



February 20, 2024

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 project will ultimately involve proposed development on two newly formed parcels (Parcel A and Parcel) consisting of the combined existing parcels referenced in the Site Plan application. Parcel A will consist of the western portion of land and Parcel B will be in the east. The current request from the Applicant is to obtain approval for the proposed development on Parcel A and the documents attached to this letter are specific to Parcel A.

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 a new buildings. In addition to the new structures, work will include site grading, utilities, stormwater management facilities, and site amenities. The structure will be accessed via a new curb cuts on High Street.

Included in this submission are the following materials:

- Three (3) copies of a slide showing response to Planning Board comments
- 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 with revisions through February 16, 2024;

- Three (3) copies of the plan entitled *Site Location Plan*, prepared by Stantec Architecture and Engineering, P.C. dated October 6, 2023 with revisions through February 16, 2024;
- Three (3) copies of Architectural, MEP Plans, and Fuel Island Plans prepared by Stantec Architecture & Engineering P.C. and dated October 6, 2024 with revisions through February 16, 2024;
- Three (3) copies of the landscape plans prepared by Stantec Architecture & Engineering P.C. and dated October 6, 2023 with revisions through February 16, 2024;
- Three (3) copies of the figure entitled *Fire Truck Exhibit* prepared by The Vertex Companies, LLC and dated February 16, 2024;
- Three (3) copies of the Stormwater Management Report prepared by The Vertex Companies, LLC and dated December 26, 2023 with revisions through February 16, 2024;

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, LLC.

A handwritten signature in blue ink, appearing to read 'A. Street', with a large, stylized loop at the end.

Andrew B. Street, PE  
Regional Vice President - Civil Engineering