



2020 DEC 11 P 1: 23

SPECIAL PERMIT DECISION DETAILED RECORD
THE COMMONWEALTH OF MASSACHUSETTS TOWN OF RANDOLPH
TOWN OF RANDOLPH
December 11, 2020

The members of the special permit granting authority, hereby certify that the following is a detailed record of all the board's proceedings regarding the application of 502 South Main Holding LLC regarding property located at 502 South Main Street, Randolph, Massachusetts, which is the property affected by this special permit.

The application to the board is dated August 3, 2020. The application requests a special permit pursuant to Section 200-14.3 of the Town of Randolph zoning ordinances to permit a development consisting of 60 residential units in 17 buildings, 26 attached garages and 2 detached parking structures with 18 units total, 1 new commercial building and surface parking. A true copy of the special permit application is attached as Exhibit 1, and is made a part of this record.

A notice of public hearing was issued on this special permit, a true copy of which is attached as Exhibit 2, and is made a part of this record. That notice was:

1. Published in the Patriot Ledger, a newspaper of general circulation in the town on November 20, 2020 and November 27, 2020.
2. Posted in a conspicuous place in town hall at least 14 days before the hearing on November 20, 2020 and;
3. Mailed on November 20, certified, notification to abutters, whose property is located within 300 feet of the property line of the property in question. The notice was mailed to the names of persons at the addresses as provided by the most recent tax list kept by the town assessor, with the assessor certifying such names and addresses.

The Applicant filed a letter with the Town agreeing to extend all applicable deadlines under the Zoning Ordinances, M.G.L. ch. 40A or otherwise. The public hearing on this special permit application was held on December 7, 2020 at 6:15p.m. at which time opportunity was given to all those interested to be heard in favor or opposition to said special permit.

The following members of the Town Council were present:

Council Member Christos Alexopoulos
Council Member William Alexopoulos
Council Member James F. Burgess, Jr.

Council Member Richard Brewer
Council Member Natacha Clerger
Council Member Kenrick Clifton
Council Member Ryan Egan
Council Member Katrina Huff-Larmond
Council Member Paul McDermott

A true copy of the minutes of that hearing is attached as Exhibit 3.

After close of the hearing on December 7, 2020, the special permit granting authority granted the requested special permit with the following members present and voting. Councilor McDermott moved to approve the Special Permit under the UCTD to 502 South Main Street Holdings as outlined in the PRA report with all conditions as stated wherein, and that upon the council approval 3 sets of plans approved shall be initiated by the Town Council.

Council Member Christos Alexopoulos voting to grant the special permit.
Council Member William Alexopoulos voting to grant the grant permit.
Council Member James F. Burgess, Jr. voting to grant the special permit.
Council Member Richard Brewer voting to grant the special permit.
Council Member Natacha Clerger voting to grant the grant special permit.
Council Member Kenrick Clifton voting to grant the special permit.
Council Member Ryan Egan voting to grant the special permit.
Council Member Katrina Huff-Larmond voting to grant the special permit.
Council Member Paul McDermott voting to grant the special permit.

The special permit granting authority granted the above special permit based on the following findings and reasons:

That the use is in harmony with the intent and purpose of the zoning by-law, and that the use does meet the other provisions of the zoning by-law. Each member voting as follows:

Council Member Christos Alexopoulos voting to find that the use is in harmony with the intent and purpose of zoning because it conforms to zoning by-law.
Council Member William Alexopoulos voting to find that the use is in harmony with the intent and purpose of zoning because it conforms to zoning by-law.
Council Member James F. Burgess, Jr. voting to find that the use is in harmony with the intent and purpose of zoning because it conforms to zoning by-law.
Council Member Richard Brewer voting to find that the use is in with the intent and purpose of zoning because it conforms to zoning by-law.
Council Member Natacha Clerger voting to find that the use is in harmony with the intent and purpose of zoning because it conforms to zoning by-law.
Council Member Kenrick Clifton voting to find that the use is in harmony with the intent and purpose of zoning because it conforms to zoning by-law.
Council Member Ryan Egan voting to find that the use is in harmony with the intent and purpose of zoning because it conforms to zoning by-law.

Council Member Katrina Huff-Larmond voting to find that the use is in harmony with the intent and purpose of zoning because it conforms to zoning by-law.

Council Member Paul McDermott voting to find that the use is in harmony with the intent and purpose of zoning because it conforms to zoning by-law.

The special granting authority voted to grant the special permit with conditions:

Council Member Christos Alexopoulos voted to approve the special permit with conditions.
Council Member William Alexopoulos voted to approve the special permit with conditions.
Council Member James F. Burgess, Jr. voted to approve the special permit with conditions.
Council Member Richard Brewer voted to approve the special permit with conditions.
Council Member Natacha Clerger voted to approve the special permit with conditions.
Council Member Kenrick Clifton voted to approve the special permit with conditions.
Council Member Ryan Egan voted to approve the special permit with conditions.
Council Member Katrina Huff-Larmond voted to approve the special permit with conditions.
Council Member Paul McDermott voted to approve the special permit with conditions.

And those conditions being:

- (1) All conditions, recommendations and requirements contained in the Union Crossing Transit District (UCTD) Report of the PRA dated November 12, 2020 ("PRA Report") and attached hereto as Exhibit 4 shall be complied with and that upon the council approval 3 sets of plans approved shall be initiated by the Town Council
- (2) Following a favorable vote by the Special Permit Granting Authority (SPGA) the Applicant shall provide 4 sets of construction drawings and Site Master Plan that include all approved changes by the PRA and Town Council for compliance review prior to signature by the SPGA.
- (3) The SPGA shall sign all pages and only plans with the signatures of the SPGA shall be used to apply for any and all Town Permits for construction. The SPGA shall also sign the approved Site Master Plan. (Note to PRA: this requires that SPGA sign all subsequent drawings, such as duplexes etc.)
- (4) Wetland remediation and basin construction shall be as specified in the PRA Report and any supporting application materials.
- (5) The Applicant shall submit design drawings of the duplexes, townhouses, garden style condos and the commercial building to the PRA for review and approval as the work progresses and prior to receipt of a Building Permit for those structures. The design drawings shall include plans, elevations and renderings showing all details such as, but not necessarily limited to the following, architectural details, dimensions, setbacks, slopes, offsets, materials, colors, etc. The Applicant shall allow 3 weeks for the PRA to review and to schedule a working meeting with the Applicant.

- (6) The Applicant shall submit the Residents Association Agreement to the PRA Subcommittee for review and comment within one year of receiving a Special Permit or requesting a building permit, whichever comes first.
- (7) The Applicant shall meet with the local postmaster and obtain approval of post office box system.
- (8) The project site shall be maintained in a neat and orderly fashion.
 - a. All project materials shall be stockpiled safely and stabilized;
 - b. Dust control and erosion control measures shall be utilized over the course of all construction;
 - c. A stabilized entrance/exit to the site (gravel or other material) shall be installed to prevent tracking of mud/debris onto adjacent streets. The Applicant shall be responsible for sweeping adjacent streets when any construction debris is present;
 - d. Fencing and/or staking shall be employed to demarcate the project boundaries;
 - e. The Applicant is responsible for proper waste collection and disposal including provisions for comfort stations;
 - f. Streets, driveways, sidewalks, etc. shall not be blocked, closed or otherwise rendered impassable; and
 - g. Rodent control stations shall be installed at the time of grubbing and clearing and shall be maintained for the duration of construction.
- (9) The gate located between the two commercial buildings shall remain closed except for emergency use or during Applicant maintenance activities.
- (10) Two sets of interim as-builts shall be provided upon completion of items 1-8 of the Project Phasing section, and every 2 years thereafter until project is completed.
- (11) The Special Permit is issued based on a construction period of 3 years. The Applicant may request an extension of that three year period in increments of 2 years from the Town Council. However, no extension shall be granted for items 1 – 8 of the phased construction plan as outlined in Section N of the PRA Report.
- (12) Any conditions provided by the Conservation Commission and the Storm Water Authority are hereby included as conditions to this Special Permit by reference.

This list of conditions includes conditions that shall be applied to pre-construction, construction, post-construction and in perpetuity, respectively, each as noted in the PRA report or as otherwise noted above

A true copy of the PRA Report is attached as Exhibit 4.

SPECIAL PERMIT GRANTING AUTHORITY

Councilor Christos Alexopoulos

Councilor William Alexopoulos

Council James F. Burgess, Jr.

Councilor Richard Brewer

Councilor Natacha Clerger

Councilor Kenrick Clifton

Councilor Ryan Egan

Councilor Katrina Huff-Larmond

Councilor Paul McDermott

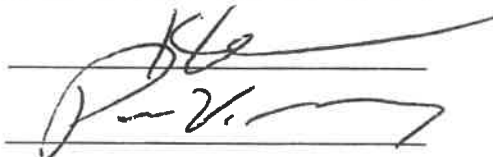
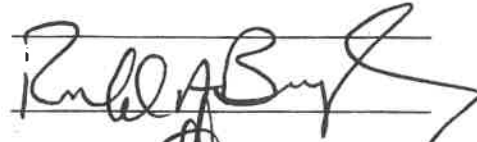


Exhibit 1

1. 502 South Main Holding LLC
535 South Main Street, Randolph, Ma 02368
617-438-9236
spwhynot@yahoo.com
2. N/A
3. 502 South Main Street, Randolph, Ma 02368
 - a. Map -70
 - b. Block-A
 - c. Parcel-12.5421
 - d. Deed Recorded-02/13/2017, 12:18pm
 - e. Deed Recording-
 - i. Book-34913
 - ii. Page-16
 - f. Plan recording-
 - i. Plan-363
 - ii. Book-422
4. Nature of Relief request:
 - a. Special permit pursuant to Article III Section 200-14.3 union crossing transit district which authorizes the Town Council to permit development within the above named zoning district

Detailed explanation of request:

- b. To expand the tax bases of the Town of Randolph by developing our parcel an area of under the UCTD. Creating an area of economic viability and opportunity for multiple housing options while retaining public green space with pedestrian and bike friendly transit overlay project. The developer will create a residential owner occupied village that will provide different housing options at different price points and will introduce a commercial building that will complement the existing commercial tax base in the area and cater to the new residential neighbors.

The parcel under UCTD allows for a greater diversity of housing per acre even with the multiple housing options the density will be under the maximum allowed by UTCD District.

Duplex Town Homes- 13 Buildings, consisting of 26 units.

Townhouses- 1 Building, consisting of 10 units.

Garden Style Condominiums-3 Buildings, consisting of 24 units.

2 Commercial Buildings -consisting of 4 units, approximately 7200 sq. ft.

The majority of our residential units will be secured by an attached garage or detached garage.

The project will be connected to town water and sewer services and will meet or exceed the town's storm water guidelines. The site will be secured by natural gas and all utilities will be provided by underground connections.

5. Evidence to support grant of special permit:

a. Because of the reasons set forth below the special permit required will be in harmony with the intent and purpose of the zoning by-laws.

- i. The parcel is located within 1.25 miles of the Randolph/Holbrook commuter rail station.
- ii. By applying under the opportunity overlay district the construction of more than one building on a lot as well as mixed commercial and residential is allowed by right.
- iii. The commercial building shall not have a drive through.
- iv. The development is within walking distance to commuter rail, MBTA and BAT systems.
- v. The project does not over burden the land while protecting existing wetlands and open space.
 1. Lot Frontage- 100' public way
 2. Lot Depth-75'
 3. Side yard- #2 for a 2 story building- 20'
 4. Rear yard- #2 for a 2 story building-20'
 5. Development Intensity
 - a. 15 Dwelling units per acre.
 - b. Building Length- 2 Stories-20'
 - c. Open Space-Min 10% of the total acre.
- vi. Bicycling parking or storage exceeds the 1.0 space for every 10 dwelling units by the incorporating garages into the project as well as a bicycle rack provided at the commercial building.
- vii. For more detail and evidence in support of our request for a special permit see the full set of plans as required by the UCTD zoning and see that the plan conforms with section 200-14.3 with regard dimensional, design, landscape and parking standards.

-Because of the reasons set forth below, the special permit requested will meet the additional requirements of the Zoning By-Law as follows

-The project meets the criteria laid out in sections 200-14.3 and is in harmony with the surrounding neighborhood. The existing neighborhood consists of single-family dwellings and existing commercial space.

-The project will open up a new area for neighborhood congregation and enjoyment of the natural environment.

-By providing people proper vegetation on site this will enhance the water quality coming through the site and will include water from the town that currently enters unabated.

-The site is designed to provide safe pedestrian and vehicle movement within the site and in relation to the neighborhood.

-The project will meet or exceed the town's requirements for water and sewer capacity and will contribute towards the inflow and infiltration project to detect leaks throughout the system.

-Trash- There will be dumpsters (see plan) for residents. No trash pickup from town.

-The project will keep all snow removal within its own property. (See Plan)

-The project uses landscaping, vegetation methods extensively to buffer impacts from the development. (See Plan)

 7-30-2020

Scott Whynot Date

Exhibit 2

wickedlocalsearch.com Classified

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JOBS

SERVICES

STUFF

HOME



NOTICES

Legals

502 SOUTH MAIN STREET

TOWN OF RANDOLPH
TOWN COUNCIL

The Randolph Town Council, in its capacity as the Special Permit Granting Authority pursuant to M.G.L. ch. 40A, section 9 and the Town Zoning Ordinance Section 200-14.3 will hold a public hearing on Monday, December 7, 2020 at 6:15 p.m. on the Special Permit Application of 502 South Main Holding LLC for a proposed development consisting of 60 residential units in 17 buildings, 26 attached garages and 2 detached parking structures with 18 units total, 1 new commercial building and surface parking at 502 South Main Street.

The proposed Special Permit would concern the property that is identified on Assessors map 70, Block A, Parcel 12.5421. The property is located in the Union Crossing Transit District.

The Public Hearing will be a virtual hearing that may be attended via the internet by Zoom or by telephone conference. Details on how to attend the virtual hearing will be available on the town's website.

For more information, to review the application and/or to review the proposed location map, please send an email to dward@randolph-ma.gov. Copies also available at the Town Clerk's office.

Randolph Town Council
William Alexopoulos
President
Ryan Egan, Vice President
Christos Alexopoulos
Richard A. Brewer, Jr.

Legals

LIU GUARDIANSHIP

Commonwealth of
Massachusetts
The Trial Court
Probate and Family Court
Norfolk Probate and
Family Court
35 Shawmut Road
Canton MA 02021
Docket No.
NO20P2721GD

CITATION GIVING
NOTICE OF PETITION
FOR APPOINTMENT OF
GUARDIAN FOR
INCAPACITATED
PERSON PURSUANT TO
G.L. c. 190B, §5-304

In the matter of: Guizhen
Liu
Of: Quincy, MA

RESPONDENT
Alleged Incapacitated
Person

To the named Respondent and all other interested persons, a petition has been filed by Suiming Mu of Quincy, MA in the above captioned matter alleging that Guizhen Liu is in need of a Guardian and requesting that Suiming Mu of Quincy, MA (or some other suitable person) be appointed as Guardian to serve on the bond.

The petition asks the court to determine that the Respondent is incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with the court and may contain a request for certain specific authority.

You have the right to object to this proceeding if you wish to do so. You or your attorney must file a written appearance at this court on or before 10:00 A.M., on the return date of 12/23/2020. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written

Legals

zoning bylaw

PUBLIC HEARING NOTICE BRAINTREE PLANNING BOARD

Notice is given by the Planning Board under the provisions of MGL Chapter 40A Section 11 and the Braintree Zoning Bylaw Chapter 135 Articles V, VII, XI and XII that a Public Hearing will be conducted remotely VIA ZOOM on Tuesday December 8, 2020 at 6:15PM. in accordance with Governor Baker's March 12, 2020 Order. Said order suspended the provisions of the Open Meeting Law to promote public health and social distancing. This Public Hearing will not be conducted in an open, publicly accessible place. Instead, public access to the hearing and deliberations will be achieved by adequate, alternative means that allow the public to follow the proceeding in a third party communication technology that is readily accessible to the public via the internet and telephone.

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/89201262462>
Or Telephone: Dial: +1 301 715 8592 and use Webinar ID: 892 0126 2462 International numbers available:
<https://us02web.zoom.us/j/khaDPKdI>

The Planning Board will consider a Grading Permit, from the Applicants Marc Daskalovic and Karen Guerin. The Applicants are proposing to undertake grading in the rear yard associated with the construction of an in-ground pool the grading involves retaining walls up to 5.6 Ft. in height and the removal of 225 +/- CY of Fill. This Site is 15,773 Sq. Ft. has an address of 62 Park Avenue, is zoned Residence B Watershed and is identified on Assessors Plan 1075 as Plot 4A.

The Full Application may be reviewed at the Department of Planning and Community Development in Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website
<https://braintree.ma.gov/376/Planning-Board>

13926542 11/20, 27, 2020

MEETING OF MEMBER- SHIP

A Meeting of the Membership of the Quincy Credit Union will be held on December 16, 2020 via Zoom at 5pm for the purpose of accepting nominations for the Board of Directors to be elected at the annual meeting to be held on January 20, 2021.

Members must be present during the open nominations in order to be nominated. Each nominee for Director shall be required to submit to the Clerk of the Credit Union a completed Credentials Statement on a form provided and approved by the Credit Union. Said Credentials Statement may be submitted from December 1st

elm st.

"NOTICE"

The Fore River Railroad Corporation of Quincy will be performing a railroad crossing rehabilitation and renewal project at Elm Street in Braintree. The project is slated for December 4-7, 2020. Elm Street will be closed to through traffic during this time period. Detour signage will be in place prior to the project commencing.

