



## **Randolph Town Council**

### **DRAFT Meeting Minutes**

**Meeting Date: Monday, December 9, 2024, at 6:00 p.m.**

**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 Brewer called the meeting to order.

**Roll Call – Council Members Present:** Christos Alexopoulos (In-Person), Richard Brewer (In-Person), James Burgess (In-Person), Natacha Clerger (Via Zoom), Ryan Egan (Via Zoom), Jesse Gordon (In-Person), Kevin O’Connell (In-Person), Katrina Huff-Larmond (In-Person), Brandon Thompson (In-Person).

**Pledge of Allegiance:** Pledge of Allegiance led by Councillor O’Connell.

**Moment of Silent Prayer:** Moment of Silent Prayer held in remembrance of Gloria Fox, a Representative for the 7th Suffolk District for many years.

#### **New Business:**

##### **1. Council Order 2024-063: Acceptance of Gift from Fernandes Foundation to the Town of Randolph**

Town Manager Howard introduced Council Order 2024-063. Ms. Fernandes and her daughter, Christy Arnold were present to provide additional information regarding this gift.

Motion to approve Council Order 2024-063 as presented made by Councillor Burgess, seconded by Councillor Alexopoulos.

Roll Call Vote: 9-0-0

Motion passes.

#### **Approval of Meeting Minutes:**

Motion to vote on both meeting minutes of October 28, 2024 and November 18, 2024 jointly made by Councillor Burgess, seconded by Councillor Huff-Larmond.

Roll Call Vote: 9-0-0

Motion passes.

Motion to approve the minutes of the Town Council meeting on October 28, 2024 and November 18, 2024 made by Councillor Burgess, seconded by Councillor Huff-Larmond.

Roll Call Vote: 9-0-0

Motion passes.

Motion passes.

## Public Hearings:

### 1. 6:15 PM - Council Order 2024-052: A Request to amend the zoning ordinance for Accessory Dwelling Units (ADU's)

Council President Brewer opened the public hearing for Council Order 2024-052. The Town Council Clerk read the legal advertisement that was published in the Patriot Ledger on November 23 and November 30, 2024.

Town Planner Michelle Tyler provided a presentation regarding the zoning amendment concerning Accessory Dwelling Units.

1. Sandy Cohen, 63 Bittersweet Lane: What happens to the houses that already have an inlaw apartment within it? Ms. Tyler: They would have to come into compliance with the current zoning ordinance in order to be legitimate. Ms. Cohen: And then would the taxes be the same? Ms. Tyler: These are not separate lots so its not a separate tax bill. It would be no different than your garage but someone lives in it.
2. Joe Burke, 54 Hill Street: Will they need separate water meters and electrical boxes? Would they pay two separate trash fees? Ms. Tyler: There may be changes.

The public comments portion of the public hearing will remain open.

Councillor Gordon: I think an FAQ would be extremely helpful to have on the website. 2. I want to ask about which types of homes are eligible.

Councillor Clerger: An EDU needs to be on the property of the primary home. Ms. Tyler: Only the homeowner can make the request for the amendment on the property.

Councillor Alexopoulos: Could you reiterate what you said about assessing the property afterwards? Ms. Tyler: Anytime there is an improvement to a home, the assessor will assess the property and it will change the value of the property. Councillor Alexopoulos: How many requests do you think you're going to get? Ms. Tyler: The Building department is a little bit anxious about how many requests there would be. It is anticipated there will be many. Councillor Alexopoulos: Legislation states this ordinance is allowed by right but how much control can we retain when it comes to issuing the permit? Ms. Tyler: Size, where, how much land the accessory dwelling unit can cover.

Councillor O'Connell: Is 900 square feet the maximum? Ms. Tyler: It is 50% of the primary dwelling or 900 square feet, whichever is smaller. Councillor O'Connell: Would you be allowed to split it up? Ms. Tyler: One is allowed by right, if you want an additional one then you have to apply for a special permit. Councillor O'Connell: Can businesses do it? Ms. Tyler: This is only for residential lots.

