

Town of Randolph

Open Space and Recreation Plan



UPDATE

The 2009 plan update was prepared by the Open Space Committee with the assistance of the Randolph Planning Director. The update was from the 2000 Open Space and Recreation Plan developed by the citizens of Randolph with assistance from: Daylor Consulting Group, Inc., John Brown Associates, Inc.

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1. Plan Summary

In 2000, the previous Open Space and Recreation Plan (OSRP) summarized the Town’s position as a mature suburban community with little remaining vacant land and the Town was at a crossroads. The Town could be a bystander in its future development with the remaining vacant land being developed until the Town is fully “built out” and no more vacant land remains or the Town could carefully examine its vacant land, identify sites

suitable for conservation, recreation, and water supply protection, and develop a strategy to protect some of the remaining vacant land for these purposes. The Town took many steps from the 2000 OSRP by implementing many action items. At the same time the OSRP was done the Town was conducting a Master Plan. Between the OSRP and the Master Plan, town board and commission members along with town departments, and volunteer's were busy implementing many land use changes that required an enormous amount of time and effort to fully implement both plans. The 2009 OSRP builds upon the work of the 2000 plan

- Like many OSRP's there needs to be a financial mechanism to fully implement the Plan. Fortunately, the town has a dedicated group of volunteers who were busy working on a grass-roots campaign to adopt the Community Preservation Act. In 2005, all their hard work paid off and the Town adopted the Community Preservation Act with the financial mechanism in place the town is now in a better position to implement the Open Space and Recreation Plan, Master Plan and other community goals.

What many realize is that volunteers alone without staff support make implementing any municipal plan extremely challenging because the amount of time and effort required to implement each task is tremendous. The town after numerous attempts to create the position of town planner succeeded in September of 2008. With staff support in place the Town should be a better position to implement the Town's conservation and recreation goals.

The Open Space and Recreation Plan begins by identifying Randolph's community setting and development patterns (Chapter 3) as well as its existing natural resources and open space, and the extent to which these resources are protected (Chapters 4 and 5). Randolph's most critical natural resource is its water supply, which is the Town's sole source of drinking water and which is fed by a network of streams and wetlands that drain most of the Town's land area. Randolph also supports several notable plant and wildlife habitat areas, particularly in the Blue Hills. Randolph currently contains about 1556 acres of protected open space (about 24% of the Town) and over three hundred and sixty acres of unprotected open space including both public and private lands.

Based on the inventory of the Town's natural resources and open space, as well as public input from a cross-section of Randolph's citizens, the Plan identifies goals, needs, and specific objectives related to open space and recreation (Chapters 6, 7, and 8). The six overall goals of the 2000 Open Space and Recreation Plan were reaffirmed in 2009 based upon the community survey and input from various meeting held. These include protecting Randolph's water resources; protecting Randolph's existing open space lands and acquiring new lands; maintaining plant and wildlife habitats; connecting open space with a system of public trails; providing adequate public access to conservation and recreation facilities; maintaining sufficient "active" (i.e., facility-based) recreational opportunities for all sectors of Randolph's public and providing better identification of open space areas and the activities that allowed.

The final chapter of the Plan (Chapter 9) presents a "Five Year Action Plan" consisting of specific short-term steps to implement each of the six goals. The Action Plan will require the effort and commitment of numerous Town boards and departments, as well as

dedicated volunteers. The town has many recreational assets that need to be better identified and maintained. It is the hope with the change in government a management plan will be created that establishes a level of expectation and a plan of action to maintain and approve the many recreational assets.

A town wide multi-use trail system—may prove to be one of the best ways to interconnect the recreational assets for everyone’s enjoyment. The 2000 Open Space and Recreation Plan was extremely ambition and thanks to the support and effort of many volunteers some successes occurred. However, not until 2005 did the financial resource get implemented. As a result, the 2009 Open Space and Recreation Plan goals are much the same as the 2000 Open Space and Recreation Plan. What is exciting is that at 2009 Annual Town Meeting 3 land acquisitions were approved along with funding for 4 playgrounds. This is an extremely encouraging sign for the town and with continued community support and the staff support to help implement the recreational goals the 2009 plan can be a great success.

1.1 Accomplishments

The 2000 Open Space and Recreation Plan 5-year action plan table summarizes the accomplishments since 2000. Some of the actions were analyzed but need further implementation while others need further work and some were not acted upon at all. The 2009 Open Space and Recreation Plan update is a combination of new priorities, additional work from previous actions and ones carried forward from 2000 that are still a community priority.

Unlike many OSRP, the action plan was very ambitious and in many cases it is hard to quantify exactly how much work was needed to fully implement an action. One action item the creation of an Open Space Action Committee was done but it didn’t sustain itself perhaps because there wasn’t any direct staff support.

Calendar Year 2001

Responsible Group	Action(s)	Status
Selectmen	<ol style="list-style-type: none"> 1. Create Randolph Open Space Action Committee (ROSA) 2. Assist ROSA in seeking Town funding for the open space and recreation projects 3. Hire a full-time or part-time conservation agent. 	<p>Action taken</p> <p>Some discussion but no final decision</p>
ROSA	<ol style="list-style-type: none"> 1. Work with Town counsel to acquire tax title lands for open space 2. Develop long-range financial strategy to protect open space, including outside financial resources and Town appropriations. 3. Make a presentation at Town Meeting to increase citizen awareness of the benefits of open space protection. 4. Lead the effort to seek Town funding for the open space and 	<p>CPA adopted in 2005</p> <p>Education Efforts need to continue</p>

	recreation projects in this Plan.	
Conservation	1. Assist ROSA in seeking Town funding for the open space and recreation projects in this Plan.	CPA & first land grant 2009 DCS Land Grant application
Planning	1. Discuss options for limited development on large undeveloped parcels, and agree on how best to accomplish this.	Some discussion took place but not all options were discussed Carry forward in updated plan
Recreation	1. Develop a long-range financial plan for Recreation Department capital improvements, and operation and maintenance costs.	No Action Taken from 2001 Carry forward in updated plan
DPW	1. Assist ROSA in seeking Town funding for the open space and recreation projects in this Plan	Some action taken Carry forward in updated plan
Legal	1. Work with ROSA to acquire tax title lands for open space.	Two properties acquired Continue carry forward in updated plan

Calendar Year 2002

Responsible Group	Action(s)	Status
ROSA	<ol style="list-style-type: none"> 1. Work with Town counsel to acquire tax title lands for open space. ROSA 2. Begin to purchase or otherwise protect privately-owned open space. 3. Continue to increase citizen awareness of the benefits of open space protection through various channels. 4. Work with the DPW and Town grant writer to seek grant and 	<p>Trail grant written and applied for but was not funded</p> <p>Continue carry forward in updated plan</p>

<p>sponsorship funding for the multi-use trail system.</p> <p>5. Work with the DPW (and/or their consultant) to help design the off-road portions of the multi-use trail system.</p>		
Conservation	<p>1. Assist town counsel in preparing a non-zoning wetlands bylaw.</p> <p>Conservation</p> <p>2. Evaluate whether to adopt a groundwater protection district.</p>	<p>No action taken from 2002</p> <p>Proposed wetland bylaw on 2009 ATM</p>
Selectmen	<p>1. Begin working with the MDC to improve access to and availability of recreational opportunities at the Blue Hills Reservation.</p>	<p>No action taken from 2002</p> <p>Continue carry forward in updated plan</p>
Planning	<p>1. Work with Legal and Building to draft bylaws to promote limited development on key parcels.</p>	<p>Some discussions took place with no final outcome</p> <p>Carry forward in updated plan</p>
Water	<p>1. Work with the Conservation Commission to evaluate whether to adopt a groundwater protection district.</p> <p>2. Identify a strategy to improve public access to water department lands while ensuring adequate protection of the reservoirs.</p>	<p>Some discussions took place with no final outcome</p> <p>Carry forward in updated plan</p>
Building	<p>1. Work with Town Counsel and Planning to draft bylaws to promote limited development on key parcels.</p>	<p>Some discussions took place with no final outcome</p> <p>Carry forward in updated plan</p>
DPW	<p>1. Work with the Conservation Commission to evaluate whether to adopt a groundwater protection district.</p> <p>2. Seek grant and sponsorship funding for the multi-use trail system.</p> <p>3. Begin to design the multi-use trail system (hire consultant if necessary).</p>	<p>Some discussions took place with no final outcome</p> <p>Trail grant written and applied for but was not funded</p> <p>Carry forward in</p>

		updated plan
Legal	<ol style="list-style-type: none"> 1. Work with ROSA to acquire tax title lands for open space. 2. Work with Planning and Building to draft a conservation subdivision bylaw, Planned Area Development district, or other zoning bylaws to allow limited sensitive development on key parcels. 	<p>Two properties acquired.</p> <p>Some discussions took place with no final outcome</p> <p>Carry forward in updated plan</p>
Grant	<ol style="list-style-type: none"> 1. Seek grant and sponsorship funding for the multi-use trail system. 	<p>Trail grant written and applied for but was not funded</p> <p>Carry forward in updated plan</p>
Elected Officials	<ol style="list-style-type: none"> 1. Begin working with the MDC to improve access to and availability of recreational opportunities at the Blue Hills Reservation 	<p>Discussions took place with MDC but no outcome</p> <p>Carry forward in updated plan</p>

Calendar Year 2003

Responsible Group	Action(s)	Status
ROSA	<ol style="list-style-type: none"> 1. Continue to purchase or otherwise protect privately-owned open space. 2. Continue to work with the DPW and Town grant writer to seek grant and sponsorship funding for the multi-use trail system. 3. Work with the DPW (and/or their consultant) to help design the off-road portions of the multi-use trail system. 4. Lead discussion as to whether management of recreational facilities should be consolidated or coordinated by one department. 	<p>Trail grant written and applied for but was not funded</p> <p>Some discussions took place with no final outcome</p> <p>Carry forward in updated plan</p>
Conservation	<ol style="list-style-type: none"> 1. Assist Legal and Building in preparing a groundwater protection bylaw, if necessary. 2. Begin to develop a long range Land Management Plan for town- 	<p>Some discussions took place with no final outcome</p>

	owned conservation land.	Carry forward in updated plan
Selectmen	1. Continue working with the MDC to improve access to and availability of recreational opportunities at the Blue Hills Reservation. [This is repeated every year; this has not happened as of 2022, and is my immediate plan with FBH -- jesse]	Discussions took place with MDC but no outcome Carry forward in updated plan
Building	1. Assist Legal and Conservation in preparing a groundwater protection bylaw, if necessary.	Some discussions took place with no final outcome Carry forward in updated plan
Planning	1. Modify Subdivision Rules & Regulations to encourage or require greenways in new development.	Some discussions took place with no final outcome Carry forward in updated plan
Recreation	1. Work with ROSA and School Department to determine whether management of recreational facilities should be consolidated or coordinated by one department.	Some discussions took place with no final outcome Carry forward in updated plan
School	1. Work with ROSA and Recreation Department to determine whether management of recreational facilities should be consolidated or coordinated by one department.	Some discussions took place with no final outcome Carry forward in updated plan
Water	1. Assist town counsel in preparing a groundwater protection bylaw, if necessary. 2. Implement a strategy to improve public access to water department lands while ensuring adequate protection of the reservoirs.	Some discussions took place with no final outcome Carry forward in updated plan
DPW	1. Assist town counsel in preparing a groundwater protection bylaw, if necessary. 2. Continue to seek grant and sponsorship funding for the trail	Some discussions took place with no

	<p>system.</p> <p>3. Continue to design the multi-use trail system (hire consultant if necessary).</p> <p>4. Begin to construct the multi-use trail system.</p>	<p>final outcome</p> <p>Trails grant applied for but was not funded</p> <p>Carry forward in updated plan</p>
Legal	<p>1. Prepare a groundwater protection bylaw for Town Meeting approval, if necessary.</p>	<p>Some discussions took place with no final outcome</p>
Grant	<p>1. Continue to seek grant and sponsorship funding for the trail system.</p>	<p>Trails grant applied for but was not funded</p> <p>A revised plan will be discussed</p> <p>Carry forward in updated plan</p>
Elected Officials	<p>1. Continue working with the MDC to improve access to and availability of recreational opportunities at the Blue Hills Reservation</p>	<p>Discussions took place with MDC but no outcome</p>
Volunteers	<p>1. Assist in construction of foot-path portions of the multi-use trail system.</p>	<p>Downtown path constructed</p> <p>Long range plan needed for expansion</p>

Calendar Year 2004

Responsible Group	Action(s)	Status
ROSA	<p>1. Continue to purchase or otherwise protect privately-owned open space.</p> <p>2. Continue to work with the DPW and Town grant writer to seek grant and sponsorship funding for the multi-use trail system.</p> <p>3. Work with the DPW (and/or their consultant) to help design the</p>	<p>Powers Farm, Rent and Daly Property first proposed purchases 2009</p>

	off-road portions of the multi-use trail system.	Trails grant was not funded. Carry forward in updated plan
Conservation	<ol style="list-style-type: none"> 1. Finish developing and begin to implement the Land Management Plan for Town-owned conservation land. 2. Evaluate parking, signage, and handicapped accessibility needs at recreation areas. 	<p>Some discussions took place with no final outcome</p> <p>Some accessibility issues were addressed</p> <p>Carry forward in updated plan</p>
Selectmen	<ol style="list-style-type: none"> 1. Continue working with the MDC to improve access to and availability of recreational opportunities at the Blue Hills Reservation. 	Discussions took place with MDC but no outcome
Recreation	<ol style="list-style-type: none"> 1. Evaluate parking, signage, and handicapped accessibility needs at recreation areas. 	Some accessibility issues were addressed
DPW	<ol style="list-style-type: none"> 1. Continue to seek grant and sponsorship funding for the multi-use trail system 2. Continue to design the multi-use trail system (hire consultant if necessary). 3. Continue to construct the multi-use trail system. 	<p>Trails grant applied for but not funded</p> <p>Other options were discussed</p> <p>Carry forward in updated plan</p>
Grant	<ol style="list-style-type: none"> 1. Continue to seek grant and sponsorship funding for the multi-use trail system. 	<p>Trails grant applied for but not funded</p> <p>Other options were discussed</p> <p>Carry forward in updated plan</p>
Elected Officials	<ol style="list-style-type: none"> 1. Continue working with MDC to improve access to and availability of recreational opportunities at the Blue Hills Reservation. 	<p>Discussions took place with MDC but no outcome</p> <p>Carry forward in</p>

		updated plan
Volunteers	<ol style="list-style-type: none"> 1. Under direction from the Conservation Commission, begin to implement the Land Management Plan for town-owned conservation land. 2. Assist in construction of foot-path portions of the multi-use trail system. 	<p>Discussions of took place with no outcome</p> <p>New form of government further discussions will be needed</p> <p>Carry forward in updated plan</p>

