



## Randolph Town Council

### DRAFT Meeting Minutes

**Meeting Date: Monday, August 26, 2024, at 6:00 p.m.**

**This is a hybrid meeting. The Public is invited to attend this meeting in person or remotely, by telephone or computer access.**

**Call to Order:** Council Vice-President Brewer called the meeting to order.

**Roll Call – Council Members Present:** William Alexopoulos (Via-Zoom), Richard Brewer (In-Person), James Burgess (In-Person), Jesse Gordon (In-Person), Kevin O’Connell (In-Person), Katrina Huff-Larmond (In-Person), Brandon Thompson (In-Person).

**Pledge of Allegiance:** Pledge of Allegiance led by Councillor Huff-Larmond.

**Moment of Silent Prayer:** Moment of Silent Prayer held in remembrance of Mr. Jonathan Dillaway Singleton. Mr Singleton retired from the Boston Fire Department in 2017 after 29 years of devoted service. He was also the father of a current Randolph Firefighter, Jonathan Singleton. Our condolences go to the family.

#### Approval of Meeting Minutes:

##### 1. Meeting Minutes of Town Council Meeting July 11, 2022

Motion to approve the minutes of the Town Council meeting on July 11, 2022, made by Councillor Burgess, seconded by Councillor Gordon.

Roll Call Vote: 3-0-3 (Abstention: Huff-Larmond, O’Connell, Thompson; Absent during vote: W. Alexopoulos; Absent: C. Alexopoulos, Egan)

Motion passes.

##### 2. Meeting Minutes of Town Council Meeting August 12, 2024

Motion to approve the minutes of the Town Council meeting on August 12, 2024, made by Councillor Burgess, seconded by Councillor O’Connell.

Roll Call Vote: 6-0-1 (Abstention: Huff-Larmond; Absent: C. Alexopoulos, Egan)

Motion passes.

#### Public Comments

1. Guerlince Zemezier, of 60 Mills Street, spoke on behalf of another member of the audience who has questions about taxes and a few issues in his neighborhood.

#### New Business:

**1. Council Order 2024-044: Transfer of Care, Custody, Management and Control of the Former Devine School Properties To the School Department**

Town Manager Howard introduced Council Order 2024-044 and Town Attorney Griffin provided additional information regarding the purpose of this Council Order.

Councillor Huff-Larmond asked for clarity on the transfer of land of the former Devine School Properties.

Motion to approve Council Order 2024-044 as presented upon receipt of the affirmative vote of the Randolph School Department, made by Councillor Burgess, seconded by Councillor Huff-Larmond.

Roll Call Vote: 7-0-0 (Absent: C. Alexopoulos, Egan)

Motion passes.

Councillor C. Alexopoulos entered the meeting, in-person, at 5:46 PM.

Motion to reopen public comments/discussion made by Councillor Gordon, seconded by Councillor Burgess.

Roll Call Vote: 8-0-0 (Absent: Egan)

Motion passes.

**Correspondence:**

**1. Xfinity Program Changes:** Starz will be increasing the cost of its Starz subscription from \$9.99 per month to \$10.99 per month.

**2. Massachusetts Department of Public Utilities - Notice of Public Hearing and Request for Comments:** The Massachusetts Department of Public Utilities will hold a public hearing on Monday, September 9, 2024 at 2:00 PM on the Petition of Eversource Gas Company of Massachusetts to seek approval of a mid-term modification to its 2022-2024 Three-Year Energy Efficiency Plan. For instructions on how to submit a comment, please visit the Massachusetts Department of Public Utilities website, or feel free to contact the Town Council office.

**3. Randolph Mass in Motion:** Help improve community food resources by taking our quick, anonymous survey (under 15 minutes)! Complete it by September 23 for a chance to win a \$50 grocery store gift card. Link to fill out the survey:

[https://mapc.azure.com/jfe/preview/previewId/fe09b65b-0326-43da-ae24-c61551491c49/SV\\_4TJk3bWY47WIMdw?Q\\_CHL=preview&Q\\_SurveyVersionID=current](https://mapc.azure.com/jfe/preview/previewId/fe09b65b-0326-43da-ae24-c61551491c49/SV_4TJk3bWY47WIMdw?Q_CHL=preview&Q_SurveyVersionID=current)

**4. Randolph Services Expo:** Learn about organizations and services available to Randolph Residents on Saturday, September 21, 2024, from 1 to 3 PM at the Randolph Intergenerational Community Center. No registration is required.

