



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, March 9, 2026, at 6:02 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), Katrina Huff-Larmond (In-Person), Kevin O’Connell (In-Person), Brandon Thompson (Via Zoom). Kevin O’Connell and Katrina Huff-Larmond arrived after roll call.

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

Moment of Silent Prayer: Moment of Silent Prayer held.

Approval of Meeting Minutes

1. Meeting Minutes of March 2, 2026
2. Meeting Minutes of March 2, 2026- Joint with School Committee

Motion: Motion to approve the Town Council meeting minutes of March 2, 2026 made by Councilor Alexopoulos, seconded by Vice President Brewer.

Roll Call Vote: 7-0-0 (Absent at Vote: Huff-Larmond and O’Connell)

Motion passes.

Motion: Motion to approve the Joint Town Council and Randolph School Committee meeting minutes of March 2, 2026 made by Councilor Alexopoulos, seconded by Councilor Clerger.

Roll Call Vote: 7-0-0 (Absent at Vote: Huff-Larmond and O’Connell)

Motion passes.

Announcements from the President:

1. President Egan announced the subcommittee and appointments have been chosen and were emailed to the councilors today.
2. There are forms at the podium where public comments happen, these forms are for questions and responses for the Town Council Clerk. There is an internal tracking sheet to ensure that all residents receive a response.
3. Business card locations within the chamber were announced.

4. Public Hearing information has been added to the website for residents to check the status of these.
5. President Egan stated that comments for 86/92 Union Street will be held during the Public Hearing and Public Comments for Council Order 2026-010 will be held during Public Comments.

Correspondence:

1. Flyer invitation to a veterans coffee hour being held at the RICC on March 27, 2026.

Presentations: None

Councilor O'Connell joined the meeting via Zoom at 6:09 PM

Councilor Huff-Larmond arrived at the meeting at 6:10 PM.

Town Council Meeting recessed at 6:10 PM.

Town Council Meeting reconvened at 6:15 PM.

Public Hearings:

1. 6:15 PM Council Order 2026-001: National Grid Pole Petition at Turner Ln
 - a. The Council President requested to hear from the Applicant. National Grid employee Mohammed attended the meeting in person and gave a brief overview of why the pole is needed. Gabriel from Inovis Energy was also present to answer questions regarding site plan review. There were no comments from the public.

Motion: Motion to approve contingent on site plan and Fire Department Review by Vice President Brewer and seconded by Councilor Clerger.

Roll Call Vote: 9-0-0

Motion passes.

2. 6:15 PM Special Permit for 86/92 Union Street
 - a. Linda Martell, 16 Hollis Street: was looking for an overview of the project and how it is going to impact. President Egan invited the designer up to the podium to give an overview of the project, which is a planned residential development. A map of the proposal was shown on the screen for the audience to.
 - b. Felicia Valentine-Perry, 18 Burris Way: read her letter of opposition which contained safety concerns, narrow streets, traffic, parking, and the steep grading.
 - c. Nicolas Hamlet, 1 Alden Street: opposed due to the traffic on Union Street. Saying it is already too busy and there are lots of accidents.
 - d. Debra Nathan, Alden Street: Opposed to the project and says the current owner is not maintaining the property.
 - e. Debbie, 17 Burris Way: Opposed due to narrow roads, traffic and entrance into the Burris neighborhood. She does not want the cut through into the neighborhood and believes that this will reduce pedestrian safety.
 - f. Laforest Taylor, 1 Burris Way: opposed to the project saying that she bought her home because of the neighborhood and this project will ruin the characteristics of the street. Opening Burris Way will create more traffic and noise to the residents who live here.
 - g. Lindsay Bonhuer, 15 Burris Way: opposed to the project due to increase of safety concerns and the impact on the quality of life in the neighborhood. She also questioned what this would do to their property value.

- h. Suze Bonhuer, 15 Burris Way: there is already enough trouble with snow openings, where is the snow supposed to go now? Trash trucks are unable to turn around. Opposed to the project.
- i. Sandy, Hollis Way:
- j. Guerlince Semerzier, 60 Mill Street: hopes Town Council makes the right decision seeing all the residents who are against this project.
- k. Sandy Penza, 17 Hollis St, Concerns with pedestrians that are walking on the roads.
- l. Henry Cooke, 721 Main Street: serves on the Town Historic Commission and is opposed to the project. Just because the town has an ordinance does not mean we have to use it. Mr. Cooke believes this will have negative effects on the neighborhood. Mr. Cooke also stated that looking at these plans there will be parking lots in the front yards of the proposed units.
- m. Wildine Charles, 19 and 21 Burris Way: Development will increase chaos.
- n. Tyrone Perry, 18 Burris Way: states his property is right where the exit would be placed. He believes this will disturb his land and any habitats that are there. Concerned with the safety of debris during construction.
- o. Marie Gladen, 86 Union Street: believes the town can work together with the developer and the neighbors and come to an agreement. Also concerned with the potential of rats due to trash.
- p. Sandi Cohen, 63 Bittersweet Lane: understands that development needs to happen but we need to keep the safety and tranquility of the town. Short and scrunched developments cause congestion.
- q. Kelsey, 15 Burris Way: opposed saying that parking is an issue and the units built near McDonalds are still not all occupied.

