



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, May 18, 2026, at 6:15 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 (In-Person), Richard Brewer (In-Person), James F. Burgess Jr. (In-Person), Natacha Clerger (In-Person), Ryan Egan (In-Person), Jesse Gordon (In-Person), Kevin O’Connell (Via Zoom), Brandon Thompson (Via Zoom). Katrina Huff-Larmond arrived after roll call.

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

Moment of Silent Prayer: Moment of Silent Prayer held in remembrance of the Janet Teal; Town Assessor’s, sister.

Approval of Meeting Minutes

1. Approval of Meeting Minutes from May 4, 2026

Motion: Councilor Alexopoulos moved to approve the Town Council meeting minutes of May 4, 2026, seconded by Councilor Clerger.

Roll Call Vote: 8-0-0 (Absent at vote: Huff-Larmond)

Motion passes.

Announcements from the President:

1. There will be a Special Town Council meeting on Tuesday, May 26, 2026 for the purpose of a Public hearing for the operating budget.

Councilor O’Connell arrived in person at 6:29 PM.

Presentations: None

Councilor Huff-Larmond arrived in person at 6:31 PM

Public Hearings:

At 6:15 PM the Public hearings were opened for 217 Mill Street and 86/92 Union Street.

1. 6:15 PM Special Permit for a Planned Residential Development at 217 Mill Street
 - a. At the opening of the Public Hearing the Council Clerk read the Patriot Ledger notice that was published on May 2, 2026 and May 9, 2026. President Egan invited James Guerrier of Everstead Partners to speak on behalf of the proposed application. Mr. Guerrier gave an overview of the project proposal for 217 Mill Street as well as who Everstead Partners are as a company. This proposal would consist of a Planned Residential Development of ten units. These units would be single family, detached, 2 and 3 bedroom houses with an HOA structure. This location would have a private trash collection.
 - b. President Egan opened the Public Hearing up to members of the public who were virtual. There were no virtual members present to speak. President Egan then opened the meeting up to the members in the audience.
 - c. Guerlince Semerzier, 60 Mill St: asked if there was a lottery system or if Randolph Residents will be given priority? Mr. Guerrier stated that having an affirmative fair market plan with Maloney Properties and Town Council could request priority if they wish. Mr. Semerzier also asked if they have a plan for truck traffic. Mr. Guerrier stated that there will be a construction management plan to help with truck traffic.
 - d. Natacha, 54 Prospect Avenue: This development is in her back yard; she asked why the four house development was denied but this one is being contemplated. President Egan asked Town Planner Michelle Tyler to give a quick background on the property. Town Planner Tyler stated that this is a different developer and the water line issues have been resolved with this layout. Natacha asked how the water situation was rectified. Town Planner Tyler stated this proposal included a looped water system. Natacha asked about the traffic plan when we are adding ten more homes to a small area. Town Planner Tyler stated that the driveway is 20 feet wide and 24 feet at the entrance; this will be a private way. Natacha asked about the proposed construction hours and damage to the surrounding house in regard to blasting, water, drainage? What protection do the neighbors have? Town Planner Tyler stated the Town of Randolph's construction hours in the general ordinance which Monday to Saturday do start at 7 AM, stormwater management will be installed to help with drainage. Natacha is concerned about the protection of the current residents with the addition of ten homes in her back yard.
 - e. Mr. Charles, 2 Hart Circle: expressed concerns with displaced wildlife. Mr. Charles stated that there is a school in the area and he does not want to see these animals end up near the school or children. He would like to see money set up either by the developer or the buyers to help with wildlife. Town Planner Tyler stated that generally pests and rodents are all that is considered but that the Town Council as the Special Permit granting Authority could request mitigation for this.
 - f. Sandi Cohen, 63 Bittersweet Lane: asked some questions about the egress in and out the property. Town Planner Tyler stated that this entrance/exit is no different than a cul-de-sac. Sandi then asked about the safe guard of people buying these properties and renting them out? Mr. Guerrier stated that MassHousing will have a deed restriction on these houses for owner occupied and Maloney Properties will manage the certification of the owners annually. Ms. Cohen asked about the estimated HOA fee and how much of a percentage will go towards the operations and reserve. Mr. Guerrier stated that the HOA fee will be \$250-\$300 per month. Sandi also stated that owners will need to have their own homeowners insurance as well as the master policy that will be included in the HOA.
 - g. Susan Freddy, 62 Southern Rd; asked about the traffic and sight lines near the exit of this location. Ms. Freddy then asked about the sustainability of public utilities such as water. Mr. Guerrier stated that all these units will be all electric, solar ready and built with up to date stretch

codes. Town Planner Tyler spoke on water usage and drainage referencing the federal and state requirements.

