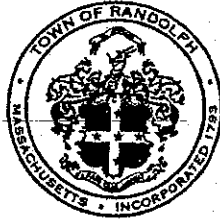


TOWN OF RANDOLPH

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FAX: (781) 961-0919



BRIAN P. HOWARD
TOWN CLERK / REGISTRAR
TEL: (781) 961-0900

Thank you for purchasing a copy of the Town of Randolph's Zoning Code. We hope that you find it informative.

This book has been updated prior to our 2007 Special Town Meeting. We have enclosed copies of the zoning bylaws accepted at this year's Town Meeting. The Attorney General approved these bylaws on April 14, 2008. Please be advised that the approval date is retroactive to the date of the Town Meeting vote that was December 11, 2007.

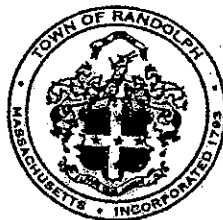
Sincerely,

Brian P. Howard
Town Clerk/Registrar

amz
Attachments

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FINAL BYLAW AS AMENDED

ARTICLE 1

§ 200-14 Multifamily Districts

No building or structure shall be erected in a Multifamily District which is designed or intended to be used as a single-family dwelling unit or for a mercantile, mechanical, manufacturing or other commercial use on land situated in Multifamily Districts or zones, except as hereinunder provided.

A. Permitted uses. The following uses are permitted in a Multifamily District:

- (1) Multifamily apartment house as defined in the State Building Code for exclusive residential occupancy, but not stores or offices in such buildings, except that one room in one residential suite in such a building may be used as an office for renting apartments in that building. No building may be constructed unless public sewerage is available, under the rules and regulations of the Sewer Department of the Town of Randolph.
- (2) Houses of worship, schools, public libraries, public museums, parish houses and philanthropic institutions.
- (3) Erecting or maintaining signs as permitted in Article IX of this chapter.

B. Permitted uses.

(Added 11-18-2002, ATM, Art. 2, approved 1-21-2003)

A Multifamily Fifty-Five (55) Plus dwelling shall constitute housing intended for persons of age fifty-five or over within the meaning of Mass. General Laws, c. 151 B, Section 4 and 42 U.S.C. Section 3601, and in accordance therewith, one hundred percent (100%) of the dwelling units shall be owned and occupied by at least one person fifty-five years of age or older per dwelling unit and such development shall be operated and maintained in all other respects in compliance with the requirements of such statutes and regulations promulgated pursuant thereto, as the same are currently in effect and as the same may be amended. The following uses are permitted in a Multifamily Fifty-Five (55) Plus District:

- (1) Multifamily dwelling as defined in this bylaw. No building may be constructed unless public sewerage is available under the rules and regulations of the Sewer Department of the Town of Randolph.
- (2) Houses of worship, schools, public libraries, public museums, parish houses and philanthropic institutions.
- (3) Erecting or maintaining signs as permitted in Article IX of this bylaw.

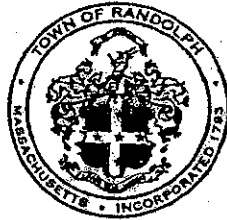
Cluster development and construction permitted for those sites containing a minimum of five (5) acres, pursuant to MGL 40A sec. 9 and in accordance with MGL 41 sec. 81K to 81GG inclusive.

§200-14.1 MULTIFAMILY AFFORDABILITY OVERLAY DISTRICT

A. Purpose.

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The purpose of Multifamily Affordability Overlay District is to promote the development of affordable multifamily housing for the community. This purpose is to be achieved by modifying the dimensional restrictions in the Residential Multifamily District provided in Section VI of the Zoning Bylaws; provided, however, that the applicant complies with the requirements below.

