

October 19, 2022

Randolph Town Council
c/o William Alexopoulos, President
Town Hall
41 South Main Street
Randolph, MA 02368

A&M Project #: 2233-02
Re: Special Permit
31 Warren Street
Map 55 Lots 05, 07 and 11

Dear Councilor Alexopoulos and members of the Council,

On behalf of the applicant, HarborOne Bank, Allen & Major Associates, Inc. (A&M) is pleased to submit this Special Permit application associated with the construction of a Remote Drive-Up Teller Transfer Unit and a queue area for 5 cars to be located at 31 Warren Street located within the Crawford Square Business District per Section 200-46 of the Zoning By-Law.

The applicant, HarborOne will be leasing a property located within the Randolph Village and a Drive-Up Teller is an industry standard for a level of service expected from their clientele. HarborOne's addition to the Randolph Village is a relocation from the existing branch located on Credit Union Way where it has operated for decades. The proposed project will include alteration of approximately 2,640 square foot area of the existing parking lot for the addition of a vacuum tube system, Remote Drive-Up Teller transfer Unit, and green space located within a curbed guide island. The project will be serviced by the exiting onsite private utilities consisting of electrical service, telecommunications, and water and sewer. No alterations to the existing onsite stormwater patterns will result as part of the queue construction. The plaza will remain compliant with the Randolph bylaws for adequate off-street parking for all tenants upon completion of this project and occupancy by the applicant.

Being located within the Crawford Square Business District - "Automatic Teller Machines" and "Banks and Financial Institutions" are permitted by-right within the district per section 200 Attachment 1:1 of the Zoning-By-law. "Drive through windows" require a Special Permit by Town Council (SPTC).

Application materials are herein enclosed for distribution to council members.

A component to review of the application is the understanding of traffic patterns associated with development. MassDOT last conducted a traffic volume assessment on Warren Street (MassDOT Route 28) in 2021. They report an average daily traffic count of 20,973 (10,540 northbound and 10,431 southbound). Similarly, at the intersection of Route 28 and Union Street, 2021 data counted 18,944 daily cars (9,449 eastbound and 9,493 westbound). These values are generally representative of the traffic volume that will pass by the locus site. The applicant is seeking the opportunity to capture pass-by traffic from that volume. The existing branch averages 160 transactions per day. Through empirical data and customer surveying, the average customer performs 1.7 transactions each resulting in approximately 95 customers per day. 60% of the customer base is drive-up customers, or 57 (rounded to 60 cars per day). The anticipated customer base would be less than 0.5% of the existing traffic volume with a distribution that occurs after the morning am peak hour period (7-9 am) given

the business hours of the applicant. It is A&M's opinion that this is a de minimis effect on the surrounding roadways.

The proposed application is consistent with the intent of the Crawford Business District. The site modifications provide sufficient onsite queuing to accommodate the customer base and is located in an area that is not disruptive to the existing plaza and the opportunity for continued business success.

To facilitate review of the application, enclosed please find the following:

- Aerial Locus Map
- Historic Site Locus Map
- NHESP & Wetland Locus Map
- Layout & Materials Plan (and pertinent site details)
- Check in the amount of \$1,565.90 payable to the Town of Randolph (Special Permit);

HarborOne Bank and A&M look forward to discussing this project at the next available public hearing with the Council. Please notify us to the time of the hearing for the proposed filing. A&M will provide abutter legal notices and coordinate the legal advertisement for this project once the hearing date is confirmed. Thank you for your time and consideration. If you have any questions regarding this submittal please contact me at (508) 923-1010.

Very Truly Yours,

ALLEN & MAJOR ASSOCIATES, INC.



Digitally signed by Philip Cordeiro
Date: 2022.10.21 12:35:42-04'00'

Phil Cordeiro, P.E.
Lakeville Branch Manager

Enclosure

cc: HarborOne Bank (Applicant)
Village Realty Associates LLC (Owner)

RANDOLPH TOWN COUNCIL

APPLICATION FOR A SPECIAL PERMIT



Project Type	<input type="radio"/> 24 Hour Operation		<input type="radio"/> Adult Entertainment
	<input type="radio"/> Drive Through Window		<input type="radio"/> Crematorium
	<input type="radio"/> Wireless Communication Facility		<input type="radio"/> Gravel Removal
	<input type="radio"/> Marijuana Facility		<input type="radio"/> Union Crossing Project
	<input checked="" type="radio"/> Other <u>Remote Drive UP teller</u>		
Type of Request	<input checked="" type="radio"/> Initial Application	<input type="radio"/> Renewal	<input type="radio"/> Modification/Amendment
Assessor Parcel ID <i>map-block-parcel</i>	MAP 55-BLOCK E-LOT 5	Norfolk County Registry of Deeds	<i>Book/Page or Cert #</i>
Parcel Address	7-51 Warren St. Randolph MA		
Zoning District	Crawford Buisness District	Size of Parcel	3.42 Acres
Parcel Attributes	<input type="radio"/> Wetland <input type="radio"/> Flood Plain <input type="radio"/> Wetland Resource		
Project Description	New remote drive-up teller to support new branch located at 19 Warren St.		
	This is a relocation of the branch from Credit Union Way		
Other permits or approvals required	<input type="radio"/> Conservation <input type="radio"/> Licensing Board <input type="radio"/> MassDOT <input type="radio"/> Stormwater <input type="radio"/> ZBA		

Applicant	HarborOne Bank		
Contact person	David Tidwell, VP		
Applicant Status	<input type="radio"/> Owner <input checked="" type="radio"/> Tenant <input type="radio"/> Licensee <input type="radio"/> Buyer <input type="radio"/> Other _____		
Address	770 Oak St. Brockton, MA 02301		
Phone	774-273-1201	Email	dtidwell@harborone.com

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

Surveyor	Allen & Major Associates, INC.		
Contact person	Phil Cordeiro		
Address	10 Main Street, Lakeville, MA		
Phone	508-923-1010	Email	pcordeiro@allenmajor.com

Engineer	Allen & Major Associates, INC.		
Contact person	Phil Cordeiro		
Address	10 Main Street, Lakeville, MA		
Phone	508-923-1010	Email	pcordeiro@allenmajor.com

Property Owner	Village Realty Associates, LLC		
Address	One Washington St., Suite 300, Wellesley, MA 02481		
Phone	781-237-0557	Email	jpgfine@rubiconre.com

For any application for a Special Permit, the applicant shall submit a narrative and additional documentation to support:

- That the proposed use is in harmony with the general purpose and intent of the Town's ordinances;
- That the proposed use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district;
- Adequate and appropriate facilities will be provided for the proper operation of the proposed use;
- That the proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials or other visual nuisances;
- That the proposed use would not cause undue traffic congestion in the immediate area;
- Any specific requirements detailed in the Randolph Zoning Ordinances.

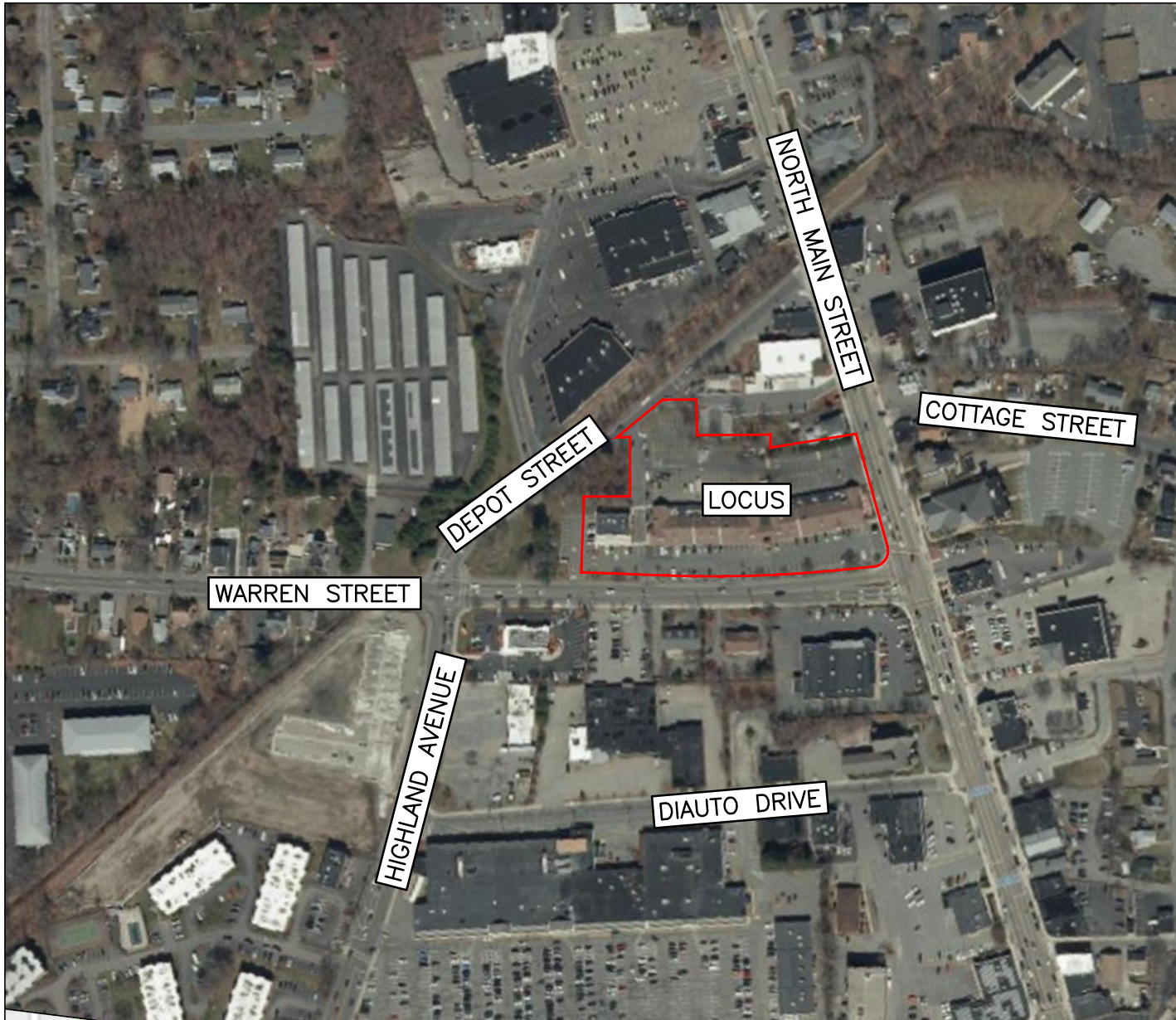
I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said ordinances,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



 Applicant

2022-10-07

 Date



NOTE: IMAGE OBTAINED FROM MASS MAPPER ON 8/08/2022.