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

- r. Councilor Burgess: went over the Drawings that were included with the agenda packets and spoke on the recommended changes that would align with the Town's bylaws. Councilor Burgess requested some formatting changes as well when the plans are presented again.
- s. Councilor O'Connell: Apologized for not being in person given that this is in his district. Councilor O'Connell expressed concerns over water. He would like to see comments from DPW as well as the options for creating a PRA.
- t. Councilor Clerger: we represent the people and it does not seem like there is a need or appetite for this project.
- u. Councilor Gordon: asked how we could move forward with the project without having the exit on Burris Way. John Spink, Engineer, says this exit is for emergency purposes only.
- v. Councilor Alexopoulos: concerned with the parking and snow.
- w. Councilor Brewer: asked if there will be any blasting? Will any of these units come at an affordable price? Also stated that a percolation test would be required.
- x. Councilor Huff-Larmond was also wondering about blasting. Councilor Huff-Larmond recommends reviewing the protocols and bylaws. She also stated that she has gotten calls about the trash in that area. Councilor Huff-Larmond recommends taking all these comments from councilors and residents into consideration.
- y. Councilor Thompson: in favor of high density housing but this proposal seems too dense. He has concerns over the narrow streets as well.
- z. Ricardo Jean, applicant for the special permit: spoke on when he first bought the house he wanted to tear it down. His goal is to build new houses. He would like to own half and rent them out then sell the other half. He said he was willing to build less than 16 but needed to build enough to make a profit.

- aa. Councilor Alexopoulos: asked if Ricardo Jean had disclosed the information on wanting to rent out the units.
- bb. John Spink, designer for the applicant: asked if they were supposed to disclose about the intentions of selling or renting the units.
- cc. Councilor O'Connell asked if the applicant would be willing to pave Burris Way? The applicant does not believe that this is feasible.

Motion: Motion to continue to April 13, 2026 by President Egan and seconded by Councilor Clerger.

Roll Call Vote: 8-1-0 (Nays: Alexopoulos)

Motion passes.

Town Council Meeting recessed at 7:51 PM.

Town Council Meeting reconvened at 7:57 PM.

Public Comments

Council President Egan invited the public to speak.

1. Sandy Range, Grandmothers Village Project, would like the Council to review their proposal to use the land at the former NIKE site.
2. Radiant Jasmin, 171 Allen Street, also with the Grandmothers Village Project. Would like the town to consider their use of the land which creates housing and a community garden.
3. Joe Burke, 54 Hills Street, opposed to Council Order 2026-010 due to the increased traffic in the neighborhood.
4. Nancy Burke, 45 Hills Street, opposed the use of the land at the NIKE site due to the traffic the trucks will bring as well as the wear and tear on the roads. There is already increased traffic from the bus station.
5. Jennifer Baker, 21 Mitchell Street, opposed to Council Order 2026-010 due to the increase in pollution from the trucks and buses that are near her house.
6. Barbara Graso, 346 High Street, concerned for wear and tear on the roads, noise that the increase in traffic and operation at the NIKE site will bring. As well as the compost site having an effect on Blue Hills.
7. Cheryl Newton, 8 Waldo Street, we are lucky to have Blue Hills and would like people to stop trying to find a use for the land. Traffic is already a problem and we can not control speeding.

Councilor O'Connell left the meeting via Zoom at 8:14 PM.

8. Maryanne Rodman, 54 Eugenia Street, is against the use of the NIKE site due the effects on the neighborhood and wildlife. She also mentioned that the proposal contained some profits for the town and that they are not worth it.
9. Christine Gallagher, 5 Edwin Street, opposed to snow dumping and soil mixing these will have harmful effects. People are already cutting through the neighborhoods and this will increase the traffic. Also concerned over dust and pollution.
10. Jul Marie Homer Murphy, 58 Eugenia Street, Blue Hills does not need any changes. Asked what was happening at the intersection?

Councilor O'Connell arrived in person to the meeting at 8:22 PM.

11. Pat Grasso, 346 High Street, traffic from 24/93 is bad enough, we do not need to increase it by allowing the land to be used at the NIKE site. Who is benefiting from this?
12. Julie Hurley, 37 Hills Street, If we did not allow the New England Patriots to the NIKE site; why would we allow this? Who is monitoring and regulating the use?
13. Sandi Cohen, 63 Bittersweet Lane, is also against the use of the land saying that we are still dealing with the TLA site in Holbrook. We do not need more traffic, trucks and pollution.
14. Ken Murphy, 58 Eugenia Street, The bus company will create traffic as is. Backups are happening quickly and creating gridlocks.
15. Roberta Burke, 54 Hills Street, opposed the use of the land for traffic and environment concerns.
16. Tiffany Burke- Johnson, 72 Reed Street, Blue Hills is beautiful land and asked the Council not to allow this. High Street has enough traffic. Also mentioned concerns of the trash as the baseball fields.
17. Councilor Burgess stated for the record that there was no relation between Scott Burgess who is requesting the letter from the Council to go to DCR.

