

	Town of Randolph Office of Zoning Board of Appeals 41 South Main Street Randolph, MA 02368 Ph: 781-961-1519 Fax: 781-961-0937	Barry Reckly Al Costa Sean Fontes Kevin O'Connell Chris Spears Clerk Joe Dunn
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TOWN OF RANDOLPH
PUBLIC HEARING

The Randolph Zoning Board of appeals will hold a Public hearing via Zoom conferencing Monday January 27 7:00 PM. Due to extending certain post COVID-19 measures, the meeting will be via hybrid Zoom conferencing & in person, Washington Room, Randolph Town Hall

Topic: Town of Randolph Zoning Board of Appeals
Time: January 27th 2025 07:00 PM Eastern Time (US and Canada)
<https://us02web.zoom.us/j/87364971831?pwd=UXAaq2apZVHc4aKi25agsXCAlbygAt.1>
Meeting ID: 873 6497 1831 Passcode: 223325

Continued Business:

ZBA # 05-2024: Reconsideration and review of the Board's September 16th 2024 vote concerning **ZBA # 05-2024**, application for variance by **35 Wilmarth Rd, LLC**. Property located 31 Wilmarth Road, Randolph, MA. Meeting from November 25th, 2024 was postponed. Applicant and the Town of Randolph ZBA have signed time waiver for **ZBA # 05-2024**

Discussion:

Public Hearing on **ZBA # 05-2024** in accordance with the provisions of [M.G.L. Chap 40A](#). **ZBA # 05-2024** is the Application by **35 Wilmarth Rd LLC**, 15 Lincoln Road, Suite 325, Wakefield, Massachusetts 01880 (the "Applicant"), as owner of that property located at 35 Wilmarth Rd., Randolph. Wilmarth Rd LLC, owner of that 17,810 square foot parcel located on 35 Wilmarth Road and comprising a portion (with 31 Wilmarth Road) of the premises identified as Tax Parcel No. 51- H-19.274 described as "Parcel A 35 Wilmarth Rd Randolph, MA" (prior to subdivision under the Plan, a portion of the property known as 31 Wilmarth Road, Randolph, MA).

The Applicant seeks relief from the Zoning Board of Appeals of the Town (the "Board") by way of variance and/or other relief as the Board may deem appropriate, to designate the Parcel now located at 35 Wilmarth Road in Randolph, Massachusetts, as a buildable lot which would allow the Applicant to build a single-family family home on the property, including relief from the 100 foot frontage required for lots in the RHD District, as specified in ***Section 200-37*** of the Town of Randolph Zoning Ordinance and its Table of Dimensional Requirements. The Parcel's frontage totals 60 feet.

The Zoning Board of Appeals will re-open the public hearing on this matter and will reconsider this matter. The Zoning Board of Appeals may take a new vote on this matter superseding the vote taken on September 16, 2024.

Acting Chair, Alexander Costa ZBA # 05-2024