

PLANNING DEPARTMENT

APPLICATION FOR A SPECIAL PERMIT OR SITE PLAN & DESIGN REVIEW



Project Type	<input type="radio"/> Tier 1 Review <input type="radio"/> Tier 2 Review <input checked="" type="radio"/> Tier 3 Site Plan/Design Review			<input type="radio"/> In-Law <input type="radio"/> Two-Family <input type="radio"/> Special Permit	
Assessor Parcel ID <i>map-block-parcel</i>	See Addendum "A" attached hereto	Norfolk County Registry of Deeds	<i>Book/Page or Cert #</i> See Addendum "A" attached hereto		
Parcel Address	Randolph Road, Multiple Parcels - Randolph, MA				
Current use	Undeveloped				
Zoning District	Industrial	Size of Parcel	23.4 +/- Acres		
Parcel Attributes	<input checked="" type="radio"/> Wetland <input type="radio"/> Flood Plain <input checked="" type="radio"/> Wetland Resource				
Project Description					
	See Addendum "B" attached hereto for project narrative.				

Applicant	Bluewater Property Acquisitions LLC				
Contact person	Alexandra Escamilla				
Applicant Status	<input type="radio"/> Owner <input type="radio"/> Tenant <input type="radio"/> Licensee <input checked="" type="radio"/> Buyer <input type="radio"/> Other _____				
Address	76 8th Avenue, 10th Floor, New York, NY 10011				
Phone	312-415-2450	Email	aescamilla@bluewaterpg.com		

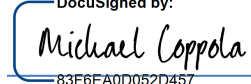
Surveyor	DiPrete Engineering				
Contact person	Gregg Burnett, Principal				
Address	105 Eastern Avenue, Suite 200, Dedham, MA 02026				
Phone	508-410-3992	Email	gburnett@diprete-eng.com		

Engineer	DiPrete Engineering		
Contact person	Gregg Burnett, Principal		
Address	105 Eastern Avenue, Suite 200, Dedham, MA 02026		
Phone	508-410-3992	Email	gburnett@diprete-eng.com

If property owner is not the Applicant, authorization from the owner is required

Property Owner	ML Real Estate Trust LLC and Randolph Road Realty, LLC		
Address	11 Randolph Road, Randolph, MA 02368		
Phone		Email	mjl@seaandshorecontracting.com

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said rules and any conditions of the Planning Board.

DocuSigned by:

 83F6EA0D052D457...
 Applicant Michael W. Coppola

5/13/2023

Date

Agent/Representative

Date

ADDENDUM "A"

Property Owner:

Title Reference:

Parcel ID:

ML Real Estate Trust LLC

Certificate of Title #185889
Book 41137, Page 181

17-F-1.01
17-K-2

Randolph Road Realty, LLC

Book 36563, Page 246

17-1-3
17-1-2.192
17-1-4.201
17-H-1.Q
17-H-2.554-5
17-K-1.R
17-J-7.1
17-J-8.225-2
17-L-1.S
17-L-2.695
17-D-5.704-7
34-A-2.713-7
17-J-15.756-7
17-J-14.785
34-A-3.739-7

ADDENDUM “B”

PROJECT NARRATIVE FOR SITE PLAN & DESIGN REVIEW MULTIPLE PARCELS ON RANDOLPH ROAD, RANDOLPH, MA

Bluewater Property Acquisitions LLC (“Applicant” or “Bluewater”) submits this project narrative in support of its application for Tier 3 Site Plan & Design Review under Section 200-90 of the Town of Randolph Zoning Ordinance (“Zoning Ordinance”). The Applicant is seeking to develop 23.4 +/- acres of unimproved land located at 11 Randolph Road, Randolph, MA located within the Industrial (ID) zoning district (“Property”). Within the ID zoning district, the Property may be used, by right, for the purpose of: *“Wholesale, warehousing, distributing, repair, rental and servicing of any commodity, excluding live animals, explosives and storage of flammable liquids and gases, large.”* There are no additional overlay districts encumbering the Property. The Property is bounded by Randolph Road and commercial properties to the north and west, wetland resource areas to the east and the Village at Broad Meadow, a residential development, to the south.

Under the site programming, the Applicant seeks to construct a new building of approximately 120,000 +/- square feet for a warehouse distribution facility with integrated surface parking, site circulation, loading areas, landscaping, retaining walls and stormwater management features (the “Project”), all as more particularly shown on the Site Plans entitled: “Planning Board Submission, Randolph Road, Multiple Parcels located in Randolph, Massachusetts” dated May 16, 2023, prepared by DiPrete Engineering (“Site Plans”). Access to the Project site is via a two-way site driveway off of Randolph Road with 92 parking spaces located at the front of the building, 16 passenger parking spaces, 16 trailer spaces and 22 loading docks located at the rear of the building. The Project has been designed to minimize potential impacts, to be sensitive to abutters, and to meet the economic development goals of the Town within the Industrial District.