Fore River Railroad
Operations

13927881
11/27, 28, 30
12/1, 2, 3, 2020

Legals



ANNOUNCEMENTS

Cemetery Lots

Blue Hills Cemetery
2 plots side-by-side
for sale. Lot 210 sec.
#5, valued at \$4800.
Asking \$3800. Call
Robert (774) 259-5303

Knollwood Memorial
Park, Canton, Sunset
Garden, lot 28, 4 plots.
Must buy all 4. \$3800
or b.o. Price is negotiable. 781-925-9447.



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Warranty. 617-472-3240

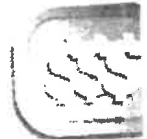
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Paperhanging



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Miscellaneous

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ing case. \$350
Massage Warme
29" round pillow
support. \$30.
Call 617-448-

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1 pair, size
Brown. Good
\$30. 617-328

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27"wx58h
removable t
\$35. (617) 32-

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Signed Game p
frame w/superb
\$1000/bo. 781-9-



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RENT

NOTICES

Legals

502 SOUTH MAIN STREET

TOWN OF RANDOLPH TOWN COUNCIL

The Randolph Town Council, in its capacity as the Special Permit Granting Authority pursuant to M.G.L. ch. 40A, section 9 and the Town Zoning Ordinance Section 200-14.3 will hold a public hearing on Monday, December 7, 2020 at 6:15 p.m. on the Special Permit Application of 502 South Main Holding LLC for a proposed development consisting of 60 residential units in 17 buildings, 26 attached garages and 2 detached parking structures with 18 units total, 1 new commercial building and surface parking at 502 South Main Street.

The proposed Special Permit would concern the property that is identified on Assessors' map 10B, Block A, Parcel 12.5427. The property is located in the Union Crossing Transit District.

The Public hearing will be a virtual hearing that may be attended via the internet by Zoom or by telephone conference. Details on how to attend the virtual hearing will be available on the town's website.

For more information to review the application and/or to view the proposed location map, please send an email to dwadlow@randolphma.gov. Copies are also available at the Town Clerk's office.

Randolph Town Council
William A. Bricciani, Jr. President
Ryan Egan, Vice President
Christopher A. Bricciani
Richard A. Brewer
James F. Burgess
Nancy L. Gerge
Kerri A. Gifford
Emma H. Hulsemond
Paul J. McDermott

#13926624 11/20/20 11:27:20

Additionally, within thirty days after said return day (or within such other time as the Court upon motion may order), you must file a written affidavit of objections stating the specific facts and grounds upon which each objection is based and a copy shall be served upon the Conservator pursuant to Rule 3 of the Supplemental Rules of the Probate & Family Court.

You have the right to send to the Conservator, by registered or certified mail, a written request to receive a copy of the Petition and account(s) at no cost to you.

IMPORTANT NOTICE

The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

WITNESS, Hon. Patricia Gorman, First Justice of this Court

Date: November 02, 2020

Patrick W. McDermott
Register of Probate

13926681 11/20/20

zoning bylaw

PUBLIC HEARING NOTICE BRAINTREE PLANNING BOARD

Notice is given by the Planning Board under the provisions of MGL Chapter 40A Section 11 and the Braintree Zoning Bylaw Chapter 135 Articles V, VII, XI and XII that a Public Hearing will be conducted remotely VIA ZOOM on Tuesday, December 8, 2020 at 6:15PM. In accordance with Governor Baker's March 12, 2020 Order. Said order suspended the provisions of the Open Meeting Law to promote public health and social distancing. This Public Hearing will not be conducted in an open, publicly accessible place. Instead, public access to the hearing and deliberations will be achieved by adequate, alternative means that allow the public to follow the proceeding in a third party communication technology that is readily accessible to the public via the internet and telephone.

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/69201262462>
Or Telephone Dial in 301 715 8592 and use Webinar ID: 892 0126 2462. International numbers available:
<https://us02web.zoom.us/j/khaDPdKdI>

The Planning Board will consider a Grading Permit, from the Applicants Marc Caskaewicz and Karen Guerin. The Applicants are proposing to undertake grading in the rear yard associated with the construction of an in-ground pool. The grading involves retaining walls up to 5.6 Ft. in height and the removal of 225 cu. CY of Fill. This Site is 15,773 Sq. Ft. has an address of 62 Park Avenue, is zoned Residential B Watershed and is identified on Assessors' map 107B as Plot 4A.

The Full Application may be reviewed at the Department of Planning and Community Development in Town Hall at 1 JFK Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 1:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website <https://braintree.ma.gov/376/Planning-Board>

13926543 11/20/20 11:20:20

may consider at a future meeting. This public intended to suggest that the measure will be this precise form, that it will be adopted with or that it will be adopted at all. Notwithstanding amendments which may be made to this proposal, Town Council it will not be published again for enactment unless at least three Councilors vote such publication before final enactment."

13926624 11/20/20

Emileycia Rose
CARE AND PROTECTION,
TERMINATION OF
PARENTAL RIGHTS, SUM-
MONS BY PUBLICATION,
DOCKET NUMBER:
18CP0325SA, Trial Court of
Massachusetts, Juvenile
Court Department, COM-
MONWEALTH OF MASSA-
CHUSETTS, Essex County
Juvenile Court, 56 Federal
Street, Room 2001, Salem,
MA 01970 TO: Nicholas J.
Bollin: A petition has been
presented to this court by
Salem DCF, seeking, as to
the following child,
Emileycia C. Rose, that
said child be found in need
of care and protection and
committed to the
Department of Children and
Families. The court may
dispense the rights of the
person named herein to
receive notice of or to con-
sent to any legal proceed-
ing affecting the adoption,
custody, or guardianship or
any other disposition of the
child named herein, if it
finds that the child is in
need of care and protection
and that the best interests
of the child would be
served by said disposition.
You are hereby ORDERED
to appear in this court, at
the court address set forth
above, on the following
date and time: 02/12/2021
at 09:00 AM Status Hearing.
You may bring an attorney
with you if you have a right
to an attorney and if the
court determines that you
are indigent, the court will
appoint an attorney to rep-
resent you.
If you fail to appear, the
court may proceed on that
date and any date there-
after with a trial on the merits
of the petition and an
adjudication of this matter.
For further information call
the Office of the Clerk-
Magistrate at 978-745-
9660.
WITNESS Hon. Kerry A.
Ahern, FIRST JUSTICE
Justin M. Brennan, Clerk
Magistrate
DATE ISSUED: 11/30/2020
13926624 P. 11/20, 11:23
& 11/30/2020

emergency policy

TOWN OF BRAINTREE PUBLIC HEARING LEGAL NOTICE

The Town Council of Braintree, a Public Hearing Tuesday, Dec 8, 2020 starting at 7:00 PM at the Horace Auditorium at 100 JFK Memorial Braintree, According to the Braintree's Emergency Remote Participation the Open Meeting Pursuant to Massachusetts Executive Order 12, 2020, the Council will remotely for the safety of the public of Massachusetts Emergency to the following actions in accordance with Charter, Article 2-9(c) and/or Sections 6-7:

20 077 Mayor of Deficit Am Schedule to deficit or tal action relative

That the Town adopt the following amortization schedule for the payment of golf deficit, in the amount of \$345,958.15, the appropriate appropriation \$115,319.38; \$115,319.38; \$115,319.38.

A full copy is available for view at the Office of the Town Clerk and at <http://braintree.ma.gov/376/Planning-Board>. This document is published solely for the purpose of public awareness and is not intended to be adopted in its current form, that it will be adopted with amendments. Notwithstanding amendments made to this document, the Town Council it will not be published again for enactment unless at least three Councilors vote such publication before final enactment.

#13926626 11

Cars4Kidneys.com

Our 501(c)(3) nonprofit benefits by receiving the proceeds of the donation, and you receive the great tax deduction!



1-800-385-0422

Donate your Car,
Boat, Truck, RV, Plane, or Real Estate
to help people needing organ transplants on
MatchingDonors.com.

Exhibit 3



Town of Randolph

Town Hall
41 South Main Street
Randolph, MA 02368

Meeting Minutes - Draft

Town Council

Monday, December 7, 2020

6:00 PM

Internet Zoom

The public is invited to attend the Town Council meeting only via phone or computer. In order to maintain safe social distancing guidelines, no physical presence will be allowed at this time. The Town Website will be updated on Monday with the phone and computer instructions.

Community Input questions or comments will be received during the Town Council meeting but if you wish to submit a question or comment prior to the meeting you can do so by submitting the question or comment via email to dward@randolph-ma.gov by 2pm on Monday, December 7, 2020.

Call to Order - Roll Call - Pledge of Allegiance

Councilor W. Alexopoulos called the meeting to order at 6:05pm.
Councilor Egan led the Pledge of Allegiance.