**Public Comments/Discussion (continued):**

2. Sandy Cohen, 63 Bittersweet Lane: The Randolph High School needs lawn maintenance. 2. Thank you to the Randolph Intergenerational Community Center for hosting the Randolph Democratic Town Committee's nonpartisan candidate forum. We had seven candidates turn out and it was very well attended with great reviews.

## **Town Manager's Update:**

1. Tomorrow is the Grand Opening and Ribbon Cutting Ceremony for the new North Randolph Elementary School at 4:00 PM with tours of the school starting at 4:30. Everyone is invited.
2. The Health Department has started to issue new carts today for refuse. A robocall was sent out to the community, and mailings were sent to every household. Information is also available online.
3. The road work on Route 139 is going smoothly and all is coming together very nicely.

Councillor O'Connell asked the Town Manager if there would be smart controls on the intersection of Union Street and Center Street. A discussion of the Council was held regarding the Complete Streets Program and where it currently stands.

Councillor Gordon asked about the "Frequently Asked Questions" part of the Town's website and about the possibility of adding an FAQ page specifically for Randolph's Trash and Recycling program. Town Manager Howard explained there is already an FAW page on the website regarding the trash and recycling program, and pamphlets were mailed out to homes containing the same information.

Councillor Gordon also asked about the traffic light between Shaws and Highland Glen Apartments. Many features of the traffic light have gone away.

Councillor Huff-Larmond asked about the status of the Assistant Town Manager Position. Town Manager Howard explained he is in the process of putting a Committee together to begin reviewing the resumes. There are currently over 40 resumes.

Councillor O'Connell requested a review of the Randolph High School's entrance and making it ADA accessible.

## **Committee Reports:**

1. Councillor Gordon: I've heard from the Shuttle Van Group wanting to know what the next step is. I'm not too clear on what the next step is, but I think that the next step is to get a complete report on what grants are available and what we can do to apply for those grants. I would like to have a Shuttle Van representative come and speak about what they think the next step should be.

## **Public Hearings:**

1. **6:15 PM - Council Order 2024-043: FY2025 Randolph Community Preservation Committee Projects**

Council Order 2024-043 was introduced at the Town Council meeting of August 12, 2024 by Town Manager Brian Howard. The Town Council Clerk read the legal advertisement that was published in the Patriot Ledger on Tuesday, August 20, 2024. The Building Commissioner and Chair of the Community Preservation Committee Ronald Lum is present today to provide information regarding the Randolph Community Preservation Committee Projects for fiscal year 2025. The two projects being recommended are for Vital Records and Historic Documents Preservation in the amount of \$75,000 from the historic reserve and Oakland Cemetery Gravestone Restoration in the amount of \$15,000 from the historic reserve.

Council Vice-President Brewer opened the public comments portion of the public hearing. There were no public comments. Council Vice-President Brewer closed the public comments portion of the public hearing and opened it up to the Council for comments.

Motion to approve Council Order 2024-043 as presented made by Councillor Burgess, seconded by Councillor Huff-Larmond.

Roll Call Vote: 8-0-0 (Absent: Egan)

Motion passes.

Motion to continue the public hearing for Council Order 2024-039 until after the presentation of the Randolph Youth Internship Program made by Councillor Burgess, seconded by Councillor C. Alexopoulos.  
Roll call vote: 8-0-0 (Absent: Egan)  
Motion passes.

## **Presentations:**

### **1. Randolph Youth Internship Program**

Members of the Randolph Youth Internship Program were present today to give a presentation on their work over the summer. Those in attendance include Dumason, Jonathan, and Sasha (in person), and Glory and Eddie (via Zoom). The presentation was about the importance of financial literacy for youth and how it sets them up for success in their futures.