- h. Chandra Charles, 2 Hart Circle: asked about snow removal and the traffic coming in and out of the development especially being near the school. Chandra does not believe this location of the project is a good fit for the neighborhood or community.
- i. Joe Burke, 54 Hills St: Asked about the trash fees which were stated as \$550. Mr. Guerrier stated that it is then divided by 10 units and will be included in the HOA fee.
- j. Sandi Cohen, 63 Bittersweet Ln: asked if the HOA condo documents will allow for solar panels being installed on the roof. Mr. Guerrier stated that solar panels will be at the discretion of the unit owners whether or not they want them. Mr. Guerrier also mentioned the possibility of tax credits for the unit owners that choose to install solar panels.

There were no more public comments. The public comments portion of the public hearing was closed. The Councilors were invited to comment or ask questions on the special permit application

- k. Councilor O'Connell asked a question about the retaining wall on the rear of the property. Mr. Guerrier stated that there is a retention system there. Councilor O'Connell asked about the landscaping plans and each owner's ability to landscape. Mr. Guerrier stated that provisions can be added in the condo documents to restrict over growth of plants. Councilor O'Connell then asked about the colors of the houses. Councilor O'Connell then asked if they would be willing to install a traffic light. Mr. Guerrier could not comment on that at this time.
- l. Councilor Burgess asked about the frontage at the property. Mr. Guerrier has a request for a waiver that could be granted by the Special Permit Granting Authority. Councilor Burgess expressed concerns of the buffer zone on the proposed plans. Councilor Burgess spoke on the formula that allows that for the amount of units allowed which is 6 and this proposal is 10 units. Mr. Guerrier added that there is a bonus density for affordable housing. Councilor Burgess stated that the parking is in the buffer strip which is not allowed. Councilor Burgess then commented that the units are larger than what is allowed, asking if there is a waiver requesting the extra square footage. Councilor Burgess also on the various housing styles that should be offered. Councilor Burgess asked if there has been a traffic review done yet. Councilor Burgess then spoke on the proposed vegetation and trees on the property.
- m. Councilor Gordon thanked Mr. Guerrier for the presentation. Councilor Gordon asked about the first time tax credit. Mr. Guerrier stated that tax credit is for the developer which in turn lowers the cost of the home. Councilor Gordon then asked about the location of the property in the terms of the MBTA zoning.
- n. Councilor Alexopoulos thanked Mr. Guerrier for the presentation. Councilor Alexopoulos asked about the snow removal plan. Mr. Guerrier stated that the four corners and the center of the property would be used. Councilor Alexopoulos shared concerns over the size of the trucks being able to navigate around the property. Councilor Alexopoulos stated that in the plans it appears that the fire apparatus will not have enough room on some of the corners. Mr. Guerrier stated that the dimensions came from Captain Austrino. Town Planner Tyler added that Fire has reviewed this plan and is ok with it. Councilor Alexopoulos then went on to ask about the price of the units. Mr. Guerrier stated that they will be 21%-47% below market value which would have an estimated price of \$285,000 to \$450,000 (for the larger units).
- o. Councilor Thompson asked if they plan to sell all the units? Mr. Guerrier stated 9 will be sold by a lottery and 1 unit will be sold at market value. Councilor Thompson then asked if there will be any restrictions to prohibit short term rentals of the units. Mr. Guerrier that these units would have a deed restriction. Councilor Thompson asked about the financial documents of the HOA

and the availability of these documents to the owners. Mr. Guerrier stated that this information would be available to all unit owners and each unit would have a say in property decisions.