B. Requirements.

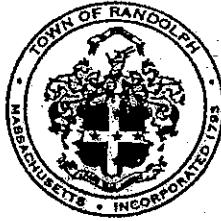
1. The district shall be that lot, consisting of 38.291 acres of land, shown on a plan of land entitled "Plan of Land in Randolph, MA, Presidential Acres, 1-384 Chestnut West, Randolph, Massachusetts 02368" prepared by Hancock Associates, dated August 15, 2007, recorded with the Norfolk Registry of Deeds as Plan No. 80 of 2007 in Plan Book 573;
2. The requisite percentage of the newly constructed dwelling units within a Multifamily Apartment Complex or Condominium shall constitute Low or Moderate Income Housing, as defined in 760 CMR 30.02, in order that all of the newly constructed units shall count on the Subsidized Housing Inventory, as defined by and subject to the approval of the Massachusetts Department of Housing and Community Development; and
3. A Special Permit shall have been issued by the Board of Selectmen under such conditions as the Board of Selectmen may require.
4. Performance of mitigation measures imposed by the Board of Selectmen, which mitigation measures may include monetary payments intended to offset the direct or indirect impact caused by the issuance of the Special Permit.
5. Any applicant seeking approval pursuant to his Overlay District shall be required to follow and document for the Permit Granting Authority full compliance with the regulations of the Massachusetts Waste Ban as defined in the Mass Code of Municipal Regulations and shall be responsible for providing collection facilities and equipment for all residents to accomplish this mandate for compliance.

C. Scope of Authority.

1. Overlay District The Multifamily Affordability Overlay District shall be deemed to be an overlay district. The requirement set forth in this section 200-14.1 shall constitute an alternative set of standards for development and use of real property within the Multifamily Affordability Overlay District provided, however, that all the requirements of this Section 200-14.1 are satisfied. If an applicant does not elect to proceed pursuant to this section 200-14.1, or does not satisfy all of the requirements of this section 200-14.1, then all other requirements of the underlying zoning district shall apply to the property in the alternative set of standards for development and use of real property within The Multifamily Affordability Overlay District shall not apply.
2. The regulations in this Section shall govern all new construction as well as reconstruction or expansion of new or existing buildings, and shall also govern new or expanded uses, regardless of the nature of such uses, and regardless of whether the requirements of this Section 200-14.1 are more or less

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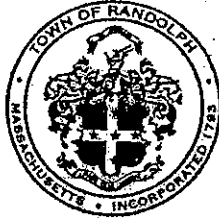
restrictive than those of the comparable regulations for the underlying district at that location. The provisions of this Section 200-14.1 shall supersede those of Sections 200-19 to 200-22, inclusive, Sections 200-28 to 200-30, inclusive, and Sections 200-34 and 200-35, inclusive. On all other matters, the provisions applicable to the Residential Multifamily District shall continue to govern.

D. Dimensional, Lot Coverage and Area Requirements.

1. Floor Area Ratio. When calculating floor area ratio in a Multifamily Affordability Overlay District, a thirty-three percent (33%) density bonus ("Density Bonus") shall be allowed as follows: With respect to new construction on the lot, or a portion of the lot, with existing buildings, the Density Bonus shall be applied to the then-existing floor area ratio on the lot. With respect to new construction on a lot, or a portion of a lot, that does not contain existing buildings, the Density Bonus shall be thirty-three percent (33%) of the then-current floor area ratio the Residential Multifamily District.
2. Maximum Lot Coverage. Buildings in a Multifamily Affordability Overlay District shall not exceed twenty percent (20%) of the area of the lot on which they stand, and not more than fourteen (14) family units per acre of land covered by the lot shall be permitted.
3. Building Height Requirements. Any Buildings in a Multifamily Affordability Overlay District may contain a maximum of four (4) stories and shall not exceed fifty (55) feet in height, provided that the respective building or buildings are not within 65 feet of a residential district within the Town of Randolph or a lot located within the Town of Randolph used primarily for residential purposes. All height measurements shall conform to the requirements of the State Building Code 780 CMR 502.
4. Impervious Lot Coverage. In the Building or Buildings in a Multifamily Affordability Overlay District, no lot shall be developed such that the buildings thereon and other Impervious Surfaces added thereto cover more than forty-five percent (45%) of the overall lot area.
5. Off Street Parking in a Multifamily Affordability Overlay District. Notwithstanding anything in the Zoning Code to the contrary, in a Multifamily Affordability Overlay District, the off street parking requirements shall be the following:
 - a. For each one bedroom apartment there shall be a minimum of 1.5 parking spaces. Furthermore, each additional bedroom in an apartment, in excess of the first bedroom, shall require an additional .25 parking spaces.
 - b. The net area for each individual parking space required shall be not less than one hundred sixty two (162) square feet. Each such parking space shall have a length of not less than eighteen (18) feet and a width of not less than nine (9) feet.
 - c. Twenty percent (20%) of the required parking spaces for the respective Multifamily Affordability Zone may be designed for compact cars.