Calendar Year 2005

Responsible Group	Action(s)	Status
ROSA	<ol style="list-style-type: none"> 1. Lead town-wide discussions to designate appropriate portions of town lands as permanently protected open space. 2. Lead discussions concerning whether to create an integrated recreation/community center near Belcher Park. 3. Continue to purchase or otherwise protect privately-owned open space. 4. Continue to work with the DPW and Town grant writer to seek grant and sponsorship funding for the multi-use trail system. 5. Begin preparing the 2005-2010 Open Space and Recreation Plan. 	<p>Designation occurred</p> <p>protection ongoing</p> <p>Some discussions had occurred no final action</p> <p>Initial grant request not funded</p> <p>Carry forward in updated plan</p>
Conservation	<ol style="list-style-type: none"> 1. Work with volunteers to continue to implement the Land Management Plan for town-owned conservation land. 	<p>Some discussions took place but no plan developed</p> <p>Carry forward in updated plan</p>
Selectmen	<ol style="list-style-type: none"> 1. Based on the advice of ROSA and other boards and commissions, designate appropriate portions of town lands as permanently protected open space. 	<p>Designation occurred</p> <p>protection ongoing</p> <p>Carry forward in</p>

		updated plan
Recreation	1. Work with ROSA to identify options for creating an integrated recreation/community center near Belcher Park.	Some discussions had occurred no final action Carry forward in updated plan
Little League	1. Work with ROSA to identify options for creating an integrated recreation/community center near Belcher Park.	Some discussions had occurred no final action Carry forward in updated plan
DPW	1. Continue to seek grant and sponsorship funding for the multi-use trail system 2. Continue to design the multi-use trail system. 3. Based on recommendations of Conservation and Recreation, begin to improve parking and handicapped accessibility at conservation and recreation areas where necessary. 4. Work with ROSA to identify options for creating an integrated recreation/community center near Belcher Park.	Trails grant applied for but not funded Other options were discussed Some accessibility issues were addressed Some discussions had occurred no final action Carry forward in updated plan
Grant	1. Continue to seek grant and sponsorship funding for the multi-use trail system.	Trails grant applied for but not funded Carry forward in updated plan
Volunteers	1. Under direction from the Conservation Commission, continue to implement the Land Management Plan for town-owned conservation land. 2. Assist in construction of foot-path portions of the multi-use trail system. 3. Based on recommendations of the Conservation Commission, begin to install appropriate signage at conservation areas where necessary.	Land management plan not developed A portion of downtown trail constructed Signage needs to be installed

Building = Building Commissioner

Conservation = Conservation Commission

Contractor = Outside contractor

DPW = Department of Public Works

Elected Officials = State representatives and senators

Grant = Town Grant Writer

Legal = Randolph Town Counsel

Little League = Randolph Little League

Planning = Planning Board

Recreation = Recreation Department

ROSA = Randolph Open Space Action Committee

School = School Department

Selectmen = Selectmen

Volunteers = Boy Scouts and Girl Scouts, local school groups and clubs, and other volunteers

Water = Tri-Town Board of Water Commissioners

2. Introduction

While many people from the outside would look at Randolph as a mature suburban community located about 15 miles south of Boston many residents consider the town more in transition from suburban to urban. How one defines a community is a combination of objective and subjective criteria; perhaps the best anecdotal evidence is the town rejected a few years ago changing from Town Meeting to a Mayoral form of government. At the special town meeting in December 2008 town meeting sent to the ballot a choice between a reduced town meeting/town manager form of government and a town council/town manager form of government. Perhaps, while the town has changed townspeople still want to be known as a town.

The town has many positive features that make it an attractive place to live: a mixture of affordable housing types, a strong commercial base, and a dynamic and ethnically diverse population, excellent accessibility to regional employment opportunities, cultural activities, and natural amenities. The Open Space and Recreation Plan Committee has reviewed the

2000 Open Space and Recreation Plan and the 2009 community survey results and concluded there are some recreational opportunities that were accomplished and still others to be accomplished from the previous plan; however, a main focus should be focused around improving ongoing maintenance, upgrading some the existing facilities and better identification of the recreational facilities where they are located and what activities could be enjoyed at them.

2.1 Statement of Purpose

The purpose of this plan is to update 2000 OSRP that was prepared simultaneously with Randolph's Master Plan. The Master Plan and the OSRP serve complementary functions in promoting sound land use and planning decisions for Randolph's future. The Master Plan covered town-wide land use plan as well as associated plans for housing, economic development, public facilities, transportation, and open space and environment. The Master Plan integrates these disparate elements, and focuses on a long-term planning horizon (10-25 years).

The OSRP is targeted towards open space, natural resources, and passive and active recreation. A community's OSRP plan once approved by the Division of Conservation Services is good for 5 years in order to receive grants and receive Commonwealth Capital points. While the action plan officially covers a 5 year period often times the plan pragmatically speaking is longer than 5 years. A combination of community energy, staff time and financial resources often times dictates the success of the implementation. The goals of the OSRP are to:

- Identify existing recreational facilities, natural resources, and open space areas in the Town of Randolph;
- Increase awareness of Randolph's existing open space and recreational resources, deficiencies, and opportunities for improvement;
- Promote a citizen-based planning process to identify open space, recreation, and natural resource protection needs in Randolph;
- Develop a plan to improve recreational opportunities, open space preservation, and environmental protection in Randolph;
- Estimate the costs of the proposed plan; and
- Outline a specific Five-Year Action Plan, including a plan for phasing and funding, to help Randolph's citizens and leaders implement the Open Space and Recreation Plan.

2.2 Planning Process and Public Participation

The 2009 plan is an update to the 2000 OSRP; therefore, it is important to summarize the prior planning process. Prior to the 2000 OSRP, the last open space planning was done in 1977. The additional value of the 2000 process was that many townspeople involved on various boards and commissions came from that process. A combination of the 2000

planning process and adopting the Community Preservation Act reinvigorated many stakeholders that proactive planning can achieve results.

Members of the current OSRPC served on the 2000 planning process which provides contextual knowledge of the prior process. Their knowledge is important in developing a realistic and detailed action plan.

One of the first tasks of the planner was to review all planning documents and update the plan with relevant and current data and demographic information. The update draft was provided to Board of Selectmen, Finance Committee Conservation Commission, Recreation Department, Planning Board, Community Preservation Committee for comments after the community survey was conducted and all data and demographic information was updated. The updated plan was reviewed and discussed at a Conservation Commission meeting, Planning Board meeting and Finance Committee meeting. The completed update plan was posted on the town website for public comments for 7 days. All written comments, if any were added in the appendix of the updated plan.

After reviewing the planning documents the Town Planner met with various community groups: Community Preservation Committee (CPC), Open Space Committee, Recreation Director, DPW Superintendent, Executive Secretary, Historic Commission, Conservation Commission and others to assess whether or not the direction of the 2000 OSRP had changed dramatically or whether or not the 2000 action plan was still relevant but needed better support within town government and the community at large. A self assessment was conducted of town's current capacity to implement this plan. The community survey was conducted online, as well as, in paper format. The paper survey was downloadable on the town website or by emailing the town planner directly, as well as available for pick up at the Town Clerk's office and/or the senior center. The public was made aware of the OSRP survey through newspaper stories, public service announcements on local access cable and announcements at several Board of Selectmen meetings. The OSRP was highlighted on the main page of the town website under "Town News". The town received 552 survey responses of the 552 only 42 of the responses were completed online. The online survey tool that was used was Survey Monkey. The overall survey response rate based upon U.S. Census Bureau American Community Survey results for the number of households in town was 5 percent.

The Town of Randolph is an environmental justice community for the criterion of race and foreign born. What is unique about Randolph (see Figure 3) is that the environmental justice population is dispersed throughout town and not concentrated in one area. The exception is town center which by its density is concentrated. Except for a small portion of the southeast side of town, the entire town falls within an Environmental Justice criterion. The level of environmental justice is a 1 or 2. Environmental justice communities are ranked on a 1 to 4 scale with 4 being the most impacted area. Unlike other South Shore communities Randolph is a racially diverse community with a significant foreign born population that is dispersed throughout the community. Randolph has been an integrated community compared to the state and surrounding communities for many decades; as a result, minorities and foreign born resides participate in local boards and commissions where they provide advocacy for their constituent groups. The diversification of the boards and commissions continues to grow today. With the change of government in April of 2009 it is anticipated that environmental justice groups will run for office and get elected.

The new form of government whereby boards and commissions are appointed by the town manager will result in these groups being appointed and having a seat at the table. The plan was also posted on the town's website for public inspection. By posting the document it provides access to environmental justice groups that are not presently involved. The utilization of the community survey online helped expand participation for many residents who wanted to participate which includes environmental justice groups. The survey was available at town hall and the senior center. What is significant about the time period the survey was conducted was that many people were registering for a historic town election that proposed to change the form of government. By conducting the survey at this time it is believed these efforts helped reach out to the environmental justice population. However, the survey did not collect the data that would definitively determine whether or not the environmental justice groups participated. What is known is that 90 percent of the town falls within the environmental justice criterion (see Environmental Justice map) and open space and recreational facilities for activities and programs are dispersed around town and not concentrated in one area. The town also has the added benefit of being served by bus and rail service which provides access to many of the recreational facilities.

The OSRP update was based on a three-pronged planning approach that incorporated environmental factors, community input and sound planning decisions. The first component involved in preparing the update was to review the 2000 OSRP and Master Plan, interviewing public officials and volunteers to ascertain what was accomplished and what remained to be completed. All existing information on open space areas, recreational resources, natural resources and local zoning and environmental regulations were reviewed to see what was done since 2000. The information for the update was compiled from previous studies, reviewing various department files and discussions with multiple town boards and committees. The required mapping for the update was obtained from MassGIS data, MAPC, USGS and local Assessors and Engineering Department data. Randolph is currently undergoing an extensive GIS program of the town that is parcel based which will utilize local data, MassGIS, and the 2008 USGS ortho imagery which will all be spatially referenced to assessor's database. After this project is complete in late 2009, OSRP will be updated again based upon the parcel based data.

The second source of data and input comes from the OSRP survey that was conducted to assess recreation needs, conservation objectives, and potential planning principles related to open space and recreation that the town would consider. The final product is an OSRP update that integrates all past and present information into planning goals and objectives for a Five-Year Action Plan.

The following Town departments and agencies provided input into the OSRP update or reviewed drafts of the OSRP:

- Randolph Board of Selectmen
- Randolph Conservation Commission
- Randolph Superintendent Public Works
- Randolph Finance Committee

- Randolph Historical Commission
- Randolph Planning Board
- Randolph Recreation Department

3. Community Setting

3.1 Regional Context

The Town of Randolph is a suburb of Boston, located about fifteen miles south of downtown Boston at the intersection of I-93 and Route 24. Randolph has a total land area of approximately 6,664.9 acres (10.41 square miles) and is bordered by Milton and Quincy to the north, Braintree and Holbrook to the east, and Avon and Stoughton to the south and southwest, and Canton to the west. See Figure 1

While sharing several characteristics by virtue of their similar geography, Randolph and its neighboring communities have developed along very different patterns. Randolph grew up as a center for the lumber industry initially and then emerged in the 19th century as one of the nation's chief manufacturers of boots and shoes. Since World War II, Randolph has developed rapidly with a variety of residential and commercial land uses to the point where there is very little developable land remaining in the town. Quincy, which borders Boston and has a substantial waterfront area, had preeminent maritime industries such as shipbuilding, and has since become a fully-developed city. Braintree has grown into a premiere commercial area with one of the largest malls in the region (South Shore Plaza) and numerous other significant commercial developments. Milton includes some densely developed areas in the north as well as more rural areas adjacent to the Blue Hills Reservation. Holbrook, Stoughton, Avon, and Canton are suburban in character, and are all less densely developed than Randolph.

Randolph's close proximity to a variety of transportation networks has had a substantial impact on the community's growth. I-93 (formerly Route 128), which crosses the northern portion of the Town, connects with Route 3 to the east and I-95 to the west. Route 24 runs along the western edge of the Town, connecting it to southeastern Massachusetts. Commuter rail service is available from a station located at the Randolph/Holbrook border and from stations in abutting communities including Quincy, Braintree, and Canton.

Recreational resources that adjoin Randolph and its neighboring communities include Ponkapoag Pond, which lies in the northwest corner of the Town and straddles the Town's border with Canton. The pond is a part of the sizable Blue Hills Reservation (5,800 acres in total), which contains land in Randolph, Canton, Milton, and Quincy. The Blue Hills Reservation along with the adjoining Fowl Meadow Reservation comprises the largest open space within 35 miles of downtown Boston. The Claire Saltonstall Bike Route, which travels through the center of Randolph, is part of a longer bike path from Boston to Cape Cod.

Regional open space planning objectives for the Boston metropolitan area (which includes Randolph) are outlined in MetroFuture plan. The town is located within MAPC's sub region known as Three Rivers Interlocal Council (TRIC). TRIC members meet on a monthly basis where policy issues, local issues and others are discussed as they relate to the communities with TRIC; the meetings are an opportunity for idea exchanges on open space planning and land protection, discussion of ongoing projects and a place where collaborative projects are developed. MetroFuture looks for local and regional approaches to select high-priority lands for conservation. For example, farmland, Areas of Critical Environmental Concern, wetlands, and areas critical to public water supplies are all

identified as priority lands. The plan also identifies smart growth planning techniques as a way to further protect critical resources. An example of a cluster bylaw and TDR bylaw as a land protection technique is included in the appendix. The town will be working on a general storm water bylaw with the engineering department which perhaps could be jointly implemented by TRIC communities that will provide further resource protection.

As Randolph begins to implement the OSRP update, there are multiple opportunities to work with neighboring communities on open space and recreation projects of inter-municipal significance. For example, there was a previous attempt to develop a multi-use trail with Braintree that was not funded. Recent discussions with Braintree appear there is renewed interest in bringing forward the multi-use trail project. In addition, the Town of Braintree is currently in the process of preparing an Open Space and Recreation Plan, which may present additional opportunities for collaboration.

3.2 History

Evidence regarding early settlers in the Town of Randolph is scarce. It is a widely held belief that the Cochato and Ponkapoag Indians lived in Randolph prior to the arrival of European settlers. The land that now comprises Braintree, Quincy, Randolph and Holbrook was at one time all delineated as Braintree. In 1665, Native Americans deeded the land to the colonial settlers in exchange for twenty pounds and ten shillings. In 1708 a large tract of land was sub-divided with lots assigned and deeds granted to the settlers by the King of England. Randolph was incorporated as a Town in 1793.

The early economy in the Randolph area was predominantly based on lumbering for ship timber, cedar shingles, laths, and clapboards. Farmers who tried to work the stony land found that they could not compete with the more fertile lands to the west. The settlers then turned to crafting hand made shoes, which expanded into factories and attracted many European immigrants during the 19th and 20th centuries. By 1850, Randolph had become one of the nation's leading boot producers, shipping boots and shoes as far away as California and Australia. Until the decline of the shoe industry in the 20th century, boot manufacturing was the Town's primary industry.

In the decades following World War II, Randolph developed rapidly as a suburban community. Local land use regulations allowed a variety of residential and commercial uses, which resulted in Randolph becoming a physically, economically and socially diverse community. For example, Randolph's housing stock contains a large proportion of multi-family housing as well as numerous neighborhoods of single family homes. Recently, several large commercial developments have located in Randolph, providing opportunity for local economic growth, but also raising concerns about traffic, aesthetics, and community character.

