



PLANNING BOARD Report to Town Council

Order: 2024-039

Petitioner: William Alexopoulos

Date referred: July 15, 2024

Date hearing opened: August 13, 2024

Date hearing closed: August 13, 2024

Date of report: August 14, 2024

PETITION

Amend Chapter 200 of the General Code of the Town of Randolph, multiple sections, to create zoning for the Randolph Community Multifamily Overlay District (RCMOD) to comply with the requirements of MGL Chapter 40A Section 3A Multifamily zoning as-of-right in MBTA communities.

BACKGROUND

Section 3A of MGL c. 40A:

Section 3A. (a)(1) An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

(b) An MBTA community that fails to comply with this section shall not be eligible for funds from: (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2EEEE of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.

(c) The department, in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, shall promulgate guidelines to determine if an MBTA community is in compliance with this section.

AMENDMENTS TO ZONING ORDINANCE(S)

This petition suggests creation of a new sub-chapter regulating multifamily as-of-right and amending existing sections of the Zoning Ordinance to provide associated definitions, map designations and dimensional requirements.

VOTING THRESHOLD

The Planning Board asserts a SIMPLE MAJORITY VOTE is required for the proposed amendment pursuant to Chapter 358 of the Acts of 2020, where changes to section 5 of the Zoning Act reduce the number of votes required to enact certain kinds of zoning ordinances and bylaws from a $\frac{2}{3}$ supermajority to a simple majority. The ordinance includes the following criteria making it eligible for a simple majority vote:

- *Allows for multi-family housing or mixed-use developments “as of right” in an eligible location.*

RECOMMENDATION

The Planning Board voted 4-0-0 to **RECOMMEND ADOPTION WITH AMENDMENTS** as outlined in this document.

DISCUSSION

The Planning Board acknowledges both the need for compliance with Chapter 3A and the need for an increased variety of housing options for the residents of Randolph. Further, they appreciate that there should not be a “one size fits all” approach to developing criteria to comply with the law. Each potential district may have its own character and regulations based upon its location; each potential district has impact to the overall long-term development of Randolph. As such, each potential district that complies with Chapter 3A should be regulated in consideration of location, neighborhood impact and community growth.

The Planning Board **RECOMMENDS ADOPTION** of the zoning ordinance (attached) with the following amendments **(bolded and highlighted in yellow)**:

I. Amend section 200-14.5 B (3) by inserting the word “sub” between the words Station and District and between the words Gill Farm and District; include the word ‘Sub-District’ after the words Chestnut West.

(3) Sub-districts. The RCMOD contains the following sub-districts, all of which are shown on the RCMOD Boundary Map:

(a) Station **Sub-District**

(b) Chestnut West **Sub-District**

(c) Gill Farm **Sub-District**

II. Amend section 200-14.5 D Dimensional Standards table heading by inserting “sub’ between the words Station and District and between the words Gill Farm and District; include the word ‘Sub-District’ after the words Chestnut West.

Standard	Station Sub-District	Chestnut West Sub-District	Gill Farm Sub-District
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III. Amend section 200-14.5 E (1) Off-Street Parking table heading by inserting “sub’ between the words Station and District and between the words Gill Farm and District; include the word ‘Sub-District’ after the words Chestnut West.

Use	Station Sub District	Chestnut West Sub-District	Gill Farm Sub District
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IV. Amend section 200-14.5 G (1) by renumbering the subsections from C through F to A through D

Applicability. Site Plan Review is required for all projects within the RCMOD. The Site Plan Review Authority shall review an application for Site Plan Review for consistency with the purpose and intent of **Sections 200-14.5.A through D.**

(a) Applications for a project within the RCMOD that meet the following requirements are eligible for Administrative Site Plan and Design Review. The Planning Board’s designee shall be the Site Plan Review Authority.

- [1] A single-family conversion to no more than four units requiring exterior changes of less than 2,500 SF;
- [2] A new construction of less than 2,500 SF; or
- [3] or an addition of less than 2,500 SF to an existing building

(b) The Planning Board shall be the Site Plan Review Authority for applications for a project within the RCMOD that do not meet the requirements for Administrative Site Plan and Design Review.

(c) The requirements of **§200-12 Industrial districts** do not apply to projects in the RCMOD.

(d) The requirements of **§200-16 Watershed and Wetland Protection Overlay Districts** are incorporated into this Site Plan Review process. No project within the RCMOD requires a special permit for the purposes of this overlay district.

V. Amend section 200-6 subsection W

Station Sub-District: **Consists of** one hundred seventeen (117) parcels as depicted on the Zoning Map.

Gill Farm Sub-District: Consists of the parcel(s) on the Assessor's map 50-A-2, GIS ID F_784900_2885800 also known as 268 Centre Street

Chestnut West Sub-District: Consists of the parcel(s) on the Assessor's map 26-A-1, GIS ID F_772230_2890830 also known as Chestnut West