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- d. The number of required spaces shall be based on Section 200-22 hereunder, and not be based on the amount of gross floor area in the respective Zone.

E. Multifamily Affordability Overlay District Plan Review Authority.

1. Plan Review Authority. For the purposes of reviewing a proposed new project intending to be governed by the dimensional requirements set forth in this Section 200-14.1, a Plan Review Authority ("PRA") shall be formed for the sole purpose of advising the Board of Selectmen on a proposed Multifamily Affordability Overlay District project. Once formed, the PRA shall serve for a three (3) year term, and shall be composed of one (1) member of the Board of Selectmen, one (1) member of the Planning Board, (one) 1 member of the Board of Health, one (1) member of the DPW with each member appointed by their respective board and the Fire Chief or his designee. After completion of the below described analysis, but prior to the Board of Selectmen meeting during which the Special Permit is voted upon, the PRA shall issue a recommendation to the Board of Selectmen as to its approval or disapproval of the proposed project.
2. Proposed Project Application. In order for the PRA to properly review a proposed development, a "Proposed Project Application" shall be submitted to the PRA on the form provided by the PRA, along with the Review Materials and an application fee of \$1,500.00 to cover administrative costs.
3. Peer Review. If requested by the PRA, the applicant shall be required to pay for reasonable consulting fees to provide peer review of the Proposed Project Application and Review Materials. Should the PRA reasonably decide that peer review is required, the applicant shall pay an initial deposit of \$15,000.00, which amount may be reasonably subject to replenishment.
4. Review Materials. The person or entity proposing the project within a Multifamily Affordability Overlay District shall submit four (4) copies of the following materials (the "Review Materials") to the PRA:
 - a. A current plan, at an appropriate scale of at least one-inch equals forty feet (1"=40'), or at a scale as approved in advance by the PRA, of the existing property showing: (a) the perimeter dimensions of the lot; Assessors Map, lot and block numbers; (b) all existing buildings, structures, building setbacks, parking spaces, driveway openings, distance between buildings, plan view exterior measurements of individual buildings, driveways, service areas and open areas; (c) existing major natural features, including streams, wetlands and all trees six inches or larger in caliper (caliper is girth of the tree at approximately waist height); (d) internal roads, sidewalks and parking areas; and (e) total site area in square footage and acres and area to be set aside as public open space, if appropriate;
 - b. The proposed site plan or plans, at an appropriate scale of at least one-inch equals forty feet (1"=40'), or at a scale as approved in advance by the PRA, for the proposed development or

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- redevelopment prepared by a certified architect, landscape architect, professional land surveyor, and/or a civil engineer registered in the Commonwealth of Massachusetts;
- c. Landscape plans prepared by a certified landscape architect registered in the Commonwealth of Massachusetts showing all proposed landscaping features, such as fences, walls, planting areas and walks on the lot and tract, with types, quantities, and sizes of proposed plantings;
 - d. Proposed floor plans for all of the proposed dwelling units. The area in square feet of each proposed dwelling unit should also be indicated in the floor plans;
 - e. A marketing plan showing: (a) the proposed residential density in terms of dwelling units per acre, (b) types of proposed commercial uses, if any, in terms of floor area; (c) recreational areas, and (d) a break down of the number of dwelling units based on the number of bedrooms within the proposed dwelling units;
 - f. Location sketch map(s), which indicate surrounding streets and properties and any additional abutting lands owned by the applicant;
 - g. Representative elevation sketches of buildings that indicate the height of building(s) and type of construction material of the exterior facade; and
 - h. Other materials which may be submitted to the PRA include, but are not limited to, any other information which may include required traffic, school, utilities impact study and in order to adequately evaluate the scope and potential impacts of the proposed project, including a grading plan, parking layout plan, utilities plan, and lighting plan.

5. PRA Procedures.

- a. Circulation to Other Boards. Upon receipt of the Proposed Project Application, the PRA shall, within seven (7) days, provide a copy of the application materials to the Board of Selectmen, Zoning Board of Appeals, Board of Health, Planning Board, Conservation Commission, Fire Department, Police Department, Building Commissioner, Design Review Board, Department of Public Works and other municipal officers, agencies or boards for comment, and any such board, agency or officer shall be invited to provide written comments within thirty (30) days of receipt of the Review Materials.
- b. PRA Review Period. For each respective proposed project, a specific PRA Review Period shall begin on the date of the Proposed Project Application and conclude on the day of the meeting during which the Board of Selectmen will vote on whether to grant a Special Permit to a proposed project within a Multifamily Affordability Overlay District.
- c. PRA Meetings. No less than twenty (20) days prior to the meeting during which the Board of Selectmen will vote on a Special Permit for a proposed project within a Multifamily Affordability Overlay District, the PRA may hold a public hearing for which notice has been given as provided in Section 11 of G.L. Chapter 40A. Such meeting is intended to allow the PRA to openly discuss a proposed development and for the person or entity proposing to construct affordable housing to answer questions or concerns from interested parties.

