

**Request for the Town Council to Initiate An Amendment
to the Randolph Zoning Ordinance – Chapter 200 of the
General Code of the Town of Randolph – Concerning
Scientific or Research Laboratories**

That the Town Council of the Town of Randolph hereby initiates an amendment to the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, concerning scientific or research laboratories, pursuant to M.G.L. ch. 40A, Section 5, and hereby amends the Zoning Ordinance as follows:

1. Amend §200-3 Word usage; definitions. to add (additions are identified as **bold/italics**, deletions are identified as ~~strike-throughs~~):

RENEWABLE OR ALTERNATIVE ENERGY

The following are considered renewable or alternative energy generation activities, products, or technologies: solar (both photovoltaic (PV) and thermal); wind; biomass power conversion or thermal technologies, wood pellets; ultra-low emissions high efficiency wood pellet boilers and furnaces; low impact hydro (electric or kinetic); ocean thermal, wave or tidal; geothermal; landfill gas; fuel cells that use renewable energy; advanced bio-fuels; combined heat and power; electric and hydrogen powered vehicles and associated technologies including advanced batteries and recharging stations.

SCIENTIFIC OR RESEARCH LABORATORY

The analysis, testing, and development of products, or services predominantly for scientific or research operations. May include biotechnology, pharmaceuticals, medical equipment, communication and information technology, electronics, computer hardware, renewable or alternative energy, and their substantial equivalents. Ancillary development of mock-ups and prototypes is permitted so long as the total floor area devoted to their fabrication or assembly is limited to no more than twenty-five percent (25%) to the gross floor area occupied by the use. Does not include activities involved in fabricating, assembling, warehousing, or sale of products for the retail or wholesale market.

2. Amend §200-16.2 Expedited Permitting as follows (additions are identified as ***bold/italics***, deletions are identified as ~~strike-throughs~~):

C. In zoning districts where Scientific or Research Laboratory is allowed as of right, if a proposal for a Renewable or Alternative Energy facility is submitted, all local permitting decisions (i.e., formal determinations, orders of conditions, licenses, certificates, authorizations, registrations, plan approvals, or other approvals or determinations with respect to the use, development or redevelopment of land, buildings, or structures required by any issuing authority) will be issued within one year of submission of a completed application. The prescribed timeline will be suspended if it is determined that:

***An application is incomplete;
An application contains false or misleading information; and/or,
Substantial changes to the project affect the information on the permit application(s) since the original submission.***

3. Amend Chapter 200 Zoning Attachment 1 -Table of Allowable Activity as follows (additions are identified as ***bold/italics***, deletions are identified as ~~strike-throughs~~):
4. Amend section 200-11.C.1. by adding the following:

(i) Scientific or Research Laboratory on the second or higher floors, or other locations where the use will not impede pedestrian oriented activity as determined by the Planning Board.

5. Amended section 200-11.D by adding the following:

(1) The following uses are permitted in the NRBD:

(a) Scientific or Research Laboratory on the second or higher floors, or other locations where the use will not impede pedestrian oriented activity as determined by the Planning Board.

200 Attachment I

Town of Randolph

Table of Allowable Activity

	CSBD	NRBD	WCBD	GPCCOD	BRHD	GBHD	BD	BP	OSBD	ID	RSHDD	RSMDD	RMFD	R2FD	RMFSS+D	SFD
Scientific or research laboratories (less than 25,000 sf)	SPPB	SPPB	Y- SPPB	Y	Y	Y	SPPB	N	N	Y	N	N	N	N	N	N
Scientific or research laboratories ≥ 25,000 sf	N	N	N	Y	Y	Y	N	N	N	Y	N	N	N	N	N	N