3.3 Population

After growing rapidly in the 1950s and 1960s, Randolph's population has begun the level off in recent decades. According to the U.S. Census, the Town's total population increased from 30,093 in 1990 to 30,962 in 2000 which represents a growth rate of 2.9 percent. According to MAPC MetroFutures, the Town's population is projected to grown to 32,201 in 2010 which are significantly higher than US Census estimates. Next year the 2010

Census will be taken and much of the information on race, income, immigrant populations, foreign languages spoken and others will be quantified.

The town of Randolph is distinctive South Shore community because it has a diverse population, a significant foreign born population with many different ancestries who speak different languages.

**Table 3-1
Population Age Distribution**

Age	1990		2000		2010		Percent Change (2000 – 2010)
	Persons	%	Persons	%	Persons	%	
0-14	5,278	17.5%	6,036	19.5%	5,539	17.2%	-8.2%
15-19	1,770	5.9%	1,825	5.8%	1,909	5.9%	4.6%
20-29	4,997	16.6%	3,593	11.6%	3,615	11.2%	0.6%
30-44	7,288	24.2%	7,556	24.4%	6,586	20.4%	-12.8%
45-64	6,360	21.1%	7,526	24.3%	9818	30.5%	30.4%
65 & over	4,400	14.6%	4,427	14.2%	4,734	14.7%	6.9%
TOTAL	30,093		30,962		32,201		7.0%

1990 U.S. Census, 2000 U.S. Census and 2010 Population Projections Metropolitan Area Planning Council 1-31-2006

Age distribution of the town tells some of the story when updating the OSRP; however, it only tells part of the story. What the age distribution does tell us is that the population between the ages of 0 to 14 years of age between 2000 through 2010 is estimated to drop 8.2 percent. However, as an age group 0 to 14 years of age generally recreational needs are higher than other age groups. So, the potential drop in population doesn't necessarily mean the demand for recreational facilities will drop off. For example, a traditional recreational amenity like a playground is lacking in town with three playgrounds for 6,036 children.

Like many communities Randolph has been hard hit by a high foreclosure rate and the town ranks 23rd in the state which may further lead to a change in demographics of the town by opening up housing opportunities for young families who previously have been closed out. In addition, to stem the amount of foreclosures in the town the town has approved a veterans and working families housing program. The program provides down payment assistance to families who purchase foreclosed homes. The intent is to reinvest in the community. For the town to attract families who will move in and make Randolph their home the Town must invest in children's education and recreational opportunities.

What the town has seen is a jump in population for persons between the age of 45 to 64 years from 1990 to 2000 and an expected increase of 30 percent in 2010. What seems to be happening on a national, state and local level is that the traditional recreational needs of the 45-64 age group is being melted with the recreational needs of the 20 to 44 age group. The advantage is that any investment in recreational facilities will serve a larger audience. However, it does put greater pressure to meet the recreational needs of the town because it is a larger constituent base.

The biggest age group that might see changing recreational needs is 65 and over because today many people over that age have active recreational needs as opposed to some of the recreational activities that the Council on Aging offer. Several factors contribute to this shift the emphasis on exercise to promote a healthy lifestyle and the time couples start to have a family. Massachusetts has one of the highest ages when people start a family in the country; as a result, seniors who in the past had their children married and starting a family in their mid 50's to early 60's have children today graduating high school and college.

The racial breakdown of the Town according to United States Census Bureau in 2000 for white population alone was 64%, 23.2% African American alone, 10.7% Asian alone and 2.1% other. The racial breakdown of the State of Massachusetts according to United States Census Bureau in 2000 for the white population alone was 86.2 % white, 6.3 % African American alone, 4.2 Asian alone and 3.3 % other. Clearly, the Town's population is more racially more diverse than the state and many surrounding communities. The estimated overall population has dropped to 29,422 with a continuing racial shift with 54.1 % white, 33.0 % African American, 12.3 %, and 2.1% other (Source: U.S. Census Bureau American FactFinder 2005-2007).

The median household income estimate for a family of four in 2009 is \$90,200. (2009 United States Department of Housing and Urban Development) The median household income for a family of four in 2000 was \$65,500 (US Census). This represents a 37 % increase in family income which is a significant increase. There isn't sufficient data to determine the number of persons below the poverty limit since the sample size for the survey was so small the Census Bureau was unable to obtain the number of families below the poverty limit without creating privacy issues for those families. However, it can be determined that there are 508 families that fall below \$24,999 median family income which represents 6.9 percent of the families in the Town of Randolph. See Figure 2 (ACS U.S. Census Bureau 2005-2007)

The United States Department of Housing and Urban Development published 2009 HUD Affordable Housing Income Limits Estimates for Massachusetts which is used to determine income limits for affordable housing under the Community Preservation Act housing requirements and a family of four making 100 percent of area wide median income made \$90,200 which is significantly higher than the Census Bureau.

The Town has native born population of 73.3 % with 26.7 % foreign born compared to the state with an 85.8 % native born population and 14.2 % foreign born population. See Figure 3 (ACS U.S. Census Bureau 2005-2007)

The Town has a very strong mix of different Ancestry with over 20 different ancestries reported in ACS U.S. Census Bureau 2005-2007. The ACS U.S. Census Bureau 2005-2007 reports 5 different spoken languages in Town such as: English, Spanish, Indo-European, Asian and other language; however, with over 20 different ancestries in town there are more than 5 different languages spoken.

The Town's population density increased 3 fold over the past 50 years which has transformed the town from a semi-rural community in 1950 to a suburban community of Metropolitan Boston with a population density that is only exceeded by Quincy of the surrounding communities of Randolph. The population density has slowed dramatically since 1990 and is expected to remain roughly the same in 2010. The 2000 Build out Analysis conducted as part of the 2000 Master Plan estimates 347 acres available for residential development producing 1048 dwelling units multiplied by persons per household of 2.63 (U.S. Census American Community Survey 2008) may yield a population increase of 3391 persons increasing the Town's population density to 3,417 persons per square mile. This increased would not significantly increase the Town's population density because the town is reaching maximum build out under the existing zoning without changing lot size requirements.

Year	Population	Population Density Persons per square mile
1950	9982	967 per square mile
1960	18900	1831 per square mile
1970	27035	2620 per square mile
1980	28218	2734 per square mile
1990	30963	3000 per square mile
2000	31873	3088 per square mile

United Census Bureau Population

Abutting Community	Population Density Persons per square mile
Avon	1014 per square mile
Braintree	2514 per square mile
Canton	1097 per square mile
Holbrook	1466 per square mile
Milton	1999 per square mile

Stoughton	1692 per square mile
Quincy	5244 per square mile

United Census Bureau Population

Of the 639 businesses in 2007 over 85 percent fall within the service sector with a variety of other industry types. Like many communities the Town's business base has shrunk with the global recession. In real numbers the town lost 50 businesses which represent a reduction of 7.4 % for the time period of 2003 till the third quarter of 2008. The reduction of businesses was evenly distributed across all industry sectors with no one sector bearing the bulk of the losses. The amount of businesses in town is not large enough to support 16,861 person workforces; therefore, the Town's workforce relies upon surrounding communities for employment in particular Metropolitan Boston. At the present time, the town, state and global economy are in a recession; therefore, the economic indicators are down across the board. Economists are predicting a turnaround in 2012 which represents a prolonged recession.

Description	No. of Establishments				
	2007	2006	2005	2004	2003
Total, All Industries	639	651	653	683	
Goods-Producing Domain	95	98	99	104	
Construction	64	65	62	64	
23 - Construction	64	65	62	64	
Manufacturing	31	33	37	39	
31-33 - Manufacturing	31	33	37	39	
DUR - Durable Goods Manufacturing	21	21	23	25	
NONDUR - Non-Durable Goods Manufacturing	10	12	14	14	
Service-Providing Domain	544	553	554	579	
Trade, Transportation and Utilities	139	143	157	160	
42 - Wholesale Trade	44	44	48	47	
44-45 - Retail Trade	68	73	85	86	

48-49 - Transportation and Warehousing	26	25	23	26
Information	9	10	12	12
51 - Information	9	10	12	12
Financial Activities	44	50	49	46
52 - Finance and Insurance	28	30	31	27
53 - Real Estate and Rental and Leasing	16	20	18	19
Professional and Business Services	94	94	90	106
54 - Professional and Technical Services	54	55	50	57
56 - Administrative and Waste Services	39	38	39	4
Education and Health Services	68	65	66	45
61 - Educational Services	8	8	9	69
62 - Health Care and Social Assistance	60	57	57	9
Leisure and Hospitality	60	60	59	60
71 - Arts, Entertainment, and Recreation	5	6	6	63
72 - Accommodation and Food Services	55	54	53	7
Other Services	123	124	114	56
81 - Other Services, Ex. Public Admin	123	124	114	116

Executive Office of Labor and Workforce Development

A. Laborforce, Employment and Unemployment

(not seasonally adjusted)

Month	Year	Labor Force	Employed	Unemployed	Unemployment Rate
05	2009	16,681	15,286	1,395	8.4
04	2009	16,697	15,347	1,350	8.1
03	2009	16,643	15,290	1,353	8.1
02	2009	16,621	15,275	1,346	8.1
01	2009	16,649	15,336	1,313	7.9

Annual	Year	Labor Force	Employed	Unemployed	Unemployment Rate
Average	2008	16,757	15,801	956	5.7
Average	2007	16,603	15,801	802	4.8
Average	2006	16,730	15,831	899	5.4
Average	2005	16,791	15,920	871	5.2
Average	2004	16,889	15,936	953	5.6
Average	2003	17,087	16,000	1,087	6.4
Average	2002	17,281	16,286	995	5.8
Average	2001	17,245	16,592	653	3.8
Average	2000	17,128	16,662	466	2.7

B. 2007 Average Employment and Wages
by Industry All Ownership

Industry	Establishments	Total Wages	Average Employment	Average Weekly Wage
Total, All Industries	639	\$329,849,664	8,008	\$792
Construction	64	\$23,740,011	397	\$1,150
Manufacturing	31	\$48,046,078	867	\$1,066
Wholesale Trade	44	\$62,119,096	1,022	\$1,169
Retail Trade	68	\$26,287,700	1,009	\$501
Transportation and Warehousing	26	\$26,151,510	608	\$827
Information	9	\$6,712,006	173	\$746
Finance and Insurance	28	\$7,839,696	158	\$954
Real Estate and Rental and Leasing	16	\$3,615,436	100	\$695
Professional and	54	\$20,625,367	294	\$1,349

Technical Services

Administrative and Waste Services	39	\$8,614,465	213	\$778
Educational Services	8	\$33,538,215	728	\$886
Health Care and Social Assistance	60	\$25,162,322	668	\$724
Arts, Entertainment, and Recreation	5	\$2,085,635	113	\$355
Accommodation and Food Services	55	\$17,855,405	1,109	\$310
Other Services, Ex. Public Admin	123	\$7,709,811	378	\$392

Executive Office of Labor and Workforce Development

3.4 Growth and Development

The Town of Randolph is a relatively developed residential suburb, with more than 48 percent of its land area devoted to residential land use (as of 1999). See Figure 4 Residential growth in Randolph during the second half of the twentieth century was largely due to families relocating from Boston and its surrounding communities. A major aspect of the Town’s attraction lies in its close proximity to major transportation networks. I-93 and Route 24 are principal highways which both have exits in or directly adjacent to Randolph and access to public transportation via commuter rail and bus service.

Table 3-2
Existing Land Use (1999)

Land Use	Acres	% of Total Town Area
Already Developed & Undeveloped Land ¹		
Residential	3,170.40	47.6
Multifamily	137.4	2.1
High Density	402	6.0
Medium Density	2631	39.5
Low Density	14.7	0.22

Source: Mass GIS, Town records and field surveys compiled for the Master Plan.

¹ “Undevelopable Land” includes land that is already developed, land that is permanently protected from development, and land that is substantially undevelopable due to environmental constraints.

Commercial	175.8	2.6
Industrial	328.7	4.9
Public/Semi-Public	1,858.21	27.9
(recreation)	910.89	14.7
(protected open space)	695.47	10.4
(other public/semi public)	251.85	3.8
Transportation ²	215	3.2
Subtotal	5,748.11	86.2%
Agriculture	40.2	0.6
Other Vacant Land	572.8	6.0
Subtotal	435.1	6.6%
Water	385.4	5.8%
Total Town Area	6,664.9	100.0%

The vast majority of residential acreage in town is for single-family homes which accords for 96% of the residential acreage. At the same time single family homes only represent 69% of the housing stock. Conversely, the amount of multi-family acreage in town is only 2% of the residential acreage but accounts for 31% of the residential housing stock. See Figure 5 Many residents feel there is more than adequate amount of multi-family housing stock and this prevailing opinion is fueled by the fact that the town approved 396 multi-family units in 2008 which represents a 34% increase in housing units. (US Census Bureau-American Community Survey 2005-2007) While the perception is that the town has grown significantly over the last decade; however, the period of time between 1950 through 1989 about 73 percent of the housing units were constructed. Most of the residential development is between medium and high density (about 12,000 to 16,000 square feet per lot), reflecting the community's current zoning bylaws, although several older neighborhoods with smaller lots exist, such as in North Randolph, and off of North Street, Mill Street, and South Main Street. Multifamily and other high-density residences are found in various locations, including along North Main Street (Route 28), High Street, Highland Avenue, and off of Canton Street.

Commercial uses make up 175 acres, or 2.6 percent of the developed land area. Three separate commercial and business zoning districts exist in the Town and contain retail,

² Local roads were not accounted for in the land use maps provided by MassGIS, thus a portion of land was allocated from other categories to estimate the area in local roads. This was added to regional transportation acreage to provide total area in transportation use.

service, and professional and other office uses. Retail facilities are largely concentrated along North and South Main Street (Route 28), Mazzeo Drive (Route 139), and North Street. The industrial districts are located along the eastern edge of the Town, along the railroad right-of-way, west side of town along Route 24 and High Street, and Northeast side of along Route 128. Within those industrial districts are three sizable industrial parks: Pacella Industrial Park located across from the Great Pond reservoir; the East Randolph Industrial Park; and the York Industrial Park located in West Randolph. Public and semi-public land uses comprise 1,858 acres or 27.9 percent of the total developed land area. This category includes publicly owned land and institutions that serve the public.

Like most communities, Randolph's growth patterns have been guided by its land use regulations. The Town has had zoning in place since the 1930s in 1939 the lot size for a single family home was 7,500 square feet and then in 1954 the lot size for a single family home was increased to 12,000 square foot lot. In 2001, a targeted moderate single family zoning district with a lot size of 16,000 square feet was created for 191 acres. The town consistently had a preference for high density residential districts except for the lot size change in 2001. The lot size increase to moderate density covers only 6 percent of the residential zoned acreage. Older commercial development, such as Crawford Square which is town center along North Main Street, is largely pedestrian-oriented with smaller shops set close to the curb and parking in the rear. The Crawford Square Zoning District permits apartments and condos above the first floor commercial space. Newer commercial uses, such as those located on Mazzeo Drive (Route 139), are automobile-oriented, with the buildings set back from the street and parking located in the front.