APPLICANT/OWNER:

HARBORNE BANK
70 OAK STREET
BROCKTON, MA 02303

PROJECT:

**PROPOSED REMOTE DRIVE-UP
TELLER TRANSFER UNIT
RANDOLPH, MA**

PROJECT NO.	2233-02	DATE:	10/07/2022
SCALE:	1" = 300'	DWG. NAME:	C2233-02
DESIGNED BY:	BR	CHECKED BY:	PLC

PREPARED BY:



**ALLEN & MAJOR
ASSOCIATES, INC.**

civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
www.allenmajor.com

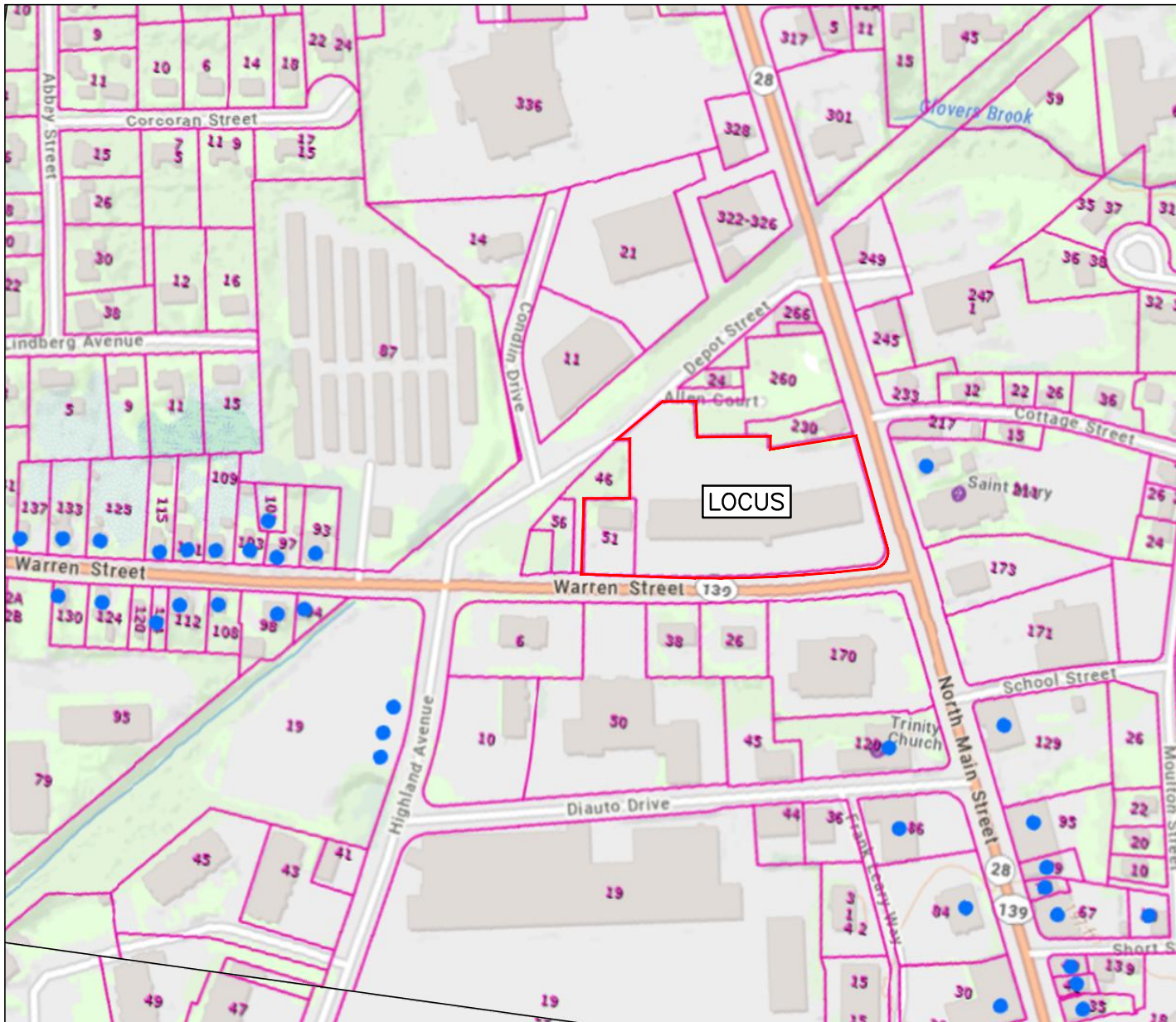
10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309

WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:	SHEET No.
AERIAL MAP	1

Copyright © 2022 Allen & Major Associates, Inc.
All Rights Reserved.



NOTE: IMAGE OBTAINED FROM MASS MAPPER ON 8/08/2022.



APPLICANT/OWNER:

HARBORNE BANK
70 OAK STREET
BROCKTON, MA 02303

PROJECT:

**PROPOSED REMOTE DRIVE-UP
TELLER TRANSFER UNIT
RANDOLPH, MA**

PROJECT NO. 2233-02 **DATE:** 10/07/2022

SCALE: 1" = 300' **DWG. NAME:** C2233-02

DESIGNED BY: BR **CHECKED BY:** PLC

PREPARED BY:



**ALLEN & MAJOR
ASSOCIATES, INC.**

civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
www.allenmajor.com

10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309

WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

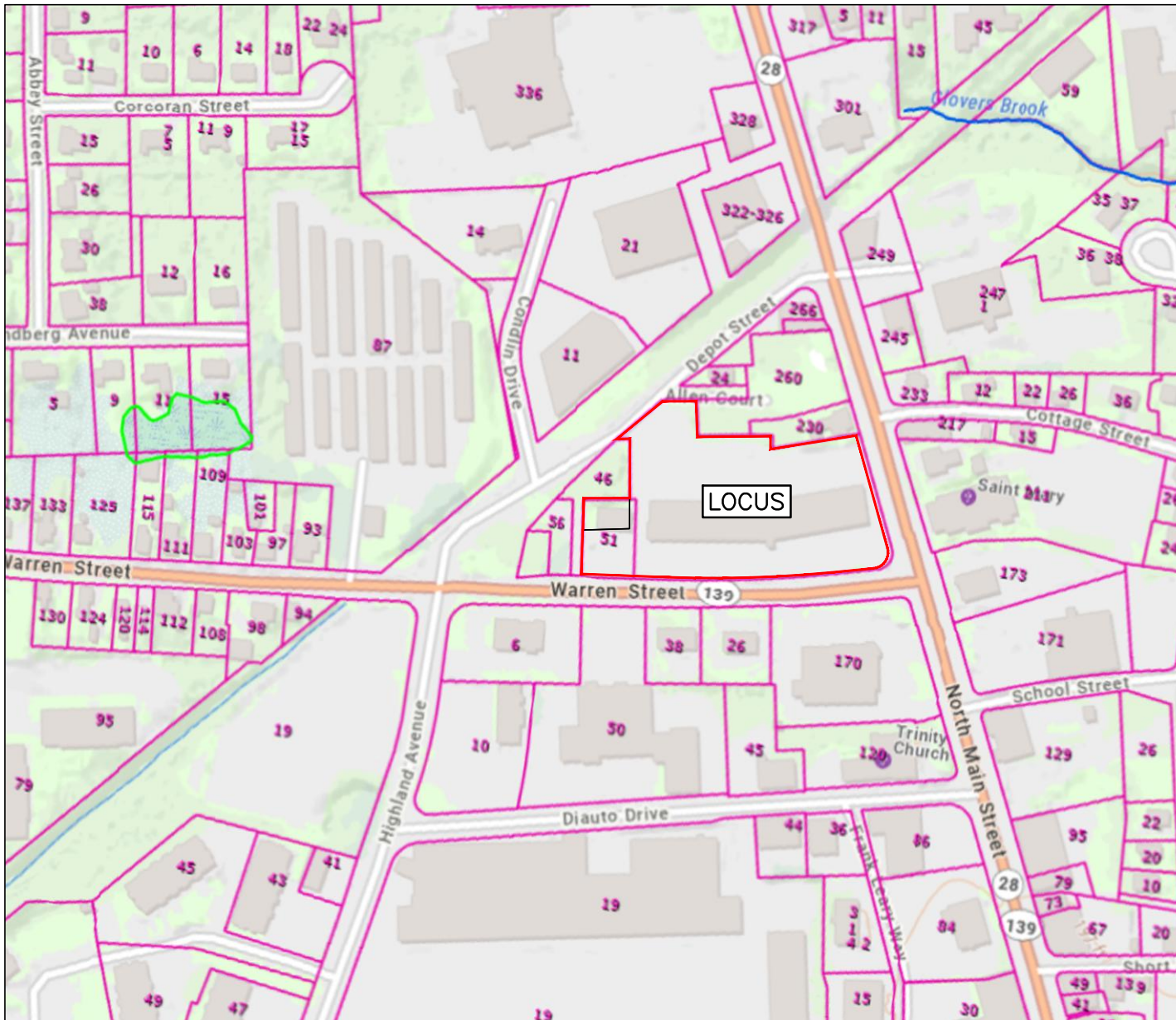
DRAWING TITLE:

HISTORIC SITE MAP

SHEET No.

