



June 18, 2026

Ryan Egan
Town Council President
Town of Randolph
41 South Main Street
Randolph, MA 02368

Cc: Michelle Tyler, Director of Planning

RE: Special Permit Application – Violet Hills at 217 Mill Street

Introduction

Everstead Partners is pleased to submit the revised plans for Violet Hills, a thoughtfully designed Planned Residential Development located at 217 Mill Street in Randolph, Massachusetts.

Violet Hills has been carefully designed to advance the goals of the Town of Randolph's Planned Residential Development regulations by creating a high-quality residential community that balances attainable and affordable homeownership opportunities, open space preservation, neighborhood compatibility, environmental stewardship, and long-term community value. Through the flexibility afforded by the PRD process, the project provides a superior site design compared to what could otherwise be achieved through a conventional subdivision approach.

The revised plan consists of ten detached homes arranged within a cohesive neighborhood setting that prioritizes pedestrian connectivity, high-quality landscaping, and attractive residential design. The development includes five two-bedroom homes and five three-bedroom homes, creating a diverse mix of housing opportunities for first-time homebuyers, workforce households, young families, empty nesters, and downsizing residents. Most importantly, Violet Hills will provide nine attainable and affordable homeownership opportunities across multiple income tiers, creating pathways to homeownership for households that are increasingly priced out of the traditional housing market.

Planned Residential Development Vision

The Randolph Planned Residential Development regulations encourage innovative residential design that preserves open space, protects natural features, promotes neighborhood compatibility, and creates residential environments that are superior to those achievable through conventional development patterns.

The design of Violet Hills reflects these objectives by minimizing the visual impact of parking areas, enhancing perimeter landscaping, preserving meaningful open space, and creating a pedestrian oriented neighborhood environment. Rather than focusing solely on maximizing development potential, the project prioritizes neighborhood character, environmental stewardship, housing opportunity, and long-term livability.

The result is a residential community that reflects both the purpose and intent of the PRD regulations while providing meaningful public benefits through attainable and affordable homeownership opportunities.

Site Design and Neighborhood Compatibility

The layout of Violet Hills has been carefully planned to balance housing opportunities, neighborhood compatibility, environmental considerations, and the objectives of the Town's Planned Residential Development regulations.

Throughout the review process, Everstead Partners evaluated multiple site configurations to improve buffering, circulation, open space preservation, and overall functionality. The revised plan includes modifications to visitor parking areas, expanded buffer areas along portions of the site perimeter, increased snow storage capacity, and enhanced pedestrian circulation.

One of the most significant revisions involved increasing portions of the required buffer by approximately four feet along the eastern and southern property boundaries. These modifications create additional landscaped separation between the development and neighboring residential properties while further advancing the intent of the PRD regulations.

The current layout represents a balanced approach that accommodates the physical constraints of the property while preserving the density necessary to support the project's attainable and affordable homeownership objectives. The development utilizes an innovative financing structure that allows nine of the ten homes to be sold at affordable price points across multiple income tiers. Maintaining

the proposed density is critical to preserving the financial feasibility necessary to deliver these ownership opportunities.

The revised site design also reflects changes to the housing mix. Earlier iterations of the project included six three-bedroom homes and four two-bedroom homes. The current plan includes five two-bedroom homes and five three-bedroom homes, creating a broader range of housing opportunities while moving closer to the dimensional objectives contemplated by the PRD regulations.

Vehicle circulation has been designed to safely accommodate residents, visitors, service vehicles, and emergency access while minimizing the visual impact of paved areas. Visitor parking has been consolidated near the site entrance, reducing pavement throughout the development and creating opportunities for additional buffering, open space, and snow storage.

Overall, the revised site plan reflects Everstead Partners' commitment to creating a development that is compatible with the surrounding neighborhood while advancing the Town's goals for attainable and affordable homeownership.

Attainable and Affordable Homeownership

At its core, Violet Hills is a homeownership community.

The project has been designed to create attainable and affordable ownership opportunities for a broad range of households that are often underserved by traditional housing programs. Through an innovative financing structure, Violet Hills will provide nine income-restricted homes serving multiple income levels, allowing working families, educators, healthcare workers, municipal employees, and other members of the local workforce the opportunity to purchase a home and build long-term wealth through ownership.

The development represents a meaningful investment in housing stability and economic mobility by creating opportunities for residents to establish roots within Randolph while benefiting from the long-term advantages associated with homeownership.

Housing Diversity and Unit Mix

The revised development includes five two-bedroom homes and five three-bedroom homes.

This unit mix reflects a deliberate effort to provide a broader range of housing options while responding to comments received during the review process. Earlier iterations of the project included a greater concentration of three-bedroom homes. The revised mix creates additional opportunities for first-time homebuyers and smaller households while maintaining family-oriented housing opportunities within the community.

The homes are designed with functionality, comfort, and flexibility in mind. Features include open-concept living spaces, cathedral ceilings, private outdoor areas, dedicated laundry facilities, energy-efficient building systems, and adaptable layouts that support aging in place and future accessibility needs.

Architectural Design

The architectural character of Violet Hills reflects a traditional New England residential aesthetic while incorporating modern building systems and energy-efficient construction practices.

In response to comments received during the review process, the exterior color palette has been expanded to include taupe, blue, light gray, and dark gray siding colors. The addition of the taupe color introduces a warmer natural tone that enhances visual diversity throughout the development and reduces repetition among homes.