Present: 9 - James F. Burgess Jr., Katrina Huff-Larmond, Kenrick W. Clifton, Natacha Clerger, Paul McDermott, Richard Brewer, Ryan Egan, William Alexopoulos and Christos Alexopoulos

Moment of Silent Prayer

Approval of Meeting Minutes

Councilor Egan made a motion to approve the November 23, 2020 meeting minutes. Seconded by Councilor McDermott.

Roll-call vote: 8-0-0 (Councilor Burgess was not in the room at the time of the vote).

Approval of 11/23/20 Town Council Meeting Minutes

Attachments: 11-23-20 Meeting Minutes DRAFT

6:15 PM - Public Hearing

Union Crossing Transit District Special Permit Application: 502 South Main Holding LLC for a proposed development consisting of 60 residential units in 17 buildings, 26 attached garages and 2 detached parking

structures with 18 units total, 1 new commercial building and surface parking located at 502 South Main Street.

Attachments: Application for Special Permit

UCTD PRA Report

Councilor W. Alexopoulos opened the Public Hearing for 502 South Main Street.

Council Clerk read the notice that was in the Patriot Ledger on November 20, 2020 and November 27, 2020.

In attendance for this hearing were PRA Members: Captain Austrino, Mark Mulready, Kevin O'Connell and Tony Plizga.

And the Applicants: Karl Wells and Scotty Whynot.

Councilor W. Alexopoulos - Mr. Wells have you had an opportunity to sign the letter we talked about earlier today.

Mr. Wells - Yes signed it and it is with Mr. Howard.

Councilor W. Alexopoulos - Letter allows the council to extend the deadline to February 1, 2021. The applicant will present, then follow by the PRA giving its review to the members and then open up for public comments and then the council will ask questions.

Mr. Wells gave the following update:

The Whynot and the Wells purchased this property in 2016. Commercial property behind L&W Auto Body. Our original intention was for industrial use and then the Union Crossing district came in and we were intrigued by it. Developing this into a 60 unit condo association. We have developed a high quality concept here. Coming in from Center Street, stone walls will be built going into granite, tree lined road going into the complex. There were various boards and committees we dealt with through this and we have come up with a plan that shows 60 residential units in a total of 17 buildings. Bicycle rack, walking trails, high end nice quality project we believe. We are mixing into an area that does have some pros and cons. We felt the best use for this was the residential use instead of industrial that has trucks. Had a meeting with the neighborhood and a majority agrees with us. The PRA took a vote on this and have met all the criteria necessary.

Tony Plizga spoke on behalf of the PRA and gave the following update:

We had 8 meetings of the PRA and at each of those meetings there were 7

or 8 of the 9 present. Good attendance throughout. There was one public hearing held for public comments. We did vote and issue a PRA report on November 12, 2020. The report is complete except on page 2 under the Drawings section, information will be inserted. Over the past couple of weeks 3 of us have provided Karl with drawing comments, it will not change the aspect of the project.

On Page 2 Findings: we reviewed the zoning laws Section 200-14.3 section by section to see where they were complying with the zoning, minor changes or not applicable. Only item of note was traffic control devices. The biggest concern raised by the PRA was the traffic and it was the major concern of the public also. We put our hat on and said 60 units going in here we thought about 120 trips a day out of there and would it increase the traffic, yes but not significantly but no more than the marketplace. We did not think it contributed significantly. The point is to point out to the town that there is already an issue and that something should be done outside this special permit. The most significant comment from the PRA and the public.

Under Project Phasing: Residents and the construction schedule. We wanted to ensure that the civil work, clearing of ground, blasting etc. was done up front ideally in the first two years so it is out of the way so you are down to construction activity. We identify 8 items we want done in the first couple of years.

Waivers (top of page 9): The PRA will allow the duplexes to be placed closure together. There is no need to put a second story on garages so we saw no advantage to having a two story structure. The applicant will be using granite curbing and vertical concrete curbing on the exit way. In other areas they are using a Cape Cod berm and will need a waiver for that. It will all be maintained by the owners.

Project Bond was asked about during a meeting and at first we thought one would be needed. Sent the information to the Town Engineer for further review, the Town Engineer came back and said there was no need for a project bond for this development.

Then we had a list of 11 different conditions including signing of drawings once they are finalized by town Council including a site master plan, which still has to be finalized by the applicant. When the applicant is ready to start construction of the buildings after the civil work is done he will be submitting to the PRA detailed designs of the duplexes, etc with color schemes. He cannot get a permit until it is approved by the PRA down the road. The applicant has to write a resident association agreement and it will need to be reviewed by the PRA. There is a list of standard site

conditions dealing with rodent control, waste control, roadways cleaned, etc. The civil work has to be done within the first couple of years we also put in a condition of interim as built. We do not want the town to wait for the as built if the project takes a long time. We recommend a special permit be issued for a period of 3 years, the applicant can request 2 years from the town council. There will be no requests for the civil items.

Councilor W. Alexopoulos - Can we go over those 8 items.

Tony Plizga - 1) The insulation of a silt sock. 2) Orange fence (tape or ribbon). Asking them to stay 20 feet away from residential property. A no work zone. Can remove dead trees, pile of trees can be removed but they have to be 20 feet away from property. 3) marking trees outside the 20 foot area to see which ones can be saved. 4) silt sock installed 25 feet around wetland areas. Subject to the ConCom review. 5) constructing a couple of new basins.

Mr. Wells - This is a conceptual drawing. All the water will be staying on site through the infiltration system. It is shown on the engineer plan, this is just a conceptual drawing.

Tony Plizga - The new basins are where it says 30 cy dumpster.

Mr. Wells - And a third one where it says bench.

Tony Plizga - Item 7 was the installation of any storm water system. Karl had said he wanted to get blasting, rock hammering completed in 2 to 3 months. Will have to work with the Fire Department. We wanted to make sure those that are moving in their first were not waiting for the amenities.

Councilor W. Alexopoulos - Can you go over the conditions that the PRA put upon the plan.

Tony Plizga - 1) Four new sets of construction drawings and site master plan. They are still working on the drawings. 2) Special Permit Granting Authority to sign all pages of the master plan so they become a document of record. 3) Basin construction. 4) Applicant shall submit drawings, so that all matters can be reviewed by the PRA before they can get a building permit. 5) Also submit to the PRA the resident association agreement. We wanted to take a courtesy look at it to make sure nothing out of line. 6) Applicant will meet with the local post master to agree on a mail system. 7) Standard conditions, dust control, rodent control, keeping everything in place during construction. There is going to be a gate near the Hertz building and the new building so residents cannot exit out onto South Main directly. The Fire Department will be able to get through. Used for

emergency only. The construction period was identified as 3 years and the applicant able to come back for increases of 2 years but no extension of the 8 items discussed. 8) Any conditions imposed by ConCom or Storm Water authority are incorporated into the record. Any conditions brought forward are included as well.

There are open items today: 1) site master plan, 2) resident agreement, 3) new resource area near the back side of the property. The applicant has been requested to prepare an area for overflow which will be discussed and gone over by ConCom. Any signage that the applicant will use will be like they used at Meadowbrook. Once again those will have to come back to the PRA for review when the time is appropriate.

Councilor W. Alexopoulos - Can you explain what a site master plan is.

Michelle Tyler - Typically would entail whatever construction criteria you put in for phasing and provides specific details of what phase 1 would include and the details. What is included in each phase and what the authority would like.

Councilor W. Alexopoulos made a note that the start of the 6:30 p.m. Public Hearing will start at the end of the PRA Public hearing.

Councilor Clifton - Clarify in Tony's presentation he mentioned a public hearing that was held. It was a Community Meeting that was held not a public hearing. This Community Meeting was not required but Councilor Burgess and I thought it was important for the residents within the surrounding area much further than abutters to be part of this process.

Tony Plizga - One question was asked at the end of the community meeting, Karl if this is not to go forward what would be the use for the property.

Mr. Wells - The underlying zoning is Industrial Use. The zoning book would list the potential zoning uses could be. Could be a trucking terminal to an industrial building. I got the feel out of the Community Meeting they liked the proposal going residential instead of industrial.

Councilor W. Alexopoulos opened the Public Comments portion of the

Josephine Grillo - live on Center Street, 57 years. Did not know about any community meeting. they have been clearing land for quite some time. Whoever mentioned only 120 trips on Center Street doesn't sound like a lot to you but that is a lot. We are still fighting Holbrook for the Transfer Station that is only going to add to the traffic. Will it be owner occupied.

Mr. Wells - some of these units are on the smaller side so they can walk down to the train station. If you notice the way we are building this project, we chose to go with a spread out 60 units, granite curbing, trees, higher end project. Our intention is to sell every one and have them be owner occupied.

Josephine Grillo, 111 Center Street - Is there a limit on the number of people that can live in a unit?

Mr. Wells - There is no limit on how many people can live in a unit. It is not legal to do that.

Councilor W. Alexopoulos - Can you tell us how many one and two bedroom units?

Mr. Wells - They are all two bedroom units.

Josephine Grillo - Are these 55 and over?

Mr. Wells - No.