2

Copyright © 2022 Allen & Major Associates, Inc.
All Rights Reserved.



NOTE: IMAGE OBTAINED FROM MASS MAPPER ON 8/08/2022. THERE ARE NO NATURAL HERITAGE & ENDANGERED SPECIES (NHESP) WITHIN 1 MILE RADIUS OF THE SITE



APPLICANT/OWNER:

HARBORONE BANK
70 OAK STREET
BROCKTON, MA 02303

PROJECT:

**PROPOSED REMOTE DRIVE-UP
TELLER TRANSFER UNIT
RANDOLPH, MA**

PROJECT NO. 2233-02 **DATE:** 10/07/2022

SCALE: 1" = 300' **DWG. NAME:** C2233-02

DESIGNED BY: BR **CHECKED BY:** PLC

PREPARED BY:



**ALLEN & MAJOR
ASSOCIATES, INC.**

civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:

NHESP & WETLAND MAP

SHEET No.

3

Copyright © 2022 Allen & Major Associates, Inc.
All Rights Reserved.

ZONING SUMMARY CHART CRAWFORD SQUARE BUSINESS DISTRICT (CSBD)			
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5000 SF	149,037	149,037
MINIMUM LOT FRONTAGE	25'	787'	787'
MINIMUM FRONT SETBACK	15'	59'	59'
MINIMUM SIDE SETBACK	0'	30'	30'
MINIMUM REAR SETBACK	15'	96'	96'
BUILDING HEIGHT	3 STORIES	1 STORY	1 STORY
BUILDING COVERAGE (A)	60%	17%	17%
IMPERVIOUS COVERAGE (B)	30%	75.1%	74.7%
OPEN SPACE	10%	7.9	8.3%
MAXIMUM COVERAGE (A+B)	90%	98%	98%
FRONT YARD SETBACK	15'	58.9'	58.9'
REAR YARD SETBACK	15'	96.3'	96.3'

PARKING & LOADING REQUIREMENTS		
PARKING USE	REQUIRED	PROVIDED
COMMERCIAL/BUSINESS (1 PER 200 SF)	17,950/200=90	93 SPACES
EATING/DRINKING (1 PER 2 SEATS)	164/2=82	100 SPACES
TOTAL	148	190 SPACES

SIGN TABLE			
REGULATORY DESCRIPTION	SIGN	SIZE	MOUNTING HEIGHT
R1-1		30" x 30"	7' - 0"

LEGEND	
PROP. PROPERTY LINE	---
SIGN	+
BUILDING	[Hatched Box]
CURB	[Hatched Line]
SIDEWALK	[Hatched Area]
TRAFFIC ARROWS	[Arrow Symbols]
PARKING STRIPING	[Striping Symbols]
SETBACK LINE	---
PARKING COUNT	⓪
CHAIN LINK FENCE	-x-x-
ELEC/TELE/CABLE CONDUIT	-E-T-C-
SEWER LINE	---
GAS LINE	---GAS---
TRANSMISSION TUBE	---

LEGEND	
SHRUBS	⊙
GRASSES	⊙
PERENNIALS	[Hatched Box]

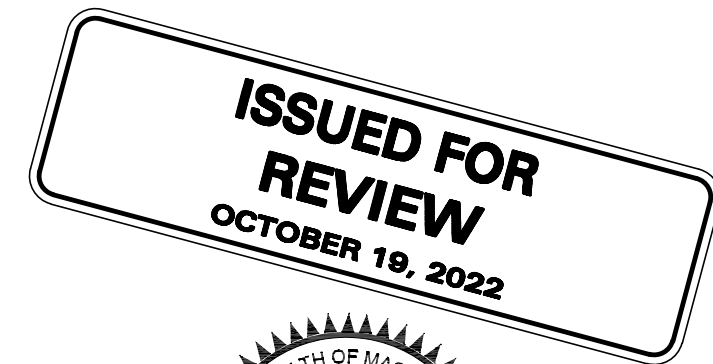
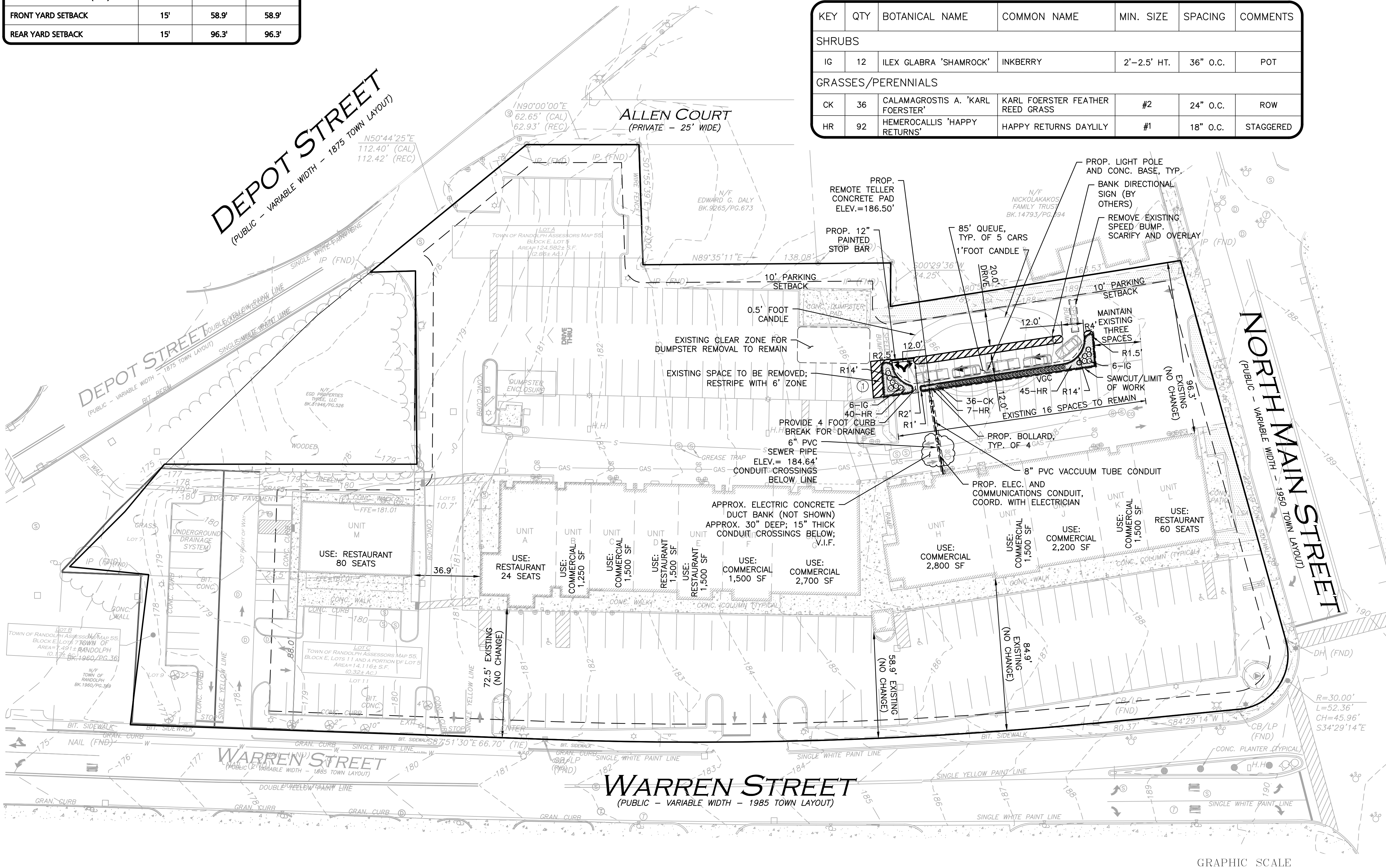
NOTES:

1. TOPOGRAPHIC INFORMATION & EXISTING SITE FEATURES WERE OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES, INC. AND SHOWN ON A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY" PREPARED FOR RUBICON REAL ESTATE HOLDINGS DATED JUNE 12, 2015. INFORMATION SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. THE SITE IS LOCATED WITHIN THE CRAWFORD SQUARE BUSINESS ZONING DISTRICT.
2. 15 STANDARD PARKING SPACES HAVE BEEN LOST WITH THE ADDITION OF THE REMOTE DRIVE-UP TELLER TRANSFER UNIT.
3. THE PLAN PRESENTS THE ADDITION OF ±495 SQUARE FEET OF GREEN SPACE.



