



RANDOLPH TOWN COUNCIL

APPLICATION FOR A SPECIAL PERMIT

Project Type	<input type="radio"/> 24 Hour Operation <input type="radio"/> Drive Through Window <input type="radio"/> Wireless Communication Facility <input type="radio"/> Marijuana Facility Project <input checked="" type="radio"/> Other <u>Planned Residential</u>	<input type="radio"/> Tattoo Salon <input type="radio"/> Crematorium <input type="radio"/> Gravel Removal <input type="radio"/> Union Crossing
Type of Request	<input checked="" type="radio"/> Initial Application <input type="radio"/> Modification/Amendment	<input type="radio"/> Renewal

Applicant Information:

Applicant	Everstead Partners		
Contact person	James Guerrier		
Applicant Status	<input type="radio"/> Owner <input type="radio"/> Tenant <input checked="" type="radio"/> Buyer	Licensee	<input type="radio"/>
Address	182 Prospect St. S. Easton MA 02375		
Phone	[Redacted]	Email	[Redacted]

James Everstead Partners CO.COM

Owner Information (if different than applicant):

Property Owner	Argenault Family Trust	
Address	6 Verna Lane Avon 02322	
Phone	[Redacted]	Email

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

Property Information:

Parcel Address	217 Mill Street		
Assessor's Info:	Map: 51	Block: H	Parcel: 008.01
Registry of Deeds where deed, plan or both are recorded:	14059 / 0498		
Plan Recording:	Plan #	Book:	Page:
Zoning District:	RHDD		

Nature of Relief Requested:

Please attach any relevant plans, maps or materials that you wish the Town Council to consider in reviewing this application.

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 ordinances, rules and any conditions of the Town Council.


Applicant

01/17/2026
Date



RANDOLPH
TOWN CLERK/REGISTRAR

2026 APR 17 P 2:28

April 15, 2026

Ryan Egan
Town Council President
Town of Randolph
41 South Main Street
Randolph, MA 02368

Cc: Michelle Tyler, Director of Planning

RE: Special Permit Application – Violet Hills at 217 Mill Street

Dear Mr. Egan,

On behalf of Everstead Partners, I am pleased to present this Special Permit Application for Violet Hills at 217 Mill Street in Randolph Ma, an innovative 10-unit homeownership community designed to expand access to affordable, energy efficient housing and create long term wealth building opportunities for households across a range of incomes.

Violet Hills is a thoughtfully planned homeownership development consisting of ten units, including nine income restricted homes and one market rate unit. The project is designed to serve households earning between 80% and 110% of Area Median Income (AMI), with three units at 80% AMI, three at 100% AMI, and three at 110% AMI. This structure ensures that the development provides attainable homeownership opportunities for working households who are often underserved by traditional affordable housing programs, particularly those earning near or slightly above median income.

The project offers a balanced unit mix of two- and three-bedroom homes to meet the needs of a diverse range of buyers. Four two-bedroom, two bath units of approximately 1,095 square feet are

well suited for young professionals, couples, and individuals entering the housing market. Six three-bedroom, two bath homes of approximately 1,254 square feet are designed to accommodate growing households and young families. This mix allows the development to serve not only traditional families but also essential members of the local workforce including teachers, municipal employees, healthcare workers, and other public service professionals who are increasingly priced out of homeownership opportunities in the region.

Each home is designed with livability and functionality in mind. Floor plans feature open concept kitchen, dining, and living areas, modern kitchen islands, dedicated laundry spaces, and primary suites with walk in closets. Cathedral ceilings in main living areas enhance natural light and create a sense of openness, while front porches and private outdoor spaces provide opportunities for both relaxation and neighborhood interaction. Unfinished basements offer additional storage.

The site plan is organized around a looped internal roadway that provides safe and efficient circulation while creating a cohesive neighborhood setting. At the heart of the development is a central landscaped green area that serves as a defining feature of the community. This shared open area enhanced by curated plantings, walkways, and common gathering space creates a sense of a private residential oasis for residents. While each home is positioned to maximize privacy, fencing is incorporated to delineate individual yard areas, reinforcing a true single family living experience. At the same time, the overall layout ties the homes together through thoughtful orientation toward the central green, creating a balanced environment that is both private and connected. Additional site features include pedestrian walkways, a central mailbox area, ample visitor parking and thoughtfully designed lighting elements such as post lanterns and bollard lighting. Landscape elements, including mixed shrubs, understory trees, and defined green spaces, contribute to a high quality and cohesive residential setting.

A key feature of Violet Hills is its commitment to sustainability and long-term affordability through reduced operating costs. All homes will be fully electric energy efficient and designed to be solar ready, positioning the development to take advantage of future renewable energy opportunities. This approach not only aligns with evolving environmental standards and state initiatives but also helps lower utility costs for homeowners over time.