## **Public Hearings (continued):**

### **2. 6:15 PM - Council Order 2024-039: Request for the Town Council to Initiate Amendments to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph - To add a new Section 200-14.5 Randolph Community Multifamily Overlay District (RCMOD) and amend sections 200-3 Definitions, 200-5 Zoning Map, and 200-6 Establishments to comply with the requirements of MGL Chapter 40A Section 3A Multi-family zoning as-of-right in MBTA Communities**

Council Order 2024-039 was introduced at the Town Council meeting on July 15, 2024, by Town Manager Brian Howard. The Town Council Clerk read the legal advertisement that was published in the Patriot Ledger on August 10, 2024, and August 17, 2024. Town Planning Director Michelle Tyler presented the Chapter 31 Zoning requirement for MBTA Communities.

Council Vice-President Brewer opened the public comments portion of the public hearing. There were no public comments. Council Vice-President Brewer closed the public comments portion of the public hearing and opened it up to the Council for comments.

Councillor Gordon: How can a developer erect a big construction project? Would they have to gather a series of smaller plots of land? Ms. Tyler: The zoning ordinance has dimensional requirements. I believe the minimal lot size is 12,000 square feet to build a three-family home.

Councillor C. Alexopoulos: Thank you for a clear-cut presentation.

Councillor Burgess: Is the table of allowable activity being updated too? Planning Director Ms. Tyler:: No because it did not include any overlay subdistrict and it is incorporated into the text itself. Councillor Burgess: How does this affect the old overlay district? Planning Director Ms. Tyler: That is a question to which I do not have the answer to immediately. This new overlay district would be as of right, presuming that they have space to actually put another building and still meet all of the other requirements with open space, parking, etc. Councillor Burgess asked for additional information concerning wetlands and how they are impacted by this Zoning Ordinance.

Councillor Brewer asked for clarity regarding what bus services or stations make a city an MBTA community.

Councillor Huff-Larmond: I appreciate your creativity in bringing this information to the public in a way that gets them engaged.

Councillor Thompson: Can we make the zoning more or less restrictive? For example, if someone wants to build a 55+ community, are you allowed to say, “No it has to be for everyone.” Planning Director Ms. Tyler: I don’t believe so.

Councillor O’Connell: I’ve attended many of the meetings about MBTA zoning and I feel confident in what is being presented before us.

Motion to amend the Zoning Ordinance to add a new Section 200-14.5 Randolph Community Multifamily Overlay District (RCMOD) and amend sections 200-3 Definitions, 200-5 Zoning Map, and 200-6 Establishment with editorial amendments submitted by the Planning Board in their report dated August 14, 2024 made by Councillor O’Connell, seconded by Councillor Huff-Larmond.

Roll Call Vote: 7-1-0 (Nay: Burgess; Absent: Egan)

Motion passes.

### **Council Comments:**

1. Councillor Gordon made comments about grant programs for South Shore Communities and eligibility requirements.
2. Councillor C. Alexopoulos: Get out and vote for the primary election on September 3, 2024! 2. The Mid-Autumn Lantern Festival was great and well-attended by many residents. They always do a great job.
3. Councillor O’Connell: 1. Thank you to Randolph Police Department for monitoring speed on Highland Avenue. I see people pulled over every day and I’m hoping we can keep up the good work, especially with school opening soon.
4. Councillor Huff-Larmond: Thank you to all who supported the Paul K. Fernandes Golf Tournament. Proceeds will go towards the Randolph Intergenerational Community Center. 2. The Randolph Diversity, Equity and Inclusion Coalition held an informational session for the candidates running for office this election season. It was great. 3. Thank you to the interns who presented today. Unfortunately, I missed the last meeting where another internship group presented. 4. The Mid-Autumn Lantern Festival was great. 5. Make sure you vote! 6. I recently received a message regarding the Assistant Town Manager position. They are requesting information about the hiring process.

### **Adjournment:**

Motion to adjourn made by Councillor Burgess, seconded by Councillor O’Connell.

Roll Call Vote: 7-0-0 (Absent during vote: W. Alexopoulos; Absent: Egan)

Meeting adjourned at 8:10 PM.