PLANTING SCHEDULE - SHRUBS & PERENNIALS

KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
SHRUBS						
IG	12	ILEX GLABRA 'SHAMROCK'	INKBERRY	2'-2.5' HT.	36" O.C.	POT
GRASSES/PERENNIALS						
CK	36	CALAMAGROSTIS A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#2	24" O.C.	ROW
HR	92	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1	18" O.C.	STAGGERED



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
-----	------	-------------

APPLICANT/OWNER:

HARBORONE BANK
70 OAK STREET
BROCKTON, MA 02303

PROJECT: **PROPOSED REMOTE
DRIVE-UP TELLER
TRANSFER UNIT
RANDOLPH, MA**

PROJECT NO. 2233-02 DATE: 10-19-2022

SCALE: 1" = 30' DWG. NAME: C-2233-02

DESIGNED BY: BR CHECKED BY: PLC

PREPARED BY:



**ALLEN & MAJOR
ASSOCIATES, INC.**

civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

10 MAIN STREET
LAKEVILLE MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: SHEET NO.

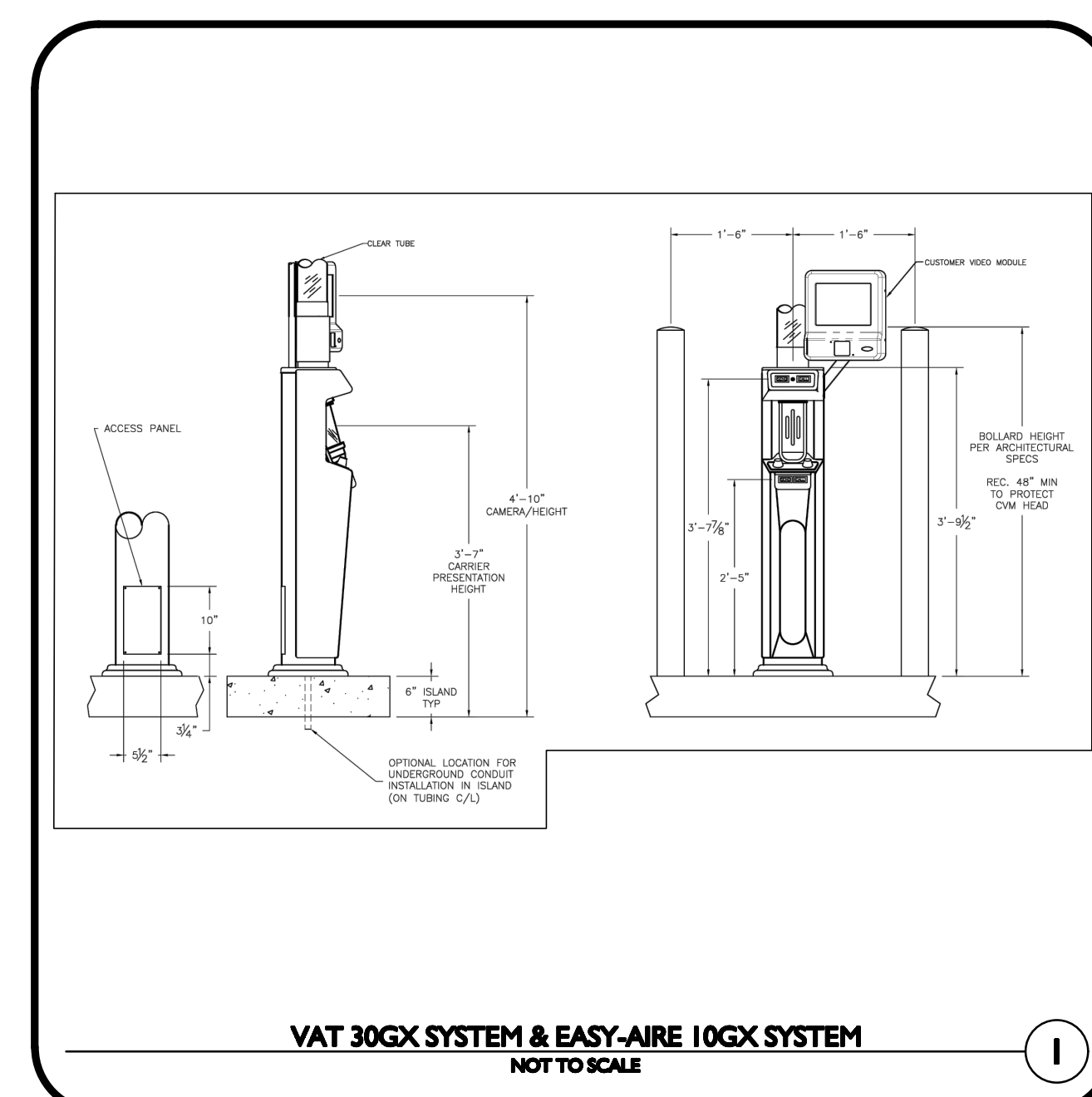
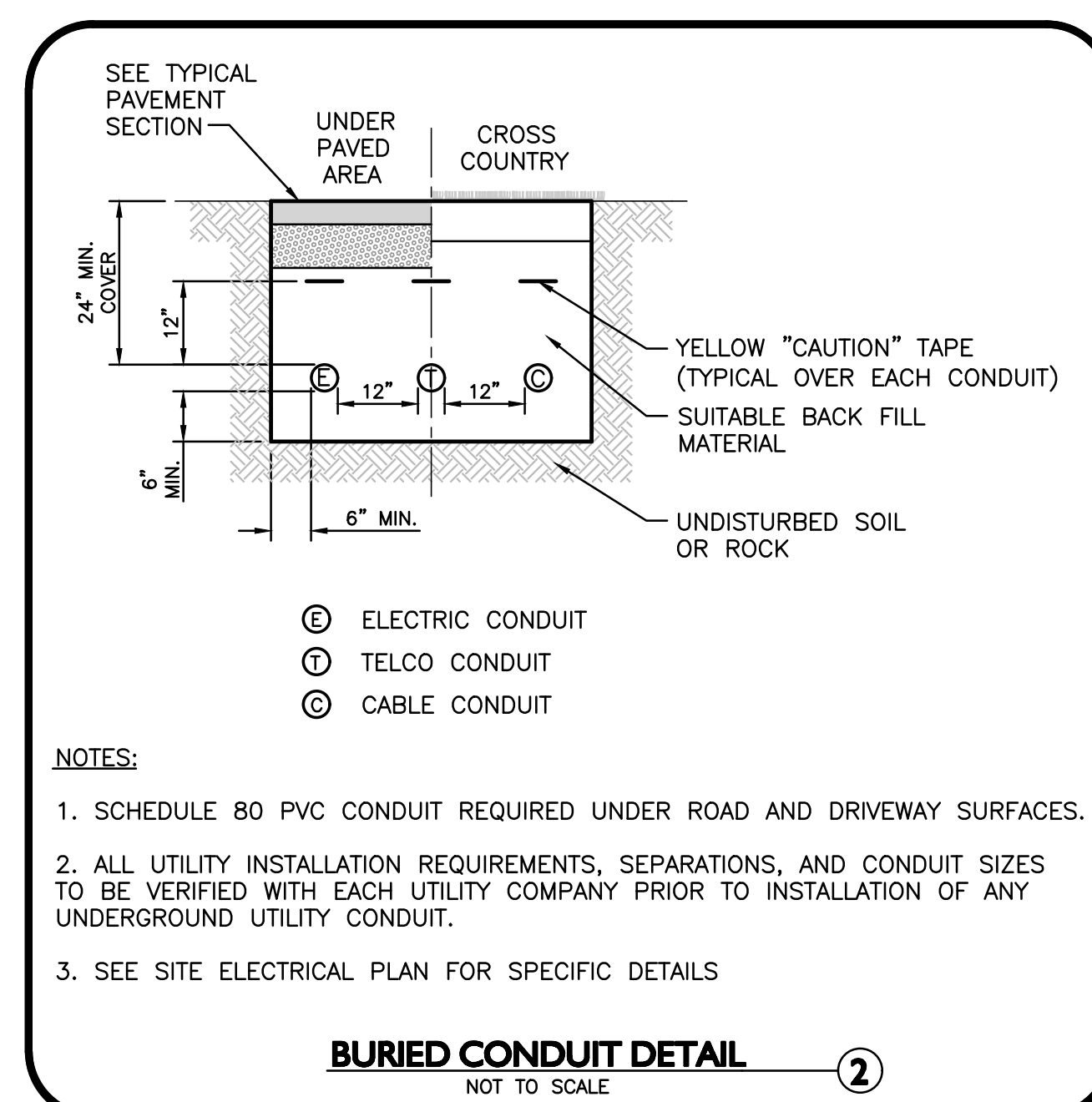
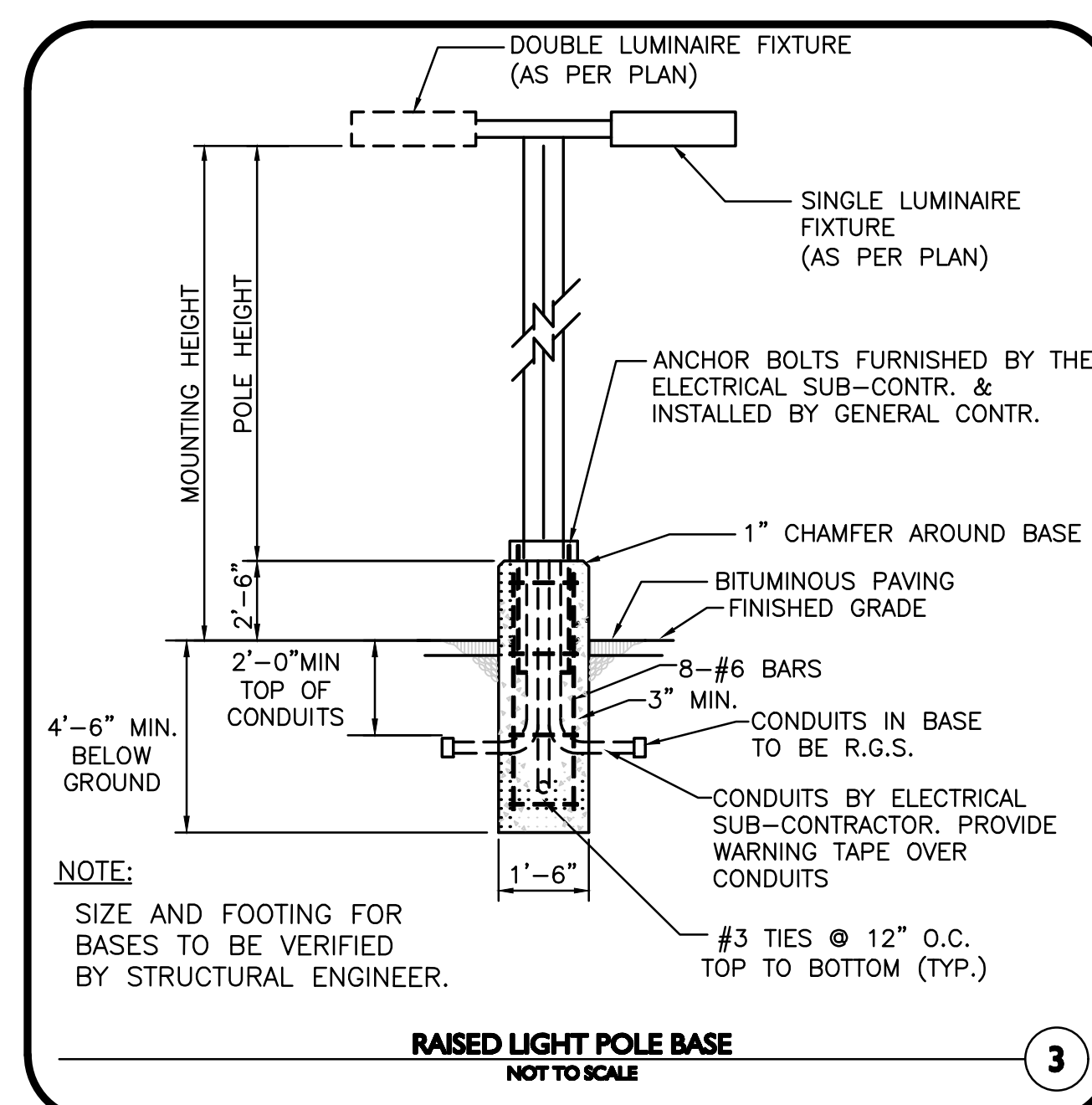
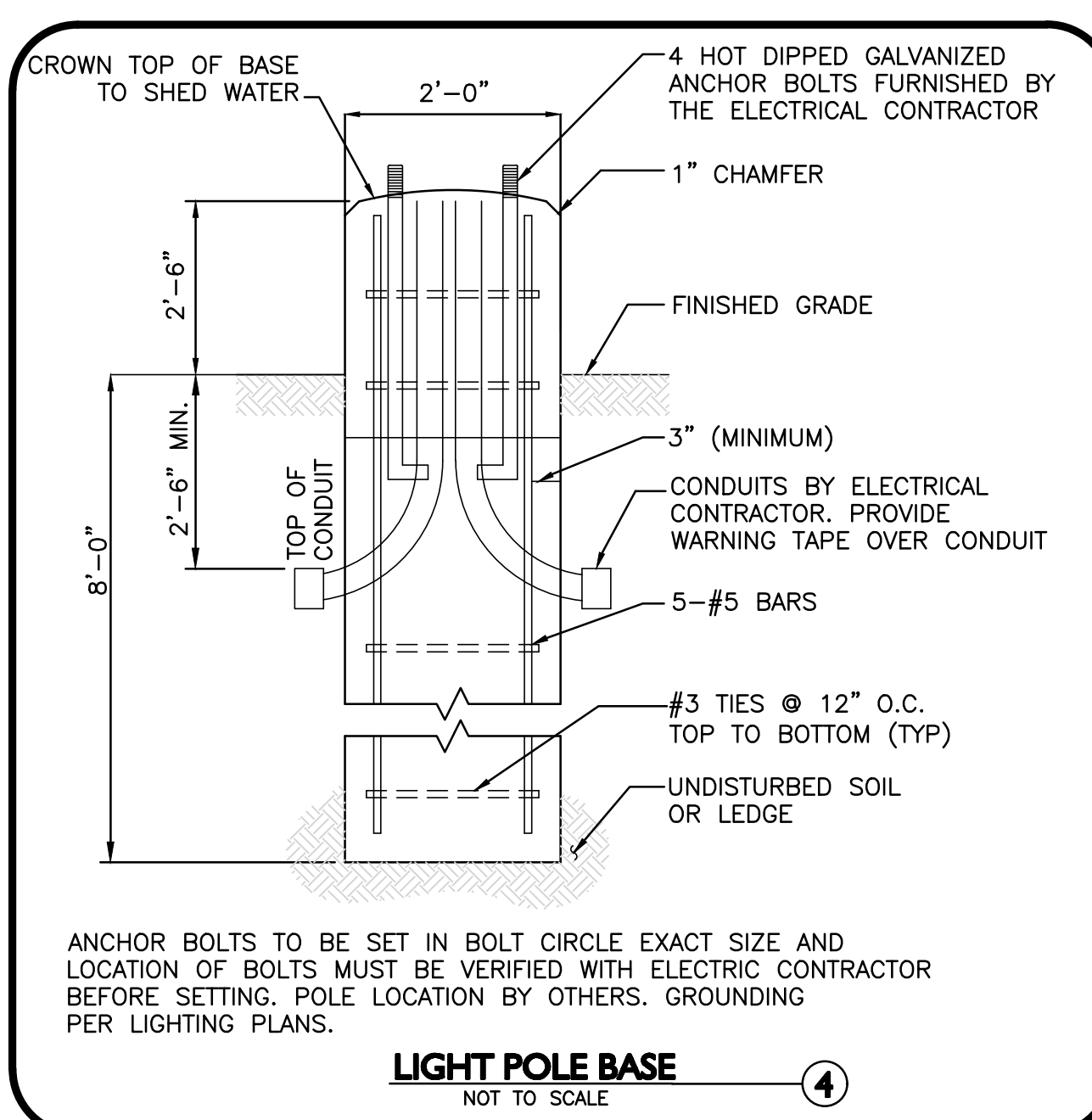
