



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday October 5, 2026 at 6:10 p.m.

Randolph Town Hall-Chapin Hall 2nd Floor

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

Call to Order: Council President Ryan Egan called the meeting to order.

Roll Call – Council Members Present: Christos Alexopoulos (Via Zoom), Richard Brewer (In-Person), Natacha Clerger (Via Zoom), Ryan Egan (In-Person), Jesse Gordon (In-Person), Katrina Huff-Larmond (In-Person), Kevin O’Connell (In-Person), Brandon Thompson (In-Person). James F. Burgess Jr. arrived after roll call.

Pledge of Allegiance: Pledge of Allegiance led by Councilor Brewer.

Moment of Silent Prayer: Moment of Silent Prayer held

Approval of Meeting Minutes

Motion: Councilor O’Connell moved to approve the Town Council meeting minutes of September 28, 2026. This motion was seconded by Vice President Brewer.

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

Motion passes.

Councilor Burgess arrived in person at 6:14PM.

Proclamations:

1. Breast Cancer Awareness Month
 - a. The Town Council Proclaimed October 2026 as Breast Cancer Awareness month.
 - b. Town Manager Brian Howard, Councilor Huff-Larmond, and Councilor O’Connell shared that this topic was important to them and/or the community.
 - c. Councilor Alexopoulos mentioned that the Randolph Police Station is selling patches to support Breast Cancer research.

Announcements from the President: None

Presentations: None

Public Hearings:

1. Council Order 2026-068: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To Amend Article 9 to Add A Provision Concerning Inclusionary Zoning
 - a. This council order was introduced by the Planning Board on July 27, 2026. The Public hearing portion of the Public Hearing was closed during the meeting on September 28, 2026. The Council President opened the discussion up to the council. Town Planner Michelle Tyler was present to answer questions.
 - b. Councilor Burgess asked Town Planner Tyler to give a brief overview of the order.
 - c. President Egan would like to have the Town Council be the ones to decide the affordability component, such as units or a payment into the affordable housing trust. He would like these projects to have a condition for approval by the Town Council when it comes to affordable housing trust payments. The reasoning is the Town Council can decide whether or not the town needs the units versus the funds in the trust.
 - d. Councilor Thompson asked what happens if our affordable housing units drop below 10%. Town Planner Tyler states that this could open us up to a 40b development if we do not have a Housing Production Plan.
 - e. Councilor Gordon spoke on how the number of units will be adjusted next year with ADUs now counting towards units in the equation.

Motion: President Egan moved to amend Council Order 2026-068 to add section 9.9, E (6) to read as follows: That the Special Permit Granting authority other than the Town Council approves a project that includes a payment in lieu of onsite units, a condition shall be included in the Special Permit requiring Town Council approval by a simple majority before payment in lieu of site units can be permitted as part of the project. This motion was seconded by Councilor Gordon.

Roll Call Vote: 7-2-0 (Nays: Huff-Larmond and Burgess)

Motion passes.

- f. Councilor Huff-Larmond asked to hear from Town Planner Tyler on her opinion of Town Council vs Planning Board for decision making. Town Planner Tyler mentioned that the Planning Board and Planning Department are directly involved in housing and ensuring that these permits are being followed as approved.
- g. Councilor Thompson believes that the Town Council should give the approval.
- h. Councilor Burgess believes it's in the best interest of the town to have the Planning Board handle this
- i. President Egan closed the Public Hearing.

Motion: President Egan moved to approve Council Order 2026-068 as amended. President Egan withdrew this motion.

Motion: President Egan moved to approve Council Order 2026-068 as amended by both the Town Council and the recommended amendments of the Planning Board. This motion was seconded by Councilor Thompson.

Roll Call Vote: 6-3-0 (Nays: Burgess, Huff-Larmond and O'Connell)

Motion passes.

2. Council Order 2026-069: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph –Concerning Assisted and Independent Living
 - a. This council order was introduced by the Planning Board on July 27, 2026. The Public hearing portion of the Public Hearing was closed during the meeting on September 28, 2026. The

Council President opened the discussion up to the council. Town Planner Michelle Tyler was present to answer questions. This zoning gives a place for assisted and independent living homes/facilities a place to go.

Motion: Councilor O’Connell moved to approve Council Order 2026-069. This motion was seconded by Councilor Burgess. (Vote taken after discussion)

- b. Councilor Thompson does not believe that this order will help the housing crisis. Councilor O’Connell believes it would help to add units.
- c. Councilor Huff-Larmond asked what generations are purchasing houses currently. Town Planner Tyler added that this would give the older population a place to retire too or downsize.
- d. Councilor Gordon spoke on the “American Dream” and how it is hard to achieve. He is in favor of this order.
- e. Councilor Burgess stated that it allows people to stay here even when they are aging; adding that we need responsible housing and developments.
- f. Councilor Alexopoulos wants us to keep in mind the cost of building homes which has been increasing.
- g. President Egan closed the Public Hearing.

Motion: Councilor O’Connell moved to approve Council Order 2026-069. This motion was seconded by Councilor Burgess.

Roll Call Vote: 8-1-0 (Nays: Thompson)

Motion passes.

