Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday September 28, 2026 at 6:00 p.m.
Randolph Town Hall-Chapin Hall 2nd Floor
This is a hybrid meeting. The Public is invited to attend this meeting in person or remotely, by telephone or computer access.

Call to Order: Council President Ryan Egan called the meeting to order.

Roll Call – Council Members Present: Christos Alexopoulos (In-Person), Richard Brewer (In-Person), Natacha Clerger (Via Zoom), Ryan Egan (In-Person), Jesse Gordon (In-Person), Katrina Huff-Larmond (In-Person), Kevin O'Connell (In-Person), Brandon Thompson (In-Person). Katrina Huff-Larmond arrived after roll call.

Pledge of Allegiance: Pledge of Allegiance led by CouncilorAlexopoulos.

Moment of Silent Prayer: Moment of Silent Prayer held.

Approval of Meeting Minutes:

Motion: Vice President Brewer moved to approve the minutes of the Town Council meeting minutes of September 17, 2026. This motion was seconded by Councilor Alexopoulos.
Roll Call Vote: 6-0-1 (Abstention: Alexopoulos; Absent at Vote: Huff-Larmond; Absent: Burgess)
Motion passes.

Announcements from the President:
1. President Egan shared with the council an updated list of meeting dates for the remainder of the year.

Proclamations:
1. Hydrocephalus Awareness Month
    a. A proclamation was given to a resident who has a child with Hydrocephalus. This proclamation shared awareness of the medical condition.

Presentations: None

Public Hearings:
1. Council Order 2026-075: FY27 Randolph Community Preservation Projects
    a. This order was originally introduced on August 24th. During the September 14th meeting the Council Clerk read the advertisement into the record. This public hearing was continued from the

Town Council Meeting on September 14. There were no Public Comments since that portion of the hearing was closed during the September 14th meeting. Ron Lum, Chair of the Community Preservation Committee was present to discuss the proposed projects.

Councilor Huff-Larmond arrive to the meeting in person at 6:19PM

b. Councilor O'Connell asked clarifying questions on the proposed playground. President Egan stated there was a recent leadership meeting and the Town Council and School Administration has reached an agreement regarding the playground.
c. Councilor Huff-Larmond asked about Stetson Hall including the project with the door. This door has been sent out to be repaired.
d. Councilor Brewer asked Mr. Lum to share an update on the project at 217 Mill St (Violet Hills). Mr. Lum mentioned that a drafted schedule of payments has been created and the applicant will be opening an escrow account.

Motion: Vice President Brewer moved to approve the Council Order 2026-075. This motion was seconded by Councilor Clerger.
Roll Call Vote: 8-0-0 (Absent: Burgess)
Motion passes.

2. Council Order 2026-068: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To Amend Article 9 to Add A Provision Concerning Inclusionary Zoning
   a. President Egan opened the Public Hearing for Council Order 2026-068. The Town Council Clerk read the Public Hearing Notice into the record which was posted in the Boston Herald on September 12 and 19, 2026.
   b. Town Planner Michelle Tyler was present at the meeting to discuss Council Order 2026-068 and the following orders 2026-069 and 2026-070. These orders all have a component to help remain compliant without affordable housing units in town; which is to remain over 10%. Town Planner Tyler added that soon ADUs will count in the equation of housing units.
   c. President Egan opened the Public Comment portion of the Public Hearing. There were no in person or online comments. President Egan closed the Public Comments of the Public Hearing. President Egan then invited discussion by the Council.
   d. President Egan would like more time to review these zoning amendments. Councilor Clerger is in agreement with having more time to review.
   e. Councilor Gordon asked if it was true that a 40B project would be out of the town's control. Town Planner Tyler stated that is not completely true, adding that the safeguard is for the town to create a Housing Production Plan.
   f. Councilor Brewer asked if there was a way to have ADUs count as an affordable unit? Town Planner Tyler stated that the town can not control affordability on those units.
   g. Councilor Huff-Larmond thanked Town Planner Tyler for all her efforts with these zoning amendments. Councilor Huff-Larmond referenced State Ballot Question 7 which is related to housing. Town Planner Tyler mentioned that, if passed, question 7 could impact the number of housing units and the affordability of the units.