Josephine Grillo - What about existing town services such as fire, police and schools.

Mr. Wells - The police and the fire department gave their input and they saw no issue. We did not get school input.

Sally Nixon, 65 Center Street - Josephine Grillo neighbor. Right across the street from my house, the drawings look lovely. The traffic on Center Street is horrendous. I can't even get out of my driveway at 4pm. Traffic is backed up past my house. The trucks that cut up and down this street are horrible. No one goes 25 miles an hour.

Jason Balthazar, 6 Oakwood Drive - Piggybacking off of Sally and Justine's concerns. Traffic is crazy on Center Street. Turning left onto South Main from Center is crazy. Will the commercial building be built before having tenants?

Mr. Wells - It will be our intention to have a tenant before being built. We do not want a vacant building in there and we also want to make sure we get the right tenant. We need someone that can mix in with the community. A good use with the neighborhood.

Markia LaBoy, 68 Center Street - I am directly behind all the construction

and when I look in my backyard I see ribbons and ribbons on the trees.
How far down is this clearing going to be?

Mr. Wells - I think what you are seeing on site are ribbons that reflect the 20 feet no touch buffer zone. The PRA asked me to put the ribbons there. There is no touch 20 foot zone. The only way we can go in there is if there are unsafe trees removed.

Markia LaBoy - Spoke about having a non-empty building but I see that the Hertz building on one side is empty. Is that going to be filled in?

Mr. Wells - We intend to build an office for this development there. There was a few interests but we did not feel it was a good fit for the community.

Stephen Alkins, 479 South Main Street - My concern and I think they have been expressed is the traffic. I walk along South Main and Center Street for exercise and that intersection is dangerous for anyone walking. I see constant traffic up and down South Main Street. I can't imagine how much more traffic there will be if the Holbrook Transfer Station is approved. Adding 60 more units into that is concerning. I don't know how we can address that. Was an environmental impact study done on that area?

Mr. Wells - In 2000 Mr. Good on the half behind L&W permitted a hundred thousand square foot building and to do that they had to identify the wetlands and what the conditions were. To do that they wanted to move the wetlands away from 68 Center Street. Prior to us buying this in 2016, the ConCom signed off on work done. After buying it we hired a botanist and if we are approved for this project we will have to work with ConCom.

Tony Plizga - Mr. Wells provided us with a report that was done in 2016.

Stephen Alkins - I heard there will be no exit onto South Main Street. I hope that is a permanent fixture and not something looked aside. Will there be a barrier to prevent people from coming in.

Mr. Wells - Yes there is a locked gate behind the Hertz building and will not let the resident come through there.

Councilor W. Alexopoulos asked two more times if anyone wished to speak. No one else raised their digital hand.

Councilor W. Alexopoulos closed the Public Comments portion of the Public Hearing.

Town Manager Howard - We can put the drawings on the Town's Website.

Councilor Clifton - 5 residents spoke, and they express grave concerns regarding traffic congestion. I live on Hillsdale road. I strongly support their concerns. Town Manager has been trying to do what is necessary to ensure there is a stop light at that intersection.

Town Manager Howard - Senator Timilty in the current bond bill for this. Will try to apply for other grants. Councilor Burgess has asked for a traffic study for that area. We are going to make sure that this gets taken care off.

Councilor W. Alexopoulos - With that being said, given that this project is on the table, can they figure in the amount of traffic in and out and incorporate that into the traffic study. Factor in how many vehicles would be entering and exiting.

Town Manager Howard - The data would be made available to the town and could use for that purpose.

Councilor Huff-Larmond - I thought the Community Meeting was really well done. The traffic issues were brought up during that meeting. There were also concerns about the economy. Mentioned is this a good time for a project like this to be happening. Need a large interest who would move into the property. The blasting issue was another question. If this project does not happen this property is zoned for something to be built there. If this project does not happen another project will come behind it. May not be the homes they are talking about today because it is industrial area. I found that information very interesting. If they do not build, someone is going to build there.

Councilor W. Alexopoulos - At Least here we have a say of what goes there and how it goes. I know that residential has been the preference in the South Shore. 19 Highland Avenue is 120 units. At least this will be owner occupied which is a plus. This is in a residential area.

Councilor Clerger - Building such a beautiful project would increase the value of South Randolph and the property values. I would rather see something like that than a scrap metal business, ugly, noisy and dirty but would be legal for it to be there. I know Mr. Wells loves Randolph. Traffic will be harder but weighs the pros and cons.

Councilor McDermott - Right now it's approved for industrial. Traffic is an issue, I don't think this project will put much more. I live on North Main Street and I know what traffic is. We do not have traffic enforcement in town. It is town wide not just Center Street. Good project and best option for the neighbors.

Councilor Brewer - Page 4 Item (I) off street parking. 6 garden style condos, is that a misprint or is there parking for those 6 units.

Mr. Wells - The 6 units that do not have garages will get an assigned parking spot so no one else can park in their spot.

Tony Plizga - At that time I was unaware that they were going to assign specific parking. Every other unit has a garage under or a separate garage structure. Only 6 units that did not have that. There are another 50 parking spaces.

Kevin O'Connell - At the PRA we met back and forth about traffic and I expected it to be part of the subject today. I do not believe that the traffic burden should be put on Mr. Wells since this is an ongoing issue with the town. Karl is helping to clean up some of the town walking trails that are abutting his property. The town property has tons of trash and debris on there. It is not just 55 plus as one of the councilors noted.

Councilor W. Alexopoulos - That will be addressed those 6 garden style condos.

Mr. Wells - We will assign those 6 garden style condos parking. Each unit has 2 assigned parking spaces.

Tony Plizga - It is not a traditional parking space. It is a garage and a driveway in front of the garage.

Councilor Huff-Larmond - Is there something missing in the documents and if so do we need to wait for a revised copy before going forward.

Mr. Wells - On the existing plans there are a couple of spelling errors and a couple of minor things that need to be clarified. Numbering on a page. Minor issues. Wanted to get the comments from the council and would have done it all at once. Very miniscule issues. Before you sign the plans those issues will be addressed and reviewed again by the PRA.

Councilor Huff-Larmond - So does that mean we can take a vote tonight and then get a revised copy.

Councilor Clifton - When a situation arises and have developers come before us I think we should be positive, I can only speak from my experience both Karl Wells and Scott Whynot they are very respectful and responsive to the residents. If this passes it is my hope that Karl and Scott continue to be accessible and responsive to residents that may have

concerns or suggestions from the residents.

Mr. Wells - I would gladly respond to that. I appreciate those comments. Scott and I give our personal cell phone number out. Everyone has direct access to us. Scott is at L&W, I am in my building. It is better to work with the neighbors than fight with the neighbors. We intend to keep on being good neighbors.

Councilor Burgess - There are 34 sheets, and one of the numbers is double number 2. There is spelling of the word conditions is a typo. The details, I believe, do not require a delay on this project. Minor housekeeping to be added.

Councilor Clerger - How many of your workers are going to be Randolph residents?

Mr. Wells - We have approximately 3 quarters of the workforce live in the town and as much as we can we want to hire Randolph based companies to work on this project. We try to stick with Randolph based companies.

Councilor W. Alexopoulos - If we proceed tonight I know we don't have a plan as it states, site master plan as well, if we do vote on it tonight how do we insure that the maps are proper, who takes a look at those to make sure all the drawings are correct.

Attorney Griffin - Include a condition in the vote and designate a person who would be appropriate to ensure what was submitted is what is required tonight.

Tony Plizga - It is housekeeping items that you want in order before any construction starts. I asked the PRA Team how they wanted to review the final drawings and they agreed that 3 would be the PRA Subcommittee, Mark Mulready, Councilor Burgess and myself and JP reviews for the town and DPW.

Councilor W. Alexopoulos - I know that the council needs to vote on whether to grant and whether in harmony and does it meet with any and all provisions with zoning. I think the PRA has done an outstanding job and have gone through the project. I have known Mr. Wells and Mr. Whynot for many years and they have done other projects in town and never have had any issues. Even though we do not have the drawings in front of us I feel very comfortable in that 3 person committee reviewing those drawings to make sure they are how they are supposed to be. No problem taking a vote tonight. I would just ask the Town Attorney that I don't miss anything as we go forward with the vote.

Councilor McDermott - Move to approve a Special Permit under the UCTD to 502 South Main Street as outlined in the PRA Report with all the conditions as stated wherein, and that upon the council approval 3 sets of plans approved shall be initialed by the Town Council,

Attorney Griffin - Do you want to add the condition that any subsequent drawings submitted will be reviewed by the 3 member subcommittee.

Councilor W. Alexopoulos - Yes, it will be incorporated into Mr. McDermott's motion.

Councilor Burgess - I second the motion.

Councilor Huff-Larmond - Does that motion include that the items that need to be corrected, does that need to be said. The small corrections of the pages, spelling.

Councilor W. Alexopoulos - All of those would be corrected.