To prevent flooding and the contamination of the community's drinking water supply, the Town created a Watershed and Wetlands Protection District in 1972. As part of this district, all proposed new construction, substantial additions/improvements and utilities within the one hundred-year floodplain, as designated by the Flood Insurance Rate Maps, is required to comply with standards set by the Federal Emergency Management Agency. In addition, what is standard practice in many wetland bylaws or Conservation Commission policies the Watershed and Wetlands Protection District requires 50 foot buffer from a wetland resource and prohibits any excavation or filling of wetland resource areas. While the Wetlands Protection Act does permit filling of wetland resources with replication the Watershed and Wetlands Protection District zoning bylaw does not.

In 1999, the town enacted a Demolition Delay Bylaw and in 1999 adopted Design Review Board that reviews all commercial development to ensure good design and architectural principles are followed. In 2007, a historic homes survey was conducted which helps the Design Review Board understand the setting for which new development and redevelop occurs in order to have development be in harmony with the architectural significance of the area. These provisions have had a significant impact on the way new development is considered in older, established areas of the Town.

The availability of public water and sewage treatment facilities is often a major determinant of where and how development occurs. However, in Randolph nearly 100% of Randolph is served by public water and sewer. Randolph shares its water supply with Braintree and Holbrook in a tri-town water district which obtains water from the Great Pond Reservoir System. This system consists of three reservoirs: Great Pond (Lower Pond), Upper Reservoir and the Riccardi Reservoir. Water conservation measures are

utilized town-wide during the peak water usage period to ensure adequate water is available. Depending upon the supply of water available watering for irrigation purposes is limited at times.

The town's transportation is multi-modal between a combination of great highway access, bus transportation and commuter rail service.

The town is strategically located at the intersection of Route 128 and Route 24. The town is serviced by Exit 5 off of Route 128 and Exit 20 off of Route 24. The town is serviced by state numbered routes within town such as, Route 28 that runs in a north/south direction which connects up with Route 139 which runs in an east/west direction. The combination of interstate, state and local roads motorists can easily travel within town and outside.

The town is serviced by commuter rail via the Randolph/Holbrook commuter rail service to and from Boston. The town is serviced by MBTA bus service and Brockton Area Transit (BAT) bus service. Bus Route 240 with service from Crawford Square (Town Center) to Ashmont Station and Bus Route 238 with service from Randolph/Holbrook commuter rail station to Quincy Adams Red Line stop. The BAT bus runs from Route 28 South Main Street stop to Ashmont Station.

The Town runs a bus service for elderly and disabled residents and private taxi companies operate within town to serve local residents.

The combination of highway, commuter rail, bus and private taxi service provides town residents with several transportation options unlike many suburban communities on the South Shore.

4. Environmental Inventory and Analysis

4.1 Geology, Soils and Topography

Randolph consists of primarily flat to rolling terrain, with soils and geology characteristic of Massachusetts' glaciated landscape. This section describes the town's surficial geology, soil classifications, and topography based on information from the United States Geological Survey (USGS), the Soil Survey of Norfolk and Suffolk Counties, and MassGIS. General information related to surficial geology and topography is shown in Figure 6.

4.1.1 Geology

As is typical throughout most of the Boston Basin, Randolph's bedrock geology consists mostly of igneous rocks. The southern two-thirds of the town are underlain by Dedham granite with diorite and diabase dikes and sills. (These are all igneous rocks.) The northern portion of Randolph is part of a long, narrow band of conglomerates and other sedimentary rocks that extends from Great Pond west and southwest through Canton and Walpole.

Randolph's surficial geology is a result of glaciers moving and depositing sediment during the most recent ice age. Generalized surficial geology, as shown in Figure 4, consists of sand and gravel deposits, till and bedrock, and floodplain alluvium. Sand and gravel deposits are relatively well-sorted (meaning that grain size tends to be relatively consistent) and porous, and are the most likely places to find productive groundwater aquifers. Till is unsorted, non-stratified glacial drift consisting of clay, sand, and boulders transported and deposited by glacial ice. Till deposits are relatively packed, transmit groundwater poorly, and often serve as the boundaries between aquifers. Floodplain alluvium consist of organic soils containing undecomposed to partially decomposed plant material mixed with clay, silt, sand and gravel. Floodplain alluvium typically forms in lowland areas of wetlands and riparian corridors such as Bear Swamp and the Cochato River basin.

4.1.2 Soils

Soils are a primary determinant of the most suitable uses for a particular piece of land. For example, soil composition affects the land's suitability for farming, forestry, recreation, construction, and wastewater disposal. For this reason, soils information is very useful in land use, conservation, and recreation planning.

The soils of Randolph are comprised of the following soil series. More detailed information on the distribution of these soil types may be obtained from the Soil Survey of Norfolk and Suffolk Counties, published by the U.S. Department of Agriculture. This publication also provides information on the soils' suitability for agriculture, recreational facilities, construction, and subsurface wastewater disposal.

Canton Series: These are well drained soils that have developed a fine sandy loam mantle, 20 to 30 inches thick, over a gravelly loamy sand glacial till derived mainly from granite and gneiss. They usually have a fine sandy loam surface soil and subsoil and a gravelly loamy sandy substratum. They are crumbly to a depth of 40 inches or more. The permeability is moderately rapid or rapid in the surface soil and subsoils and rapid in the substratum. In places the permeability in the substratum may be slower. The Canton soils are usually very stony and may have boulders on the surface.

Hinckley Series: These are excessively drained soils developed in thick deposits of sands and gravel mainly from granite and gneiss. They are very sandy and gravelly. They commonly have a gravelly loamy sand surface soil and sandy and gravelly subsoil underlain by gravel. Hinckley soils are loose throughout and water moves rapidly through them. They are usually stone free but may contain cobblestones and a few stones. In a few places the surface may be stony. They occur on level to very steep slopes.

Hollis Series: These are somewhat excessively drained, shallow to bedrock soils that have formed in thin deposits of glacial till derived from schistose and granitic material. They have a fine sandy loam surface soil and subsoil. The depth to bedrock is generally within 2 feet of the surface, but is deeper in places. Bedrock outcrops vary from less than 10 feet to more than 100 feet apart. In many places the soils also have a very stony or extremely stony surface. The Hollis soils occur on gentle to very steep slopes.

Muck: These are very poorly drained bog soils formed in accumulations of organic deposits that are underlain by mineral soil materials. The upper portion of the organic material is generally black and has decomposed to such a degree that plant remains cannot

easily be identified. Decomposition of the materials in the lower part of the deep muck soils varies from this condition to one of practically no decomposition in which plant remains are readily identifiable. Muck soils occur in depressions and potholes. The water table in these soils is at or near the surface most of the year. Shallow muck soils have only 1 to 2½ feet of organic matter over mineral soil materials. In deep muck soils, the organic deposits are many feet thick.

Ridgebury Series: These are poorly drained soils formed in compact, stony glacial till. They have a fine sandy loam surface soil. The texture of the subsoil is fine sandy loam or sandy loam. Ridgebury soils have a hardpan at a depth of 12 to 18 inches. Permeability of the soil material above the hardpan is moderately rapid or rapid. The permeability of the hardpan is slow. These soils are saturated with water for 7 to 9 months of the year by surface runoff and seepage water from adjacent higher land or by a fluctuating water table at or close to the surface. The Ridgebury soils have a very stony or extremely stony surface and contain stones below the surface. A few areas have been cleared of surface stones. They occur on level to moderate slopes.

4.1.3 Topography

Randolph consists primarily of flat and rolling terrain, with elevations ranging from about 110 feet along the Cochato River to about 270 feet in the area just north of Canton Street along the Canton border. In general, the terrain slopes downward as one moves from west to east. In the Blue Hills, just north of Randolph's border with Milton and Quincy, the land rises steeply up to peak elevations of 400 to 600 feet.

4.2 Landscape Character

Randolph is an established suburban community consisting mainly of medium-density residential development mixed with commercial and retail uses. The Town has several large natural areas, such as the Blue Hills Reservation, the Cochato River corridor, and the land around Great Pond and Upper Reservoir. In addition, there are many small wooded areas scattered throughout the town, many of which are low wetland areas. Randolph is different from many suburban communities in that approximately 60 percent of its roadways have sidewalks on at least one side of the road, and many roads have sidewalks on both sides. These amenities contribute to the creation of a particularly pedestrian-friendly town character.

Randolph also has considerable historic character. Many historic structures remain in Randolph and efforts to preserve them are ongoing. The town invested 2.3 million dollars to rehabilitate Stetson Hall (Old Town Hall) which is the focal point of the town and downtown. The Stetson Trustees and Historic Commission have dedicated a significant amount of time in the rehabilitation project; as a result, efforts to designate historic districts have been dormant. The Historic Commission initiated the designation of historic districts around town to protect these buildings and celebrate the community's heritage. The proposed "Elms" Local Historic District includes approximately 120 buildings ranging from the colonial era to early 20th century bungalows. The Proposed Warren Street Local Historic District encompasses Warren Street from the south storage facilities, west along Warren to Fowler, and then north to West Street. This area of small 19th century homes represents an early settlement area of Randolph's Irish population. The Historic

Commission received tremendous amount of opposition to the creation of historic districts; as a result, designation has been tabled for further study.

4.3 Water Resources

This section identifies Randolph's water resources based on information from MassGIS, Town officials, and other sources. See Figure 8 for the spatial extent of each resource.

4.3.1 Surface Freshwater Resources

The Town of Randolph is located within the Boston Harbor watershed. The majority of the Town is within the Weymouth and Weir Rivers sub-watershed, which discharges into Boston Harbor at Hingham Bay. The northwest corner of the Town is within the Neponset River sub-watershed, which discharges into Boston Harbor at Dorchester Bay. The water resources within each sub-watershed, including rivers, ponds, reservoirs, and wetlands, are identified below.

Weymouth and Weir Rivers Sub-Watershed

Great Pond and Upper Reservoir: Great Pond and Upper Reservoir are located on the northeast edge of Randolph, straddling the border with Braintree. Great Pond is fed by the Blue Hill River, which flows into the pond from the west, while Upper Reservoir is fed by Norroway Brook from the south. Both Great Pond and Upper Reservoir are active public water sources for the Towns of Randolph, Braintree, and Holbrook. Both water bodies are closed to the public for swimming, boating, and other activities, and are surrounded on several sides by watershed protection land (see Figure 8).

Riccardi Reservoir: Riccardi Reservoir is an active public water supply located partially within Randolph but mostly within Braintree. The reservoir is closed to recreational activities.

Blue Hill River: The Blue Hill River flows east along the southern edge of the Blue Hills, and defines Randolph's northern boundary. A portion of the Blue Hill River is located within the Fowl Meadow and Ponkapoag Bog Area of Critical Environmental Concern (ACEC). The Blue Hill River flows into Great Pond, which is part of Randolph's public water supply. Three different portions of the Blue Hill River are designated as Estimated Habitats of Rare Wildlife. See Figure 8

Norroway Brook and Pond: Norroway Brook originates in Bear Swamp, flows north through the middle of Randolph, and discharges into the Upper Reservoir. The brook pools to form Norroway Pond, located near the intersection of Grove Street and North Main Street. The Town of Randolph owns the pond and some land adjacent to the pond. Portions of Norroway Brook near Bear Swamp and Upper Reservoir are designated as Estimated Habitats of Rare Wildlife. See Figure 8

Mary Lee Brook and Glovers Brook: These streams drain the southeast portion of Randolph, and flow north to converge with the Cochato River along the Braintree boundary.

Bear Swamp: Bear Swamp is a primarily forested wetland located in southwest Randolph adjacent to the Randolph Country Club. The wetland is located in both Randolph and Stoughton, and functions as the headwaters for Norroway Brook, which feeds the Upper Reservoir.

Other Riparian Wetlands: Broad areas of wetlands border portions of several streams in Randolph, including Mary Lee Brook, Glovers Brook, Norroway Brook and the Cochato River. Since many of these wetlands are tributaries to the Upper Reservoir, Great Pond and Riccardi Reservoir, they serve an important function in maintaining water quality in these public water supplies.

Neponset River Sub-Watershed

Ponkapoag Brook, Pond, and Wetlands: Ponkapoag Brook is located in the northwest corner of Randolph, within the Blue Hills Reservation and the Fowl Meadow and Ponkapoag Bog Area of Critical Environmental Concern (ACEC). Ponkapoag Brook flows west from Randolph into Ponkapoag Pond and the adjacent bog and then ultimately into the Neponset River. The ACEC is located in the northwest corner of Randolph and in neighboring Canton. The Ponkapoag Bog and Pond area offers a variety of wildlife habitat, historical and archaeological resources, as well as recreational and educational opportunities.

4.3.2 Existing Protection for Freshwater Wetlands

Wetlands have both human and ecological importance for pollution control, flood control, storm damage protection, wildlife habitat, fisheries and groundwater supply. Wetlands in Randolph are regulated under the Massachusetts Wetlands Protection Act (310 CMR 10.00) and the Town's Watershed and Wetlands Protection District.

Massachusetts Wetlands Protection Act

The Massachusetts Wetlands Protection Act applies to activity within 100 feet of bordering wetlands (wetlands bordering ponds, streams, and other water features) and within certain isolated wetlands. The Randolph Conservation Commission administers this law, and considers applications for activities in wetlands and buffer zones. Generally wetland alteration is allowed only in small areas when there are no feasible alternatives, and is subject to the condition that an equivalent amount of wetland must be replicated elsewhere. In wetland buffer zones, work is often allowed subject to an Order of Conditions from the Conservation Commission. Although the Conservation Commission has some discretion in deciding how much development to allow in wetlands and buffer zones, the MA Department of Environmental Protection has the authority to override any Conservation Commission decision. The Wetlands Protection Act does not provide protection for many small isolated wetlands, or for vernal pools.

Randolph Watershed and Wetlands Protection Districts

Randolph has adopted six Watershed and Wetlands Protection Districts to supplement the Massachusetts Wetlands Protection Act. These districts were delineated in the 1970s based on aerial photographs and include two protection sub-areas:

Area 1 includes wetlands, as identified from the aerial photos, and is considered unsuitable for development of any kind. Land within Area 1 may not be built upon, excavated or filled. In addition, no structure may be placed within 50 feet of any land designated as Area 1, or within 25 feet of the bank of any brook, stream or river.

Area 2 includes areas that are possibly or marginally wet, and may be developed in accordance with certain standards intended to minimize the impact on surface water bodies and groundwater.

The Watershed and Wetlands Protection Districts provide some protection for wetlands beyond that provided by the state act. The Building Commissioner administers these districts, as outlined in Section 200-16 of the Randolph Zoning By-Laws.

Rivers Protection Act

According to the recent studies in the scientific literature, the area within 200 feet of the riverbank can play an important ecological role by serving as the recharge area for rivers, by providing a complementary habitat for riparian species requiring upland resources, and by allowing riparian corridors to serve as effective migration corridors for species requiring larger habitat areas. The Massachusetts Rivers Protection Act, incorporated into the Massachusetts Wetlands Protection Act in 1996, regulates development within 200 feet of perennial rivers and streams (defined provisionally as those streams which appear as dark blue lines on USGS topographic maps). The Randolph Conservation Commission administers this Act. Typically, development is allowed within 100 feet of rivers only under extraordinary circumstances, but certain types of development are sometimes allowed between 100 feet and 200 feet of streams.

