

APPLICATION FOR SPECIAL PERMIT

1. 502 South Main Holding LLC
535 South Main Street, Randolph, Ma 02368
617-438-9236
spwhynot@yahoo.com

2019 JUN 28 A 11: 33

2. N/A

3. 502 South Main Street, Randolph, Ma 02368

- a. Map -70
- b. Block-A
- c. Parcel-12.5421
- d. Deed Recorded-02/13/2017, 12:18pm
- e. Deed Recording-
 - i. Book-34913
 - ii. Page-16
- f. Plan recording-
 - i. Plan-363
 - ii. Book-422

RANDOLPH
TOWN CLERK/REGISTRAR

4. Nature of Relief request:

a. Special permit pursuant to Article III Section 200-14.3 union crossing transit district which authorizes the Town Council to permit development within the above named zoning district

Detailed explanation of request:

b. To expand the tax bases of the Town of Randolph by developing our parcel an area of under the UCTD. Creating an area of economic viability and opportunity for multiple housing options while retaining public green space with pedestrian and bike friendly transit overlay project. The developer will create a residential owner-occupied village that will provide different housing options at different price points and will introduce a commercial building that will complement the existing commercial tax base in the area and cater to the new residential neighbors.

The parcel under UCTD allows for a greater diversity of housing per acre even with the multiple housing options the density will be under the maximum allowed by UTCDD District.

Duplex Town Homes- 11 Buildings, consisting of 22 units.

Garden Style Condominiums-3 Buildings, consisting of 24 units.

Townhomes- 1 Building, consisting of 10 units.

The majority of our residential units will be secured by an attached garage or detached garage.

The project will be connected to town water and sewer services and will meet or exceed the town's storm water guidelines. The site will be secured by natural gas and all utilities will be provided by underground connections.

5. Evidence to support grant of special permit:

a. Because of the reasons set forth below the special permit required will be in harmony with the intent and purpose of the zoning by-laws.

- i. The parcel is located within 1.25 miles of the Randolph/Holbrook commuter rail station.
- ii. By applying under the opportunity overlay district the construction of more than one building on a lot as well as mixed commercial and residential is allowed by right.
- iii. The commercial building shall not have a drive through.
- iv. The development is within walking distance to commuter rail, MBTA and BAT systems.
- v. The project does not over burden the land while protecting existing wetlands and open space.
 1. Lot Frontage- 100' public way
 2. Lot Depth-75'
 3. Side yard- #2 for a 2 story building- 20'
 4. Rear yard- #2 for a 2 story building-20'
 5. Development intensity
 - a. 15 Dwelling units per acre.
 - b. Building Length- 2 Stories-20'
- vi. Bicycle parking or storage exceeds the 1.0 space for every 10 dwelling units by the incorporating garages into the project as well as a bicycle rack provided at the commercial building.
- vii. For more detail and evidence in support of our request for a special permit see the full set of plans as required by the UCTD zoning and see that the plan conforms with section 200-14.3 with regard dimensional, design, landscape and parking standards.

-Because of the reasons set forth below, the special permit requested will meet the additional requirements of the Zoning By-Law as follows

-The project meets the criteria layed out in sections 200-14.3 and is in harmony with the surrounding neighborhood. The existing neighborhood consists of single family dwellings and existing commercial space.

-The project has already constructed additional wetlands on the property but will protect an existing culvert.

The project will open up a new area for neighborhood congregation and enjoyment of the natural environment.

-By providing proper vegetation on site this will enhance the water quality coming through the site and will include water from the town that currently enters unabated.

-The site is designed to provide safe pedestrian and vehicle movement within the site and in relation to the neighborhood.

-The project will meet or exceed the town's requirements for water and sewer capacity and will contribute towards the inflow and infiltration project to detect leaks throughout the system.

-Trash will be taken care of by condo association.

-The project will keep all snow removal within its own property. (See Plan)

- By maintaining the open culvert through the property this allows for added capacity in the event of heavy rain current.

-The project uses landscaping, vegetation methods extensively to buffer impacts from the development. (See Plan)

 - 6-27-19
SCOTT WHYNOT

Bk 34913 Pg 16 #13717
02-13-2017 @ 12:18p

NOT
A N
O F F I C I A L
RECEIVED AND RECORDED P Y
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

NOT
A N MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
O F F I C I A L Date: 02-13-2017 @ 12:18pm
C O P G#1#: 714 Doc#: 13717
Fee: \$2,736.00 Cons: \$600,000.00

QUITCLAIM DEED

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

M.G. Dunn Realty Co., Inc., a Massachusetts corporation having its usual place of business at 263 Alder Lane, North Falmouth, MA 02556,

in consideration of Six Hundred Thousand Dollars (\$600,000.00) paid

grants to 502 South Main Holdings LLC, a Massachusetts limited liability company having its usual place of business at 530 South Main Street, Randolph, MA 02368

with *QUITCLAIM COVENANTS*

Those certain parcels of land located on the easterly side of South Main Street in Randolph, Norfolk County, Massachusetts, being shown as Lots C, G & F on a plan entitled, "Plan of Land - Randolph, Mass. Lots C, D, E, F & G Centre Street and 8 South Main Street, Dated: March 4, 1994", recorded with Norfolk County Registry of Deeds as Plan No. 363 of 1994 in Plan Book 422.

Lot C containing 7.4 acres, Lot G containing 20,903 square feet and Lot F containing 6,347 square feet according to said plan.

Address of premises: 502 South Main Street, Randolph, MA

The Grantor certifies that the premises being conveyed herein does not represent all or substantially all of the assets of the Grantor in Massachusetts.

For title reference see deeds to the within Grantor recorded with Norfolk County Registry of Deeds in Book 10546 Page 683 and Book 8821 Page 262.

Executed as a sealed instrument this *25th* day of January, 2017.

Return to:

HALLORAN, LUKOFF & SMITH, P.C.
432 COUNTY STREET
NEW BEDFORD, MA 02740-6032

NOT
AN
OFFICIAL
COPY

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OFFICIAL
COPY

M.G. Dunn Realty Co., Inc.

By: [Signature]
Thomas M. Good, Jr., President

By: [Signature]
Stephen M. Good, Treasurer

Bainstable
Plymouth, ss.

COMMONWEALTH OF MASSACHUSETTS

On this *25* day of January, 2017, before me, the undersigned notary public, personally appeared Thomas M. Good, Jr. and Stephen M. Good., proved to me through satisfactory evidence of identification, which was *MABL*, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the President and Treasurer of M.G. Dunn Realty Co., Inc..

[Signature]
Notary Public:
My commission expires: *9/5/19*

 KRISTEN REDDING
Notary Public
Commonwealth of Massachusetts
My Commission Expires September 5, 2019

Bk 34913 Pg 16 #13717
02-13-2017 @ 12:18p

N O T
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WILLIAM P. O'DONNELL, REGISTER

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By: [Signature]
Thomas M. Good, Jr., President

By: [Signature]
Stephen M. Good, Treasurer

Barnstable
Plymouth, ss.

COMMONWEALTH OF MASSACHUSETTS

On this 25 day of January, 2017, before me, the undersigned notary public, personally appeared Thomas M. Good, Jr. and Stephen M. Good., proved to me through satisfactory evidence of identification, which was MAN, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the President and Treasurer of M.G. Dunn Realty Co., Inc..

[Signature]
Notary Public:
My commission expires: 9/5/19



KRISTEN REDDING
Notary Public
Commonwealth of Massachusetts
My Commission Expires September 5, 2019