



PLANNING BOARD

Report to Town Council

Order: 2026-070

Petitioner: Planning Board

Date referred: July 27, 2026

Date hearing opened: September 22, 2026

Date hearing closed: September 22, 2026

Date of report: September 23, 2026

PETITION

Amend Chapter 200 of the General Code of the Town of Randolph, section 9.1 concerning Mixed-Use.

BACKGROUND

The existing section 9.1 Mixed-Use contains references to affordability requirements that will not be consistent with those referenced in Inclusionary Housing. The proposed amendments delete that language and, instead, reference the Inclusionary Housing zoning to ensure consistent application. The proposal also recommends changes to thresholds for the special permit granting authority, the mix of commercial vs. residential uses and the parking requirements.

RECOMMENDATION

The Planning Board voted 4-0-0 to **RECOMMEND** adoption.

DISCUSSION

The Planning Board recommends that one special permit granting authority reviews mixed-use developments, regardless of the number of dwelling units. This consolidates approvals, meetings, permitting and monitoring into one department to ensure decisions are implemented accurately and timely. Planning Board members have the experience and skill set to evaluate site plans including drainage, grading, road development and other site plan items and have dedicated staff support. As such, the Planning Board should be the special permit granting authority.

Modifying the threshold of commercial-to-residential use in a development helps to ensure that the mix adequately supports investment while meeting the Town's need for variety in housing types. Changes to the parking thresholds for Mixed-Use are recommended to align with standards across the commonwealth and strike a balance with parking and environmental management (e.g. less impervious surface, fewer heat islands).