

Data Narrative
for the
Planned Residential Development

at
86 & 92 Union Street

Randolph, MA

December 22, 2025

General Data:

:

The site is the combination of two lots with two existing houses and the end of Burriss Street, which was abandoned and deeded to the abutters. The 86 Union Street lot contains 21,781 +/-SF. The 92 Union Street lot contains 41,066+/- SF. The half street contains 3.280+/- SF. The total land area is 66,127+/- square feet.

The parcel has 250+/- feet of frontage on Union Street and 85+/- feet of frontage on Burriss Way.

The parcel has two curb cuts on Union Street and no curb cut on Burriss Way.

The proposal is to create a Planned Residential Development in accordance with the Town's new bylaw. This PRD is proposed to remodel the two existing historic houses on the site. These two existing houses are to hold a total of five (5) units. The proposal is to build seven (7) new buildings containing eleven (11) more units for a total of sixteen (16) housing units.

Unit 1	86 Union 1	1,125 sf	2 Bedrooms
Unit 2	86 Union 2	759 sf	2 Bedrooms
Unit 3	86 Union 3	629 sf	2 Bedrooms
Unit 4	C1	1,049sf	3 Bedrooms
Unit 5	D	1,093sf	3 Bedrooms
Unit 6	D	1,093sf	3 Bedrooms
Unit 7	A1	1,100 sf	3 Bedrooms

Unit 8	B	1,100 sf	3 Bedrooms	'
Unit 9	B	1,100sf	3 Bedrooms	'
Unit 10	D	1,093 sf	3 Bedrooms	'
Unit 11	C	1,100 sf	3 Bedrooms	'
Unit 12	C	1,100 sf	3 Bedrooms	'
Unit 13	A	1,085 sf	3 Bedrooms	'
Unit 14	A	1,085 sf	3 Bedrooms	'
Unit 15	92 Union	1,026 sf	3 Bedrooms	- ?
Unit 16	92 Union	1,026 sf	3 Bedrooms	- ?

The proposed total building roof is 8,015 sf. This is 12.1% lot cover.
The proposed total drive and sidewalks is 7,716. This is 11.7% lot cover
Impervious area is lot cover is 23.8%.
Previous area is 49,745 sf or 75.2% lot coverage.
Sidewalks and driveway are proposed to be asphalt.
Parking is proposed to be stone.