Beyond its physical design, Violet Hills is structured to create long term economic opportunity. By offering attainable homeownership options, the project enables buyers to build equity and generational wealth over time. This is particularly impactful for young families, couples, and individuals especially public service workers who have historically faced barriers to homeownership. The ability to transition from renting to owning in a stable, thoughtfully designed community represents a meaningful step toward financial security and upward mobility.

Development Impact & Innovation

Violet Hills represents an innovative model not only in site planning and housing design, but also in its financing structure. The project is among the first of its kind in the country to leverage a tax credit framework specifically to create affordable homeownership opportunities, rather than traditional rental housing. This pioneering approach expands the use of tax credit financing into the homeownership space, addressing a longstanding gap in housing policy and capital availability.

The development has been carefully designed to integrate seamlessly into the surrounding neighborhood and to avoid negative impacts on adjacent properties. Robust landscaping strategies including the preservation of existing mature trees where feasible, the introduction of new plantings, and the use of fencing and natural buffers help to screen the development and maintain privacy for neighboring homes. The architectural design of the homes reflects a traditional residential character,

with pitched roofs, front porches, and scaled building forms that are consistent with the surrounding neighborhood fabric.

By aligning public and private resources to support for sale affordable housing, Violet Hills establishes a replicable model for future developments. It demonstrates how layered financing tools can be adapted to deliver ownership opportunities at scale particularly for middle income households who are often underserved by existing programs.

The development's impact extends beyond the immediate residents. It contributes to neighborhood stability by creating long term homeowners, supports workforce retention by enabling essential workers to live in the communities they serve, and introduces a sustainable, context sensitive housing typology that enhances the existing residential character of the area.

Ultimately, Violet Hills at 217 Mill Street is more than a housing development, it is a blueprint for the future of affordable homeownership. By combining innovative financing, sustainable design, and a clear focus on wealth creation, the project delivers lasting value for residents, the community, and the broader housing ecosystem.

Sincerely,

James Guerrier
Principal
Everstead Partners

ZONING ANALYSIS

DISTRICT: PLANNED RESIDENTIAL DEVELOPMENT (PRD)

ZONING REQUIREMENT	REQUIRED	PROPOSED	COMPLIANCE OR VARIANCE
MIN. LOT SIZE	48,000 SF (12,000X4)	77,512 SF +/-	COMPLIANCE
MIN. LOT FRONTAGE	100'	74.7' +/-	FINDING
MIN. LOT DEPTH	100'	430.4' +/-	COMPLIANCE
MIN. LOT WIDTH	100'	214.1' +/-	COMPLIANCE
SETBACK			
MIN. FRONT YARD	25'	52.4'	COMPLIANCE
MIN. SIDE YARD (LEFT)	25'	40'	COMPLIANCE
MIN. SIDE YARD (RIGHT)	25'	37'	COMPLIANCE
MIN. REAR YARD	25'	31.3'	COMPLIANCE
MIN. PORCH TO SIDEWALK SETBACK	10'	4.6'	VARIANCE
MIN. SEPARATION BETWEEN STRUCTURES	14'	15'	COMPLIANCE
MAX. HIGH OF FENCING TO DELINEATE AN EXCLUSIVE USE AREA	3'	3'	COMPLIANCE
MAX. LOT COVERAGE	40%	59%	VARIANCE
MIN. PARKING SPACE	UNIT PARKING: 2 / UNIT VISITOR PARKING: 1 / 5UNITS	UNIT PARKING: 2 / UNIT VISITOR PARKING: 2.8 / 5UNITS	COMPLIANCE
MAX. UNIT SIZE	1,100 SF	1,254 SF	VARIANCE
MAX BUILDING HEIGHT	18' (THE VERTICAL DISTANCE FROM THE ESTABLISHED GRADE TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE FOR GABLED ROOF.	17'	COMPLIANCE
MAX. NUMBER OF STORY	1.5 STORIES	1.5 STORIES	COMPLIANCE
MAX. PITCHED ROOF HIGH	23'	22.5'	COMPLIANCE
MIN. PRIVATE OPEN SPACE	500 SF / UNIT	1,642 SF +/- / UNIT	COMPLIANCE

Barbara J. Arsenault
Trustee for Property
217 Mill Street
Randolph, MA 02368
March 31, 2026

To The Town of Randolph, Massachusetts:

I, Barbara J. Arsenault, Seller and Trustee for the Property at 217 Mill Street, Randolph, Massachusetts, give James Guernier, the Buyer of such property, permission to file for any permits and applications needed in connection with the prospective proposal of ten units through affordable housing.

All such costs for all permits and applications are the sole responsibility of the Buyer.

Sincerely,

Barbara J. Arsenault