Motion: Councilor Clerger moved to send Council Order 2026-068 back to the Zoning and Ordinance Subcommittee. This motion failed for a lack of second.

h. Councilor O'Connell asked how this would affect new projects. Town Planner Tyler stated if passed any new projects would need to comply.

Motion: Councilor Egan moved to continue Council Order 2026-068 to October 5, 2026 at 6:15 PM. This motion was seconded by Councilor Clerger.
Roll Call Vote: 6-1-1 (Nays: Huff-Larmond, Abstention: Gordon; Absent: Burgess)
Motion passes.

3. Council Order 2026-069: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – Concerning Assisted and Independent Living
    a. President Egan opened the Public Hearing for Council Order 2026-069. The Town Council Clerk read the Public Hearing Notice into the record which was posted in the Boston Herald on September 12 and 19, 2026. Town Planner Michelle Tyler was present at the meeting to discuss Council Order 2026-069.
    b. President Egan opened the Public Comment portion of the Public Hearing. There were no in person or online comments. President Egan closed the Public Comments of the Public Hearing. President Egan then invited discussion by the Council.
    c. President Egan would like more time to review Council Order 2026-069.
    d. Councilor Gordon asked if group homes would be part of this amendment. Councilor Alexopoulos asked about nursing homes. Town Planner Tyler stated those are both not classified as part of this zoning amendment.
    e. Councilor Huff-Larmond asked about the age limit. Town Planner Tyler stated that there is no age limit.

Motion: Councilor Egan moved to continue Council Order 2026-069 to October 5, 2026 at 6:15 PM. This motion was seconded by Councilor Alexopoulos.
Roll Call Vote: 8-0-0 (Absent: Alexopoulos)
Motion passes.

4. Council Order 2026-070: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph –Concerning Mixed Use and Section 9.1 of the Ordinance
    a. President Egan opened the Public Hearing for Council Order 2026-070. The Town Council Clerk read the Public Hearing Notice into the record which was posted in the Boston Herald on September 12 and 19, 2026. Town Planner Michelle Tyler was present at the meeting to discuss Council Order 2026-070 and mentioned that this order would need to align with Council Order 2026-068.
    b. President Egan opened the Public Comment portion of the Public Hearing. There were no online comments.
    c. Joe Burke, 54 Hills Street: asked about how this would affect potential issues such as the ones the Rotenburg Center has faced.
    d. Marc James, Hemlock Dr: asked project specific questions on affordability, pricing and AMI ratios.
    e. President Egan closed the Public Comments of the Public Hearing. President Egan then invited discussion by the Council.
    f. President Egan would like more time to review Council Order 2026-070.
    g. Councilor Gordon asked if this would affect the overlay district.

h. President Egan asked who the Special Permit Granting Authority would be for these? Town Planner Tyler stated any development with 25 or more units would be Town Council and less than 25 units would be the Planning Board.

Motion: President Egan moved to continue Council Order 2026-070 to October 5, at 6:15 PM. This motion was seconded by Councilor Thompson.
Roll Call Vote: 8-0-0 (Absent: Burgess)
Motion passes.

5. Council Order 2026-083:Grant of Location to Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc. for new Joint or Identical Utility Pole Locations Within the Town of Randolph
    a. President Egan opened the Public Hearing for Council Order 2026-083. The Town Council Clerk read the Public Hearing Notice into the record which was posted in the Patriot Ledger on September 19, 2026. Jarad from National Grid was present to give an explanation of the pole location as well as answer any questions of the Council.
    b. President Egan opened the Public Comment portion of the Public Hearing. There were no in person or online comments. President Egan closed the Public Comments of the Public Hearing. President Egan then invited discussion by the Council. There were no comments by the Council.