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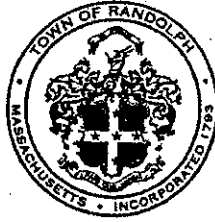
- d. PRA Recommendation. The PRA shall issue its recommendation to the Board of Selectmen prior to, or at, the meeting during which the Board of Selectmen will vote on whether to grant a Special Permit to a proposed project within a Multifamily Affordability Overlay District. Failure of the PRA make such a recommendation shall be deemed to be an approval of the proposed project.

TRUE COPY ATTEST:

Brian P. Howard

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FINAL BYLAW AS AMENDED

ARTICLE 7

§ 200-16 Watershed and Wetland Protection OVERLAY Districts

The purpose of this district is to:

- (1) Protect, preserve and maintain the water table and water recharge areas within the Town of Randolph so as to preserve the present and potential water supplies for the public health and safety of the inhabitants of the Town of Randolph.
- (2) The purpose of this district is to protect, preserve and maintain the water table and water recharge areas within the Town of Randolph so as to preserve the present and potential water supplies for the public health and safety of the inhabitants of the Town of Randolph.
- (3) To assure the continuation of the natural flow pattern of the watercourses capacity to protect persons and provide against the hazards of floodwater within the Town in order to provide adequate and safe floodwater storage inundation.
- (4) To provide that the lands in the Town of Randolph subject to seasonal and /or periodic flooding shall not be used for residential or other purposes in such a manner as to endanger the health and safety of the inhabitants thereof.

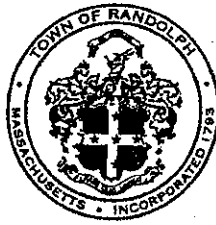
[Added 5-22-06 ATM, Art. 50, approved 10-17-2006]

In a Watershed and Wetlands Protection Overlay District, permitted uses shall be in accordance with the underlying zoning, subject to affirmative finding and approval of the Randolph Board of Appeals and the following restrictions:

- A. Each Watershed and Wetlands Protection Overlay District shall be subdivided into areas as follows:
- (1) Area 1: all district land lying within the defined water and swampland area shown on the hereinbefore referenced topographic maps of the Town of Randolph and designated on said maps as "Area 1."
 - (2) Area 2: all district land lying outside the defined water and swampland area shown on the hereinbefore referenced topographic maps of the Town of Randolph and delineated and designated on said maps as "Area 2."
- B. District area restrictions.
- (1) Area 1: unsuitable for development of any type; not to be built upon, excavated or filled; may be used to satisfy applicable area requirements in accordance with the underlying zoning.
 - (2) Area 2: development allowed in accordance with all the applicable laws and bylaws of the Town of Randolph governing use in accordance with the underlying zoning, with the following restrictions:
 - (a) Any and all structures approved for construction within this area and required by law to be serviced with sanitary facilities shall be connected to the town sewer systems.
 - (b) No structure may be constructed or paving placed within 50 feet of the water and swamp land designated as "Area 1" or within 25 feet of the bank of any brook, stream or river within the area.
 - (c) The finished elevation of any basement floor of a structure approved for construction within this area shall be of a minimum of four feet above the elevation of the closest approach to said structure of the water and

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swampland area delineated on the hereinbefore-referenced topographic maps of the Town of Randolph designated as "Area 1."

(d) All drainage must comply with the requirements of the Randolph Planning Board.

C. Permitted uses shall be as follows:

(1) Proper operation of and maintenance of dams and other water-control devices.

(2) Temporary alteration of water level for emergency or maintenance, upon written approval of the Town Engineer.

(3) Appropriate governmental use, including but not limited to water and sewage works, pumping stations and river and stream clearance, jointly approved by the Town Engineer and Water Department.

