



PLANNING BOARD

Report to Town Council

Order: 2025-001

Petitioner: Planning Board

Date referred: January 27, 2025

Date hearing opened: February 25, 2025

Date hearing closed: February 25, 2025

Date of report: March 7, 2025

PETITION

Amend Chapter 200 of the General Code of the Town of Randolph, concerning electric vehicle charging stations, pursuant to M.G.L. chapter 40A, Section 5

BACKGROUND

The Zoning Ordinance contains no references to regulating electric vehicle charging stations and related equipment. With the proliferation of electric vehicles in the Commonwealth and, with the state goals to achieve net zero emissions by 2050 thereby increasing the number of electric vehicles and need for infrastructure, the Town should ensure adequate safety measures and regulate where high-capacity charging may be installed.

AMENDMENTS TO ZONING ORDINANCE(S)

This petition provides a new section regulating Electric Vehicle and Battery Exchange Stations.

RECOMMENDATION

The Planning Board voted 5-0-0 to **RECOMMEND ADOPTION** of the proposed amendment(s)

DISCUSSION

- Electric vehicle charging stations have been installed at various commercial parcels with the only oversight (permit) provided by the Town's Electrical Inspector. There are hazards associated with failed EV batteries and infrastructure that increase the possibility of damage to people and property. Firefighters face increased challenges with extinguishing EV battery fires due to battery chemistry.
- The Massachusetts Clean Energy and Climate Plan has a goal of net zero carbon emissions in 2050. In order to achieve that, the state provides incentives for charging stations made available to the public.

- A minimum set of standards with a review process should be incorporated in the Town's zoning to ensure that commercial parcels where EV charging stations are to be installed have adequate safety features, sufficient pedestrian and traffic circulation.
- Residential parcels where EV charging may be installed should have minimum standards and maximum charging thresholds to reduce the likelihood of damage to property and people.
- Standards for EV charging stations that meet accessibility needs are incorporated in the ordinance. Municipal entities, including schools, are required to include accessible spaces in any EV charging station design.
- This ordinance will apply to all parcels in Randolph, including municipal and school sites.
- This ordinance was based on existing laws in other Massachusetts communities. It was reviewed and modified by Randolph Fire Prevention before presentation to the Planning Board and Town Council.