4.3.3 Groundwater Resources

As discussed in Section 4.1.1, above, stratified sand and gravel deposits tend to be permeable to groundwater and comprise Randolph's aquifers. Till deposits are relatively packed, transmit groundwater poorly, and serve as the boundaries between aquifers. Groundwater recharge occurs primarily through sand and gravel formations, wetlands, and surface water bodies.

Randolph's productive aquifers, as mapped by the USGS, are located primarily in the riparian bottom lands and floodplains along the eastern Town border with Braintree and Holbrook, as shown in Figure 5. Most of Randolph's aquifers are designated as medium yield by USGS, meaning that they could potentially sustain a safe pumping rate of 100 to 300 gallons per minute (gpm). Two small high-yield aquifers (aquifers capable of sustaining more than 300 gpm of pumping) are located adjacent to Great Pond and Riccardi Reservoir.

Currently, groundwater is not a major source of domestic water for Randolph residents. However, groundwater does interact directly with water supplies in Great Pond, Upper Reservoir and Riccardi Reservoir, and therefore its quality can affect the quality of Randolph's water sources. In addition, Holbrook has several public wells located just east of the Randolph border, and the Interim Wellhead Protection Area for these wells (the direct zone of recharge under normal pumping conditions) extends into Randolph, as shown in Figure 8.

4.3.4 Water Supply

Randolph shares its water supply with Braintree and Holbrook. This water supply is administered by a Tri-Town water board that meets once a month. The water supply system consists of three reservoirs: Great Pond (Lower Pond), Upper Reservoir and the Riccardi Reservoir. These reservoirs receive flows from the Blue Hill River, Norroway Brook, and the Farm River. The Cochato River, although once a part of the reservoir system, has not been feeding the system since 1983, when a toxic spill contaminated the river.

In addition to the three reservoirs, Randolph has the following active, inactive, and potential water sources:

- **Donna Road Wellfield:** This wellfield is located in Holbrook and is estimated to have a maximum safe yield capacity of 0.65 to 0.72 millions of gallons per day (MGD). This formerly active wellfield was closed in 1973 because high levels of iron and manganese were detected in the water. Recent testing has shown these wells to be free of harmful contaminants, and there is discussion of placing these wells back on-line, if this proves to be financially feasible.
- **South Street Wellfield:** This wellfield consists of three wells in Holbrook with a total estimated maximum safe yield capacity of 0.31 MGD. The wells were closed in the early 1980s because of contamination with volatile organic chemicals.
- **Cochato River Diversion:** The Cochato River used to be diverted into the reservoir system during periods of peak water demand. This source could provide an estimated safe yield of 1.9 MGD. Reactivation of the Cochato River diversion is being explored and potential sources of water contamination in the watershed are being examined.

4.3.5 Flood Hazard Areas

The town has susceptibility to flooding as pervious areas have been developed over time increasing the amount of impervious surfaces coupled with a high-water table, and existing local drainage problems. The town has experienced flooding in certain areas of town due to stormwater. The five largest flooding events occurred in 1807, March 1936, August 1955, spring 1968, and March 1969 and the most recent significant flood was in 1996. The Federal Emergency Management Agency is conducting a comprehensive Flood Insurance Rate Map and Flood Insurance Study update. The preliminary maps and study were delivered to the town in June 2009, the maps and studies are going through the public review process. The flood areas are being expanded through the map revisions for which the town will have to amend the Wetland and Watershed zoning bylaw to reflect the changes in flood areas. The current flood areas are identified on the Water Resource Map on Figure 8.

4.4 Vegetation

Vegetation not only provides aesthetically pleasing views and landscape diversity, but is also a critical natural resource that forms the basis for habitats and ecosystems that support natural and human communities. In addition, vegetation helps to stabilize soils and prevent erosion, contributes to groundwater infiltration, serves as a visual and noise buffer between land uses, and improves local air quality.

Randolph's vegetation can be divided into five distinct groups: upland forests, forested wetlands, unforested wetlands, fields, and human-managed plant communities. Given Randolph's history of forestry and farming, virtually all of the Town's upland forests are second growth. These range from oak-dominated forests in rocky areas such as the Blue Hills and Upper Reservoir to mixed hardwood forests that typically grow on richer, deeper soils.

Forested wetlands are found in Bear Swamp, around Norroway Pond, and in other scattered locations through the Town. Typical wetland species include red maple, tupelo, winterberry, swamp azalea, highbush blueberry, cinnamon fern, cranberry, sphagnum moss, and others. Unforested wetlands are located primarily along the Cochato River and its tributaries. The Cochato River wetlands contain significant amounts of Phragmites reeds, which are often an indicator of past disturbance to the ecosystem.

Fields are primarily limited to Randolph's two remaining active farms: Powers Farm and Adams Farm. Human-managed plant communities include street trees, yard plantings, ballfields, and parks, and dominate the more than 50% of the Town that is developed with residential, commercial, and public land uses.

The town's public shade trees are governed by MGL, Chapter 87, Section 1 through 13. In 1950, the Town voted to create the position of Tree Warden. The Tree Warden was eliminated when the Department of Public Works was created in October 1989, within the Department of Public Works is a tree and park division under the control of the Superintendent of Public Works. The town in 1989 attempted to adopt a Scenic Roads bylaw but it was defeated at town meeting. All tree maintenance and tree planting is done by DPW. Due to budget cuts there is no formal public shade tree planting program. In cases where public shade trees are proposed to be removed the DPW will transplant the tree when the tree is can be transplanted.

4.5 Fisheries and Wildlife

Randolph provides a few large woodland and wetland habitats for numerous bird and mammal species, as well as areas of developed suburban land that support a more limited range of species adapted to human-dominated landscapes. The Blue Hills Reservation is a regional habitat resource that contains hundreds of different tree, shrub, wildflower, and wildlife species, including many species that are rare or endangered in Massachusetts such as the timber rattlesnake. An inventory of fisheries and wildlife can be found in the appendix. The inventory was compiled from the BioMap and Living Waters report produced by the Natural Heritage and Endangered Species Program.

The Massachusetts Natural Heritage and Endangered Species Program (NHESP) provide an inventory of rare and endangered species and their habitats throughout the Commonwealth. This inventory includes the following classifications. Core habitat

descriptions from the BioMap and Living Waters report produced by the Natural Heritage and Endangered Species Program can be found in the appendix:

- **Estimated Habitat for Rare Wildlife:** These areas consist of wetland habitats used by state-listed rare animal species, and are regulated under the MA Wetlands Protection Act. Anyone proposing a project within an Estimated Habitat area must submit a Notice of Intent and undergo project review by the NHESP. Three separate areas in Randolph are listed as Priority Habitats of Rare Wildlife in the October 1, 2008 NHESP Estimated Habitats of Rare Wildlife (see Figure 9). These areas include Great Pond and Upper Reservoir in the northeast section of Town, a portion of Blue Hills Reservation east of Route 24, and the Ponkapoag Bog area.
- **Priority Habitat for State-Listed Rare Species:** These areas indicate the most important habitats for all state-listed rare species, including both upland and wetland species, and both plant and animal species. These areas are intended for land planning purposes, and their status does not confer any protection under state law. Randolph contains three Priority Habitat areas, located in the portion of the Blue Hills east of Route 24 and Great Pond and Upper Reservoir (see Figure 9).
- **Certified Vernal Pools:** Vernal pools are small, seasonal water bodies occurring in isolated basins which are usually wet during the spring and early summer and dry up during the later summer months. Vernal pools typically lack fish populations, making them excellent breeding habitat for many amphibian species and larval and adult habitat for many insect species, as well as other wildlife. It is important to note that many of these species rely on not just the vernal pool itself, but also the adjacent upland area, for their survival.

Certified vernal pools are resources that have been inventoried by local volunteers and certified under NHESP's certification process. Certified vernal pools that are located within Areas Subject to Flooding (as defined by the MA Wetlands Protection Act) are protected under the Wetlands Protection Act for their wildlife habitat value. However, certified vernal pools outside of Areas Subject to Flooding are not protected by state or local law. Uncertified vernal pools are also unprotected. Because vernal pools are temporary and seasonal, they can easily be developed unless they have been certified with the NHESP and have protection under the Wetlands Protection Act. Randolph contains five certified vernal pools, as shown in Figure 6: one in the Blue Hills Reservation and another located just to the east of Bear Swamp. It is possible that the Town contains additional vernal pools that have not been certified.

- **Wildlife Corridors**
- The town's pattern of development has occurred in a conventional Post World War II pattern with standard lot dimensions without any creative design options, such as cluster or open space design options which would have created an opportunity for wildlife corridors. As a result, there is very few wildlife corridors left in town. The present development pattern has cut-off any east west wildlife corridors; however, there are three distant wildlife corridors that run in a north south direction. The northern most corridors is around the Blue Hills, the center of the town runs from

the Great Bear Swamp on the Stoughton line north towards the reservoirs along the Braintree line. The other wildlife corridor is on the southeast town line near Holbrook. The adoption of the Wetland and Watershed bylaw in the mid 70's the town does a very good job protecting wetland and floodplain resources; however, upland wildlife corridors remain vulnerable without any creative design options for subdivisions such as, cluster and/or Transfer of Development Rights bylaws. The town has initiated a land acquisition program which is helping to preserve and protect wildlife corridors.

4.6 Scenic Resources and Unique Environments

Scenic resources and unique environments are landscape features that help define a community's character and visual appearance. Randolph has numerous such landscape features, including the following natural and cultural areas See Figure 7:

- **Blue Hill Range and Reservation:** With peak elevations of 500 to 600 feet, this area is both a unique environment and key scenic resource for Randolph and the region. The Blue Hills provide one most outstanding scenic views in the Boston area, both from the ridgetops within the reservation and from the surrounding communities looking out on the open view of 5,800 acres of wooded landscape. The Blue Hills Reservation contains hundreds of different species of trees, shrubs, wildflowers, and wildlife, and is a valued place for observing nature.
- **Great Pond Reserve and Watershed Area:** This area in Randolph and Braintree surrounds Great Pond and the Upper Reservoir. From Oak Street, the view of Great Pond and the surrounding land is an expanse of water, rock, and wooded shorelines.
- **Active Farms:** The view from High Street of the Adams Farm (34 acres) is of open fields, wooden fences, a white farm house and a red barn. Over the fields, the Blue Hills can be seen in the distance. The Adams Farm is one of only three active farms remaining in the Town of Randolph, the others being Powers Farm located on North Main Street and a small farm adjacent to Lyons School on Liberty Street.
- **Historic and Cultural Resources:** Randolph's past is reflected in numerous historic buildings near the Town center and elsewhere. These resources include Stetson Hall, Crawford Square, the Boston Higashi School campus, the Porter Block on North Main Street, and the Oakland Cemetery. In addition, in 1978 the Town approved the designation of four scenic roads in order to protect their scenic and historic qualities and to preserve the rural character of the areas through which they pass. These roads are (1) Highland Avenue from Memorial Drive to Gerald Avenue; (2) High Street from Reed Street to York Avenue; (3) Grove Street from Cross Street to Ledge Hill Road; and (4) Pond Street from Morse Street to the Braintree Town line.

4.7 Environmental Problems

The following environmental issues are noted because they are important to the planning of recreational resources, open space, and natural resources:

- **Flooding:** In the past, Randolph has had problems with stormwater flooding in certain areas of the Town. However, incorporation of the Special Flood Hazard Areas into Randolph's zoning bylaw in the 1970s, as well as ongoing efforts by the Department of Public Works, has helped to improve this situation. The Department of Public Works is working on a stormwater management bylaw which would further improve existing flooding problems.
- **Illegal Dumping**
- Some open space areas suffer from illegal dumping as well as litter. The DPW department cleans up sites where there is illegal dumping. Recent budget cut backs makes it even more challenging for the DPW to keep up with illegal dumping. Clean up days are conducted which help clean up open spaces but further public education is needed to educate people about the ill effects of illegal dumping which hopefully will help reduce illegal dumping in the future. As budget conditions improve the town will be able to hire summer help who can help cleanup illegal dumping on open space properties.

There are many restaurants and two local grocery stores which contribute to trash and litter along streets and open spaces. Trash is pickup curbside which is paid for with local property tax; therefore, outreach efforts with residents and local businesses can help reduce the amount of trash and litter along streets and open spaces.

- **Hazardous Waste Sites**
- There are no significant hazardous waste sites that need significant remediation. All releases and hazardous waste site have been remedied and cleanup to a point which does not present any significant health risk. Some hazardous site particular in Pacella Park do have some use limitations. The active hazardous site cleanups are associated with gas stations. There are no active sites that present any public health risk.
- **Erosion/Sedimentation**
- The Engineering Department reviews lot grading on development plans to ensure no excessive erosion or sedimentation occurs when a site is developed or redeveloped. The DPW department cleans out catch basins on public streets to ensure sediment does not get conveyed to local brooks and streams that feed several swamps and the town's reservoirs. The Engineering Department is working on a general stormwater bylaw which will address sedimentation, erosion, catch basin cleaning and general stormwater issues that will effect erosion and sedimentation. Over time these changes will reduce erosion and sedimentation.
- **Forestry**
- There are no major forests in town that are under control of the town that need specific management. All forestry matters are handled by DPW for the various

open space, conservation and park properties. If a specific forestry issues arises the town consults with the state foresters.

- **Water Contamination:** Industrial activities in the past have resulted in the contamination of some of Randolph's water resources, most notably the Cochato River. In recent years, the U.S. Environmental Protection Agency has overseen a cleanup of this river.
- **Nonpoint Source Pollution:** Nonpoint source pollution (NSP) refers to pollution generated by human activities on the landscape, rather than pollution emanating from a specific outfall pipe. Common sources for NSP include road salt, septic systems, runoff from paved surfaces, and lawn chemicals. While Randolph does not have an unusual problem with NSP, it is important to note that such pollution is a major contributor to the impairment of waterways, wetlands, and groundwater aquifers. Again, the Department of Public Works is working on a stormwater management bylaw that would improve nonpoint source pollution. The Conservation Commission through its permitting authority regulates nonpoint source pollution, as well.
- **Water Demand:** The Town of Randolph is a member of the Tri-Town Water System along with Holbrook and Braintree. The total average daily water demand for the three Towns ranges from 6.6 MGD during most times of the year to 9.5 MGD during peak times. Peak water demand for the three Towns exceeds the safe yield capacity for the reservoir system. The Towns have therefore implemented several conservation measures, including metering, water audits, leak detection and repair, public education and promotion of efficient water-saving plumbing fixtures. All three Towns have also implemented water bans which restrict or prohibit activities such as car washing and lawn watering.
- **Randolph/Holbrook Water Treatment Plant:** According to the 1991 Water Supply and Treatment Study, as well as conversations with local officials, the Randolph Holbrook Treatment Plant on Great Pond is currently just able to meet the maximum day demands with water use limitations in place. The plant can pump and treat in the range of 5 to 7 million gallons per day. In addition, the plant is very old, and safety and reliability are serious concerns. Based on available capacity and projected future demands, recommendations have been made to replace the existing plant. According to the 1991 Water Supply and Treatment Study, expansion of the existing plant to meet the required future demands does not appear feasible at the existing site.
- **Environmental Equity**
 - The entire town falls under environmental justice areas except for one area; as a result, town efforts to promote better access to open space and recreational opportunities town wide will prevent one neighborhood benefiting more than another. The town has an extensive sidewalk network which provides better access to many open space and recreational opportunities preventing isolation to many open space and recreational opportunities.