Bluewater Property Group is an experienced industrial developer with a long track record of working with communities on the successful redevelopment of warehouses on Industrial-zoned sites. Bluewater relies on the public process to address community questions and concerns and takes a long-term ownership view of all projects. Representatives from Bluewater will be available to answer questions, post information, and field concerns throughout the Planning and Construction Process. Bluewater regularly communicates with Town leadership during construction on planned activities through email updates and often works with administrators to post relevant project information online.

The Applicant has designed a program that complies with the dimensional standards of the Zoning Ordinance and therefore no waivers are being requested and as you will see in the

enclosed application materials, the Project conforms with the criteria set forth under of Section 200-94 of the Zoning Ordinance with reference to the following:

1. **Site Development.** The Property is presently unimproved and the proposed industrial warehouse building is in an appropriate location on the Property and will not significantly alter the character of the zoning district for the following reasons: (i) access to the site is from Randolph Road and the proposed building is set back 434 feet from North Street, (ii) truck access and loading is located at the rear of the building adjacent to existing commercial uses with the building acting as a natural buffer for noise and is screened from the residential abutters. 35% of the Property will be disturbed as part of the proposed development, while the remaining 65% will be left as untouched woods and Natural Resource Areas.

While no specific tenant has been identified, Bluewater anticipates that the building will be occupied by one or more distribution, warehouse, or storage, users consistent with the Industrial district allowed uses. While these types of warehouses operate 24/7, most of their activity occurs during the daytime hours; nighttime operations are generally used to prepare for the next day. Further, shift start and stop times are typically staggered throughout the day and inbound/outbound activities are planned for efficient loading and unloading. And further, that such development will support the Town's economic goals by increasing revenue, creating jobs, and limiting impacts on existing public and educational services.

2. **Lighting.** A Photometric Plan showing the light intensity in foot-candles is provided in the Site Plans. The lighting has been designed to minimize glare and preclude light spillover to adjacent properties. Impacts have been minimized to surrounding neighbors as well as onsite wetlands and wildlife through the use of dark sky compliant lighting fixtures, using lights that have a color temperature of not more than 3,000 Kelvin, and the use of back shields.
3. **Noise.** Site activity is proposed to be 24/7 hour operation (a special permit will be sought from the Town Council) with delivery operations primarily concentrated during the daytime hours. The program design situates the primary employee parking to the front of the building closest to the residential abutters and is adequately screened from such abutters. Van, tractor trailer spaces and loading docks are located at the rear of the building where a sound wall will be constructed to mitigate potential impacts. This commercial vehicle activity orientation and proposed mitigation allows the building and landscaping to serve as buffers to any sound impacts. Enclosed in this application is a full sound study prepared by Ostgaard Acoustical Consultants.
4. **Stormwater** The proposed stormwater management system will treat both the quality and the quantity of stormwater discharge from the Property, all of which will be designed utilizing best management practices. The stormwater management proposes a sediment

forebay, sand filter and detention basin system for a majority of the development runoff. A proprietary practice (Downstream Defender) is proposed for the entrance driveway runoff. These practices will help to remove 90% total suspended solids (TSS) and 60% total phosphorus (TP) as required per the Randolph Stormwater Rules and Regulations. The Project will not place unreasonable demands on Town services and infrastructure. A stormwater report has been filed in conjunction with this application. A stormwater permit application will be filed with the Stormwater Authority of the Town.

Soil Erosion and Sediment Control: Prior to construction Bluewater will file a SWPP consistent with soil erosion and sediment control regulations. During the construction period, linear erosion controls consisting of compost socks and/or silt fence will be provided at all downgradient limits of land disturbance. In addition, temporary diversion conveyance measures are proposed to divert stormwater runoff on disturbed areas to temporary sediment traps to allow for deposition of sediments prior to runoff to adjacent resource areas. Stockpile/staging and concrete washout areas will be incorporated as shown on the Soil Erosion & Sediment Control Plan within the site plan set.

5. **Natural Resources.** Bluewater has been issued a Wetlands Order of Resource Area Delineation (DEP # SE 268- 0424), dated March 7, 2023 (ORAD), and will be filing a wetlands Notice of Intent with the Randolph Conservation Commission. The development program has been designed with sensitivity to the resource areas and proposes no direct impacts to the site's delineated wetlands.
6. **Pedestrian and Vehicular Access; Traffic Management.** The proposed use and operation of the Premises necessitates the creation of dedicated parking areas to service employees as well as van, shipping office parking, and additional areas dedicated to tractor trailer delivery vehicles. A turnaround has been provided to the rear of the building in order to allow truck traffic to remain to the rear of the building as well as reduce the lane width south of the building for the purpose of emergency access only. Sidewalks are proposed to provide safe and convenient access to the main entrance of the building. Bicycle racks and electric vehicle charging stations will also be provided. A traffic report has been filed in conjunction with this application.
7. **Snow Storage.** Snow storage areas are depicted on the Site Plans and will not impact the wetland resource areas.
8. **Sustainability.** The building has been designed to facilitate sustainable initiatives, such as the roof will be solar ready and there will be four (4) electric vehicle charging stations located in the employee parking area. Building specifications include enhanced waste management reporting and procurement directives aimed at reducing greenhouse gas emissions. Bicycle parking is provided for employees seeking transportation alternatives.