Councillor Huff-Larmond: This is increasing affordable housing so I think I like this. What is the current parking situation? Single family homes are in need of more than two parking spaces due to the economy and children coming back home. Ms. Tyler: Two spaces per home. Changes to how many parking spaces are allowed can be considered under the zoning recodification that's undergoing.

Motion to continue the public hearing on Council Order 2024-052 to the Town Council meeting on January 27, 2025 at 6:15 PM made by Councillor Burgess, seconded by Councillor Alexopoulos.  
Roll Call Vote: 8-0-0 (Absent during vote: Egan)  
Motion Passes.

## Public Comments

1. Sandy Cohen: I would like to invite anyone here and in the community to the Kwanzaa/Hanukkah Celebration on Monday, December 23, 2024 from 5:30-7:30 PM at the Randolph Intergenerational Center. Feel free to bring a snack, dish, dessert, or non-alcoholic beverage to share.
2. DEI Coalition: I am here to update everyone on the Diversity, Equity, and Inclusion Coalition efforts to advance equity and inclusion in the Town's hiring and retention practices. We would like to express appreciation to Town Manager Howard, and Liz. LaRossee for coordinating updates to the human resources section of the Town website. These updates affirm the Town's commitment to fostering a welcoming and inclusive workplace. We recently learned that the technical assistance program does not have capacity to support the effort so we continue to seek funding and resources to continue to work. I brought up the idea of putting some flashing lights for the crossing areas where the residents are crossing. It is very difficult to see at night.

## Motions, Orders, and Resolutions:

### 1. Resolution 2024-002: Resolution in Support of PFAS Testing In and Around the Baird McGuire Superfund Site

Councillor Jesse Gordon introduced Resolution 2024-002 and provided additional information regarding the purpose of this Resolution.

Motion to take no action on Resolution 2024-002 made by Councillor Burgess, seconded by Councillor Alexopoulos.

Roll Call Vote: 6-3-0 (Nays: Gordon, Huff-Larmond, Thompson)

Motion passes.

## Committee Reports:

Councillor Gordon: I would like to discuss a resolution about empowering the Planning Board and the Conservation Commission to seek soil testing for PFAS.

## Council Comments:

1. Councillor O'Connell: Winter Wonderland is on Saturday, December 14, 2024 from 3 to 6 PM. There are lots of things happening in the police department, school parking lot so bring your family.
2. Councillor Huff-Larmond: 1. Hanukkah and Quanza Celebration is on December 23rd at the Randolph Intergenerational Community Center. 2. There is a listening session in Plymouth county for women and partners and allies to talk about issues that affect women and young girls 3. Thank you Town Manager Howard for partnering with the DEI Coalition. This is taking place on December 10th at Massasoit Community College.
3. Councillor Gordon: 1. Randolph Foundation for Education will meet Thursday, December 19 for annual scholarships for teachers who fund their own classroom. 2. Randolph Community Band is meeting on December 21, 2024 for a performance at Stetson Hall at 5 PM. 3. The Randolph Democratic Committee is meeting December 10, 2024 for their annual Holiday Party.
4. Councillor Alexopoulos: Thank you to Councillor Brewer for stepping in on behalf of the Late Council President
5. Councillor Burgess: The North Randolph Holiday Tree lighting was great. Thank you to everyone who put it together.
6. Councillor Brewer: 1. The Year-End Party is on December 14 at 6:00 PM 2. If you have not done so, please watch the recent School Committee Meeting to prepare for the upcoming joint meeting with the

School Committee to vote on a new School Committee member. The Joint Meeting is on Thursday, December 12, 2024 at 7 PM.

7. Councillor Clerger: Thank you to Senator Elect Driscoll for allowing me to serve a lot of turkeys to the community. And thank you to everyone who helped me distribute the turkeys.

**Adjournment:**

Motion to adjourn made by Councillor Clerger, seconded by Councillor Alexopoulos.

Roll Call Vote: 8-0-0 (Absent during vote: Huff-Larmond)

Meeting adjourned at 8:15 PM.