Roll- call vote:

Councilor C. Alexopoulos - Yes
Councilor W. Alexopoulos - Yes
Councilor Brewer - Yes
Councilor Burgess - Yes
Councilor Clerger - Yes
Councilor Clifton - Yes
Councilor Egan - Yes
Councilor Huff-Larmond - Yes
Councilor McDermott - Yes

Motion passes 9-0-0

Councilor Burgess - Made a motion that the use is in harmony with the intent and purpose of the zoning by-law and that the use does meet the other provisions of the zoning by-laws.

Councilor McDermott - I second the motion.

Roll- call vote:

Councilor C. Alexopoulos - Yes
Councilor W. Alexopoulos - Yes
Councilor Brewer - Yes
Councilor Burgess - Yes
Councilor Clerger - Yes

Councilor Clifton - Yes
Councilor Egan - Yes
Councilor Huff-Larmond - Yes
Councilor McDermott - Yes

Motion passes 9-0-0

Councilor Burgess - Motion to approve to grant the special permit with conditions.

Councilor McDermott - I second the motion.

Roll- call vote:
Councilor C. Alexopoulos - Yes
Councilor W. Alexopoulos - Yes
Councilor Brewer - Yes
Councilor Burgess - Yes
Councilor Clerger - Yes
Councilor Clifton - Yes
Councilor Egan - Yes
Councilor Huff-Larmond - Yes
Councilor McDermott - Yes

Motion passes 9-0-0

Mr. Wells - Thank you.

6:30 PM - Public Hearing

(Expected to be withdrawn)

Council Order 2020-055: Request To Initiate an Amendment To the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, To Add a new Section 200-46(B)(15) Concerning Special Permits for Large Scale Commercial and Residential Developments Pursuant to M.G.L. ch. 40A, section 5

Attachments: Council Order 2020-055 Zoning concerning Special Permits for large scale commercial and residential developments

Being withdrawn by Councilor W. Alexopoulos

Public Comments

Sandra Cohen - Just wondering what is happening with the Mexican

Exhibit 4

Union Crossing Transit District (UCTD) Report of the PRA

The Plan Review Authority (PRA) was formed to act on a project located at 502 South Main Street, better known as the corner of South Main and Center Streets.

The PRA gets its authority and charge from zoning law 200.14.3 of the Randolph Code. On July 30, 2020 a completed application was delivered to the office of the Town Council.

Various Town Departments (Planning, Police Chief, Fire Department, Building Commissioner, Conservation, Zoning Board of Appeals, and DPW Engineer) were asked to weigh in on the application proposal.

Project Summary:

The Applicant proposes construction on an 8 acre parcel under the Union Crossing Transit District overlay zoning. The parcel currently contains a 2 unit commercial structure with associated parking.

The proposed development consists of 60 residential units in 17 buildings, 26 attached garages and 2 detached parking structures with 18 units total, 1 new commercial building and surface parking. Access to the new development is provided through Center Street; access to the existing commercial structure is from South Main Street.

Zoning Districts:

	Current Zoning	Existing Land Use
North	Industrial with UCTD overlay	Partially developed with 1 commercial building
North	Business Professional and Industrial	Single family residential and commercial uses
South	Residential District	Single family residential
East	Residential District	Single family residential
West	Residential, Business Professional and Industrial	Single family residential and commercial uses

Analysis:

Summary of Land Use Designation: The purpose of the Union Crossing Transit District is to promote the general welfare of fostering a climate of economic viability and opportunity in proximity to public transit, including commuter rail and public bus service, by creating a connection among transit; higher density market rate residential living; and commercial opportunities for services, workspace, professional services, and labor, while allowing the retention and development of public green space and pedestrian and bike access routes in a village-style environment.

Compatibility with Surrounding Neighborhood: This parcel is located in South Randolph less than one mile from its border with the Town of Avon and less than 1.25 miles from the Holbrook/Randolph commuter rail station. It is surrounded by a variety of commercial uses and single family residential properties.

The proposed use and structures are not out of character with the neighborhood and, despite the loss of wooded areas, buffers and setbacks, appropriate landscape screening can be effective in balancing the new development with the existing surroundings. The style of construction indicated on the renderings is traditional residential style and with applicable materials, will represent a typical village style residential neighborhood. The existing commercial building blends well with the surrounding uses (residential and commercial) and is well maintained. The rendering of the proposed additional commercial building indicates similar construction.

Meetings:

The PRA began meeting on September 17, 2020 and have had several meetings, conducted 2 site visits and held a Community Meeting on October 17, 2020 at the Tabernacle of Praise Church located at 535 South Main Street and via the internet using Zoom.

Applicant:

502 South Main Holdings LLC (Scott Whynot)
535 South Main Street
Randolph, MA 02368

Drawings:

The PRA has reviewed the drawings provided by the Applicant. The drawing package consists of 34 sheets, with a cover sheet that is entitled "Site Plan: The Village at Center Street Crossing, Union Crossing Transit District (UCTD)", and dated December ____, 2020.

Findings:

The following are our findings based on our review which is then followed by conditions that should be included if a Special Permit is granted. The findings section subheadings directly correspond to zoning law 200.14.3 sections.

A. Purpose

The Applicant's proposal does increase the economic viability of the surrounding area, is within the area of the commuter rail, and proposes a variety of housing types at various market rate price points.

B. Establishment of Union Crossing Transit District

The Applicant meets the requirements of Section B.

The Site Master Plan (Section B(1) (d)) will be signed by the Special Permit Granting Authority (SPGA) and the phasing will be as described in Section N.

C. Applicability

The Applicant's parcel meets the requirements of this section. However, a Site Master Plan needs to be prepared prior to the meeting with the Town Council.

D. Permitted Uses

- (1) The new development consists of primarily residential structures, 13 duplex town homes, 10 town houses and 24 garden style condos. They meet the mixed use criteria. Previous construction permitted under the traditional zoning allowed a commercial structure (Hertz) consisting of 4,800 square feet and 2 tenant spaces. A new commercial building consisting of 2,400 square feet and 2 tenant spaces will be constructed behind the existing commercial building.
- (2) No noxious or hazardous uses are proposed.
- (3) The proposal consists of 21 structures on a single lot and provides convenient and safe access to all. The proposal has been reviewed and approved by the Randolph Fire Department.
- (4) No drive-through services are proposed.
- (5) No parking structure is proposed, but the Applicant is seeking to allow shared parking with adjacent commercial parcel under common ownership within the UCTD but not as part of the application.

E. Dimensional, Lot Coverage and Lot Area Requirements

	Dimension	Zoning Min. (UOS) (Feet)	Proposed (Feet)
(1)	Lot Frontage	100	130
(2)	Lot Depth	75	Exceeds Minimum/Varies
(3)(a):	Side Yard Setbacks General/2 Story	5/20	Exceeds Minimum
(3)(B):	Rear Yard Setbacks General/2 Story	10/20	Exceeds Minimum
(4)	Max. Front Yard	10/30	N/A

Note: Non-Conformity - The property was improved by the approval of a structure, with associated parking, in 2018. The dimensional requirements for development in an Industrial District were applied to the project.

- (5) The Applicant has proposed walking trails throughout the parcel and on the adjacent lot (Town property) to allow convenient access to public transportation and commercial amenities. The walking trail on Town property shall be subject to the review and approval of applicable departments.
- (6) Building Separation: After review the Applicant shall be allowed to modify the location and spacing of the duplexes to be no less than 14 feet apart and may decrease or increase the setback so as to create a staggered look, helping to increase the buffer between existing abutters.

The existing structure is set back 76 feet from the front lot line (South Main Street) in compliance with the Zoning Ordinance for the Industrial District.

The existing structure is set back 15 feet from the side lot line in compliance with the Zoning Ordinance for the Industrial District.

The adjacent parcel on the left is zoned Business District while the use on the parcel is residential. The adjacent parcel on the right is zoned Industrial District and the use is as an auto body shop.

The new project creates a non-conformity in the front yard setback (76 feet vs 30 maximum conditionally permitted) but remains in compliance with the side yard setback.

For the new buildings, the Applicant's proposal meets the dimensional requirements of the Union Crossing Transit District overlay except as noted herein.

F. Development Intensity

15 units per acre = 120 allowed. Applicant proposes 60 units.

G. Building and Structure Height

The minimum permitted height for building in a UCTD shall be two (2) stories or twenty (20) feet, whichever is greater.

The Applicant is seeking a waiver on the height for garages. The garages serve a specific purpose and to construct them with a second story serves no functional or aesthetic purpose.

H. Open Space

A UCTD project shall include open space at least or equal to 10% of the total area. The proposed open space area is approximately 50%.

I. Off-Street Parking

All dwelling units will have dedicated parking garages and spaces on site, except for 6 garden style condos. More than adequate unassigned parking remains for these units.

J. Bicycle Parking

The Applicant will provide for bicycle parking (6 spaces minimum) and garages can also be used for bicycle storage.