(4) Dams, excavations, relocation of waterways and creation of ponds and drainage improvements, consistent with the purpose of this chapter, upon written approval of the Town Engineer.

(5) The repair, rebuilding, modification or enlargement of all existing residential, commercial and industrial buildings, consistent with the laws of the Commonwealth of Massachusetts and in compliance with all other local bylaws, provided that such proposed work does not affect the natural flow pattern of any watercourse or groundwater supply.

(6) Driveways and roads where alternative means of access are impractical, consistent with the purpose of this chapter.

D. Administration.

(1) Upon written application, the Building Commissioner shall determine, by any means at the Building Commissioner's disposal, whether the parcel identified in the application and shown on any accompanying plot plan lies within Area 1 and/or Area 2 of a Watershed and Wetlands Protection Overlay District. In order to expedite this determination, the Building Commissioner shall, at the Building Commissioner's request, be provided by the applicant with a complete overall topographic plan of the area proposed for use, prepared by a registered professional engineer or registered land surveyor, showing contour elevations at two-foot intervals, referred to United States Geological Survey datum. [Amended 4-16-1996 ATM, Art. 11, approved 7-29-1996]

(2) This topographic drawing shall show all pertinent information, including existing brooks, streams, rivers and areas of ponding, the extent and depth of proposed excavation and/or filling limits of other proposed construction and/or appurtenant work.

(3) A determination by the Building Commissioner that the parcel identified in the application lies within Area 1 and/or Area 2 of a Watershed and Wetlands Protection Overlay District shall require the Building Commissioner's immediate referral to the Randolph Planning Board for recommendation for a finding consistent with the intent of this chapter. The Planning Board will require copies of all information submitted to the Building Commissioner for its consideration of the application. Any owner of land in Area 1 and/or Area 2 who is aggrieved by a decision of the Building Commissioner and/or Planning Board may appeal to the Board of Appeals. [Amended 4-16-1996 ATM, Art. 11, approved 7-29-1996]

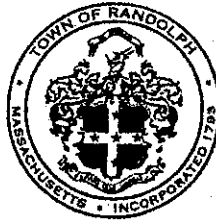
E. Special flood hazard areas. On April 9, 1999, the Federal Emergency Management Agency (FEMA) issued preliminary Flood Insurance Rate Map (FIRM) which identified the special flood hazard areas of the town. Maps will have a revision date of August 9, 2000. All proposed new construction, substantial additions/improvements and utilities within the one-hundred-year floodplain must comply with these FEMA standards.

[Amended 5-10-2000 ATM, Art. 9, approved 9-27-2000]

F. Special Flood Hazard Areas. [Added 4-24-2001 ATM, Art. 21, approved 12-21-2001]

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Areas are as created by the National Flood Insurance Program (NFIP) and the Federal Emergency Management Agency (FEMA) on their most current maps adopted by the Town of Randolph (see 200-16.E) In conjunction with the State Flood Hazard Management Program of the Department of Environment's Management Office of Water Resources, the State Building Code, Wetlands Overlay Protection Act, State Sanitary Code and the Town of Randolph Watershed and Wetlands Protection Overlay District Zoning Code, and any other applicable Zoning Codes and/or Bylaws.

- (a) Statement of Floodplain Area Purposes:
 - (1) Ensure public safety through reducing the threats to life and personal injury.
 - (2) Eliminate new hazards to emergency response officials.
 - (3) Prevent the occurrence of public emergencies resulting from water quality contamination, and, pollution due to flooding.
 - (4) Avoid the loss of utility services which if damaged by flooding would disrupt or shutdown the utility network and impact regions of the community beyond the site of flooding.
 - (5) Eliminate costs associated with the response and cleanup of flooding conditions.
 - (6) Reduce damage to public and private property resulting from flooding waters.
- (b) Floodplain Area Boundaries.

The floodplain area is herein established as an overlay area. Which includes, all special flood hazard areas designated on the Town of Randolph Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program (NFIP) most current maps. (see 200-16.E) Both maps which indicate the 100-year regulatory floodplain. The exact boundaries of the areas may be defined by the 100-year base flood elevations shown on the FIRM and, further defined by the most current flood insurance study booklet, The FIRM, Floodway Maps and Flood Insurance Study Booklet are incorporated into 200-16.E And, are on file with the Town Clerk, Planning Board, Building Commissioner, Conservation Commission, Zoning Board of Appeals, Board of Health and Department of Public Works, Engineering Division.

