



PLANNING BOARD MEETING

Tuesday, March 24, 2026 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location.

The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

Chairman Plizga called the meeting to order at 6:02 pm.

PRESENT

Alexandra Alexopoulos - arrived at 6:16 pm
Araba Adjei-Koranteng
Tony Plizga
Peter Taveira
Lou Sahlu

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 2/10/2026

The Planning Board approved the meeting minutes of February 10, 2026.

Motion made by Plizga, Seconded by Sahlu to approve the meeting minutes of February 10, 2026, as presented.

Voting Yea: Plizga, Taveira, Sahlu

Voting Abstaining: Adjei-Koranteng

2. Minute of 12/2/2025

The Planning Board approved the meeting minutes of December 2, 2025.

Motion made by Plizga, Seconded by Adjei-Koranteng to approve the meeting minutes of December 2, 2025, as presented.

Voting Yea: Adjei-Koranteng, Plizga, Taveira, Sahlu

D. Public Speaks

There were no comments during the public speaks portion of the meeting.

E. New Business

The Planning Director Michelle Tyler provided the Board with an update on upcoming Zoning Amendments that may be required as a result of state-wide legislation.

1. Zoning Amendments - discussion of upcoming submissions

Small Clean Energy Infrastructure Facilities (e.g., solar, battery storage) - Large projects will be reviewed by the state for approval, while smaller ones remain under municipal control, with approvals required within 12 months of filing. Mrs. Tyler noted that Randolph's limited land and environmental justice status may deter potential projects. The Town must have an ordinance by October.

Chapter 40Y - a starter homes program the Town can opt into by creating a starter home district with size, bedroom and limited affordability requirements. In return, the Town may receive funding tied to construction progress and annual reporting. Only 10% of the homes must be affordable.

2. Possible Legislative Changes

The *Yes in My Backyard* bill supports using publicly owned land for low to moderate income housing, updates Chapter 40a definitions, identifies housing types, and revises rules on parking minimums, multifamily construction on water/sewer, and ADUs.

There is a Senate act aimed at accelerating housing production, though its progress is uncertain.

The *Yes in God's Backyard* bill is before the legislature seeking to allow residential construction on property owned by religious institutions, with tax implications yet to be resolved.

There is a proposed bill aimed to revise how affordable housing is monitored and counted based on percentages of area median income through the Executive Office of Housing and Livable Communities (EOHLC).

Another bill proposes a local option transfer fee on real estate transactions over \$1 million, letting towns fund Affordable Housing Trusts from a small percentage of the sale. A home rule petition would be required.

Mrs. Tyler noted she will bring Elijah Mensah, Randolph's Housing Coordinator, to the next Planning Board meeting to discuss creating an Affordable Housing Trust. Introduced at last night's Town Council meeting, the trust could purchase land for affordable housing, provide gap financing for developers, and support housing authority projects. Randolph is one of four communities receiving a technical assistance grant from the Mass Housing Partnership (MHP) to help develop the trust, joining 152 communities statewide with such trusts.

The Affordable Housing Trust could be funding through inclusionary zoning, requiring new developments to include low-income units or an in-lieu payments; a linkage fee from projects; or Community Preservation Funds. Member Alexopoulos asked whether

funding covers refurbished units or only new construction; Mrs. Tyler confirmed Canton's trust includes refurbished units.

Mrs. Tyler explained that 10% of the Town's housing must be affordable to avoid 40B projects. A certified housing plan can give the Town time by demonstrating annual progress toward this goal. Mrs. Tyler is seeking MAPC funding for a Housing Production Plan with public outreach this fall.

Mrs. Tyler noted that the Executive Office of Housing and Livable Communities (EOHLC) offers a commercial conversion tax credit for property owners to convert commercial properties into housing.

F. Staff Report

Active and Upcoming Project Review

Economic Development - Transit Oriented Development

Randolph is pursuing grant funding through MAPC to partner with the Massachusetts Executive Office of Energy and Environmental Affairs, Canton and Stoughton to study Transit Oriented Development (TOD) and recommend zoning updates for strip malls and commercial areas near transit.

Proposed Ordinances

Mobile Food Vendors

Former ATM Monica Lamboy was working on an ordinance, still needing completion, to identify districts and locations for mobile food vendors, shifting authority from Zoning to the Licensing Board.

Short-Term Rentals - Airbnbs

Former ATM Monica Lamboy began research to develop a Short-Term Rental ordinance, which is still unfinished. Mrs. Tyler noted interest in permitting rentals with rules and oversight, noting that EMS prefers this approach due to the calls they already receive. Mrs. Tyler expects Zoning to define allowed locations/districts, with other regulations handled by the Licensing Board.

Yankee Bus Lines

Progress continues on the maintenance facility with the installation of the glass façade.

Lantana

Plans to demolish the Lantana during construction have changed due to financing and other factors; the building will remain for now.

DCR Trailhead

Site work on the trailhead is scheduled for this spring. The developer returned to DCR to revise the trailhead plan since Lantana will remain and the parking lot won't be paved, requiring temporary stormwater management.

Core Investments - Movie Theatre

Core Investments closed on the Movie Theatre property (formerly Showcase Cinemas) and is negotiating a lease with a movie theatre operator while deciding the property's future.

Comfort Inn

Core Investments closed on the Comfort Inn next to Lombardo's, which will remain under current hotel management until development plans are decided.

Subdivisions

Ledgeview (Pett Acres)

Chairman Plizga requested a meeting with the owners for an update; they had requested more time when the Board met with them in the fall.

Powers Drive

Mrs. Tyler reported there is no update on Powers Drive.

G. Board Comments

None

H. Adjournment

Upcoming Meeting Dates: April 14, April 28, May 12, May 26

The meeting adjourned at 6:53 pm.

Motion made by Adjei-Koranteng, Seconded by Alexopoulos to adjourn.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu