



## PLANNING BOARD Report to Town Council

**Order:** 2024-023

**Petitioner:** Planning Board

**Date referred:** April 29, 2024

**Date hearing opened:** June 25, 2024

**Date hearing closed:** June 25, 2024

**Date of report:** June 27, 2024

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### **PETITION**

For the Town Council to amend section 200-5, Zoning Map, to include the property known and numbered as 661 North Street, Randolph, MA, parcel ID number 34-A-5 so that said parcel is rezoned and shall no longer be included in the Residential Single Family High Density (RSFHD) zoning district and Industrial District (I) and shall henceforth be included in the Residential Multi-Family District (RMFD).

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### **BACKGROUND**

The subject parcel contains approximately 9 acres of land, a dwelling unit that is greater than 100 years in age, affiliated outbuildings and a significant wetland on the east side of North Street. The parcel has a zoning line running through it with the westerly most portion that fronts on North Street zoned for residential single family high density and the remaining rear acreage zoned for industrial use. The property owner and a number of developers have indicated a desire to redevelop the property given its significant acreage.

### **RECOMMENDATION**

The Planning Board voted 5-0-0 to **amend** the original order and **recommend** rezoning the rear portion of the parcel currently zoned industrial to **residential single family high density**. The result is that the entire 9-acre parcel is zoned residential single family high density (RSFHD).

### **DISCUSSION**

The land uses abutting the subject parcel are industrial (Frito Lay) and commercial (strip mall) to the north; faith-based (Beraca Church) and residential to the west and south. The Planning Board understands that the size of the subject parcel could accommodate multifamily housing as permitted in the zoning ordinance for RMFD but that the rezoning of a single parcel would be considered "*spot zoning*" where "*a small section of land to be used in a completely different fashion than the surrounding land for the sole benefit of the landowner and the disadvantage of nearby landowners*".

The Planning Board reviewed the possibility of incorporating adjacent parcels to establish a larger multifamily zoning district and determined that doing so would render the included parcels non-conforming. This would result in a burden to property owners for renovation/redevelopment of their land.

The Board also considered the option to change the zoning of the westerly portion of the parcel from residential to industrial rendering the entire parcel eligible for those proscribed uses outlined in the Table of Allowable Activity for Industrial Districts. Given the abutting residential properties and wetlands within the parcel, the Board found that not to be a viable option.

Considering existing land uses, development restrictions and size of the subject parcel, the Board believes that the most appropriate zoning for the entire parcel is residential single family high density permitting those proscribed uses outlined in the Table of Allowable Activity.