

August 8, 2023

To: Members of the Randolph Town Council
Re: Follow Up Materials regarding application for a 24-hour special permit

Dear Mr. President and Members of the Council,

I thank you for your thoughtful questions and consideration for our application for a Special Permit for overnight use during the public hearing on Monday July 24, 2023.

We hope we clearly expressed our desire to work with the Council on drafting a set of conditions that will hold the property owner and future operators accountable to manage the Premises thoughtfully and to act as good long-term neighbors in the community.

During the meeting, the Council expressed concern about the lack of certainty around the operator and the potential for overnight activity. While our firm is very experienced with the types of activities that will occur from 12AM to 6AM, even operators cannot know with one hundred percent certainty how unpredictable forces may impact potential deliveries on a weekly basis. The special permit for overnight use is intended to allow the flexibility that warehousing business owners require to run a smooth and well-organized operation while including conditions with which the owner and operators must comply to maintain the privilege of the special permit.

Because the nature of overnight deliveries is unpredictable, the Applicant has taken extensive care to address the potential nuisance on the Premises through installation of belt-and-suspenders sound screens and parapet walls. To supplement the physical investment the Applicant is making to the Premises, we have also enclosed the proposed conditions which:

- a.) Puts the Applicant in the pro-active position of monitoring sound emitting to the Premises to prove consistency with projections;
- b.) Provides a feedback mechanism for any issues that may arise before and after this monitoring program;
- c.) Presents a process for resolving issues if they occur;
- d.) Outlines rules that operators must follow during the overnight hours; and
- e.) Stipulates lease conditions that tie the operator to comply with all permits.

We are more than happy to work with the Council on perfecting the language and inserting other reasonable and actionable concepts.

We thank you again for your thoughtful consideration and the professionalism your Town has demonstrated throughout the process.

Sincerely,

Alexandra Escamilla
Head of Development – Bluewater Property Group



cc: Christine Griffin, Town Solicitor

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