Front porches, pitched roofs, pedestrian pathways, landscaped front yards, and consistent architectural detailing contribute to the overall residential character of the development and reinforce its compatibility with surrounding neighborhoods.

Landscaping and Buffering

Landscape design is one of the defining features of Violet Hills and plays a significant role in enhancing neighborhood compatibility.

The revised landscape plan substantially expands perimeter screening and visual buffering while creating an attractive residential environment throughout the development. In response to comments received during the review process, the landscaping plan was comprehensively redesigned to incorporate additional evergreen screening, expanded planting areas, and enhanced separation from neighboring properties.

The planting program includes Green Giant Arborvitae, Inkberry, Winterberry, Arrowwood Viburnum, Silky Dogwood, Juniper, Red Chokeberry, Clethra, Hydrangea, Beautyberry, and other native and adaptive landscape materials. New canopy trees, including Eastern Redbud, Tulip Poplar, and Swamp White Oak, will contribute to the long-term landscape character of the development and help establish a mature tree canopy over time. The revised plan includes significant evergreen screening along portions of the northern property boundary, including arborvitae plantings intended to provide year-round visual buffering for adjacent homes.

In addition to the extensive landscape improvements, a four-foot privacy fence is proposed along selected portions of the site perimeter and will be installed atop the proposed retaining wall. Working together with the retaining wall and enhanced landscape plantings, the fence provides additional visual screening, improved privacy, and a clearly defined transition between Violet Hills and adjacent residential properties. This integrated approach creates a more effective buffer than fencing alone and supports the PRD objective of establishing a landscaped and attractive separation between neighboring properties.

The revised plan also increases portions of the required buffer area along the eastern and southern property boundaries. These improvements, combined with the enhanced landscaping program, expanded evergreen screening, and reduced visitor parking area, create a stronger landscaped separation between the development and neighboring properties and further advance the intent of the Planned Residential Development regulations to provide a “parklike separation” between uses.

Parking, Circulation, and Snow Management

The circulation system has been designed to safely and efficiently serve residents and visitors while minimizing the visual impact of parking areas.

Visitor parking has been reduced and consolidated near the entrance of the development, creating opportunities for additional landscaping, enhanced buffering, expanded green space, and improved snow storage areas. This approach reduces pavement throughout the site while creating a more attractive and pedestrian-friendly environment.

The development includes designated snow storage areas and has been designed to accommodate routine snow management operations. During significant winter weather events, excess snow may

be removed from the site by Everstead Partners' contracted snow management vendor to maintain safe access and circulation throughout the community.

Traffic and Public Safety

A professional traffic analysis has been completed for the project and demonstrates that Violet Hills will generate traffic volumes consistent with a small residential neighborhood.

The development is not expected to create measurable impacts on Mill Street or surrounding roadways and will not adversely affect nearby intersections. Internal circulation has been designed to promote safety through clearly defined travel lanes, stop signs, pedestrian crossings, pavement markings, and traffic-control measures.

Everstead Partners is committed to working collaboratively with the Town regarding future traffic-calming improvements in the vicinity of the site and is willing to support the installation of speed limit signs, warning signs, and other traffic-safety measures deemed appropriate by municipal officials.

Sustainability and Environmental Stewardship

Violet Hills has been designed with sustainability and long-term efficiency in mind.

The homes will be fully electric and solar-ready, supporting Massachusetts climate goals while reducing long-term utility costs for homeowners. Energy-efficient building systems and modern construction practices will improve performance and reduce operating expenses for residents.

During construction, standard erosion-control, stormwater-management, dust-control, and pest-management practices will be implemented to minimize impacts on neighboring properties and the surrounding environment.

Construction activities will comply with the Town of Randolph's construction hour regulations, including Section 141-4, which limits construction activities to weekdays between 7:00 a.m. and 6:00 p.m. unless otherwise authorized by the Building Commissioner.

No blasting is anticipated as part of the project.

Long-Term Ownership and Management

The long-term success of Violet Hills will be supported through the establishment of a legally binding condominium association consistent with the requirements of the Randolph Planned Residential Development regulations.

The association will be responsible for the maintenance, repair, operation, and funding of all common facilities and shared improvements, including landscaping, private roadways, snow removal, drainage infrastructure, lighting, parking areas, and common open space.

Draft condominium documents have been prepared and submitted as part of the application materials and demonstrate Everstead Partners' commitment to responsible long-term stewardship of the community.

Prior to the sale of any dwelling unit, the condominium association and governing documents will be formally established and recorded in accordance with applicable state law and the requirements of the Randolph Zoning Ordinance. These documents will ensure proper maintenance and funding of all shared facilities and amenities for the benefit of future residents.

Conclusion

Violet Hills represents an opportunity to create a thoughtfully designed residential community that advances the goals of the Town of Randolph while expanding access to attainable and affordable homeownership. Through enhanced buffering, significant landscaping improvements, diversified housing opportunities, architectural quality, environmental stewardship, and responsible long-term management, the project demonstrates the benefits envisioned by the Planned Residential Development regulations.

The revised plan reflects meaningful improvements resulting from collaboration with Town staff, the Planning Board, Town Council, and neighboring residents. Everstead Partners appreciates the continued guidance provided throughout the review process and looks forward to continuing to work collaboratively to deliver a community that will provide lasting benefits to Randolph and its residents for generations to come.

Sincerely,

James Guerrier