Brochures and information pamphlets need to be created in various languages to provide better access to open space and recreational opportunities. The Open Space and Recreation Committee can work with the School Department to educate the students about the open space and recreational opportunities and utilize students who speak different languages help prepare brochures and information pamphlets.

Development Impact

The town, state and national economy is in a recession which has stalled new construction. Another effect of the recession is a tremendous amount of foreclosures. The town is ranked 23rd in the state for foreclosures; as a result, homes are available through foreclosure for \$50,000 on up. Even if someone purchased a property with a house on it for \$50,000 they could raze the house and build a new one for far less money than a subdivision lot. A new subdivision lot is going for \$85,000. If someone didn't want to purchase a home through foreclosure; homes on the market are available for \$200,000 and over. The global recession has dramatically reduced development pressure where 29 single family permits were issued in 2006 to 8 in 2007 to 9 in 2008. Between the amount of houses for sale because people are losing their jobs and over 400 houses according to a CHAPA foreclosure database on the market the development pressure for new housing through new subdivisions will take several years to return if not at all. According to the build out analysis in the 2000 Master Plan it is estimated that only 806 new units could be created. An aggressive land acquisition program would further stem new housing on vacant land.

5. Inventory of Conservation and Recreation Lands and Facilities

Open space protection is essential to protect and preserve natural and scenic resources that if not protected will be changed forever. Without that protection present and future generations will not be able to enjoy those resources that previous generations enjoyed. There is only a finite amount of land available and unless community has reached full build out which Randolph has not it is important to continue to protect open space because open space has natural and scenic values. Open space is important to people in how they determine a sense of place. The town is fairly developed and close to build out but protecting open space serves as a gateway to the past and allows present and future generations to have the best of both worlds by enjoying the built environment and the natural environment in close proximity to each other. Protecting open space allows people to see the various plants and wildlife that thrived in town years ago before being built. Once the open space is permanently protected the town can be assured that land will remain undeveloped. Open space protection is important to manage stormwater to prevent flooding and provide areas to recharge the groundwater instead of conveying it into the ocean through trees, shrubs, brush and various plant life absorbing the water. Open space protection prevents excessive sedimentation because there is land that is not developed to stabilize the land. Open space protection provides valuable habitat for invertebrates and vertebrates and open space protection preserves land which is used to clean the air and removes pollutants created from built environment.

5.1 Open Space Inventory

Randolph has a few large parcels of protected open space and many smaller protected and unprotected parcels. Randolph’s open space lands were identified using information from MassGIS, the Randolph Conservation Commission, and the Randolph Assessors Office. These lands are classified according to ownership and level of protection in Table 5-1 and displayed in Figure 10. A complete list of these properties, as required by the Open Space Plan Requirements, is provided in Appendix A. In Table 5-1, “Level of Protection” refers to the potential of the property to be legally developed. For example, lands owned by the DCR or the Conservation Commission are constrained by legal restrictions that prevent their development. In contrast, lands owned by the School Department or the Recreation Department may be legally developed by the Town, or may be sold to another party who could develop them.

**Table 5-1
Protected and Unprotected Open Space in Randolph**

Owner/Manager	Acres	% of Town	Level of Protection
Protected Open Space			
Department of Conservation and Recreation	860	13.2%	Protected
Randolph Conservation Commission	127.9	2.0%	Protected
Randolph, Braintree & Holbrook Water Depts.	395.5	6.1%	Protected
Cemeteries	172.1	2.6%	
Protected Open Space Subtotal	1,556.3	24 %	
Unprotected Open Space			
Chapter 61A (Powers and Adams Farms)	55.6	0.9%	Temporary
Randolph Recreation Department	31.5	0.5%	Unprotected
South Randolph Little League Association	10.5	0.2%	Unprotected
Randolph School Department	165.6	2.5%	Unprotected
Tax Title Land	98.4	1.5%	Unprotected
Unprotected Open Space Subtotal	361.6	5.6%	
Total Open Space	1,917.9	29.5%	

Sources: MassGIS, Randolph Assessors Office, Randolph Conservation Commission.

Notes: (1) Acreages are based on land inventories from MassGIS and from digitizing of parcel boundaries from assessors maps, and are approximate. (2) Certain lands shown on Figure 10, such as lands managed by the Selectmen and the DPW, are not currently used as public open space and

are therefore not included in Table 5-1. However, they are included on the map because these public lands could be used as open space in the future, or could be swapped with other lands for open space protection purposes.

5.1.1 Public Land

Most of Randolph's open space is publicly owned by the Department of Conservation and Recreation, Randolph Conservation Commission, Randolph School Department, and the water departments of Randolph, Braintree and Holbrook. As noted above, not all publicly owned land is considered protected since some of it is subject to a change in use.

5.1.2 Chapter 61A Land

Chapters 61, 61A and 61B of the Massachusetts General Laws provide tax credits to landowners who retain their land in forestry, agricultural or recreational uses, respectively, rather than selling or developing this land. Currently, Randolph's two active farms (Adams Farm and Powers Farm) are enrolled in the Chapter 61A program. Chapter 61A is most commonly applied to agricultural or horticultural land but can be used for the forested portions of a farm, provided a forest management plan is approved by the Massachusetts Department of Environmental Management. To qualify for Chapter 61A, a farm owner must have five or more contiguous acres being used for agricultural or horticultural purposes. Property under Chapter 61A is assessed at rates that vary for different agricultural uses. Generally, classification will result in a reduction of 80 percent in assessed value.

There are penalties associated with removing land from classification under Chapter 61A that include paying back taxes plus interest. If Chapter 61A land is placed on the market, the Town has the "right of first refusal" for purchase of the land for 120 days. This right may also be assigned to a non-profit conservation organization such as a land trust. In reality, towns often have trouble taking advantage of the right of first refusal; because they must have available a large cash reserve to buy the land, as well as a political structure that can quickly approve the purchase. For practical purposes, Chapter lands are protected only tenuously and temporarily.

5.1.3 Private Land

Privately owned open space exists throughout Randolph, and includes undeveloped wetlands and small patches of forest. However, very few private large undeveloped parcels remain in Randolph. One category of privately owned open space that is absent in Randolph is land held by nonprofit conservation organizations. Unlike many Massachusetts towns, Randolph does not have a land preservation organization specific to its town, nor do statewide or nationwide organizations such as the Audubon Society or the Trustees of Reservations own any land in the Town.

5.1.4 Significant Open Space Parcels

Some of Randolph's largest and most important open spaces include:

- **Blue Hills Reservation:** The Blue Hills Reservation (5,800 acres) and adjoining Fowl Meadow Reservation (894 acres) together comprise the largest area of contiguous open space within 35 miles of Boston. Blue Hills is managed by the Metropolitan District Commission, and contains 860 acres in the northwest corner of Randolph, plus land in Canton, Milton and Quincy. The reservation is a regional recreation resource, and provides opportunities for swimming, mountain biking, hiking, horseback riding, and skiing.
- **Great Pond Reserve and Watershed Area:** This conservation area includes 395.5 acres in Randolph and Braintree surrounding Great Pond and the Upper Reservoir, and is managed by local water departments for watershed protection purposes. Public access to these water bodies is allowed, but swimming, boating and fishing are not permitted.
- **School Properties:** Many of Randolph's existing and potential future active recreation areas are owned by the School Department. A considerable portion of the School Department's property is currently undeveloped forest or other open space.
- **Active Farms:** Randolph contains two active farms: the Adams Farm, located on High Street, and the Powers Farm, located off of North Main Street. Both farms raise beef cattle, and provide areas of scenic rural landscape in an otherwise suburban community.
- **Cemeteries:** Randolph has several large cemeteries located off of North Street in east Randolph. These include the St. Mary's Cemetery, Central Cemetery, and Lynwood Cemetery.

5.2 Provisions for Open Space Protection

The town lacks many non-monetary tools to protect open space like other Massachusetts communities; such as, optional or mandatory cluster zoning, transfer of development rights (TDR), estate lot zoning, residential compounds and others. While we are in a historic downturn in the housing market and new housing starts have virtually stopped it is a good time to take a closer look at some of the zoning tools available to protect open space. A major part of the analysis on what zoning tools to consider is how many acres could be protected with zoning bylaws because there aren't many larger tracts of land worth the financial risk at this time for a developer to purchase in order to create a single family subdivision. As the economic conditions improve and land values appreciate it is more likely that smaller 3 to 4 lot subdivisions would be developed.

The present lot size in town is 12, 000 square feet with 100 feet of frontage which is not a large house lot compared to many surrounding communities on the South Shore. Many South Shore towns have lot sizes much larger than 12, 000 square feet; as a result, the typical benefit of creating significant amount of open space and changing the pattern of single family has greater impact. In Randolph, the town might have to consider creative zoning options that would preserve open space, create market demand and change the pattern of development. For example, a cluster bylaw that's density is based upon detached single family homes which converts to an attached single family development could create open space that is not fragmented with higher value, flexible design and

market demand. The town may also be able to consider other zoning bylaws like residential compound, estate lots and shared driveway which all could create open space, flexible design and low impact with minimal service demand. From the open space and recreation survey it appears the zoning bylaw that received the most support was a TDR. In any case, it would require a significant amount of education within town government. Further, it appears there is some support for a TDR program but a previously proposed cluster bylaw did not receive as much support. With the hiring of the town planner last fall many of the different planning tools that have not been adopted could now be developed for adoption. Any of these bylaws will not have as dramatic effect on open space protection as outright purchase of open space.

The town took an historic step forward in open space protection in 2005 by adopting the Community Preservation Act (CPA). The town now has the financial tool to acquire property, purchase conservation, agricultural and preservation restrictions and the ability to buy down development rights which could be just as effective as some zoning tools. State environmental regulations offer some protection for certain open space areas by prohibiting most development on and/or near wetlands, streams, ponds, and, in some situations, floodplains. Limited restrictions also apply to areas with rare species habitat, high groundwater, and other environmental constraints. The town has, on the 2009 Annual Town Meeting warrant, adoption of a general wetland bylaw that would provide regulatory protection to open spaces in addition to the wetlands protection act.

5.3 Recreational Facilities and Programs

In addition to the previously discussed open space lands, the Town has numerous recreational facilities that provide opportunities for active recreation. A variety of providers sponsor Randolph's many recreational opportunities, including the Recreation Department, the School Department, the Youth Commission, and several private associations. Randolph's active recreation facilities and programs are described below.

5.3.1 Active Recreation Facilities

Parks, Playgrounds and Playfields

- **Belcher Park:** A variety of recreational and youth programs are offered at Belcher Park, a wooded recreation area accessible from Allen Street. The programs offered there include Randolph Youth Soccer and the in-line skate park. Belcher Park is in the care and custody of the Board of Selectmen.
- **Goldstein Open Space Area:** The Goldstein Open Space Area includes a path for walking, jogging, and bicycling.
- **Soule Park:** This Park surrounding Norroway Pond is no longer actively used. The site has only limited access from Grove Lane and very limited parking is available. It is in need of maintenance as well. At one time, the pond was actively used for ice skating.
- **North Randolph Little League Ballfields:** The North Randolph Little League operates two ballfields on DCR-owned land on High Street. The Little League applies to DCR on a yearly basis for a special permit to use this land.

- **South Randolph Little League Ballfields:** These ballfields on North Street adjacent to the Ice Arena are owned and operated by the South Randolph Little League Association.
- **Pop Warner Football Practice Field:** The Pop Warner program plays their official games at the High School football field. Their practice field is now hosted at the JFK Elementary School with the support and cooperation of the School Department.
- **High School Play Fields:** The facilities at the High School include baseball fields, practice soccer fields, a football field, and a track.
- **Basketball Courts:** The Youth Commission closely supervises the Town basketball court at the High School. Another court is located at Town Hall. There are other basketball courts in Town but most are not in use or are in disrepair. The JFK Elementary School, for example, offers portable outdoor backboards and hoops, which are removed and stored after school hours. Other schools have courts where the hoops have been removed. Also, a Town-owned property on Centre Street has a court which is no longer in use.

Indoor Centers and Facilities

- **North Street Recreation Area:** The North Street Recreation Area is the Town’s primary recreational center and includes a variety of facilities. These include the Ice Arena, South Randolph Little League ballfields, the Imagination Station Playground, and the Williams Gazebo.
- **Joseph J. Zapustas Ice Arena:** Originally constructed in 1972, and owned and operated by the Recreation Commission, the Arena is used for a variety of skating activities, including ice hockey and figure skating. A pro shop operates at the arena and offers hockey and figure skating supplies. The Arena hosts the High School hockey team, the Commonwealth Figure Skating Club and South Shore Conference.
- **Imagination Play Station:** A creative children’s playground and play equipment are located at the North Street Recreation Area. The Town recently acquired this playground from a private organization. This playground for young children is the only Town-wide playground available.
- **Williams Gazebo:** A variety of concerts are performed at the Gazebo as well as an annual “Arts in the Park” event sponsored by the Arts Council.
- **Lafayette Street Youth Center:** The Youth Center, a two-story wood-frame structure that was formerly a two-room schoolhouse, is run by the Youth Commission and provides young people in grades 6-12 with a supervised place to meet, socialize, and participate in a variety of activities. The Center usually operates from 7 to 9 PM on Monday through Saturday evenings. The primary activities offered include ping-pong, pool, table soccer, jukeboxes, TV, electronic video games, and a variety of special events. Counseling and job referral services are also offered at the Youth Commission’s Office on Turner Lane.

- **Senior Center:** The Randolph Senior Center, a one story building located in the former McNeill School, serves Randolph’s senior population. Originally constructed in 1940, the structure was renovated and converted into the Senior Center in 1989. It offers a variety of programs and services for Randolph’s seniors such as exercise programs, dancing, bingo, computer classes, Weight Watchers, a walking club, entertainment programs and events, and a variety of arts and crafts classes.
- **High School/Community Indoor Swimming Pool:** As well as providing a swimming facility for high school youth, the high school pool is open to a variety of community users, such as seniors swimming program and a preschool swimming program. In summer months, the community swimming programs are run by the Recreation Department.

5.3.2 Recreation Programs

The Recreation Department sponsors and hosts a variety of recreational and sports programs, services and facilities throughout the Town. Such activities include skating at the Zapustas Ice Arena, summer swimming programs at the High School pool, play time at the Imagination Station Playground, and skating at the in-line skate park at Belcher Park. A variety of sports programs exist as well, including Randolph Youth Basketball and a track and field program.

The Recreation Department offers two vacation programs for children to attend during school vacation weeks. In addition, the Department hosts the Randolph Community Theater at the High School Auditorium, and Concerts at the Gazebo. In addition to programs for children and youth, the Recreation Department offers adult recreation programs as well, such as golf lessons, men’s basketball, water aerobics, and swimming lessons. Adult education programs are offered at the high school and the Randolph Community Middle School.