K. Landscaping

The Applicant will be maintaining a minimum 20 foot buffer along the north and east property lines. The landscaping will be as discussed during the PRA meeting and inspected by the PRA as the work progresses. See Landscape Plan.

L. Design Standards

(1) (a), (b), (c), (d) and (e):

The Applicant shall submit design drawings of the duplexes, townhouses, garden style condos and the commercial building to the PRA for review and approval as the work progresses and prior to receipt of a building permit for those structures. The design drawings shall include plans, elevations and renderings showing all details such as, but not necessarily limited to the following, architectural details, dimensions, setbacks, slopes, offsets, materials, colors, etc.

(1) (f): Applicant will meet the clear window requirement for the new commercial building.

(1) (g): Applicant will not use any architectural styles by or associated with specific business trademarks.

(2) (a): Roadways have been reviewed and approved by Fire Department, PRA and DPW for their intended uses.

(2) (b): Sidewalks have been reviewed and approved by Fire Department, PRA and DPW for a their intended uses.

(3) (c): Pedestrian amenities such as trails, walkways, benches, gardens, etc. have been reviewed and approved by the PRA. See Landscape Plan. Amenities in and around wetlands are subject to review of the Conservation Commission.

(2) (d): Utilities

i. Drainage has been reviewed by Weston and Sampson and Town Engineer.

- ii. Water capacity and flow has been reviewed by DPW.
- iii. Sewer capacity flow analysis has been reviewed by DPW Superintendent, Town Engineer and the BETA Group.
- iv. Storm Water has been reviewed by Weston and Sampson and DPW Superintendent.
- v. All utilities including water, sewer, electric and gas will be located underground.

(2) (e): Off-Street Parking and Loading Spaces

All duplexes, townhouses and 18 of the 24 garden style condos have dedicated garages and driveway parking available. There is more than adequate additional parking for remaining garden style condos, visitors and guests, and commercial buildings, including loading.

Applicant, homeowners association or Town shall not dump any snow in the wetlands or recharge areas nor within 25 feet of the bordering vegetative wetlands. No snow may be stock piled and the use of salt is prohibited. Snow storage is adequate on site even in severe winters.

(2) (f): The Applicant seeks a waiver on curbing and will use granite curbing at entrances and exits. Vertical monolithic concrete curbing will be used at sidewalks and a Cape Cod berm in other areas.

(2) (g): The existing curb cut on South Main Street and at the lot directly behind L&W Auto Body will remain as is. Two additional curb cuts will be used to access the residential units.

(2) (h): Traffic Control Devices – After discussion at multiple meetings the belief is that the Applicant's proposed 60 unit development will not contribute significantly to require any intersection improvements at South Main Street and Center Street nor any changes to Center Street. **However, the PRA and the general public strongly believe that this is a dangerous intersection and that the Town should take appropriate steps to remediate this issue.**

(3): The proposed parking is more than adequate and applicable lots will be screened as best as practical. See Landscape Plan.

(3)(c): No parking structures are proposed.

(3)(d): Screened parking and loading areas - See Landscape Plan and previous responses for additional details.

(4): The Applicant meets or exceeds the lighting requirements. See Landscape Plan for additional details.

(5): The Applicant meets or exceeds the infrastructure requirements. See reports and letters from DPW Superintendent, Town Engineer, BETA Group and Weston and Sampson for additional details.

(6): The PRA will review all project signage with assistance of Town Departments.

M. Ownership and Maintenance of Common Facilities

All internal streets, ways and parking areas will be privately owned. The maintenance of all such private streets, ways and parking areas, including but not limited to snowplowing, patching and paving, will remain the responsibility of the owner. All deeds conveying any portion of the land containing private streets, ways or parking areas shall note this private responsibility of maintenance.

Prior to any dwelling unit being offered for initial sale, the Applicant will form a residents' association in the form of a corporation, non-profit organization or trust established in accordance with appropriate state law by a suitable legal instrument(s) recorded at the Registry of Deeds. As part of the Special Permit review, the Applicant will supply to the SPGA copies of such proposed instrument.

N. Project Phasing

The Applicant may develop the project in phases and may be developed under one or more building permits and occupancy permits.

Building of structures on site will vary as to location and type. The PRA understands that the market and unforeseen events may interrupt desired construction and completion.

Understanding that the Applicant does not propose to construct the entire project at once but to offer a variety of options throughout construction, the Applicant still must complete certain aspects of the project scope and in a specific order before any building permit, temporary or full occupancy permit can be granted by the Building Commissioner. The following activities shall be given priority:

- 1) The installation of a silt sock shall be installed along the parcel boundary.
- 2) The installation of an orange fence to delineate the limit of work shall be installed 20 feet from the property line except as otherwise noted on the plan.

No work shall be allowed in that area other than to remove trash and debris, remove dangerous trees, to remediate the wetland, to install approved drainage and to add additional plantings, only after prior consultation and approval by a 3 members PRA Subcommittee.

- 3) All trees outside the 20 foot buffer that are 2 ½ inch caliber shall be marked by a green ribbon and shall be reviewed by the Applicant and a 3 member PRA Subcommittee to determine which trees shall remain on the site.

Any tree that is to remain shall be marked and an orange fence shall be installed at the drip edge of the tree and that grade shall not be disturbed unless approved

by the subcommittee. If the grade around the area is to be altered a tree well or a tree wall shall be installed.

- 4) A silt sock shall be installed 25 feet from all wetlands.

The southern wetland shall be cleaned, excess fill shall be removed, new plantings shall be added in accordance with plans and a post and rail fence shall be installed 30 feet from the wetland surrounding the entire wetland.

The removal of debris in both wetlands A and B shall be performed as part of the wetland restoration effort. Soil and plant installations shall immediately follow. Plantings shall be done as soon as practical depending on weather but in any event no later than May 31, 2021. Signage saying this is a sensitive area (see language from Conservation Commission) shall be installed.

The creation of a new resource adjacent to wetland B (replication area) shall be constructed based on field conditions and approved by a PRA Subcommittee.

- 5) The construction of basin 1 and basin 2 shall be brought to final grade.
- 6) The completion of all civil work, including blasting, tree clearing (those trees not marked for preservation), rough grading [± 1 feet from final grade] and road base courses shall be completed.
- 7) The installation of the storm water system, water supply lines, electrical and gas lines shall be completed. Utilities shall be temporarily dead ended at proposed residences. This includes feeds to all proposed exterior lighting.
- 8) Construction of walking trails and walkways on site and construction of amenity areas shall be completed.

Note: any conditions established by the Conservation Commission shall be factored into the preceding activities.

Once these items have been completed, phased construction of the various structures may commence in accordance with the Applicant's "Site Master Plan".

Miscellaneous Findings:

Reference: Weston & Sampson letter report dated October 30, 2020, General Plan Review items 5 and 6. Randolph Article XI Site Plan and Design Review limits parking spaces to groups of ten (10) or less. The Randolph Planning Board Rules and Regulations requires a minimum distance of 40 feet between the property line and parking areas. Although both of these items are within the parcel currently under review, they were previously constructed before the overlay district was created and approved as depicted on the drawings by the applicable Town entities at that time. Therefore, they are considered to be grandfathered and acceptable as is.

Waiver Summary

E. Dimensional, Lot Coverage and Lot Area Requirements

After PRA review the Applicant shall be allowed to modify the location and spacing of the duplexes to be no less than 14 feet apart and may decrease or increase the setback so as to create a staggered look, helping to increase the buffer between existing abutters.

G. Building and Structure Height

The Applicant is seeking a waiver on height for garages. The garages serve a specific purpose and to construct them with a second story serves no functional or aesthetic purpose.

L. (2) (f) General Site Design

The Applicant seeks a waiver on curbing and will use granite curbing at entrances and exits. Vertical concrete curbing will be used at sidewalks and a Cape Cod berm in other areas.

Project Bond

This project does not require a Performance Bond as the proposed roads will remain private and the utilities will be laid and maintained by the owner.

Conditions

- (1) Following a favorable vote by the Special Permit Granting Authority (SPGA) the Applicant shall provide 4 new sets of construction drawings and Site Master Plan that include all approved changes by the PRA and Town Council for compliance review prior to signature by the SPGA.
- (2) The SPGA shall sign all pages and only plans with the signatures of the SPGA shall be used to apply for any and all Town Permits for construction. The SPGA shall also sign the approved Site Master Plan. (Note to PRA: this requires that SPGA sign all subsequent drawings, such as duplexes etc.)
- (3) Wetland remediation and basin construction shall be as specified herein.
- (4) The Applicant shall submit design drawings of the duplexes, townhouses, garden style condos and the commercial building to the PRA for review and approval as the work progresses and prior to receipt of a Building Permit for those structures. The design drawings shall include plans, elevations and renderings showing all details such as, but not necessarily limited to the following, architectural details, dimensions, setbacks, slopes, offsets, materials, colors, etc. The Applicant shall allow 3 weeks for the PRA to review and to schedule a working meeting with the Applicant.

