less than ten (10) feet.*

DISCUSSION

The Planning Board and Historical Commission, through meetings of the separate boards and through a joint meeting, evaluated the recommendations of the Master Plan and the potential impacts of adopting such amendments. The Boards collectively agreed to recommend the amendment that would provide relief from a 25' front yard setback if there is construction of a structure on a residential lot where that lot abuts another with an historic structure. However, in no case may be front yard setback be less than 10'.

During the Planning Board public hearing conducted February 7, 2023, the Board deliberated on how to define "*historic structure*". In that the term "*historic structure*" is used throughout the Zoning Ordinance and General Ordinance and, in that the term "*historic structure*" is included in definitions contained within the General Ordinance, the Board recommends including a cross-reference to the definition to provide clarity for those using and interpreting the Zoning Ordinance as it relates to construction and development plans.