Motion: Vice President Brewer moved to approve Council Order 2026-083. This motion was seconded by Councilor Huff-Larmond.
Roll Call Vote: 8-0-0 (Absent: Burgess)
Motion passes.

There were no more public comments. The public comments portion of the public hearing was closed. The Councilors were invited to comment or ask questions on the special permit application.

Public Comments

Council President Egan opened the public comments portion of the meeting.

1. Martha Fernandes, Spoke in opposition of Automatic License Plate Readers (ALPR). Ms. Fernandes also spoke against Council Order 2026-081 which continues the usage of ALPRs with attached fees for misuse.
2. Guerlince Semerzier, 60 Mill Street: Spoke about the Haitian Member of Commerce event that is taking place on October 30 at the Blue Hills Ballroom in Randolph.
3. Joe Burke, 54 Hills Street: asked if any remaining ARPA money could go toward the skating rink.

There were no more public comments.

Appointments:

1. Affordable Housing Committee
    a. This was withdrawn from this meeting and will be presented to the Council at a later date.

Motions, Orders, and Resolutions: None

Old/Unfinished Business: None

New Business:

1. Council Order 2026-084: Transfer of ARPA Funds Among Existing Projects
    a. Town Manager Howard introduced Council Order 2026-084 which is a transfer of ARPA funds between existing/approved projects. Town Manager Howard added that the projects need to be completed by December 31st in order to use ARPA funding.

Motion: Councilor Alexopoulos moved to approve Council Order 2026-084. This motion was seconded by Councilor Thompson.
Roll Call Vote: 8-0-0 (Absent: Burgess)
Motion passes.

2. Council Order 2026-085: Transfer from Water Stabilization Fund to Correct Clerical Error
    a. Town Manager Howard introduced Council Order 2026-085 which was to correct a clerical error. The correction to the error would move money back into the proper accounts.

Motion: CouncilorAlexopoulos moved to approve the Council Order 2026-085. This motion was seconded by Councilor Thompson.
Roll Call Vote: 8-0-0 (Absent: Burgess)
Motion passes.

3. Council Order 2026-086: Appropriation of Commonwealth Transportation Infrastructure Funds For Solar Powered Traffic/Radar Signs
    a. Town Manager Howard introduced this order which is to appropriate funds for solar powered traffic and radar signs. This is an appropriation so it requires two meetings.

Town Manager's Report:

1. Gave thanks to the DPW, Fire Department, Police Department, and Board of Health for their preparation before the storm last weekend. The town had 4-5 localized outages.

Correspondence: None

Subcommittee Reports:

1. Councilor O'Connell, Representative for the School Committee shared information on the upcoming school walkthroughs and meetings.

Council Comments:

1. Councilor Gordon shared information on the upcoming Zoning and Ordinance Meeting which has Council Orders relating to Flock cameras and Red light cameras. Adding Milton Select Board voted to suspend the usage of Flock for 3 months.
2. Councilor O'Connell 1048 Restaurant shared information of an upcoming scholarship/golf tournament being held on Monday October 5th. Gave thanks to all who attends Rotary Family Day at Powers Farm. Advance Autos grand opening was last week. Friday October 2 there will be another Blue Devils home game on the blue field.
3. Vice President Brewer congratulated the Blue Devils on their win at their opening game. Glad we all made out ok in the storm.
4. Councilor Thompson visit the RICC to sign up for the Trunk or Treat

5. Councilor Huff-Larmond congratulations to After Effect Hair Salon for their recent expansion. October 2nd Spring of Water is hosting Pray for the Nation. Encourages residents to come and speak on Flock Cameras at the Zoning and Ordinance Meeting.

Adjournment:

Motion: Motion to adjourn made by President Egan and seconded by Councilor Alexopoulos.
Roll Call Vote:8-0-0
Meeting adjourned.

The Town Council Meeting adjourned at 8:05 pm.

Notification of Upcoming Council Meetings:
October 5
October 19
November 2
November 9 (Tentative Special)
November 16 (Joint with the School Committee)
November 23