In addition, non-profit associations sponsor a number of sports and recreation programs. These programs include two Little League Associations, Pop Warner football, and the Soccer Association. The Soccer Association built and sponsored the soccer field at Belcher Park. Some of these organizations depend upon the use of play fields and practice fields located at school sites to run their programs.

6. Community Goals

6.1 Description of Process

In order to obtain community wide input beyond local Boards and Commissions an OSRP survey was conducted. The paper survey was downloadable on the town website, by emailing the town planner directly, and available for pick up at the Town Clerk’s office and the senior center. The public was made aware of the OSRP survey through newspaper stories, public service announcements on local access cable and made at several Board of Selectmen meetings. The OSRP was highlighted on the main page of the town website under “Town News”. The town received 552 survey responses of the 552 only 42 of the responses were completed online. The online survey tool that was used was Survey Monkey. The overall survey response rate based upon U.S. Census Bureau American

Community Survey results for the number of households in town was 5 percent. A draft of the OSRP was also sent to Randolph's boards and commissions that work with issues of conservation or recreation in order to gain feedback before the plan was finalized. Please see Section 2 for further description of the planning process.

6.2 Previous Planning Efforts

The previous OSRP was developed in 2000. Input was gathered during the fall of 1999 and the winter and spring of 2000 from Randolph's boards and committees as well as interested citizens who attended the Master Plan meetings over the course of the project. In addition to these meetings, input on open space and recreation was provided through the Master Plan community survey representing the views of more than 1,100 Randolph citizens. Before the 2000 OSRP there was the planning effort that created the 1977 Conservation and Passive Recreation Plan. The Conservation Commission prepared this plan to help guide its actions and to qualify the Town for state and federal grant funding. Based on water supply studies prepared in the late 1960s that indicated a need to preserve and protect streams and wetlands that feed public water supplies, the 1977 plan emphasized the need to protect water resources through land conservation and the enforcement of land use and environmental laws on properties abutting water bodies. The 1977 Plan also emphasized the need to increase public access and use opportunities on the Conservation Commission's existing lands. Specifically, the Plan recommended walking/jogging trails and small trailhead parking areas around Upper Reservoir and at the South Randolph, Puddin Hill, and Fur, Fin and Feather Conservation Areas.

Since 1977 Conservation and Passive Recreation Plan and the 2000 Open Space and Recreation Plan very little of this plan has been implemented. Unfortunately, many open space and recreation needs have gone unfulfilled; such as, public access to the Conservation Commission's lands is still quite limited, and the Commission has not acquired any significant new properties. During 1997 and 1998, the Department of Public Works pursued grant funding for the design of a town-wide on-road and off-road bicycle trail network. However, these grant applications were not successful, and the project has not moved forward. In addition, the Town has expressed considerable interest in acquiring some or all of its tax title lands as protected open space, but has not yet completed the legal procedures required to accomplish this.

The 2000 Open Space and Recreation, as well as, the 2000 Master Plan effort energized the citizens to implement many planning tools and the adoption of the CPA in 2005 positioned the town to be able to implement the Open Space and Recreation Plan and in fact there are 3 land purchases on the 2009 annual town meeting to acquire 19 acres of open space. With staff support it is anticipated the 2009 Open Space and Recreation Plan will be further implemented than the previous efforts.

6.2 Goals Statement

The Open Space and Recreation Committee reviewed the 2000 OSRP goals that guided the previous planning effort and based on feedback from the Community Preservation Committee various boards and commissions, community feedback reaffirmed these goals. Thus, the following goals describe in general terms the Town's desired approach to

conservation, recreation, and natural resource protection for the future. These “big picture” goals, combined with the needs analysis in Chapter 7, form the basis for the specific Goals and Objectives outlined in Chapter 8. It is these more detailed Goals and Objectives that guide the specific steps outlined in the Five Year Action Plan.

- Goal 1:** Protect and enhance the quality of Randolph’s surface and groundwater resources for both natural and human users.
- Goal 2:** Protect existing open space lands and acquire new lands that safeguard Randolph’s natural resources and provide passive recreational opportunities.
- Goal 3:** Maintain sufficient natural areas so that viable populations of native plant and wildlife species can be sustained.
- Goal 4:** Connect conservation lands and other destinations with greenways and multi-use trails.
- Goal 5:** Provide public access to conservation and recreational facilities for all citizens.
- Goal 6:** Provide and maintain sufficient active recreational facilities and recreation programs for all sectors of Randolph’s population.

7. Analysis of Needs

Through the public meetings, the community survey, and discussions with various boards and commissions, several inadequacies and needs became apparent. There need to be better signage to the recreational areas that describes what activities are permissible and what isn’t permissible, more accessible trails for everyone including the disabled community. Designated signed accessible parking. A management plan to determine who will maintain the property and what maintenance is necessary. Development of a multi-pronged approach that further analyzes the multi-use trail system and develop an action plan to move forward the design, permitting and construction of multi-use trail on and off-road. Reassess the feasibility of adopting some new zoning bylaws with incentives or amendments to existing bylaws that protect specific areas with critical resources. Develop a land acquisition strategy for specific parcels of land. Develop public education materials with various boards and commissions.

This needs analysis provides framework of the conservation and recreation needs and desires, and some indication of their relative priorities. The needs analysis, in combination with the general Community Goals identified in Chapter 6 form the basis for the specific, policy-oriented Goals and Objectives in Chapter 8 as well as the Five Year Action Plan in Chapter 9.

7.1 Town-wide Survey Results

552 survey responses between paper and online responses

Survey conducted between February 26, 2009 through March 12, 2009

(1) Do you consider Randolph?

a suburb of Boston 215 a bedroom community 72 a town in transition, suburban to urban 265

(2) How many years have you lived in Randolph?

0-5- 39 6-10- 32 11-15- 13 16-20- 39 21-25- 26 26-30- 26
31-35- 52 36-40- 84 41-45- 19 46-50- 71 51 and over- 58

(3) What precincts do you live in?

1 61 2 95 3 54 4 54 5 61 6 34 7 54
8 68

(4) What of the following best describes your current living situation?

family- grown children no longer at home 138

family with children 11 years old and up 33

family with children between 6 to 10 years old 55

family with young children less than 5 years old 55

single young adult- living alone 11

single young adult- sharing living quarters 0

single parent- children at home under the age of 10 years old 61

single parent-children at home over 11 years old 28

senior couple 44

senior living alone 33

young adult couple- no children 28

other 39

(5) Household income?

0 to 15,000 **20** 15,001 to 35,000 **67** 35,001 to 55,000 **67** 55,001 to
75,000 **80** 75,001 to 95,000 **40** 95,001 to 115,000 **40** 115,001 to
135,000 **27** 135,001 to 155,000 **33** 155,001 to 175,000 **13** 175,001 to
195,000 **7** Prefer not to answer **87**

(6) How important is it to you to preserve?:

very important-5 important-4 neutral-3 less important-2
not at all important-1

buildings of historical or architectural interest? 5 **192** 4 **149** 3 **77** 2 **14**
1 **24**

places of historical value? 5 **151** 4 **209** 3 **76** 2 **23**
1 **12**

open spaces to meet our recreation needs? 5 **364** 4 **68** 3 **37** 2 **6**
1 **0**

open space to meet our water supply needs? 5 **185** 4 **78** 3 **7** 2 **214**
1 **0**

(7) To preserve open spaces in town, would you? Please circle all that would apply.

- a) reside in a home (single family) on a smaller lot (clustered together) to preserve or create open space for the town? YES **201** NO **307**
- b) concentrate houses in one location in exchange for open space in another? YES **384** NO **128**
- c) sell land to the town at a reduced price in order to get a tax break? YES **236** NO **283**
- d) continue to support acquiring land with Community Preservation Act money? YES **451**
NO **42**
- e) borrow money to purchase open space with Community Preservation Act money? YES **205**
NO **307**

(8) How important is it to you for the town to acquire and preserve conservation areas for natural areas? Please circle one that applies.

very important **244** important **157** neutral **29** less important **29**

not at all important __12__

(9) Do you know where all the conservation areas are in town? Please circle one that applies.

YES 76 NO 395

(10) Do you know what kind of activities you can do on conservation areas? Please circle one that applies.

YES 112 NO 217

(11) Please tell us how you feel about recreational facilities for young children (0-5 years old)? Please answer each question.

	Very	Satisfied	Neutral Dissatisfied
Very			
	Satisfied		
dissatisfied			

The number of playgrounds?	__56__	__70__	__189__
__119__ __49__			
The location of playgrounds?	__52__	__56__	__210__
__118__ __26__			
The kinds of play equipment?	__43__	__56__	__142__
__142__ __49__			
Maintenance and cleanliness of playgrounds?	__31__	__63__	__182__
__119__ __81__			

(12) Please check off how often you use the playgrounds?

1-5 times per month	6-10 times per month	More than 11 times per month	At least once a month	Never

56	25	6	74	315
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(13) What programs and facilities do you use? Please check all that apply.

Children's programs__97_ Tennis courts__97__ Basketball courts__97__ Ice rink__140__The pool__75__

(14) Please tell us how you feel about our sports fields for school-aged children (6-17 years old)?

	Very Dissatisfied	Very Satisfied	Neutral
The number of sports fields? __46__ __0__	__38__	__183__	__221__
The location of sports fields? __15__ __15__	__37__	__195__	__225__
The types of sports fields? __57__ __0__	__25__	__172__	__238__
The maintenance and cleanliness of sports fields? __30__ __45__	__15__	__142__	__255__

(15) Please check off how often you use the sports fields?

1-5 times per month	6-10 times per month	More than 11 times per month	At least once a month	Never
25	8	8	98	353

(16) What are your major concerns regarding the town's recreational facilities? Mark all that

apply.

Maintenance in general__68____

Trash collection __68____

Pruning/clearing/mowing____41____

Vandalism/graffiti____76____

Accessibility for people with physical disabilities__45____

Dogs (clean up/disturb others)__50____

Limits on use- hours or other restrictions__33____

Nuisance wildlife__30____

Game lines/field markings__32____

Condition of equipment and structures__63____

Adequacy of parking__42____

(17) *Please check circle your TOP 10 recreational facilities you feel are needed. .*

Recreational Category					
little league field	soccer field	golf course	babe ruth field 13 to 16 years old	adult softball	tennis courts
15	10	11	11	11	18
children's play areas	street hockey	biking trails	hiking trails	skiing trails cross-country	splash park splash fountains
43	4	33	38	3	9
fishing areas	football field	develop a town common	bridle trail	recreation center	Conservation areas

		& gazebo			
8	13	7	7	42	29
public access to water bodies and rivers for boating & canoeing	fitness trail	swimming pool	indoor basketball	outdoor track	outdoor basketball court
14	26	8	9	4	12
public boat launch/non-motorized boats	community gardens	local neighborhood parks	Picnic	Skateboard park	Off-leash dog park
3	40	43	38	9	3

Top Ten List

1. Children's play areas
2. Local neighborhood parks
3. Recreation center
4. Community gardens
5. Picnic
6. Hiking trails
7. Biking trails
8. Conservation areas
9. Tennis courts
10. Little League fields

(18) What following uses would you like to have on recreation land? Please check all that apply.

**Walking__120__ Canoe/non-motorized boat launch__62__ Picnicking__101__
Fishing__71__**

Biking__86__ Nature trail__108__

(19) What methods should the town consider for funding open space and recreation improvements? For the following categories? Please check which funding sources you think the town should use

	Existing town	New tax revenues	Town bonding	Grants	Private donations	User fees	Sale of
advertising							
	CPA						
Acquisition of new land for parks	<u> 71 </u>	<u> 86 </u>	<u> 62 </u>	<u> 93 </u>	<u> 103 </u>	<u> 63 </u>	<u> 69 </u>
Acquisition of new land for open space	<u> 73 </u>	<u> 86 </u>	<u> 69 </u>	<u> 87 </u>	<u> 98 </u>	<u> 64 </u>	<u> 71 </u>
Construction of new recreational facilities	<u> 74 </u>	<u> 81 </u>	<u> 69 </u>	<u> 91 </u>	<u> 90 </u>	<u> 70 </u>	<u> 77 </u>
Maintenance of the parks	<u> 106 </u>	<u> 65 </u>	<u> 59 </u>	<u> 61 </u>	<u> 101 </u>	<u> 78 </u>	<u> 78 </u>
Maintenance of open space	<u> 105 </u>	<u> 71 </u>	<u> 61 </u>	<u> 62 </u>	<u> 98 </u>	<u> 77 </u>	<u> 78 </u>

(20) Do you have any ideas for improving open space and recreation opportunities in Randolph?

Community Center, improve senior center, too much trash debris around schools and town areas, build recreation center, better basketball courts and skateboard

7.2 Natural Resource and Land Protection Needs

7.2.1 Water Resources

Protecting water resources is critical to Randolph's future since most of the Town's land area ultimately drains into the Great Pond Reservoir System, which supplies Randolph's drinking water. Protecting water resources requires a comprehensive strategy that includes rivers and ponds, wetlands, and aquifers. The following needs were identified in order to adequately protect water resources for the future:

- Remaining wetlands need to be protected from development and pollution through effective enforcement of state and local laws.
- The Watershed and Wetlands zoning bylaws delineations for Area 1 and Area 2 need to be updated to ensure ongoing protection for wetland resources or perhaps the bylaw could be replaced with a general wetland bylaw.
- A town-wide storm water bylaw needs to be developed to protect wetland resource areas, as well as, minimizing nonpoint and point source pollution from development.
- Groundwater aquifers need to be protected from contamination, particularly since they may need to be tapped in the future to supplement the Town's existing water source.

7.2.2 Land Resources

Land resources are not just important for passive recreation and aesthetic qualities, but are also the primary support system for plant and wildlife habitat and for recharge of surface and groundwater. The following needs were identified in order to adequately protect land resources for the future:

- The Town's open space network should be expanded. This will require providing permanent legal protection for unprotected open space, creating links between existing open space areas, and protecting critical wetland parcels.
- Randolph's working farms should be permanently protected from development.
- Randolph should explore opportunities to acquire the few remaining large private parcels (such as the Higashi School) in order to protect this land as open space or negotiate a conservation restriction over the sensitive resource areas. If this is not possible, the Town should institute environmentally sensitive design requirements, such as conservation subdivision design or Planned Area Development regulations, for these sites.
- The town needs provide public education as do what can be done in various conservation and recreation areas.
- The Town needs to pursue opportunities for state, federal, and nonprofit assistance for land acquisitions, bike trail design and construction, and other projects.
- The Town should seek land donations and conservation restrictions from developers and landowners, particularly as part of the subdivision review and approval process.
- The Town's open space lands need to be better advertised and maintained so that Randolph's citizens can take better advantage of them.

- The Town needs to explore zoning bylaw tools to promote smart growth design principles and provide options to protect and acquire open space through regulatory schema.
- Continue to support the Community Preservation Act that can fund land acquisitions, purchase restrictions, develop recreation and open space opportunities and provide matching funds for various grants.

7.3 Recreation Needs

Randolph citizens identified several recreation facilities and activities that need improvement or expansion. These include, in approximate order of priority:

- A trail system to accommodate cyclists, walkers, and hikers is needed.
- Additional open space and conservation areas for passive recreation are needed.
- The Belcher Park/Recreation Area should be improved and the feasibility of an integrated recreation center that provides indoor and outdoor recreation opportunities analyzed further.
- Additional picnic areas should be provided in existing parks.
- Development of community gardens which could be combined with the development of local neighborhood parks
- Recreation facilities need to be made more accessible, particularly to people without cars.
- Tennis courts (or better access to existing courts) are needed.