9. **Landscaping.** A proposed Landscape Plan is set forth in the Site Plans which show landscaped islands within the parking area and plantings around the perimeter of the building. Parking lots, loading areas, dumpsters, shall be screened from view from all public rights of way and all adjacent properties by the use of landscape buffers, berms, natural contours, fences or a combination of all of the above. Low brush areas facing abutting residences will be infilled with additional landscaping for further screening. The site programming intends to keep as many existing mature trees as possible. The Project proposes leaving approximately 65% of the site untouched, including all Resource Areas and other wooded areas throughout. \
10. **Building Materials and Color.** The building is set within a natural barrier of protected resource areas and a canyon-like setting reducing visibility to the public. However, building features have been incorporated to add visual interest while reducing the appearance of bulk or mass, such as varied facades and window treatments, differed colors, well varied rooflines and well-proportioned roof overhangs, and other details intended to establish an appropriately scaled design for the Route 28 corridor. Renderings have been filed in conjunction with this application.
11. **Water Distribution and Fire Protection System.** The water service will be extended from the existing main on North Road or Randolph Road as coordinated with the Town DPW. Four (4) fire hydrants will be maintained to support the tenant operations. Fire truck access will be provided around all four sides of the building. The south driveway is intended for emergency access only and signage, striping and collapsible bollards will be provided at either end of this driveway to ensure this drive aisle remains clear.
12. **Private Utilities.** Utilities will be accessed via North Street or Randolph Road as applicable and shown on the Site Plans. The utilities proposed to service the building include electric, gas, water and sewer. We have confirmed that National Grid has availability to service the electrical power needs of the site and Project. Gas is available and will be provided by Eversource. Final connection to the sewer and water utilities are being coordinated with the Town DPW.
13. **Signage.** Directional and monument directory signage will be in compliance with Article IX of the Zoning Ordinance.
14. **Pest Control.** During construction, standard pest control measures will be utilized including setting of traps, inspection of incoming materials, ongoing site clean-up and trash control. Bluewater will engage with a pest control service for regular site maintenance during construction and post completion.
15. **Construction Means and Methods.** During construction, Bluewater will employ best practices along with State and locally regulated means and methods for excavation, rock removal, and vertical construction. Abutters will be notified of anticipated construction

activities, durations, and hours of operation through electronically posted notices. Bluewater will obtain precondition surveys and comply with all State and local-mandated monitoring requirements. Dust control measures including water tank and sprinklers will be employed during construction to prevent the tracking of materials on public roads and to control air quality during construction.

16. **Solid Waste Disposal, Including Trash and Garbage.** Solid waste will be privately managed and disposed of through the use of on-site trash compactors located within the loading dock area, all of which will be maintained by the property owner or tenant, and trash will be transported off-site by a licensed hauler. During construction, processing and recycling of construction waste will be managed, and the Applicant will contract with a licensed waste hauler having off-site sorting capabilities. All construction debris will be taken off site by the waste hauler, sorted as either recycled debris or waste debris and sent to the proper recycling center or waste facility. As necessary, construction debris will be covered or wetted to minimize airborne dust particles.
17. **Master Plan and Economic Development.** The proposed Project is in harmony with the goals of the Master Plan. The proposed project will aid in the diversification of commercial operations in the Industrial zoning district and yield increases in property assessments that will have a positive annual tax generation for the community as a result of limited impacts on municipal services and infrastructure. While Bluewater has not yet secured a tenant(s) for the Project building, Bluewater estimates, based upon its experience with similarly sized buildings in the northeast, that the construction of a warehouse with office uses is projected to generate approximately between 60 and 70 new jobs in the Town of Randolph including warehouse management positions.

The estimated annual tax revenue from the proposed 120,000 s.f. of gross floor area representing the proposed building and land, at Project completion, is projected to be approximately \$180,000.00 (rounded) compared to approximately \$28,000 generated by the Property in 2022. This number excludes any projected increase in land value.

In addition, it is anticipated that secondary businesses will provide support services to the proposed operation and while those ancillary benefits cannot be quantified, their impacts could create a positive ripple effect of overall economic well-being.

18. **Findings and Conclusion.** The Project is expected to result in minimal impacts to Town services, including fire, police, water, school systems and other services, and while there will be some temporary construction impacts as with other projects of this nature, the Project is expected to have negligible environmental impacts, and positive community benefits in the form of additional revenues generated by the new building proposed for the site. As a result, there are no measurable adverse impacts. When compared to other uses otherwise permitted within the Zoning District, the proposed uses are not expected to result in any adverse environmental and community impacts. The Project is proposed

to be constructed in accordance with applicable stormwater, DPW, utility, public safety, wetlands and zoning requirements, and as a result, the Project is not expected to result in the creation of significant adverse impacts to the Town.

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