



PLANNING BOARD

Report to Town Council

Order: 2026-069

Petitioner: Planning Board

Date referred: July 27, 2026

Date hearing opened: September 22, 2026

Date hearing closed: September 22, 2026

Date of report: September 23, 2026

PETITION

Amend Chapter 200 of the General Code of the Town of Randolph, concerning Assisted Living and Independent Living Facilities pursuant to M.G.L. chapter 40A, Section 5.

BACKGROUND

The Randolph zoning ordinance contains limited guidance on the development of assisted living facilities and is silent on independent living facilities. This proposed ordinance provides such guidance and regulations to ensure locations can safely handle higher demands for emergency services, specialized parking, accessible sidewalks, and staff traffic. As senior living housing is often developed at a different scale than that of medium to low-density single-family housing developments targeted at families, a zoning ordinance will assist decisions to ensure that it is not out of character with the surrounding communities. Including provisions within zoning districts for appropriate lot sizes, setbacks, landscaping/buffering standards, pedestrian amenities, and functional open space to create a balanced community.

- **Independent Living:** Designed for self-sufficient adults who handle their own daily tasks, medications, and routines. Offers convenience features like social events, fitness centers, housekeeping, and scheduled transportation. Units usually feature full-sized kitchens.
- **Assisted Living:** Provides hands-on help with activities of daily living (ADLs), such as bathing, dressing, grooming, and managing medications. Includes round-the-clock staff, personalized care plans, health monitoring, and all meals provided in a communal dining room. Units typically have kitchenettes rather than full kitchens.

AMENDMENTS TO ORDINANCE(S)

This order proposes to create a new section of Article 9 Special Regulations in the Zoning Ordinance that regulates the requirements and approvals for the construction of Assisted Living and Independent Living facilities.

RECOMMENDATION

The Planning Board voted 4-0-0 to **RECOMMEND** adoption **WITH AMENDMENTS**.

The Board recommends **AMENDING** section 4.6 Table of Uses, section 11.2.D(2)(j) and section 9.10.M(5) as specified in an attachment to this report.

DISCUSSION

The proposed ordinance advances the goals of the Comprehensive Master Plan of 2000 and 2017 to provide a range of housing opportunities. Assisted living and independent living provide opportunities for development that supports these goals. Further, there is no requirement in the existing zoning for any such housing to be provided as affordable units that would qualify for inclusion in the subsidized housing inventory (SHI) and move Randolph toward “safe harbor” from a chapter 40B development. Given that residents needing assisted living likely qualify as low-to-moderate income, this ordinance ensures the provisions of affordable housing are incorporated into the zoning will help Randolph comply with chapter 40B.

Finally, the Board recommends that the Planning Board has the specific skill set to evaluate site plans including drainage, grading, road development and other site plan items and, as such, should be the special permit granting authority.

Amendments for 2026-069

1. Amend section 4.6 Table of Uses

Use Category	CSBD	NRBD	WCBD	BD	BP	OSBD	BRHD	GBHD	ID	SFD	RHDD	RMDD	RMFD
Assisted living facility	—	~~SPTC~~ SPPB	~~SPTC~~ SPPB	—	~~SPTC~~ ---	—	~~SPTC~~ SPPB	~~SPTC~~ SPPB	~~SPTC~~ SPPB	—	—	—	~~—~~ SPPB
Independent Living	---	SPPB	SPPB	---	---	---	SPPB	SPPB	SPPB	---	---	---	SPPB

2. Amend section 11.2.D (2) (j) Rehabilitation facility or assisted-living facility. By deleting the words "~~ASSISTED LIVING FACILITY~~" in the title AND in the first sentence "The Town Council, as the special permit granting authority, may, in its sole discretion, issue a special permit for a rehabilitation facility or assisted-living facility...." By deleting the words ~~OR ASSISTED LIVING FACILITY~~
3. Amend section 9.10.M(5) by deleting the word "~~may~~" and inserting the word "**shall**".
4. Amend section 9.10.M(5) by adding new section **h. Grading and drainage** and new section **i. Utilities**