



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, July 29, 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 Vice-President Brewer called the meeting to order.

Roll Call – Council Members Present: William Alexopoulos, (In-Person), Richard Brewer (In-Person), Jesse Gordon (In-Person), Katrina Huff-Larmond (In-Person), Kevin O’Connell (In-Person), Brandon Thompson (In-Person).

Pledge of Allegiance: Pledge of Allegiance led by Councillor Burgess.

Moment of Silent Prayer: Moment of Silent Prayer held in remembrance of Joseph C. Celona, Albert O. King, and Kathleen Conroy.

Approval of Meeting Minutes:

1. Meeting Minutes of Town Council Meeting July 15, 2024

Motion to approve the minutes of the Town Council meeting on July 15, 2024, made by Councillor Thompson, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 6-1-0 (Abstention: Burgess; Absent: Egan and Huff-Larmond)

Motion passes.

Public Comments

Councillor Huff-Larmond entered the meeting at 6:08 PM.

1. Clinton Graham of Milton, MA, raised concerns regarding the future development at Scanlon Drive.
2. Joe Burke of 54 Hills Street asked how big the cranes are going to be at the development on Scanlon Drive.

Public Hearings:

1. **6:15 PM - Council Order 2024-023: 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 Section 200-5, Zoning Map, to include 661 North Street in the Residential Multi-Family District (RMFD) Pursuant to M.G.L. ch. 40A, sec. 5**

Council Order 2024-023 was introduced at the Town Council meeting on April 29, 2024, and referred to the Planning Board and Town Council Ordinance Subcommittee. Council Vice-President Brewer opened the public hearing on this matter on June 24, 2024, and the Town Council Clerk referenced the legal advertisements published in the Patriot Ledger on June 7, and June 14, 2024. The Planning Board has not submitted its report regarding this Council Order yet so the public hearing was continued to July 15, 2024, at 5:15 PM. The Planning Board since then submitted its report on June 27, 2024. The Town Planning Director was present to discuss Council Order 2024-023 and present additional information. The Planning Board voted 5-0-0 to amend the original order and recommend rezoning the rear portion of the parcel currently zoned industrial to residential single-family high density. The result is that the entire 9-acre parcel is zoned residential single-family high density (RSFHD).

Council Vice-President Brewer opened the public comments portion of the public hearing.

1. Steve, Randolph, MA: I had a few concerns. This parcel has wetlands and I just wanted to make sure that there was proper wetland delineation and the proper distancing from wherever the development will be. I'm also concerned about the wildlife and want to ensure they won't be in danger. There is also a major section of ledge that goes behind the homes starting on Canessa Road and we're worried about what the vibrations of construction will cause on the homes.

A discussion among the Council members was held concerning what remedies are in place when blasting damages personal property.

2. Sandy Cohen, 63 Bittersweet Lane: Before any construction begins, you can ask the developer for an insurance certificate so you know who their insurance provider is if you need to contact them.

There were no more public comments. Council Vice-President Brewer closed the public comments portion of the public hearing and opened it to the Council for questions and comments.

A discussion among the Council members was held regarding what could potentially be built on the property if the zoning amendment is approved.

The Planning Board made the recommendation to amend the original Council Order which would have rezoned the property known as 661 North Street, Randolph, MA, parcel ID number 34-A-5 so that said parcel shall no longer be included in the Residential Single Family High Density (RSFHD) zoning district and Industrial District (I) and shall henceforth be included in the Residential Multi-Family District (RMFD) **and instead, rezone the rear portion of the parcel (Parcel ID: 34-A-4) currently zoned industrial to residential single-family high density, resulting in the entire 9-acre parcel being zoned to residential single-family high density (RSFHD).**

Town Attorney Griffin provided clarity regarding what could be built on 661 North Street if the zoning amendment recommended by the Planning Board is approved. 1) A single-family home on any lot 12,000 square feet in size with at least 100 feet of frontage 2) If said lot is large enough it is possible to subdivide it into additional single-family parcels. Under the Subdivision Control Law, it would have to permit a road layout and each new lot would have to be a minimum of 12,000 square feet with 100 feet of frontage on a new right of way. The number of lots that can be created is dependent upon the particular details of the lot (grade, width, wetlands, etc.). The subdivision of land is regulated by MGL and the Planning Board regulations for subdivisions. Any potential subdivision requires abutter notification. If wetlands are impacted, the Conservation Commission would also have meetings

requiring abutter notification. 3) Two-family homes are permitted by a Special Permit of the Planning Board following the zoning ordinance. In that case, lots have a minimum lot size of 20,000 square feet and 130 feet frontage and require abutter notification. 4) The lot size could permit the Planned Residential Development (tiny houses) under a Special Permit.

Council President Alexopoulos requested for the Town Council Clerk to send a memo to the Planning Board, and any other relevant departments requesting that notifications of any potential development that comes before the Town be sent to abutters within 500 feet of the parcel.

