



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, April 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: Chris 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 C. Alexopoulos.

Moment of Silent Prayer: Moment of Silent Prayer held.

Announcements from the President:

Town Manager Brian Howard and Fire Chief of Operations Paul Frew debriefed the status of the recent fire that took place on April 28, 2024. Anyone seeking to donate to the families affected by the fire is encouraged to drop off gift cards to the Randolph Intergenerational Community Center so that residents can make the necessary purchases for items that are needed. Each Council member had an opportunity to express their sentiments concerning the tragedy and offered various ways to help.

Approval of Meeting Minutes:

1. Meeting Minutes of Town Council Meeting June 6, 2022

Council Vice-President Brewer: The meeting minutes are still being finalized so we will continue this to a future Town Council meeting when they are ready.

2. Meeting Minutes of Special Town Council Meeting April 10, 2024, 5:30 PM

Motion to approve the minutes of the Town Council Meeting on April 10, 2024, made by Councillor Huff-Larmond, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 5-0-0 (Absent: W. Alexopoulos, Burgess, Egan, O’Connell)

Motion passes.

3. Meeting Minutes of Special Town Council Meeting April 18, 2024

Motion to approve the minutes of the Town Council Meeting on April 18, 2024, made by Councillor C. Alexopoulos, seconded by Councillor Thompson.

Roll Call Vote: 4-0-1 (Abstention: Huff-Larmond; Absent: W. Alexopoulos, Burgess, Egan, O’Connell)

Motion passes.

Public Hearings:

1. **6:15 PM - Council Order 2024-007A: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance - Chapter 200 of the General Code of 1 the Town of Randolph - Concerning Mixed-Use and Mixed-Use Affordable Units - Pursuant to M.G.L. ch. 40A, sec. 5**

Council Order 2024-007 was introduced during the Council Meeting on February 5, 2024, and referred to the Planning Board for their review. The public hearing for this Council Order was administratively opened in the Special Town Council meeting on April 10, 2024. The legal advertisements were placed in the Boston Herald on March 27, and April 3, 2024.

Council Vice-President Brewer introduced an amended version of this Council Order: 2024-007A. Town Attorney Griffin provided a brief summary regarding the purpose of this Council Order and described the amendments made and suggested by the Planning Board.

Councillor Burgess: Which version of the Council Order do you recommend? Town Attorney Griffin: From a legal perspective, both versions are perfectly acceptable as a policy matter. There are minor changes between the two and I am perfectly comfortable with the Planning Board's recommendations.

Councillor Huff-Larmond: Where are we now in terms of affordable housing? Town Attorney Griffin: Planning Director Michelle Tyler has been involved with a consultant for a while now, working on our Zoning Ordinances, and we'll have a comprehensive set of zoning proposals by the end of fall, hopefully.

Council Vice President Brewer opened the public comments portion of the public hearing. There were no public comments. The public comments portion of the public hearing was then closed.

Motion to approve Council Order 2024-007A as presented made by Councillor Gordon, seconded by Councillor Huff-Larmond.

Roll Call Vote: 6-0-0 (Absent: W. Alexopoulos, Egan, O'Connell)

Motion passes.

2. **6:15 PM - Council Order 2024-018: Acceptance, Via Gift, of George M. Lovering Circle As A Municipal Public Way in the Town of Randolph**

Council Vice-President Brewer opened the public hearing in this matter Council Vice Town Council Clerk referenced the legal notice published in the Patriot Ledger on March 27 and April 3, 2024 Town Attorney Griffin read correspondence from the applicant, Todd Sandler, requesting a continuance of the public hearing to June 10, 2024.

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

1. Peter Ferdet, George M. Lovering Circle, Randolph, MA: I am in favor of this street acceptance request for George M. Lovering Circle.
2. Heather Barboza, 17 Wales Avenue, Randolph, MA: I was tuning in to find out more and it sounds like the purpose is for the Town to take over maintenance. I am interested in knowing if anything will materially change regarding the drainage.
3. Ann Smith-Henry, 88 Jasper Lane: I have a question about the hydrostatic drainage system if there is one located on that street, as well as how it is inspected and maintained.

Motion to continue the public hearing for Council Order 2024-018 to June 10, 2024, at 6:15 PM, made by Councillor Burgess, seconded by C. Alexopoulos.

Roll Call Vote: 6-0-0 (Absent: W. Alexopoulos, Egan, O'Connell)

Motion passes.

3. 6:15 PM - Council Order 2024-019: Acceptance, Via Gift, of McEnelly Circle As A Municipal Public Way in the Town of Randolph

Council Vice-President Brewer opened the public hearing in this matter Council Vice Town Council Clerk referenced the legal notice published in the Patriot Ledger on March 27 and April 3, 2024 Town Attorney Griffin read correspondence from the applicant, Todd Sandler, requesting a continuance of the public hearing to June 10, 2024.

Motion to continue the public hearing on Council Order 2024-019 to June 10, 2024, at 6:15 PM, made by Councillor O'Connell, seconded by Councillor Thompson.