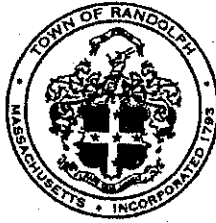
- (c) Base Flood Elevation and Floodway Data.
 - (1) Floodway Data: Along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.
 - (2) Base Flood Elevation Data: Base flood elevation data is required for subdivision proposals or other developments greater than 30 lots or 3 acres, whichever is the lesser, within unnumbered A zones.
- (d) Notification of Watercourse Alteration.

Notify, in a riverine situation, the following of any alteration or relocation of a watercourse: Adjacent Communities. NFIP State Coordinator, Massachusetts Office of Water Resources. NFIP Program Specialist FEMA Region 1.
- (e) Use Regulations.

The Floodplain Area is established as an overlay area to all zoning districts. All development in the area, including structural and non-structural activities, whether permitted by right or by special permit must be in compliance with Chapter 131, section 40, as amended of the Massachusetts General Laws and with the following: Sections of the Massachusetts State Building Code which addresses floodplain areas. Wetlands Protection Regulations, Department of Environmental Protection. Inland Wetlands Restrictions, Department of

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Environmental Protection. Title 5: Minimum Requirement for the Subsurface Disposal of Sanitary Sewage, Department of Environmental Protection. Town of Randolph, Zoning Code, Watershed and Wetlands Protection Overlay Districts.

Any variances from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of those state regulations.

No variance to the Floodplain Areas may be granted by the Town of Randolph Zoning Board of Appeals.

(f) Other Use Regulations.

(1) Within zones AH and AO on the FIRM, it is required that adequate drainage paths around structures on slopes, to guide floodwaters around and away from proposed structures.

(2) In zones A1-30 and AE along watercourses that have a regulatory floodway designated on the Town of Randolph FIRM or Flood Boundary & Floodway Map encroachments are prohibited in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of base flood discharge.

(3) Review all subdivision proposals to assure that:

a) such proposals minimize flood damage;

b) all public utilities and facilities are located and constructed to minimize or eliminate flood damage;

c) adequate drainage is provided to reduce exposure to flood hazards.

(4) Existing contour intervals of site and elevations of existing structures must be included on plan proposal.

(g) Permitted Uses.

The following uses of low flood damage potential and causing no obstructions to flood flows are encouraged provided they are permitted in the underlying district and they do not require structures, fill, or storage of materials or equipment:

(1) Agricultural uses such as farming, grazing, truck farming, horticulture, etc.

(2) Forestry and nursery uses.

(3) Outdoor recreational uses, including fishing, boating, play area, etc.

(4) Conservation of water, plants and wildlife.

(5) Wildlife management areas, foot, bicycle, and/or horse paths.

(6) Temporary non-residential structures used in connection with fishing, growing, harvesting, storage or sale of crops raised on the premises.

(7) Buildings lawfully existing prior to the adoption of these provisions.

(h) Public Health.

The Board of Health and Department of Public Works in reviewing all proposed water and sewer facilities to be located in the Floodplain Areas shall require that:

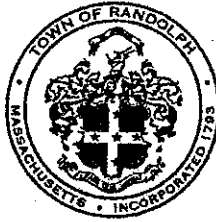
(1) New and replacement water supply systems be designed to minimize or eliminate infiltration of flood waters into the systems.

(2) New and replacement sanitary sewage systems be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and onsite waste disposal systems to be located to avoid impairment to them or contamination from them during flooding.

(i) Institutional Open Space Districts

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The following uses are permitted in an Institutional Open Space District: houses of worship, schools, parish houses, convents, cemeteries, rectories and accessory uses on the same lot with and customarily incidental to any of the above permitted uses.

200-16.1 Great Pond Commerce Center Overlay District

A. Purpose of District

The purpose of the Great Pond Commerce Center Overlay District is to promote the general welfare of the community by assuring the economic viability and vitality of the former Pacella Industrial Park area while minimizing potential adverse impacts upon nearby neighborhoods and other premises. This purpose is to be achieved through the establishment of controls specifically for expanded business or industrial uses at locations where either such uses already exist or they would be appropriate because of access and other geographical considerations.