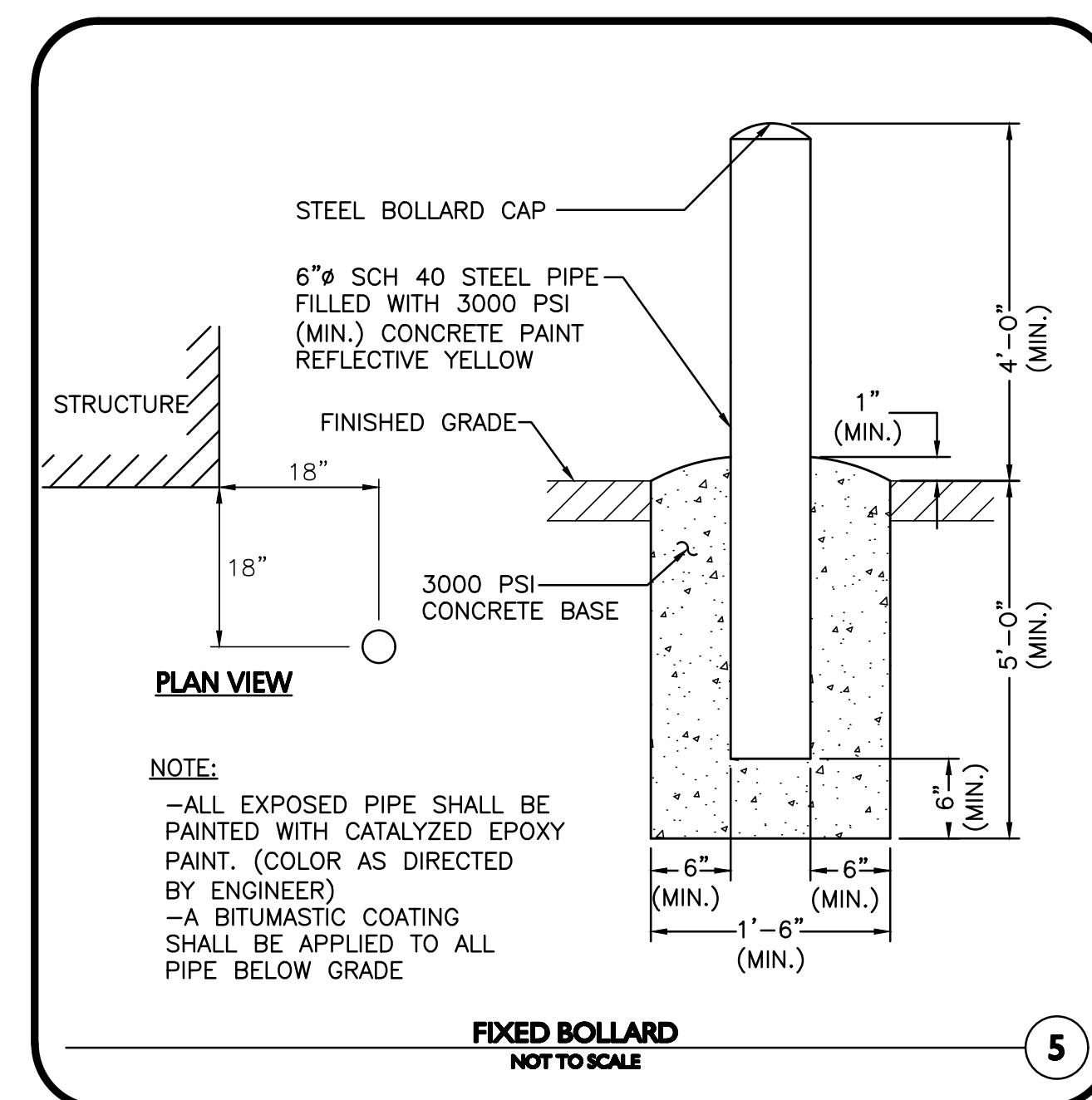
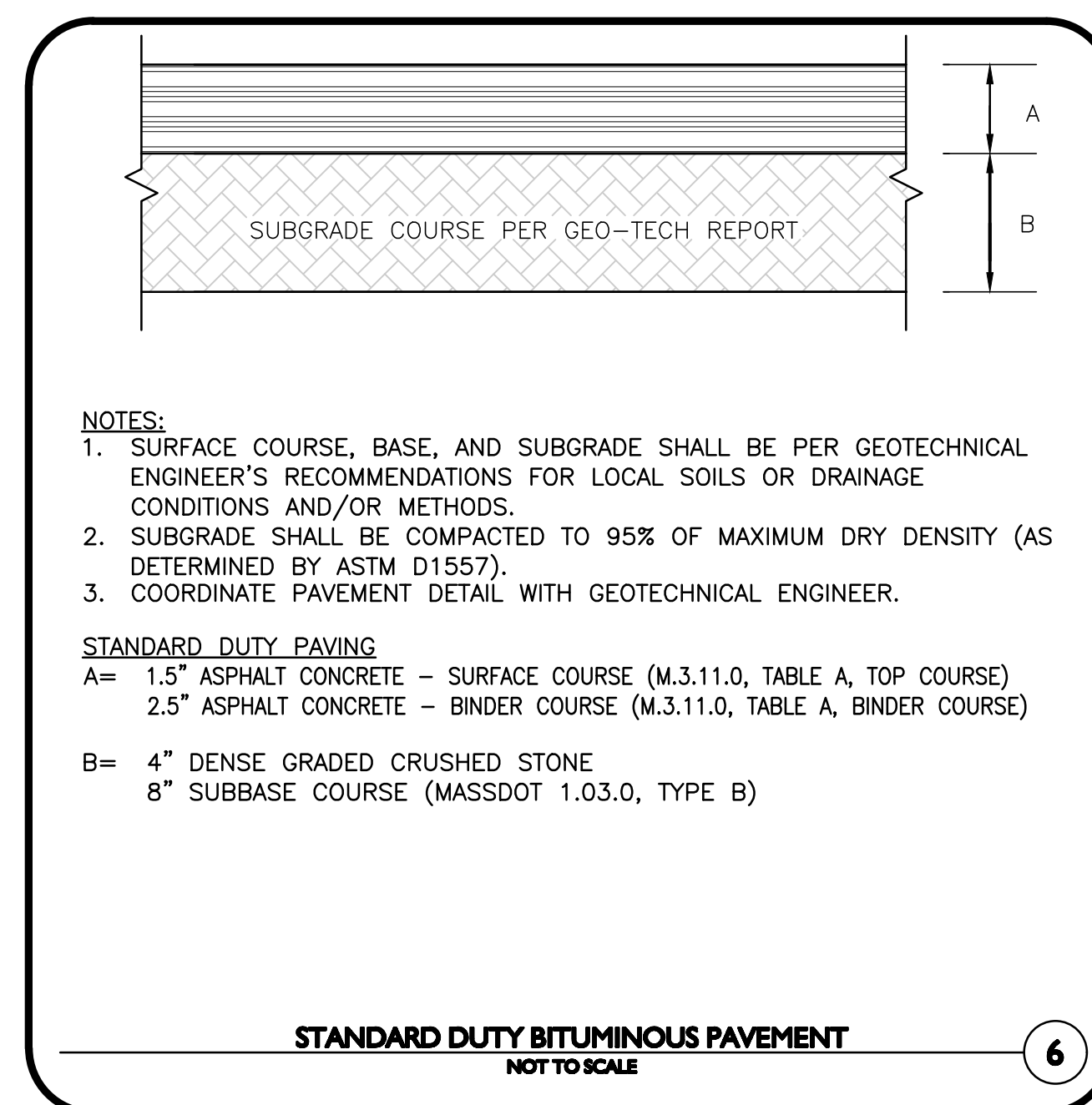
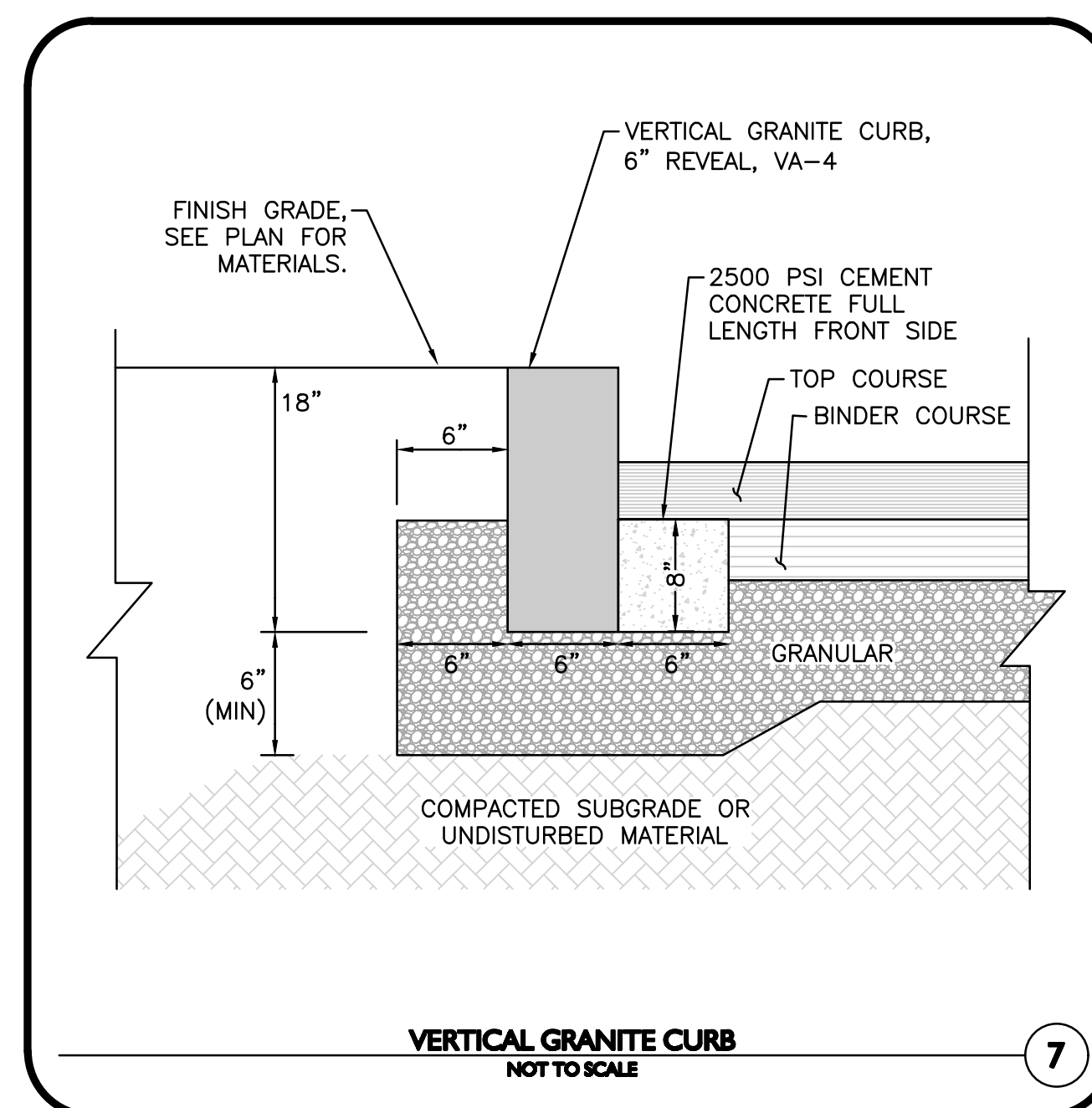
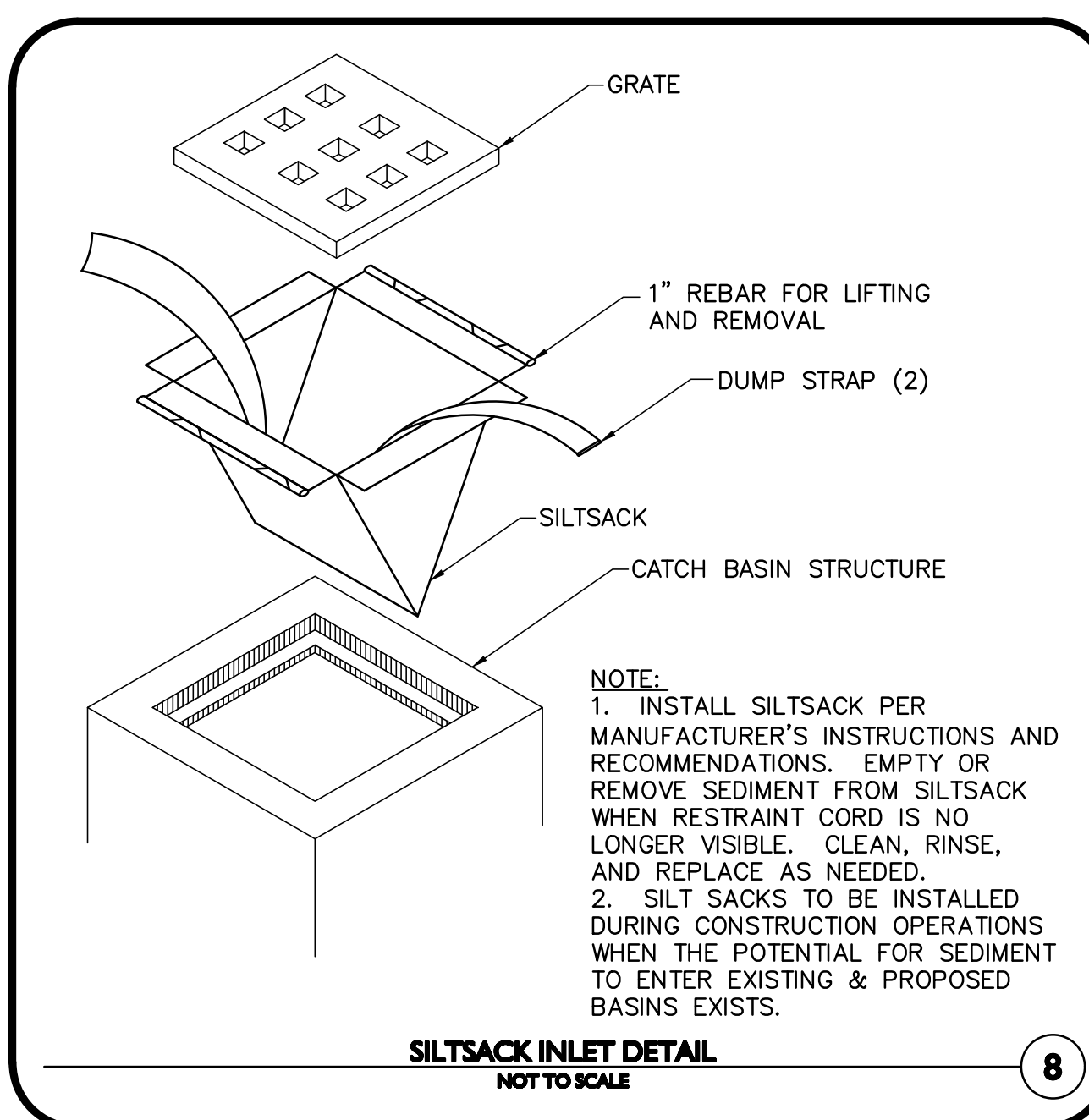
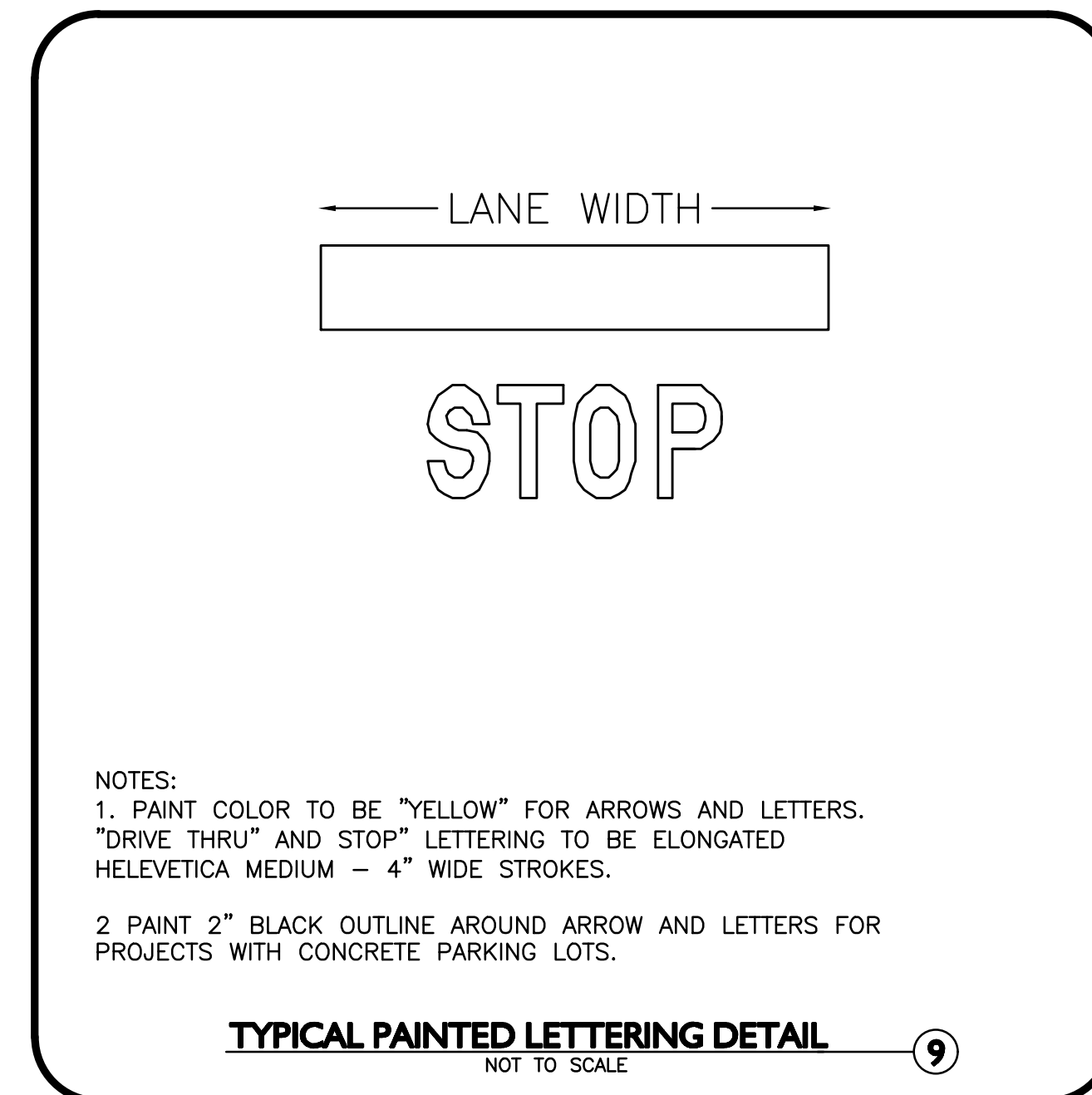
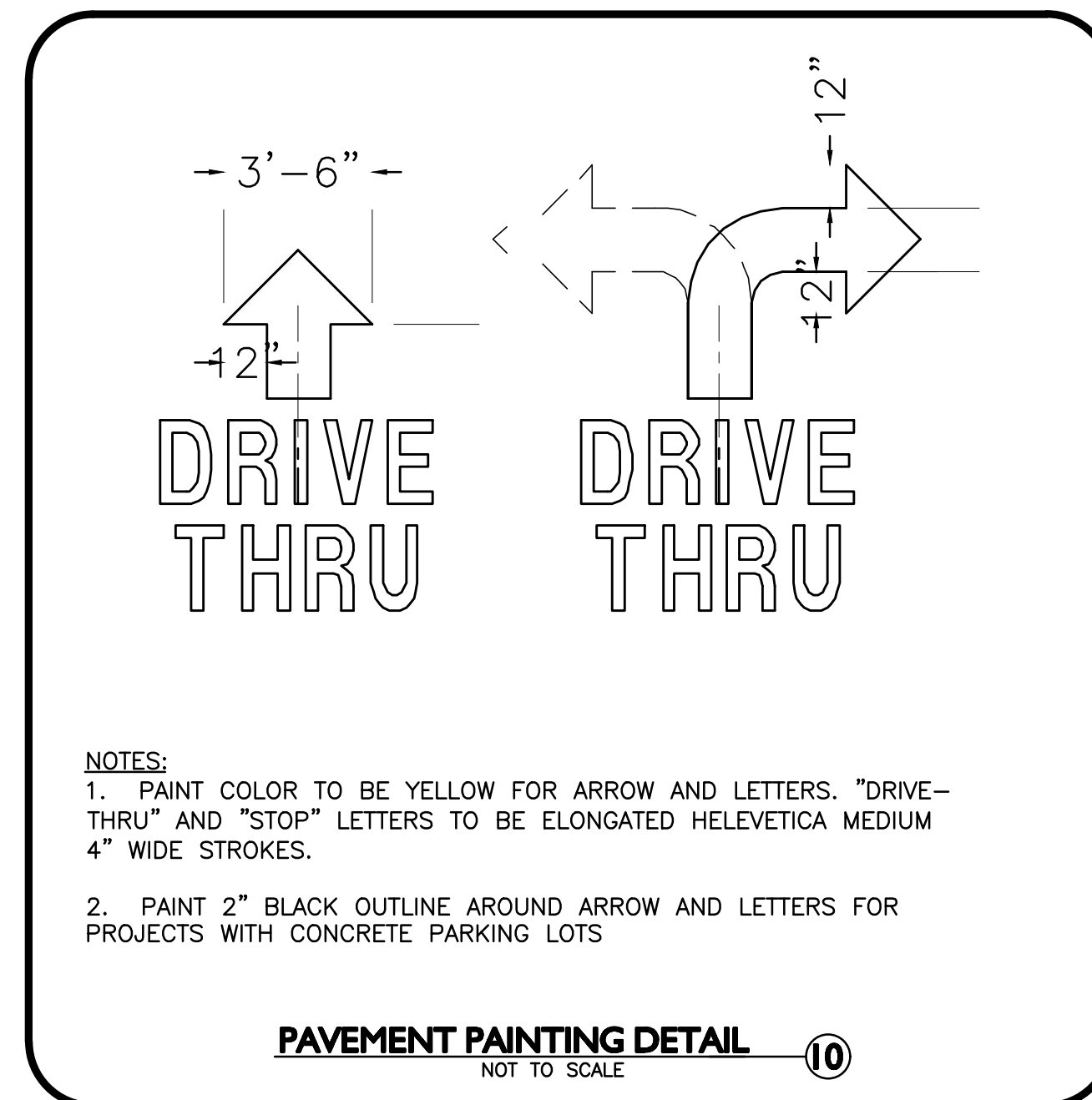
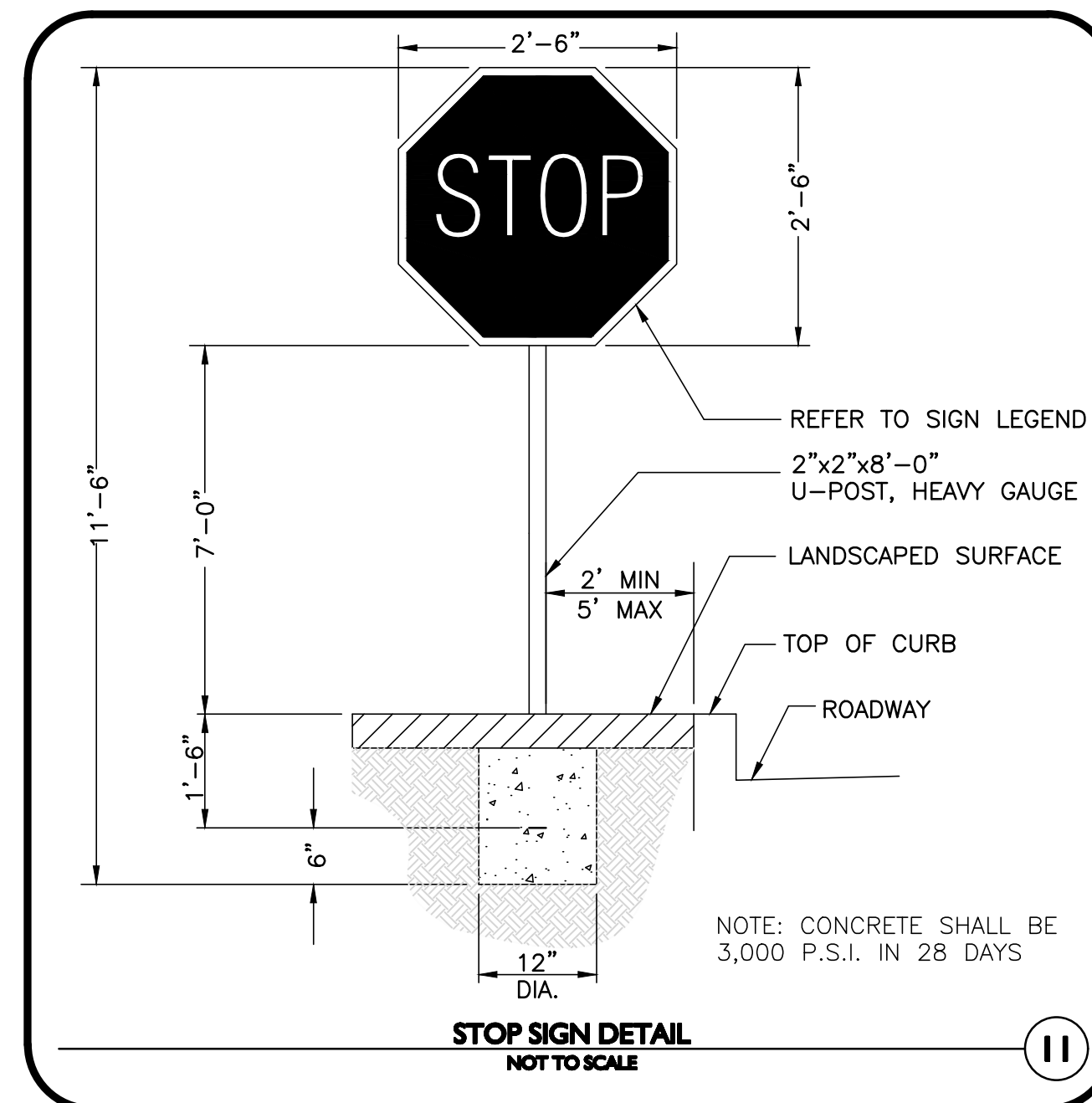
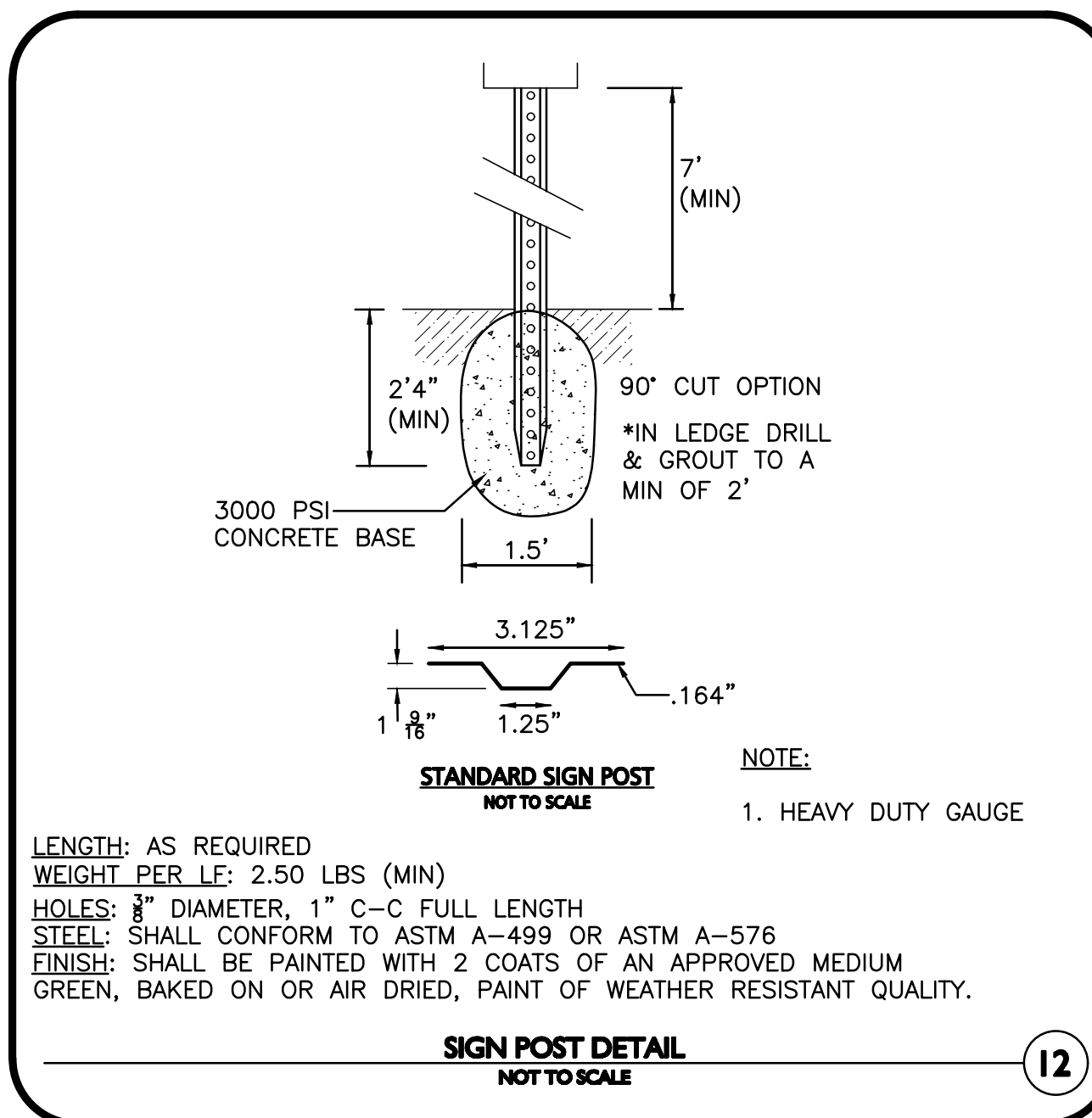
LAYOUT & MATERIALS PLAN C-102

