

## 2017 COMPREHENSIVE MASTER PLAN IMPLEMENTATION GRID

LAND USE		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
<b>Master Plan Task</b>							
LU1	Review and update zoning to encourage mixed-use and strategic commercial development.	PLANNING BOARD Town Council	X				
LU2	Update the current design review regulations to enhance design guidelines and extend design review to more types of development.	PLANNING BOARD Town Council	X				
LU3	Identify and market priority sites to attract new development.	Planning Dept.	X				
LU4	Clearly “brand” and promote the Crawford Square area as the Town Center.	PLANNING BOARD Town Council	X				
LU5	Continue working to protect open space resources through investment, reforestation, zoning, and design review regulations.	PLANNING BOARD Town Council				X	
LU6	Promote sustainable land use and development practices.	PLANNING BOARD Town Council	X				
LU7	Provide for the mitigation of negative impacts associated with development through developer’s contributions to the provision of new infrastructure, the creation of public amenities, or user fees.	PLANNING BOARD Town Council	X				

ECONOMIC DEVELOPMENT		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
Master Plan Task							
ED1	Produce marketing and promotional materials and events.	Planning		X			
ED2	Facilitate broader outreach to the business community	Planning Chamber of Commerce		X			
ED3	Provide developers and owners of vacant and underutilized properties with information and guidance through town regulations and ordinances to guide appropriate development of these parcels.	PLANNING BOARD Planning Dept	X				
ED4	Develop curriculum and workshops to assist businesses with parcel development.	Planning Dept Chamber of Commerce		X			
ED5	Engage the local business community	Planning Dept Chamber of Commerce		X			
ED6	Identify areas in the town that are appropriate for employers of Professional and Technical Services and Accommodation and Food Services.	PLANNING BOARD Planning Dept Chamber of Commerce		X			
ED7	Market under-utilized parcels for mixed use, including the development of medical office space.	PLANNING BOARD Planning Dept Town Council		X			
ED8	Use results of the retail gap analysis described herein to promote retail development in target areas.	PLANNING BOARD Planning Dept Chamber of Commerce		X			

HOUSING		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
Master Plan Task							
H1	Increase affordable housing availability in appropriate locations to ensure the needs of current and future residents are met.	Planning Dept Housing Authority		X			
H2	Preserve, maintain, and upgrade existing affordable housing units.	Housing Authority				X	
H3	Promote homeownership throughout the town.	Housing Authority				X	
H4	Expand the mix of housing choices throughout town for a range of incomes, ages, and family types.	PLANNING BOARD Planning Department Town Council		x			4/26/22 – discussion by the Board to research opportunities bearing in mind potential affect of MBTA communities zoning requirements to be enacted by December 2023. Also notes that zoning has been updated to permit “tiny house” development to scale down sizes. Includes a bonus density when a developer includes affordable units.

OPEN SPACE AND RECREATION		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
Master Plan Task							
OSR1	Continue the protection of existing open space parcels and acquire new lands.	PLANNING BOARD ConCom Planning Dept Town Council				X	3/22/22 PB to incorporate protection of green space, where feasible, in review of all development proposals. Will research cluster development and open space design regulations to determine if they can be incorporated in Randolph regulations
OSR2	Preserve and maintain sufficient habitats for native plant and wildlife species.	PLANNING BOARD ConCom Planning Dept Town Council				X	3/22/22 Planner to ensure native pollinator species are included with the recommended landscaping plant listing made available to developers. Need to find a way to incorporate it in a checklist of items reviewed. -incorporate question about rare/endangered habitat and species check on applications -incorporate requirement to address impacts in the Development Impact Statement
OSR3	Create multi-modal links between open space and recreation areas.	Recreation DPW Conservation Planning		X			3/22/22 – Planner provided list of Conservation parcels to the MPIC and to Conservation. Requested to send to Planning Board  4/28/22 – Complete Streets policy/participation in development with BETA Engineering and DPW. To go before TC for approval. Identification of 15+ projects some of which would address this
OSR4	Improve public access at and within land managed by the Conservation Commission.	ConCom Planning Dept	X				
OSR5	Continue working to protect open space resources through investment, reforestation, zoning, and design review regulations.	PLANNING BOARD Conservation Commission Planning Dept Town Council				X	3/22/22 – Research clear-cutting ordinances in the state to consider recommending updates to Randolph laws - Research potential of tree bank ordinance
OSR6	Maintain and provide sufficient active recreation facilities.	Recreation				X	
OSR7	Provide for the mitigation of negative impacts associated with development activities through impact fees to assist in the funding of open space and recreation oriented initiatives.	PLANNING BOARD ConCom Planning Dept Town Council		X			3/22/22 – This should be ONGOING and the PB should consider reasonable mitigation when impacts of development affect greenspace.