- p. Councilor Clerger states this is a beautiful project. However she would like Mr. Guerrier to take into consideration the comments from the Town Council, neighbors, and the Town Planner. Town Planner Tyler mentioned that Town Council as the Special Permit Granting Authority can as conditions to the special permit.
- q. Councilor Brewer pointed out that the snow removal plan would be dumping snow on the landscaped area of the property, which would require maintenance yearly to correct the damage from the snow/plows. Councilor Brewer also notes that the buffer strip for neighbors is limited since it is a road. He believes this project is overscaled and that is why there are requests for multiple variances. Councilor Brewer then asked about CPC funding and how it goes towards this project. Mr. Guerrier stated that this would be another tool to help with the affordability component of the property. Brewer recommended this be continued to allow the applicant to adjust the plans.
- r. Councilor Huff-Larmond can see the effort and passion that Mr. Guerrier has invested into this proposed plan. She is asking him to take into consideration the neighbors sitting behind me and really listen to their concerns.
- s. Councilor Egan thanked Mr. Guerrier for the interest in Randolph and the work put into the plans and presentation. Councilor Egan believes this plan meets the intent of the zoning. Councilor Egan read portions of the Planning Department report into the record. Adding that the Planning Department is in support of the proposal. Councilor Egan adds that this price point is rare to find this close to Boston. Councilor Egan would like to see a tax impact and how this affects the town's new growth. Councilor Egan is in agreement to continue this matter so that the applicant can edit these plans.

Motion: President Egan motioned to continue this Public Hearing to July 13, 2026 at 6:15 PM. This motion was seconded by Councilor Clerger.

Roll Call Vote: 8-1-0 (Yays: Alexopoulos, Brewer, Burgess, Clerger, Egan, Gordon, Huff-Larmond, Thompson; Nays: O'Connell)

Motion passes.

Motion: Councilor O'Connell motioned to send the plans back to the Planning Board for review on the Buffers. This motion was seconded by Councilor Burgess. Councilor O'Connell withdrew his motion.

Motion: Councilor Alexopoulos motioned to send the plans back to the Planning Board for review of items highlighted by the Council. This motion was seconded by Councilor O'Connell.

Roll Call Vote: 5-4-0 (Yays: Alexopoulos, Brewer, Clerger, Huff-Larmond, O'Connell; Nays: Burgess, Egan, Gordon, Thompson)

Motion passes.

Motion: Councilor Burgess motioned to pause the Public Hearing for 217 Mill Street and hear from 86/92 Union Street. This motion was seconded by Councilor Brewer. Councilor Alexopoulos already had a motion on the table, therefore President Egan requested the roll call be taken on Councilor Alexopoulos motion first. After the roll call was taken, the Public Hearing for 217 Mill Street concluded and the meeting continued with the Public Hearing for 86/92 Union Street.

2. 6:15 PM Special Permit for a Planned Residential Development at 86/92 Union Street

- a. Ricardo Jean, the applicant for 86/92 Union Street requested to withdraw his application without prejudice.

Motion: Councilor Burgess motioned to allow RAC Investment, the applicant of 86/92 Union Street to withdraw their application without prejudice and allow them to refile at a future time. This motion was seconded by Councilor Clerger.

Roll Call Vote: 9-0-0 (Yays: Alexopoulos, Brewer, Burgess, Clerger, Egan, Gordon, Huff-Larmond, O'Connell, Thompson)

Motion passes.

The council recessed at 8:23 PM.

Councilor Burgess left the meeting at 8:30 PM.

The Council returned from recess at 8:38 PM.

Public Comments

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

1. Dr. Sandy Range spoke on behalf of the Grandmothers Village Project. Dr. Range would like to speak with the Town about the possibility to use the Lyons Schools for their elder and community center project proposal. She is requesting to meet with a subcommittee to see about the possibility of the land use.
2. Sandi Cohen, 63 Bittersweet Ln: Gave kudos to the Police Department for the use of the E-bikes near the high school. Ms. Cohen gave thanks for the "slow" signs and flashing stop signs near Pearly Evans Dr. She also asked about the use of speed bumps. Lastly, Ms. Cohen asked about the plans for the Fourth of July.
3. Christopher Spears, 16 Doris Street: would like to connect with a subcommittee to discuss a resolution in support of a ballot measure for medicare for all. The President and Town Attorney Griffin clarified that this forum cannot be used to advertise for political purposes, per the Town Council Rules. Mr. Spears stated this was not political and is requesting the town to support the state legislation. This resolution would support medicare for all; which is currently pending at the state.
4. Ed Whatley, 66 South St: Spoke on the quality of the design plans from 86/92 Union Street and hopes that the Town Council will turn the plan down if it comes back in the same quality.
5. Tiffany Brown-Grier, 75 Union Street: even though the applicant has withdrawn at this time; Mrs. Brown- Grier still wanted her comments added into the record. Her main concern is with the traffic, especially with the development at Fencourt which she states is also a high density development. Mrs. Brown-Grier then added that the property conditions are poor and requested the council to carefully consider any future projects at this address.
6. Felicia Valentine-Perry, 18 Burris Way: expressed concerns over the poor upkeep of the property especially the trash which is blowing into her yard. Mrs. Valentine-Perry would like to know what the town will do to help with the trash on the property.
7. Debra Nathan, 8 Alden Street: Glad the proposal at 86/92 was withdrawn but fears it will be back. Ms. Nathan stated that the property conditions are not maintained and there is trash in the yard. She also has concerns about the traffic in that area as is.

8. Joe Burke, 54 Hills Street: asked if the date was still July 11th for the July Fourth Festivities? Mr. Burke thinks that the town should consider doing the parade at the RICC instead of Memorial Parkway.

There were no more public comments. The public comments portion of the public hearing was closed. The Councilors were invited to comment or ask questions on the special permit application.

Proclamations: None

Appointments: None

Motions, Orders, and Resolutions: None

Old/Unfinished Business:

1. Council Order 2026-018: Amendment To Town Council Rules Section 13 Pertaining to Order of Business and Agenda (Referred back from Zoning and Ordinance Committee from May 12, 2026)
 - a. President Egan allowed Councilor Gordon as the sponsor of this Council Order to speak on the order. Councilor Gordon stated this Council Order covers the written materials that we use and disperse in the meeting and on the website. This will codify what the Council Clerk is currently doing. Councilor Gordon stated this order was referred to Zoning and Ordinance for review and it has come back to the committee for the second time for approval.
 - b. Town Attorney Griffin clarified that the council has the Council Order, Amendment for Zoning and Ordinance Subcommittee and a red line of the Council rules are in the packets.
 - c. President Egan stated that we could have the agenda set and no attachments until Monday which makes an order like this difficult. While I strive to have a complete packet by Thursday, it is not always obtainable. The agenda needs to be posted within 48 hours of the meeting. President Egan would advocate for text searchable attachments but they do not always come in that format.

Motion: Councilor Gordon motioned to approve Council Order 2026-018. This motion was seconded by Council Huff-Larmond. This motion was later withdrawn after the vote to call the question.

- d. Councilor Huff-Larmond asked to hear from the Town Manager on his opinion. Town Manager Howard stated that we try to upload as much as we can that is text searchable. As for the budget, we upload this in a way that does not allow for multiple people to create a budget which could lead to confusion among residents. He also states that if pictures or charts are inserted into a document it may not be text searchable.
- e. President Egan stated that we have been doing our best to get all documents uploaded at text searchable. President Egan stated that he would not allow a draft presentation to be uploaded since this may lead to confusion or misinformation.

Motion: Councilor Alexopoulos motioned to call the question. This motion was seconded by Councilor Clerger. Roll Call Vote: 4-4-0 (Yays: Alexopoulos, Brewer, Clerger, O'Connell; Nays: Gordon, Huff-Larmond, Thompson, Egan; at Vote: Burgess)

Motion fails.

Motion: Councilor Gordon motioned to refer Council Order 2026-018 back to Zoning and Ordinance Subcommittee.

Roll Call Vote: 6-2-0 (Yays: Clerger, Egan, Gordon, Huff-Larmond, O'Connell, Thompson; Nays: Alexopoulos, Brewer; Absent at vote: Burgess)

Motion passes.

New Business:

1. Council Order 2026-037: FY 2027 Municipal Operating Budget
 - a. Town Manager Howard and Assistant Town Manager Kevin Dumas presented the FY27 recommended budget to the council. The presentation went over local revenue and local receipts estimates. As well as cost drivers within the budget. Briefly the information relating to the schools were spoken about; this year the school budget shows a 3.5% budget increase for Randolph Schools. This was introduced and the Public Hearing will be held on May 26th at 6PM. The council chose to hold their questions until then.
 - b. Councilor Gordon asked for the Cherry sheet and recommended the Town Budget be posted online to the public to review.
 - c. President Egan stated during the next meeting on May 26th, we can address specific questions by department budgets. Town Manager Howard mentioned that this is how it has been handled previously. Town Manager Howard said that he can be reached via phone or email by councilors if they have any questions before May 26th.
 - d. Councilor Alexopoulos agrees that Town Manager Howard is available to be reached.
 - e. Councilor Thompson asked about the Blue Hills School funding and asked for a brief explanation. Town Manager Howard stated that our portion for Blue Hills has decreased for FY27. Councilor Thompson then asked about the veterans benefits budget since there appears to be a decrease.
2. Council Order 2026-038: FY26 Budget Transfers
 - a. The Town Manager stated these transfers will help each department close out their budgets. A chart was presented that showed which budget they were being transferred from and into.