B. Scope of Authority

The Great Pond Commerce Center Overlay District shall be a superimposed district and not replace the underlying zoning district(s). The regulations of this overlay district shall govern all new construction as well as reconstruction or expansion of new or existing buildings, and shall also govern new or expanded uses, regardless of the nature of such uses, and regardless of whether the requirements of this Section 200-16.1 are more or less restrictive than those of the comparable regulations for the underlying district at that location. The provisions of this Section 200-16.1 shall supercede those of Sections 200-18 to 200-22, inclusive, Sections 200-28 to 200-30, inclusive, and Sections 200-34 and 200-35, inclusive. On all other matters, the provisions of the underlying district(s) shall continue to govern.

C. Allowed Uses

Permitted uses in the Great Pond Commerce Center Overlay District are as specified in the Allowable Use Chart, the content of which is incorporated herein by reference.

D. Special Permit Uses

All uses permitted by Special Permit in the underlying district at a given location may be allowed in the Overlay District upon the issuance of a Special Permit by the applicable Special Permit Granting Authority under such conditions as that Authority may require.

E. Multiple Buildings and Uses

Notwithstanding the provisions of Section 200.3, more than one building and/or use on a lot is allowed in the Great Pond Commerce Center Overlay District as a matter of right, so long as each building and/or use is in compliance with the requirements of this Section 200-16.1.

F. Dimensional and Area Requirements

(1) Minimum Lot Size

In the Great Pond Commerce Center Overlay District, no building shall be constructed on any lot containing less than 60,000 square feet of land.

(2) Minimum Lot Frontage

In the Great Pond Commerce Center Overlay District, no building shall be constructed on any lot containing less than one hundred twenty (120) feet of frontage on a public way.

(3) Building Setback Requirements

In the Great Pond Commerce Center Overlay District, no building shall be constructed so as to be nearer to the line of any street than the "Required Setback Distance" or nearer to the side lines of the lot on which it is

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located than the "Required Side Yard Width" or nearer to the rear line of the lot on which it is located than the "Required Rear Yard Depth" specified in the following table:

Required Setback Distance

20' from the sideline of Pond Street; 10' from the sideline of any other street.

Required Side Yard Width

5'

40' if side yard abuts a residential district within the Town of Randolph or a building located within the Town of Randolph and used primarily for residential purposes.

Required Rear Yard Depth

10'

40' if rear yard abuts a residential district within the Town of Randolph or a building located within the Town of Randolph and used primarily for residential purposes.

Notwithstanding any other provision hereof, all newly constructed buildings or expanded buildings within the Great Pond Commerce Center Overlay District shall be developed in such a way as to provide unimpeded access on all sides or faces thereof for fire and other emergency vehicles.

(4) Building Height Requirements

Buildings in the Great Pond Commerce Center Overlay District which are located on lots not directly abutting any portion of a residentially zoned premises within the Town of Randolph may contain a maximum of six (6) stories and shall not exceed seventy eight (78) feet in height. Buildings which are located on lots which directly abut any portion of residentially zoned premises within the Town of Randolph may contain a maximum of four (4) stories and shall not exceed fifty (50) feet in height. All height measurements shall be made in the fashion set forth in the State Building Code 780 CMR.

(5) Lot Coverage

In the Great Pond Commerce Center Overlay District, no lot shall be developed such that the buildings thereon and other impervious surfaces added thereto cover more than seventy five percent (75%) of the overall lot area. Of this amount, no more than fifty percent (50%) may be devoted to a building or buildings and no more than twenty five percent (25%) to impervious surface(s).

(6) Buffer Strips

A minimum five (5) foot wide buffer strip shall be maintained along the entire frontage of all lots within the Great Pond Commerce Center Overlay District, excepting only those portions of the lot frontage which must be paved for normal vehicular access. Said buffer shall be maintained as a planting area and shall be landscaped with grass, trees, shrubs and/ or other natural materials.

A minimum forty (40) foot wide buffer strip shall be maintained along the entire side and rear boundary lines of all lots within the Great Pond Commerce Center Overlay District where the side or rear yard of the lot in question abuts a residential district within the Town of Randolph or a building located within the Town of Randolph which is used for residential purposes. Otherwise, no buffer requirement shall apply in the side and/or rear yard areas.