NATURAL AND CULTURAL RESOURCES		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
<b>Master Plan Task</b>							
NHC1	Continue working to preserve natural resources through the acquisition of vulnerable open space areas to protect them in perpetuity.	PLANNING BOARD ConCom Planning Dept Town Council				X	4/14/22 - (see OSR1)
NHC2	<p>Review Town ordinances to consider impact of zoning and other regulations on historic properties to introduce coordinating measures, such as:</p> <ul style="list-style-type: none"> <li>Monitor impact of Site Plan and Design Review process on historic resources.</li> <li>Amend Residential District Setback Provision, Section 200-28. A (2), and allow for relief from strict adherence to the 25' setback to match the setback of adjacent historic houses.</li> <li>Notify the Historical Commission of buildings 50 years old or older that are cited under Chapter 83, Security and Maintenance of Abandoned and/or Dilapidated Buildings.</li> </ul>	Historic Commission PLANNING BOARD Planning Dept Town Council		X			<p>4/14/22 – Board suggests joint meeting with Historic Commission to determine a collective approach to any potential zoning amendments. Board suggests adjusting the project checklist for site plan development to include a confirmation that a parcel (or neighboring parcels) are not historic in nature. Tony Plizga to suggest language to amend 200-28A to provide setback relief when abutting historic structures are affected.</p> <p>4/26/22 – M. Tyler reached out to the chair of the Historic Commission asking for a joint meeting. Waiting on their calendar.</p>
NHC3	Change threshold of Demolition Delay Ordinance to the national standard of 50 years old or older, and extend the delay period to nine months or more.	Historic Commission PLANNING BOARD Planning Dept Town Council		X			<p>4/14/22 – ask to meet with Historic Commission</p> <p>4/26/22 – M.Tyler reached out to chair of Historic Commission asking for a joint meeting. Waiting on their calendar.</p>
NHC4	Expand availability of HRI documents by including links to them on the Town's webpage.	Historic Commission Planning Dept	X				
NHC5	Add historic designations to online GIS.	Historic Commission Planning Department	COMPLETED 2021				

NHC6	Establish a History Room in the Turner Free Library to provide better access to historic material about Randolph.	Historic Commission Library		X			
NHC7	Restart historic marker program, and establish historic street signage program.	Historic Commission		X			
NHC8	Encourage the use of historic properties as economic development tools by using state and federal Historic Rehabilitation Tax Credits.	Historic Commission Planning Department		X			
NHC9	Work with Preservation Massachusetts to utilize their Circuit Rider Program.	Historic Commission Planning Department		X			
NHC10	Take advantage of all funding sources for historic preservation, including: <ul style="list-style-type: none"><li>• Massachusetts Preservation Projects Fund</li><li>• Massachusetts Historical Commission Survey and Planning Grants</li><li>• CPA Funds</li><li>• Preservation Massachusetts Predevelopment Loan Fund</li><li>• The MCC</li></ul>	Historic Commission Planning Department Mass Cultural Council		X			

SERVICES AND FACILITIES		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
Master Plan Task							
SF1	Prioritize allocation from the local budget towards improving aged utilities and educational facilities.	DPW Town Council	X				
SF2	Assess the needs for upgrades to school facilities on a regular basis.	DPW RPS				X	
SF3	Provide access to areas and amenities of all schools’ building interior, including ADA-accessible restrooms, elevators, drinking fountains, and parking.	RPS	X				
SF4	Review the needs of residents to ensure programs that are offered by the Town reflects the needs and interests of all Randolph residents.	Town Manager				X	
SF5	Centralize social services information at one location to make it easier for residents and visitors to get the information they need.	DPW Health Dept Planning Dept Town Manager		X			
SF6	Replace the Randolph-Holbrook Treatment Plant.	DPW	IN PROGRESS				
SF7	Complete the cleaning and lining of the water mains.	DPW	X				
SF8	Provide new 8-Inch water mains.	DPW	X				
SF9	Increase fire flow protection.	DPW	X				
SF10	Remove sump pumps from the sewer system.	DPW	X				
SF11	Continue inflow/infiltration detection and removal.	DPW				X	
SF12	Educate the public about proper disposal of grease and cleaning products.	DPW	X				

TRANSPORTATION		Primary Responsibility	Time Frame				NOTES
			Short	Medium	Long	Ongoing	
Master Plan Task							
T1	Decrease congestion along roads that are operating at an unacceptable level.	DPW Planning Dept		X			4/28/22 – Complete Streets policy/participation in development with BETA Engineering and DPW. To go before TC for approval. Identification of 15+ projects some of which would address this
T2	Make changes to parking policy to organize the public parking supply to be more efficient and reflect current demand.	DPW	X				
T3	Increase pedestrian and bicyclist safety.	Planning Dept DPW	X				4/28/22 – Complete Streets policy/participation in development with BETA Engineering and DPW. To go before TC for approval. Identification of 15+ projects some of which would address this
T4	Expand viable transit options for all Randolph residents and employees.	DPW		X			
T5	Develop local capacity to address transportation and circulation needs on an ongoing basis.	DPW Planning Dept Town Manager		X			