- 3. Council Order 2026-070: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph –Concerning Mixed Use and Section 9.1 of the Ordinance
 - a. This council order was introduced by the Planning Board on July 27, 2026. The Public hearing portion of the Public Hearing was closed during the meeting on September 28, 2026. The Council President opened the discussion up to the council. Town Planner Michelle Tyler was present to answer questions and give a brief overview. This amendment wraps in Council Order 2026-068 which is on inclusionary zoning.
 - b. President Egan would like the Special Permit Granting Authority to stay with the Council but is ok with all the Planning Board recommended amendments.
 - c. Councilor Burgess comments on zoning changes and how it can take years to see the results of the zoning changes. Councilor O’Connell adds that we can not simply deny a project because we do not like it.
 - d. Town Planner Tyler added that the Planning Board sends abutter letters, holds public hearings and allows for viewing of the plan sets.
 - e. President Egan would like the Special Permit Granting Authority to stay as is, which is over 25 Town Council and under 25 Planning Board.
 - f. President Egan closed the Public Hearing.

Motion: President Egan moved to approve Council Order 2026-070 with Planning Board Recommendations except to unstrike Section 9.1 B(2) “when there are fewer than twenty-five (25) dwelling units (existing or new) proposed and to unstrike in its entirety 9.1 B(3). This motion was seconded by Councilor Alexopoulos.

Roll Call Vote: 8-0-1 (Nays: Burgess)

Motion passes.

Public Comments

Council President Egan opened the public comments portion of the meeting.

1. Marc James: 29 Hemlock: spoke on businesses charging a fee for using a credit card if the sale amount is below a certain amount. Mr. James did not disclose which businesses are charging these credit card fees.

Councilor Alexopoulos left the meeting at 7:34 PM

Appointments:

1. Master Plan Steering Committee
 - a. Town Manager Howard present a list for the Master Plan Steering Committee; the members were as follows: Planning Board Representative; Araba Adjei-Korenteng, Redevelopment Authority Representative; Sean Fontes, Town Council Representative; Brandon Thompson, and Residents; Nicole Malcolm, Shawn Harrison, Beverly Tricco, Joel Gonzalez and Janil Stephens.
 - b. The School Committee representative will be appointed at the next Town Council meeting on October 19th.

Motion: President Egan moved to approve the Master Plan Steering Committee appointments recommended by the Town Manager. This motion was seconded by Vice President Brewer.

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

Motion passes.

Motions, Orders, and Resolutions: None

Old/Unfinished Business:

1. Council Order 2026-086: Appropriation of Commonwealth Transportation Infrastructure Funds for Solar Powered Traffic/Radar Signs.
 - a. Town Manager Howard introduced this Council Order which is to purchase solar powered speed and traffic signs using the funds the town receives from Uber/lift.
 - b. The Council asked about the balance in this account after the purchase of these signs; this will be provided to the Council after the meeting.

Motion: Councilor O'Connell moved to approve Council Order 2026-086. This motion was seconded by Councilor Egan.

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

Motion passes.

New Business: None

Town Manager's Report:

1. Spoke on Credit Card surcharge fees.
2. Early in person voting starts on October 17th. Mail in Ballots will be going out soon. Reminding voters that the ballots are three pages long and to return all three pages.

3. The Town Manager spoke in a letter in opposition to a plan by the MWRA, which is to update infrastructure on wastewater/stormwater. Since the town is part of the MWRA, Randolph would be charged a portion for the update.
4. Town Manager Howard shared that the water heater at the fire station failed and required replacement.

Motion: Councilor Burgess moved to request that the Town Council Clerk draft a letter in opposition to the MWRA and allow the President to sign on behalf of the Council. This motion was seconded by Councilor O'Connell.

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

Motion passes.

Correspondence: None

Subcommittee Reports:

1. Councilor O'Connell shared that Zoning and Ordinance met before this meeting and voted to refer 2026-078 and 2026-081 back to the Council. Councilor O'Connell added that the Police Chief was in favor of red light cameras. Councilor Burgess mentioned that Council Order 2026-081 will have amendments.

Council Comments:

1. Councilor Huff-Larmond: October 22nd there is going to be a virtual event on the upcoming Ballot Questions. Councilor Huff-Larmond will share these details on her social media. October 17th is Harvest Hoopla. Gave thanks to the Police Department and Subcommittee for the nice discussions held on Flock cameras.
2. Councilor Thompson: Cyber Security month. Councilor Thompson says to make complex passwords and be leary of links and purchase requests that seem unusual. Shared that there is AI technology that can clone voices and they are asking for money; again just be cautious. October 18th at the RICC is trunk or treat. They are accepting candy donations as well.
3. Councilor O'Connell: Harvest Hoopla is scheduled for October 17th at Powers Farm. Congrats to Coach Marshall on your baby. Thank you to RCTV for the coverage of town events.
4. Councilor Gordon: October 6th Braintree is having their Flock meeting. October 13 Randolph Tenants will be meeting at Town Hall. October 15 Randolph Foundation for Education at 6PM in Randolph Town Hall. Saturday October 17th there is a No Kings Rally.
5. Councilor Clerger: October 1 is Nigerian Independence Day. Councilor Clerger spoke on Flock Cameras.

Adjournment:

Motion: Motion to adjourn made by Councilor Clerger and seconded by President Egan.

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

Meeting adjourned.

The Town Council Meeting adjourned at 8:16 pm.

Notification of Upcoming Council Meetings:

October 19

November 2

November 9 (Tentative Special)

November 16 (Joint with the School Committee)

November 23