Proclamations: None

Appointments: None

Motions, Orders, and Resolutions:

1. Resolution 2026-002: Resolution for Open Process
 - a. Introduced by Councilor Gordon and referred to the Resolutions and Proclamations Committee.
 - b. This would change the way Public Speaks is handled across all boards and committees in town. Councilor Gordon would like to allow back and forth with residents during this time.

Old/Unfinished Business:

1. Council Order 2026-010: Request From Scott Burgess for Letter of Approval
 - a. Councilor Alexopoulos believes this is improper use of the land and we heard from the residents that they would not like to see the land be used.
 - b. Councilor O'Connell states that we do not own the land so we should leave it as is.
 - c. Councilor Clerger has had a change of mind after listening to residents and is opposed to the land use.
 - d. Councilor Huff-Larmond is glad that more questions were asked and the residents came to speak.
 - e. Councilor Gordon would like to entertain the Grandmothers Village Project that Dr. Sandy Range and Radiant Jasmin spoke earlier.
 - f. President Egan asked for the contact at DCR from Mr. Burgess. President Egan does not believe the financial benefit would outweigh the cost to the neighborhood. More information was requested from Mr. Burgess and that has not been received just yet. President Egan would hesitate to write a letter for this property since it does not belong to the Town.
 - g. Councilor O'Connell asked the Council Clerk to read the opposition letter from State Representative Bruce Ayers and Richard G Wells, Jr.
 - h. Councilor Thompson would like to send a letter in opposition to DCR. While Councilor Gordon believes that we should reply to DCR and mention the Grandmother's Village Project.

Motion: Motion made by Councilor Gordon to amend the motion and write a letter to DCR with the Grandmother's Village Project proposal. This motion failed for a lack of seconds.

Motion: Motion made by Councilor Thompson to send a letter of opposition to DCR. This motion was seconded by Councilor O’Connell.

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

Motion Fails.

- i. Councilor Alexopoulos does not believe we should send a letter to DCR since we have no contact at DCR regarding this topic.
- j. Councilor Clerger believes that we could find out who the contact person was.

Motion: Motion to take no action on Council Order 2026-010 by Councilor Alexopoulos and seconded by Council O’Connell.

Roll Call Vote: 9-0-0

Motion passes.

New Business:

1. Council Order 2026-016: Transfer of Free Cash to Fund Town’s July Patriotic and Historical Celebration

Motion: Motion to approve Council Order 2026-016 as presented by Councilor Burgess and seconded by Council Alexopoulos.

Roll Call Vote: 9-0-0

Motion passes.

2. Council Order 2026-017: Amendment To Town Council Rules Section 27 Pertaining to Public Comments/Discussion and Public Hearings
 - a. Introduced and referred to the Zoning and Ordinance Subcommittee
3. Council Order 2026-018: Amendment To Town Council Rules Section 13 Pertaining to Order of Business and Agenda)
 - a. Introduced and referred to the Zoning and Ordinance Subcommittee

Town Manager’s Report: None

Committee Reports:

1. Councilor O’Connell reported as the School Committee representative- stated that the roof for the Randolph Middle School will need funds to replace/repair the roof due to multiple leaks. 6th grade has no art teacher and the library needs support.

Council Comments:

1. Councilor Clerger: Attended the recent School Committee meeting with President Egan and Councilor O’Connell. April 19th is a fundraiser for the marching band. Councilor Clerger stated that the marching band represented the state and not just Randolph. Happy St. Patrick's Day.
2. Councilor Gordon :asked about scheduling Subcommittee meetings. President Egan recommends they meet and set a schedule.
3. Councilor O’Connell: will email the Zoning and Ordinance Subcommittee members to set up the first meeting. The facility director for the school informed Councilor O’Connell that he is in desperate need of a sander.
4. Councilor Thompson: gave thanks to the residents for their involvement in tonight's meeting.
5. Councilor Huff-Larmond: Thanked the residents who came out tonight. Randolph Women’s Club held a great celebration on Sunday. WEMO March 27th leadership conference.

6. President Egan: RICC is selling tickets for the Yankees and Red Sox for \$80 per person with transportation included. RICC is also selling tickets for Sail Boston which are \$189 per person. More information can be found on the Randolph Intergenerational Community Center website.

Adjournment:

Motion: Motion to adjourn made by Councilor Clerger and seconded by Councilor Alexopoulos.

Roll Call Vote: 8-1-0 (Nay: O’Connell)

Motion passes.

Town Council Meeting adjourned at 9:13 PM.

Notification of Upcoming Council Meetings:

March 23

April 13 and 27

May 4 and 18

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