- (5) The Applicant shall submit the Residents Association Agreement to the PRA Subcommittee for review and comment within one year of receiving a Special Permit or requesting a building permit, whichever comes first.
- (6) The Applicant shall meet with the local postmaster and obtain approval of post office box system.
- (7) The project site shall be maintained in a neat and orderly fashion.
 - a. All project materials shall be stockpiled safely and stabilized;
 - b. Dust control and erosion control measures shall be utilized over the course of all construction;
 - c. A stabilized entrance/exit to the site (gravel or other material) shall be installed to prevent tracking of mud/debris onto adjacent streets. The Applicant shall be responsible for sweeping adjacent streets when any construction debris is present;
 - d. Fencing and/or staking shall be employed to demarcate the project boundaries;
 - e. The Applicant is responsible for proper waste collection and disposal including provisions for comfort stations;
 - f. Streets, driveways, sidewalks, etc. shall not be blocked, closed or otherwise rendered impassable; and
 - g. Rodent control stations shall be installed at the time of grubbing and clearing and shall be maintained for the duration of construction.
- (8) The gate located between the two commercial buildings shall remain closed except for emergency use or during Applicant maintenance activities.
- (9) Two sets of interim as-builts shall be provided upon completion of items 1-8 of the Project Phasing section, and every 2 years thereafter until project is completed.
- (10) The PRA recommends that the Special Permit be issued based on a construction period of 3 years. The Applicant may request an extension in increments of 2 years from the Town Council. However, no extension shall be granted for items 1 – 8 of the phased construction plan as outlined in Section N.
- (11) Any conditions provided by the Conservation Commission and the Storm Water Authority are hereby included in this PRA Report by reference.

This proposal includes conditions applied to pre-construction, construction, post-construction and in perpetuity as noted in the PRA report.

Summary:

The PRA recommends that the Town Council approve the construction of this project within the UCTD, located near the corner of South Main Street and Center

Street based on the findings and conditions noted herein, and the attached set of drawings dated [Insert Date].

PRA Decision:

<u>PRA Member</u>	<u>Affiliation</u>	<u>For</u>	<u>Against</u>	<u>Other</u>
James F. Burgess, Jr.	Town Councilor	X		
Kenrick Clifton	Town Councilor	X		
Paul McDermott	Town Councilor	X		
Kevin O'Connell	Resident	X		
Maura Smith	Resident			
Tony Plizga	Planning Board		Absent	
Mark Mulready	Conservation	X		
Keith Nastasia	DPW Superintendent	X		
Captain Michael Austrino	Fire Prevention	X		

Report Approved On: November 12, 2020



2020 DEC 11 P 1:23

SPECIAL PERMIT NOTICE FOR RECORDING
THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF RANDOLPH
December 11, 2020

RANDOLPH
TOWN CLERK/REGISTRAR

The special permit granting authority approved a special permit pursuant to the town's zoning by-laws Section 200-14.3 to permit a proposed development consisting of 60 residential units in 17 buildings, 26 attached garages and 2 detached parking structures with 18 units total, 1 new commercial building and surface parking on December 7, 2020 to 502 South Main Holding LLC whose address is 535 South Main Street, Randolph, Massachusetts, for the property located at 502 South Main Street, Randolph, MA which property is affected by this special permit. The special permit granting authority approved the special permit based on the following findings:

That the use is in harmony with the general purpose and intent of the zoning by-law because it does conform with the zoning by-law for issuance of the special permit, and will serve the public good.

This special permit is granted with the following conditions:

- (1) All conditions, recommendations and requirements contained in the Union Crossing Transit District (UCTD) Report of the PRA dated November 12, 2020 ("PRA Report") and attached hereto as Exhibit 4 shall be complied with and that upon the council approval 3 sets of plans approved shall be initiated by the Town Council
- (2) Following a favorable vote by the Special Permit Granting Authority (SPGA) the Applicant shall provide 4 sets of construction drawings and Site Master Plan that include all approved changes by the PRA and Town Council for compliance review prior to signature by the SPGA.
- (3) The SPGA shall sign all pages and only plans with the signatures of the SPGA shall be used to apply for any and all Town Permits for construction. The SPGA shall also sign the approved Site Master Plan. (Note to PRA: this requires that SPGA sign all subsequent drawings, such as duplexes etc.)
- (4) Wetland remediation and basin construction shall be as specified in the PRA Report and any supporting application materials.
- (5) The Applicant shall submit design drawings of the duplexes, townhouses, garden style condos and the commercial building to the PRA for review and approval as the work progresses and prior to receipt of a Building Permit for those structures. The design drawings shall include plans, elevations and renderings showing all details

such as, but not necessarily limited to the following, architectural details, dimensions, setbacks, slopes, offsets, materials, colors, etc. The Applicant shall allow 3 weeks for the PRA to review and to schedule a working meeting with the Applicant.

- (6) The Applicant shall submit the Residents Association Agreement to the PRA Subcommittee for review and comment within one year of receiving a Special Permit or requesting a building permit, whichever comes first.
- (7) The Applicant shall meet with the local postmaster and obtain approval of post office box system.
- (8) The project site shall be maintained in a neat and orderly fashion.
 - a. All project materials shall be stockpiled safely and stabilized;
 - b. Dust control and erosion control measures shall be utilized over the course of all construction;
 - c. A stabilized entrance/exit to the site (gravel or other material) shall be installed to prevent tracking of mud/debris onto adjacent streets. The Applicant shall be responsible for sweeping adjacent streets when any construction debris is present;
 - d. Fencing and/or staking shall be employed to demarcate the project boundaries;
 - e. The Applicant is responsible for proper waste collection and disposal including provisions for comfort stations;
 - f. Streets, driveways, sidewalks, etc. shall not be blocked, closed or otherwise rendered impassable; and
 - g. Rodent control stations shall be installed at the time of grubbing and clearing and shall be maintained for the duration of construction.
- (9) The gate located between the two commercial buildings shall remain closed except for emergency use or during Applicant maintenance activities.
- (10) Two sets of interim as-builts shall be provided upon completion of items 1-8 of the Project Phasing section, and every 2 years thereafter until project is completed.
- (11) The Special Permit is issued based on a construction period of 3 years. The Applicant may request an extension of that three year period in increments of 2 years from the Town Council. However, no extension shall be granted for items 1 – 8 of the phased construction plan as outlined in Section N of the PRA Report.
- (12) Any conditions provided by the Conservation Commission and the Storm Water Authority are hereby included as conditions to this Special Permit by reference.

This list of conditions includes conditions that shall be applied to pre-construction, construction, post-construction and in perpetuity, respectively, each as noted in the PRA report or as otherwise noted above

The special permit granting authority hereby certifies that a copy of this decision and all plans referred to in the decision have been filed with the Town Clerk on December 11, 2020.

SPECIAL PERMIT GRANTING AUTHORITY

Councilor Christos Alexopoulos

Councilor William Alexopoulos

Council James F. Burgess, Jr.

Councilor Richard Brewer

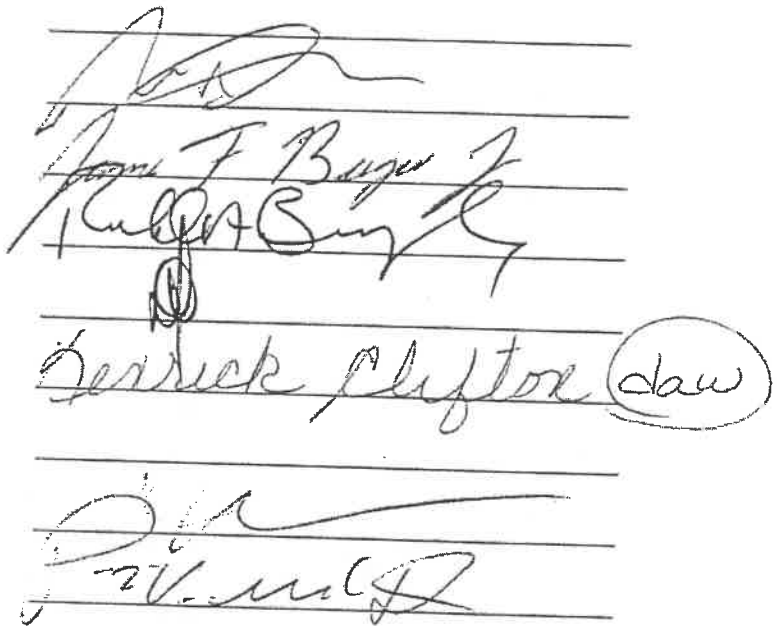
Councilor Natacha Clerger

Councilor Kenrick Clifton

Councilor Ryan Egan

Councilor Katrina Huff-Larmond

Councilor Paul McDermott



I hereby certify that: 20 days have elapsed since I was notified of this decision and no appeal has been filed/an appeal was filed, but has been dismissed or denied.


Cheryl Sass, Town Clerk & Registrar 1-5-2021