(7) Parking Space Requirements

Notwithstanding anything in the Zoning Code to the contrary, in the Great Pond Commerce Center Overlay District, the off-street parking requirements shall be the following:

(a.) For retail stores and offices including salesrooms and showrooms, consumer service establishments, public administration buildings, business and professional offices, executive and administrative offices, banks

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and other financial institutions or any form of educational institution, one parking space for each two hundred fifty (250) square feet of gross floor area. For purposes hereof, "gross floor area" means the aggregate total floor area of all levels contained within exterior walls, but does not include basement space used for heating and utilities, storage or for automobile parking.

i. Uses not listed in the preceding paragraph shall meet the parking space requirements of Section 200-22 of the Zoning Code.

ii. Parking of motor vehicles shall be permitted either on grade, below grade within the basements of buildings or above grade on so-called "parking shelves" constructed for such purpose. Adequate means of ventilation shall be provided for any parking area located below grade.

(b.) The net area for each individual parking space required for premises in the Great Pond Commerce Center Overlay District shall be no less than one hundred sixty two (162) square feet. Each such parking space shall have a length of not less than eighteen (18) feet and a width of not less than nine (9) feet. This provision shall not apply to handicapped parking spaces, the overall size, dimensions and number of which shall be consistent with applicable local, state or federal requirements for same.

(c.) The off street parking spaces required for premises within the Great Pond Commerce Center overlay District may provided either on the same lot or premises with the parking generator or on any lot or premises, whether or not otherwise associates therewith, a substantial portion of which at least is within five hundred (500) feet of the generator. All required handicapped parking spaces must be located on the same lot or premises as the parking generator.

(d.) Off-street parking facilities and connecting drives between such facilities and the street shall be designed so as to insure the safety and convenience of persons traveling within or through the parking area and between the parking facility and the street.

(e.) In addition to the requirement for automobile parking spaces, there shall also be provided for each building or group of buildings sufficient off-street loading space to insure that all loading operations take place off the public way. Loading spaces and access drives leading to loading spaces shall be so designed that vehicles to be loaded or unloaded are not required to maneuver in the public way to enter or leave the designated loading area and so as to minimize the impact of any loading operations on any abutting residential premises.

(f.) Lamps or lights which may be installed to illuminate any parking spaces or parking area within the Great Pond Commerce Center Overlay District shall be configured so that the fallout from said lamps or lights shall not impact abutting residential premises.

200-16A.2.11.1 EXPEDITED PERMITTING

G.L. c.43D, Sections 1 through 16 is accepted by the Town described in Section 200-16A.2.11.1 provided however that the vote shall take effect only as to those sites as the interagency permitting board described in G.L. c.23A, Section 62, or the equivalent agency approves the designation thereof as a priority development site pursuant to the procedures set forth in G.L. c.43D, Section 1 through 16.

The Board of Selectmen are authorized to apply for priority development site designation pursuant to this vote and for such grants and technical assistance as may be available.

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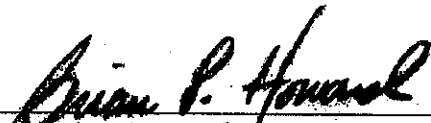
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- A. In the Great Pond Commerce Center Overlay District, East Randolph Industrial Park on Teed Drive and the York Industrial Park on York Avenue, a proposal for the development or redevelopment of a building with at least 50,000 square feet of gross floor area in new or existing buildings or structures on a site which has been designated as a priority development site by the Interagency Permitting Board described in G.L. c.23A, §62 may be permitted pursuant to the procedures set forth in the Expedited Permitting Statute, G.L. c. 43D §§1-16.
- B. Within 120 days of the acceptance of the Expedited Permitting Statute by vote of Town Meeting, the Board of Selectmen shall implement the following:
- B.1. appoint a single point of contact to serve as the primary municipal liaison for all issues relating to the Expedited Permitting Statute;
- B.2. amend rules and regulations on permit issuance to conform to the Expedited Permitting Statute;
- B.3. along with the issuing authorities as defined in G.L. c.43D, §2, collect and ensure the availability of all governing statutes, local by-laws, regulations, procedures and protocols pertaining to each permit;
- B.4. establish a procedure whereby the Board of Selectmen shall determine all permits, reviews and predevelopment reviews required for a project; all required scoping sessions, public comment periods and public hearings; and all additional specific applications and supplemental information required for review, including, where applicable, the identification of potential conflicts of jurisdiction or substantive standards with abutting municipalities and a procedure for notifying the applicant; and
- B.5. establish a procedure, following the notification of the required submissions for review as set forth in Subsection B.4., for determining if all the materials required for the review of the project have been completed.

TRUE COPY ATTEST:


Brian P. Howard