Councillor C. Alexopoulos.

Roll Call Vote: 6-0-0 (Absent: W. Alexopoulos, Egan, O'Connell)

Motion passes.

4. 6:15 PM - Council Order 2024-020: Discontinuance of Billings Street As A Public Way in the Town of Randolph

Council Vice-President Brewer opened the public hearing for Council Order 2024-020. The Town Council Clerk referenced the legal notice published in the Patriot Ledger on April 13, and April 20, 2024.

Present in person are Attorney Jeffrey Ganguly, Mr. Art Cambell, and Don Dunham (Representative of Scanlon Transportation), and virtually present are members of Core Investing Development LLC who will present information on the request for Street Discontinuance of Bills Street as a Public Way in the Town of Randolph.

Attorney Ganguly: We recently completed a project with the Planning Board for a Site Plan and Design Review for the proposed project that is adjacent to Billings Street. One of the conditions of the Site Review is the discontinuation of Billings Street as a public way.

Mr. Campbell: There are three projects across Scanlon Drive we will be talking about today. Directly across from Scanlon Drive will be a Yankee Buss Headquarters. Across the street from that, was the Lantana Events Facility, and through the Planning Board, we hope to bring a regional headquarters for a Construction and Crane Company. We don't know what will go in the old Lombardos site but we do know it is a large site and it will be different than what is currently there today. Some of the benefits these three projects will have to the Town of Randolph include increased revenue, increased Excise Tax, jobs, rejuvenated assets, and upgrades to adjacencies.

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

1. Lynn Masciarelli, Randolph, MA: Where would the traffic go when cars go off the highway?
Councillor Burgess Burgess: Scanlon Drive stays as a road. It's Billings Street that would change. This would not affect traffic from vehicles coming off the highway.
2. Beth, Representative of Comfort Inn: I am here on behalf of the Comfort Inn which is located in a parcel of land where these changes are taking place. We've owned this property for about 20 years and have seen the flow of traffic whether it be fire engines, utility trucks, or busses and we

think they're going to have a tougher time coming in and out. The use of the High Street entrance is extremely important and hope that the Town Council will see that importance.

There were no more public comments. Council Vice-President Brewer closed the public comments portion of the public hearing.

Councillor Burgess: Who cleaned out the brook? It looks very nice and cleaned up. Thank you. Mr. Cambell: Core Investments Development, LLC did most of it. Councillor Burgess: A comment was made that there is not a lot to change regarding drainage and utilities. Since this will be a new development, they will need to comply with current regulations, right? Ms. Michelle Tyler: Any development that involves more than 5000 square feet of earth removal must meet stormwater management requirements. My understanding of the plans for the old Lantana site is that the stormwater has been done so that it connects to Lombardos so they are not independent. Councillor Burgess: What is your construction timeline? Mr. Campbell: We hope to break ground this summer. We think it's a 14-16 month timeline so the projects would be completed by the end of next year.

Councillor Huff-Larmond asked for Planning Director Michelle Tyler's opinion. Ms. Tyler: Billings Street has served as an additional frontage so there is nothing limiting access to the structures by emergency services or even visitors. If anyone went to Lombardo's or Vincent's, you probably didn't go through Billings Street. I do not see any particular negative impact so the Planning Board and Planning Dept did not disagree with the request.

Councillor Gordon: I see that there are bicycle racks, picnic tables, and a trail in the plans which will make people feel welcome. When can the trailhead be done? Mr. Cambell: We intend to get the trail going as soon as possible but we will need to do it congruently with the rest of construction.

Councillor C. Alexopoulos: Has there been a decision about what will go in the old Lombardo's site? Mr. Cambell: we have been speaking to several organizations and are aggressively looking into what that would be there but nothing has been confirmed yet.

Council Vice President Brewer: So do you stay as the developer and then will each company eventually take ownership? Mr. Cambell: We sold the parcel to Yankee Bus and are staying on as Project Managers and the same arrangement will happen with the existing Lombardo's parcel. And Parcel A, C, and D, we will also be staying on as owners. So we will stay vested with all parcels involved.

Motion to continue the public hearing for Council Order 2024-008 to June 10, 2024, at 6:15 PM and to refer this Council Order to the Planning Board, made by Councillor Burgess, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 6-0-0 (Absent: W. Alexopoulos, Egan, O'Connell)

Motion passes.