Copyright © 2022 Allen & Major Associates, Inc.
All Rights Reserved

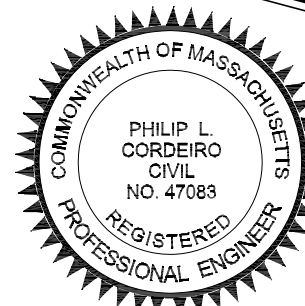
DIG SAFE




BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233



**ISSUED FOR
REVIEW**
OCTOBER 19, 2022




 Digitally signed by Philip Cordeiro
 Date: 2022.10.21 12:36:14-04'00'
 PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
-----	------	-------------

APPLICANT\OWNER:

HARBORONE BANK
70 OAK STREET
BROCKTON, MA 02303

PROJECT: PROPOSED REMOTE
DRIVE-UP TELLER
TRANSFER UNIT
RANDOLPH, MA

PROJECT NO.	2233-02	DATE:	10-19-2022
-------------	---------	-------	------------

SCALE: AS SHOWN DWG. NAME: C-2233-02

DESIGNED BY: BR CHECKED BY: PLC

PREPARED BY:



ALLEN & MAJOR
ASSOCIATES, INC.
civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
www.allenmajor.com

WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:	SHEET No.
----------------	-----------

DETAILS	C-501
---------	-------

Copyright © 2022 Allen & Major Associates, Inc.
All Rights Reserved.