Councillor Burgess made a motion to amend Council Order 2024-023 and rezone 661 North Street, Randolph, MA 02368 (Parcel ID 34-A-5) from industrial to residential single-family high density as recommended by the Planning Board, seconded by Council President W. Alexopoulos.

Roll Call Vote: 7-0-1 (Abstention: O'Connell; Absent: Egan)

Motion passes.

Presidents Comments:

Councillor Huff-Larmond requested a meeting with the School Committee. Council President Alexopoulos indicated that the scheduling of said meeting is in the works.

Old/Unfinished Business:

1. Council Order 2024-041: Acceptance of Local Option Statute M.G.L. Ch. 59, Section 5, Clause Twenty-second G Concerning Veterans and Domiciles Held By a Fiduciary

Council Order 2024-041 was introduced at the Town Council meeting on June 24, 2024. The Town Council Clerk referenced the legal advertisement which was published in the Patriot Ledger on July 23, 2024. Town Manager Howard provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2024-041 as presented made by Councillor Thompson, seconded by Councillor O'Connell.

Roll Call Vote: 8-0-0 (Absent: Egan)

Motion passes.

Correspondence:

- 1. Save the Date: Paul K. Fernandes Golf Outing - Saturday, August 24, 2024:** For more information, visit: <https://www.zeffy.com/en-US/ticketing/1bf31f34-70da-4257-9c4c-ada47954a546>
- 2. The H.E.A.R.T Internship Program of the Randolph Community Wellness Project Presents the HIVE Independence Initiative:** Stop by at the Randolph Intergenerational Community Center on Tuesday, August 6, 2024 from 3-5 PM, to fill out a survey and have pizza, play games, and more!

Committee Reports:

Ordinance Subcommittee: Councillor Huff-Larmond provided an update regarding this Subcommittee. Councillor Huff-Larmond was elected Chair. A meeting was held recently to discuss 661 North Street and learn more about the zoning amendment.

Public Safety Subcommittee: Councillor O’Connell provided an update regarding this Subcommittee. Councillor O’Connell was elected Chair. A discussion was held regarding 1. whether the Council should adopt guidance regarding the creation, repair, and elimination of sidewalks when repaving public streets, and 2. whether the Council should adopt guidance concerning the criteria that should be used in determining which streets will be repaved first. Councillor Gordon and additional members of the Council shared feedback and information regarding this subject.

Council Comments:

Councillor Burgess made a motion to schedule a meeting with an executive session including the School Committee and any relevant parties for litigation purposes for purposes of litigation, seconded by Councillor Huff-Larmond.

Roll Call Vote: 7-0-0 (Absent during vote: W. Alexopoulos, Absent: Egan)

Motion passes.

Councillor Gordon: 1. The Avon Selectboard denied my first petition to set aside money for the damages caused by the Avon blasting. I tried to introduce another petition that addresses the rules they have for blasting and they response was no. I would like to introduce model legislation in the Town of Randolph so that in the case of blasting, we have guidelines in place that help our residents. 2. I’ve had numerous residents contact me about the development at Scanlon Drive. They are very interested in all aspects of that project. I think having more information available about this project would be just fine.

Councillor C. Alexopoulos: 1. Solely Leve held their Fifth Year Anniversary Celebration. It was vibrant with lots of dancing! It was nice to see neighbors there. 2. I also got to attend the Edwin Street Block Party and ran into a few friends of mine. It was a lot of fun. There are always good things happening in Randolph.

Councillor Huff-Larmond: 1. Due to a scheduling conflict, we will not be able to hold the Randolph Youth Council Car wash on the date we wanted. 2. Thank you to DeShawn, Kim, and many of the other staff who work at the Randolph Intergeneration Community Center for holding it down. They are a mentor to many. 3. The Randolph Youth Summer Internship Program is up and running. It’s a beautiful thing to have the youth working in Town Hall and learning about what goes on. 4. The NAACP Blue Hills division is starting back up. If you’re interested in being a member, please connect with me. 5. A member of the State Senate notified me that our Home Rule Petition for bilingual ballots in Haitian-Creole has passed and is now on its way to the House of Representatives. 5. We have two Massachusetts Residents competing in the Olympics. We’re awesome!

Councillor O’Connell: 1. DeShawn at RICC is awesome. 2. I had the pleasure of speaking to the HEART interns today. Heart stands for “Health, Equality, Action, by the Randolph Teens.” That is our future in Randolph! They are so bright, asked some of the best questions, and have a program scheduled to get more youth interested and involved in government. The event is on Tuesday, August 6, 2024, for those ages 15-25. We had a great conversation. I benefited from it more than they did. Thank you for the invitation. They will be coming to a future meeting to present all they have learned.

Councillor Thompson: The State finished paving on the Canton Street and Route 24 intersection so you should start to notice improved traffic.

Adjournment:

Motion to adjourn made by Councillor Burgess, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 7-0-0 (Absent during vote: W. Alexopoulos, Absent: Egan)

Meeting adjourned at 8:05 PM.

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