Town Manager's Report:

Public Comments/Discussions:

1. Peter Fredette, Randolph Boy Scouts Troop Leader: I'd like to commend the fire and police department for last night's service to the apartment complex. The Boy Scout Troops will want to know how they can help. Secondly, I'd like to thank Michelle Tyler for the excellent meeting that was held last week concerning the MBTA Zoning. We learned about the different options that were available for this zoning and it was very informative.
2. Sandy Cohen, Bittersweet Lane: 1. The fire was de

3. Natacha Clerger, 1. Considering the current circumstances in Haiti, we will not be having a celebration this year for Haitian Flag Day but we will have a vigil. Please join us at the Randolph Intergenerational Community Center on Saturday, May 18 from 7-9 PM. Please wear red and blue and we will provide candles. There will also be a flag-raising Friday. There will be more information to come.
4. Superintendent Thea Stovell: I have been in communication with Town Manager Howard who is proposing a 3.3% increase to the school department budget. We have requested an 8.55% increase. In the last six months, we've had an 8% increase in total enrollment, and a large percentage of that includes high-needs students. We've also had an increase in pre-k numbers by 7% in the last six months and a total of 30% in the last year. There are also a lot of great things happening in Randolph Schools with our curriculum. We are trying to continue what we have been building. We've been recognized by Governor Maura Healy, and have had many visits from other towns who come to see our work and how we implement the curriculum. We ask that you consider this as you hear from the Town Manager regarding the budget.
5. Joe Burke, 54 Hill Street: The school was given a big increase to its budget last year and we are paying for a new school that is being built. Town Staff did not receive the same raises to their salaries that the teachers are receiving. I think it should be fair to everyone.
6. Lovelin Akonkem and Michelle Ajax of Virginia Circle asked for the Town's help to address the blasting that occurred at TL Edwards in Avon which has affected their homes. Councillor Gordon: There will be a Town Meeting on May 7, 2024, at 7 PM at the Avon Middle School. I will be attending the meeting to ask the Avon Selectboard to do something.

Appointments:

1. Sandy Cohen, Treasurer for Randolph Democratic Town Committee (RDTC) read a letter submitted by Jesse Gordon, Chair of the RDTC, which included the three nominees to serve on the Election Board of Registrars. The three nominees are Toby Lynn Schwartz, Davis Norris, and Christopher Spears.

Motion to appoint Toby Lynn Schwartz to serve on the Election Board of Registrar as the Randolph Democratic Town Committee representative made by Councillor Burgess, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 5-0-1 (Abstention: Gordon; Absent: W. Alexopoulos, Egan, O'Connell)

Motion passes.

New Business:

1. Council Order 2024-021: FY2025 Annual Operating Budget - Introduction

Town Manager Howard introduced Council Order 2024-021. Town Manager Howard and Town Accountant/Finance Director Janine Smith provided a presentation on the FY2025 Operating Budget. The presentation included information concerning revenue projections, the total projected tax levy, local receipts projection, Fiscal Year 2025 Expenditure Notes; the Town's reserves position, data on the school department, and Cherry Sheet estimates.

Councillor Gordon: I have been pushing for an increase in the Planning Department's budget and the Department of Public Works budget to add several full-time positions in both. Last year I tried to strategically make that happen in the budget and I'd like to push for it again this year.

Councillor Huff-Larmond: Is the assistant town manager position included in the dept head salary line item for the Town Manager's office? Town Manager Howard: Yes, it is included in the budget.

Councillor Burgess: I'm not satisfied with the trash in the Town. Town Manager Howard: We've switched to Capital and have had a much more liberal approach so we are trying to strike a balance.

Town Manager Howard: There was discussion regarding having a joint meeting of the Town Council and School Committee and several Councillors expressed they are unavailable to attend on Monday, so does Thursday, May 9, 2024, at 5:30 PM work for everyone? The Councillors collectively agreed that this date and time works for them.

Council Order 2024-021 will be continued to a future Town Council meeting and advertised for a public hearing.

2. Council Order 2024-022: FY24 Budget Transfer - Transfer of ARPA Revenue Loss Funds

Town Manager Howard introduced Council Order 2024-022 and provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2024-022 as presented, made by Councillor Burgess, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 6-0-0 (Absent: W. Alexopoulos, Egan, O'Connell)

Motion passes.

3. 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

Town Manager Howard introduced Council Order 2024-023. The Town Council Clerk read Council Order 2024-023 into the record.

Motion to refer Council Order 2024-023 to the Planning Board and Ordinance Subcommittee and for the Planning Board to consider including a block of parcels in the zoning amendment, instead of one parcel, made by Councillor Burgess, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 6-0-0 (Absent: W. Alexopoulos, Egan, O'Connell)

Motion passes.

Executive Session:

Council President read the following: The Town Council may vote to go into executive session pursuant to M.G.L. ch. 30A, section 21(a)(2) for the purpose of preparing for contract negotiations or for conducting contract negotiations with the Town Finance Director/Town Accountant. M.G.L. ch. 30A, section 21(a)(3) permits a public body to go into executive session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

The Chair so declared.

Council President Alexopoulos requested a vote for the Town Council to enter an Executive Session.

Motion to enter into executive session made by Councillor Burgess, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 6-0-0 (Absent: W. Alexopoulos, Egan, O'Connell)

Motion passes.

The Council Vice-President announced that the Council would enter the Executive Session and would not be returning to public session after the Executive Session.

The public portion of the Town Council meeting concluded, and the Council entered an executive session at 9:10 PM.