Motion: Councilor O'Connell moved to approve Council Order 2026-038, seconded by Councilor Clerger.

Roll Call Vote: 7-0-0 (Absent at vote: Alexopoulos and Burgess)

Motion passes.

3. Council Order 2026-039: Authorization for Payment of Prior Year Unpaid Bills
 - a. Town Manager Howard stated that these are bills that were not paid at the close of the last fiscal year. These bills would be paid for out of the FY26 budget of each department.

Motion: Vice President Brewer moved to approve Council Order 2026-039, seconded by Councilor Clerger.

Roll Call Vote: 7-0-0 (Absent at vote: Alexopoulos and Burgess)

Motion passes.

4. Council Order 2026-041: Authorization and Approval for New Successor Collective Bargaining Agreement Between The Town of Randolph, Massachusetts and The SEIU Local 888 Randolph Town Hall and Library Workers ("Union") **(WITHDRAWN)**
5. Council Order 2026-042: Transfer from Free Cash for Complete Street Projects in the Amount of \$150,000

- a. Town Manager Howard introduced the Council Order and mentioned that the DPW Superintendent is available for questions. These funds will go towards the completion of the intersections as Chestnut and High Street, Island and Memorial Parkway, and South and Center St.
- b. Councilor Thompson asked about the details of what is being done. DPW Superintendent Niel McCole stated that the upgrades are intended to make these intersections more pedestrian friendly. McCole stated that he would share these plans if requested by the Council. McCole gave a brief update on each intersection. These updates will tighten up the intersections by increasing sight lines.
- c. The work is estimated to be started in December 2026. McCole stated that the bidding has been opened but the bid has not been awarded yet.
- d. Councilor O'Connell asked about Pearly Evans. DPW Superintendent McCole stated that *SLOW* and *STOP* have been painted on the road and a flashing stop sign is going to be installed later this week.

Motion: Councilor O'Connell moved to approve Council Order 2026-042, seconded by Councilor Thompson.
Roll Call Vote: 7-0-0 (Absent at vote: Alexopoulos and Burgess)

Motion passes.

6. Council Order 2026-043: Transfer from Water Stabilization Fund for Lead Service Line Identification in the Amount of \$300,000 (**WITHDRAWN**)
7. Council Order 2026-044: Approval to Apply for MassDEP's Clean Water Trust State Revolving Loan Program (**WITHDRAWN**)

Town Manager's Report:

1. On May 21st at 7PM. The Randolph Marching Band will be practicing on High Street in preparation for their Washington D.C performance.
2. Thank you to Councilor Clerger for the Haitian Flag day celebration that took place today.
3. Shared the Memorial Day events in town with the Council and members of the community. Councilor Gordon asked if these activities could be added to the town calendar.

Correspondence: None

Subcommittee Reports: None

Council Comments:

1. Councilor Huff-Larmond stated that she was late today due to giving out scholarships to students in Randolph. Remembering the Plant Cell will take place here at Town Hall. Pride Celebration will be held on 6/29, hopefully at Powers Farm. Internships are still on the way. Randolph High School graduation is June 4th at Bridgewater State University. Councilor Huff-Larmond mentioned that she was awarded Haitian Women of the year during today's Flag Celebration.
2. Councilor Thompson is looking forward to seeing residents at the upcoming Memorial Day Events on Monday. The RICC may still have some open seats for the trip to Plymouth.
3. Councilor O'Connell Randolph Softball Showdown is May 30th from 11-2PM. There will be tshirt and food sales.

4. Councilor Gordon would like to hear more from Dr. Sunday Range and Chris Spears who spoke during Public Comments today. Councilor Gordon also mentioned the Spelling Bee took place last weekend.
5. Councilor Clerger stated today is Haitian Flag Day and gave thanks to the Town Manager for supporting this event. May 27th football (Soccer) starts from the Haitian Football team from 5-8pm at the High School. This is a free event.
6. President Egan gave thanks to Councilor Clerger for the Haitian Flag Day event that was held today. President Egan ended with reminding the Council of the Special Town Council Meeting on May 26th at 6PM.

Adjournment:

Motion: Motion to adjourn made by Councilor Clerger and seconded by Councilor O'Connell.

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

Meeting adjourned.

The Town Council Meeting adjourned at 10:32 pm.

Notification of Upcoming Council Meetings:

May 26 (Special Town Council Meeting)

June 8 and 22

July 13 and 27

August 10 and 24

September 14 and 28

October 5 and 19

November 2 and 23

December 7