

11 Randolph Road, Randolph, MA

DRAFT CONDITIONS FOR 24/7 OPERATIONS

1. The Applicant shall work with the Town to approve and post appropriate way finding signage on the approach of Randolph Road to North Street directing exiting vehicles to the most efficient route to Route 93. In addition, the Applicant shall post appropriate signage advising truck operators of the applicable regulations and ordinances governing truck idling and such other issues as the Town deems appropriate.
2. The Applicant has provided evidence that it is not expected that the use of the Premises and the Project will constitute a “nuisance” under applicable ordinances and/or regulations during the hours of midnight to 5:00 am (“Overnight Hours”). To confirm this assumption, the Applicant agrees to conduct, at the Applicant’s expense, a one-time post full occupancy sound study for comparison to the sound study prepared by the Applicant’s sound consultant, Ostergaard Acoustical Associates as part of the submission to the Planning Board dated May 12, 2023 and revised on July 20, 2023 to ensure compliance with noise conditions set forth therein. This sound study shall be performed by a sound consultant of Applicant’s choosing for consistency and shall occur approximately 3-6 months after full building occupancy to allow time to establish routine procedures or operations within the facility. Should the post-occupancy sound study show that noise levels exceed the applicable Massachusetts DEP noise regulations and/or applicable local ordinances and regulations on a re-occurring basis during the Overnight Hours and conclude that the Premises is the cause of a nuisance, the Applicant and/or tenant shall be required to propose mitigation measures.
3. Notwithstanding the foregoing Condition #2 above, the Applicant and/or tenant shall establish a protocol to include an on-site contact whom a designated Town employee or resident may contact in the event of any re-occurring nuisance complaint that is filed asserting that the overnight activities at the Premises (including use, occupancy and truck operations) during the Overnight Hours exceed sound levels established under applicable state and local regulations and ordinances.
4. The Applicant shall comply with all applicable federal, state, and local regulations, including but not limited to, CMR Chapter 90, Section 16A governing vehicle idling at the Premises.
5. All leases shall provide that any tenant for the Premises (or a portion thereof) shall be required to comply with all applicable state and local ordinances, rules, regulations, permits and approvals related to the Premises.

6. The loading bay doors shall be closed between the Overnight Hours when the bays are not in operation (active loading or unloading) to prevent noise transmitting from the building from interior operations.
7. The July 11, 2023 Site Plan Decision of the Planning Board of the Town of Randolph is hereby affirmed and incorporated and made a part of this decision.