In addition, the following steps were identified as ways to improve existing recreation facilities or programs in Randolph:

- Existing recreation facilities should be made more available to the public by keeping them open longer and sharing facilities among the several groups who wish to use them.
- Little league teams sometimes experience scheduling conflicts when they want to use school facilities. Providing a dedicated space for little league teams or improving scheduling procedures could improve this situation. In addition, Pop Warner football needs a permanent home or better facilities for practice.
- Some have suggested that the number of North Randolph Little League fields and accessory parking should be expanded.
- Some have suggested improvements to the ice rink are needed to expand programs which in turn would generate revenue to maintain the ice rink.
- The Belcher Park soccer field and the High Street ball fields need additional parking facilities.

- The Town could benefit from better coordination of sports and recreation programs among the various Town departments and the Town’s private associations which offer sports and recreation programs.

7.4 SCORP (Massachusetts Statewide Comprehensive Outdoor Recreation Plan)

The town falls within the Metropolitan Boston sub region of the SCORP. The state-wide regional needs survey identified a number of deficiencies in Metropolitan Boston. Although there were not large deficiencies, the report noted the need for tennis, basketball, walking, road biking, swimming and playgrounds in the Boston sub region. If you compare the sub region needs with top ten community needs there are some similarities. The town’s top ten needs are as follows: 1. Children’s play areas, 2. Local neighborhood parks, 3. Recreation center, 4. Community gardens, 5. Picnic, 6. Hiking trails, 7. Biking trails, 8. Conservation areas, 9 Tennis courts, and 10, Little League fields. Compared to the sub region, the town’s need match with regional needs. The town has a swimming pool at the high school with outdoor swimming allowed on Ponkapoag Pond at the Blue Hills Reservation at the Appalachian Mountain Club campsite. The town approved at the special town meeting to create 6 new playgrounds across town again which is a regional and local need. The town has an extensive sidewalk network for walking and streets that can accommodate bikes which meets a regional and local need. However, stripping bike lanes with proper signage would improve awareness and access for biking. Many sidewalks need improvement and improved to make handicapped accessible. Overall, local needs and regional needs match up whereby meeting local needs will address regional needs.

Of the 6 major issues identified in the SCORP, resource protection, stewardship, restoration and enhancement, education and information, partnerships, funding, access, maintenance these issues are shared locally. However, a more pressing need locally is better access for people who live in town where English is there second language because this is one of the town’s environmental justice issues. Second, funding is a second issue that the town has experienced more so than surrounding communities. In 2008, the approved a 6 million dollar override which ranks among the highest in the state. Unfortunately, the global recession has stalled new growth and significant cuts in local aid has significantly hurt the town’s ability to crawl out of the financial strain that the override was suppose to help. As a result, resources to maintain open space and recreation areas has suffered so create partnerships and finding ways to maintain these resources will be a major focus. The town will be exploring creative ways to acquire and maintain open space and recreation resources and will look at surrounding communities and regional ways to address this need.

8. Goals and Objectives

In this chapter, the “big picture” community goals identified in Chapter 6 are expanded upon to establish specific planning “objectives.” Objectives are more focused statements of

the Town's desired outcomes of the Open Space and Recreation Plan, and may reference specific ways of achieving these outcomes. Chapter 9 (the Five Year Action Plan) will discuss the specific boards, commissions, and individuals in Randolph that will be responsible for achieving these objectives.

Goal 1: *Protect and enhance the quality of Randolph's surface and groundwater resources for both natural and human users.*

- a. Continue to use and enforce the Area 1 and Area 2 zoning designations in the Wetland and Watershed Protection Overlay District. Update the Area 1 and Area 2 based upon new data. Update the bylaw to reflect smart growth principles.
- b. Supplement Randolph's zoning-based wetland protection system with a non-zoning wetlands bylaw to further protect sensitive resources, particularly vernal pools and isolated lands subject to flooding.
- c. Evaluate the need to establish a groundwater protection district, and prepare and adopt a groundwater protection bylaw if necessary.
- d. Discuss the feasibility of hiring a part-time or full-time conservation agent to enforce state and local wetland regulations, manage the Conservation Commission lands, apply for land and resource protection grants, and manage conservation and passive recreation projects within the Town and participate in future stormwater regulations initiatives.

Goal 2: *Protect existing open space lands and acquire new lands that safeguard Randolph's natural resources and provide passive recreational opportunities.*

- a. Develop a long-range financial strategy for acquiring and protecting open space, including the identification of outside financial resources (such as state and federal grants) and CPA funds. A sample budget and financial strategy is included in Section 9.4.
- b. Appropriate Town funding and grant funding for protecting open space and recreation lands. Use Randolph's legal authority to acquire tax title lands for open space or acquire tax title land that could be sold and the proceeds used to purchase higher value open space land. A list of tax title lands that should be acquired, as well as the procedure for acquiring these lands, is contained in Appendices C and D, respectively.
- c. Purchase additional privately-owned open space for conservation land as it becomes available. Focus on large and prominent parcels such as Randolph's two working farms, as well as parcels that connect existing open space lands to create greenbelts.
- d. Draft bylaws that encourage or require environmentally-sensitive design on the Town's remaining large undeveloped parcels. This could include conservation subdivision bylaws or other zoning tools. (See Appendix).

- e. Modify the Town's zoning bylaw and/or Subdivision Rules and Regulations to encourage or require the provision of greenways as part of newly-approved subdivisions and other major development projects.
- f. Work with Randolph's boards and commissions to designate appropriate portions of town lands as permanently protected open space.
- g. Increase citizen awareness of the ecological and human benefits of open space acquisition and protection by making presentations to Town boards and at Town Meeting.

Goal 3: *Maintain sufficient natural areas so that viable populations of native plant and wildlife species can be sustained.*

- a. Expand Randolph's network of protected open space, as discussed under Goal 2, above.
- b. Develop a long range Land Management Program for existing conservation land and all town lands.
- c. Mobilize volunteers to help manage conservation land, assess the extent of invasive species in Randolph's natural areas, and create a plan to remove these species as the first step toward restoring native flora and fauna.

Goal 4: *Connect conservation lands and other destinations with greenways and multi-use trails.*

- a. Obtain funding for the design and construction of a multi-use trail system from the following three sources: (1) funding for the trails through CPA money, (2) state and federal grants that Randolph will be eligible for upon the completion of this plan, and (3) sponsorship by local businesses and associations. A sample funding plan for this project is included in section 9.4.
- b. Design the town-wide trail system, in phases, according to the trail system plan presented in Figure 8 and discussed in Section 9.1.2. This trail network connects parks, playfields, conservation areas, residential areas, and major destinations (such as schools) with walkways and bikeways to create a network of parks and open space within Randolph and connecting to neighboring towns.
- c. Construct the town-wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.

Goal 5: *Provide public access to conservation and recreation facilities for all citizens.*

- a. Provide adequate parking and signage at the entrance to conservation areas.
- b. Provide access to Randolph's open space areas and recreational facilities for the physically challenged.

- c. Improve public access to water department lands while ensuring adequate protection of the reservoirs.
- d. Work with the DCR to improve access to and availability of recreation opportunities for Randolph’s citizens at the Blue Hills Reservation. Another possibility is to expand the North Randolph Little League’s use of DCR land for ballfields.

Goal 6: *Provide and maintain sufficient active recreation facilities and recreation programs for all sectors of Randolph’s population.*

- a. Work with various stakeholders to develop an integrated town recreation center by tying together Belcher Park and the Recreation Area. This center could include a variety of outdoor and indoor recreation facilities and programs.
- b. Determine whether the management of recreation facilities—now under the jurisdiction of various Town Departments—should be consolidated or coordinated by one department.
- c. Develop a comprehensive long-range financial plan for Recreation Department capital improvements as well as operation and maintenance costs.
- d. Work with Randolph’s boards and commissions to improve inter-departmental cooperation on the scheduling, operating, and financing of the Town’s recreation facilities and programs.
- e. Work with Randolph’s boards and commissions to improve the availability of playfields and basketball courts to Randolph’s sports teams and citizens.

9. Five Year Action Plan

9.1 9.1 Introduction

The Five-Year Action Plan spells out specific steps that each of Randolph’s boards, commissions, and other groups must take over the next five years to implement this Open Space and Recreation Plan. Many of the previous actions items from the 2000 Open Space and Recreation Plan were not implemented because there wasn’t a centralized entity to oversee the implementation. Creating a centralized entity to implement this plan is priority one.

The Five-Year Action Plan is organized in two different formats below. In Section 9.2, the Action Plan is organized objective-by-objective in order to highlight the relative priority and cost of implementing each of the goals. In Section 9.3, the Action Plan is organized year-by-year, in the form of a checklist. This section includes a list of actions that each board, commission, or group in Randolph should accomplish during each year from 2009 through 2014.

Two major components of the Action Plan are outlined below.

9.1.1 Land Acquisition and Protection

As Randolph nears build out (i.e., the point at which all land in the Town is either developed or permanently protected from development), it is critical that the Town identify any remaining vacant lands that it wishes to acquire for conservation, watershed protection, active or passive recreation, or other purposes. If the Town does not act quickly to protect these lands, many of them will be developed in the upcoming years. Since the Town probably cannot acquire or protect all of its remaining vacant land, it should set priorities for protecting the most important parcels. Based on the goals and needs identified above, priority should be given to land that:

- Is located in the immediate watershed of Randolph's reservoirs or adjacent to tributary streams and wetlands that feed into the reservoirs;
- Is located over potentially productive aquifers or aquifer recharge areas;
- Provides high-quality plant or animal habitat, particularly for rare or endangered species;
- Provides a linkage between existing open space lands;
- Serves as a potential link in the proposed Town-wide trail system;
- Provides open space in a section of Randolph that is underserved in terms of conservation and recreation areas; or
- Could be permanently protected by the Town at minimal cost.

Borrowing work done by the Town of Franklin Open Space Committee, a land protection priority matrix (see appendix) is used to rate open space properties in four key areas³. Utilizing this matrix will help the town evaluate how and what open space properties to protect. These lands are shown schematically in Figure 11 in shades of red, orange, and pink (the green colors represent already-protected lands). As shown in Figure 11, most of the priority sites are adjacent to, or form linkages between, existing conservation lands. Some priority sites are significant for other reasons, such as the Adams Farm, which provides a scenic vista and a reminder of Randolph's rural past; or the Bear Swamp parcels, which will help to protect headwaters that feed into the reservoir systems. On Figure 11, the priority sites are divided into the following five categories, based on the type of protection that the Town should seek for each parcel:

- **Chapter 61A Lands (shown in Yellow/Brown):** The Adams and Powers (to be purchased 6-1-09) farms are both significant open space areas and should be pursued for protection.
- **Other Lands to Protect (shown in Orange):** This category includes private lands that have particular conservation or recreation significance.

³ Franklin: Growing A Blueprint for Action, Open Space Committee, January 6, 1999

- **Lands on Which to Acquire an Easement for the Trail System (shown in Yellow):** While the proposed trail system is almost entirely on existing public lands and public streets, there are a few key private parcels through which the Town may want to seek to acquire an easement or right-of-way for the trail. If these easements cannot be obtained, the trail would need to be re-routed in a few places, perhaps onto local streets.
- **Lands on Which to Promote Limited Development (shown in Pink):** If the Town is not able to fund the purchase of some of the larger priority sites, another alternative is to promote limited development that occurs in an environmentally-sensitive manner. This might be the best option for large, undeveloped, unprotected parcels such as the Higashi School site (if the school ever wishes to sell the land for development) or for the Adams or Powers farms, if the Town is unable to afford to buy them. See below for further discussion of limited development options.

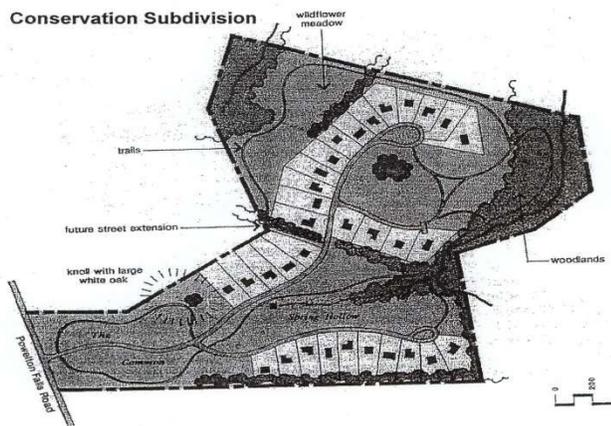
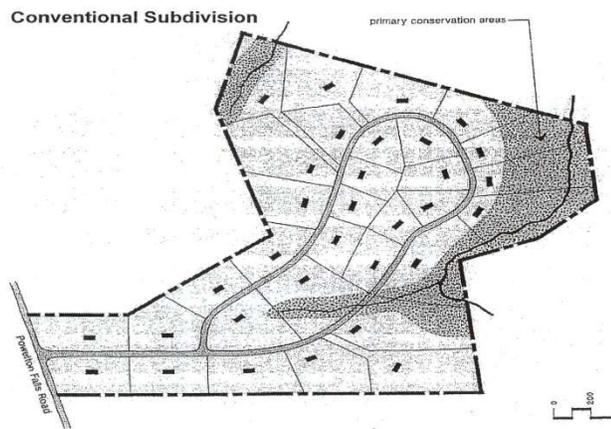
After a lengthy discussion it was decided a site specific priority list was not in the best interest of the town because it could inflate property values and create development pressure that wouldn't exist if for it were not identified as a priority protection property. Further, the town does not want to create development pressure on adjacent priority protection properties that could impact resources.

Limited Development Options

There are several ways to accomplish limited development in Randolph. Many land conservation organizations, such as the Trustees of Reservations, work with landowners on limited development projects that create a few high-value house lots on large parcel of land while protecting the rest of the site as open space. The landowner may realize a significant economic return from the sale of the house lots coupled with the tax write-off from donating the rest of the land as open space.

Another option for limited development is to allow “conservation subdivision” design or a planned development. Both of these development methods allow a developer to build higher density on one portion of a site in exchange for protecting the remainder of the site as open space. The concept of “conservation subdivision” design is illustrated on the following page. (Although the site that is presented as an example is different from the sites in Randolph that are suggested for limited development, the concept of identifying and then protecting the most environmentally and aesthetically critical portions of a site is very applicable to Randolph’s open space goals.)

Given the small number of sites involved, if the Town chose to promote limited development, it would be wise to work directly with the landowners to develop concept plans for how the sites should be laid out in a way that protects the most important scenic and environmental features of each property.



Conservation Subdivision Design

These diagrams compare conventional subdivision layout to Conservation design for an actual 82-acre site containing several environmental and scenic features including riparian forest, a wildflower meadow, and a scenic grassy knoll. The conventional subdivision, at the top, divides the entire parcel into 32 private houselots, consuming all the open space with the exception of wetlands. The Conservation Subdivision, at the bottom, also provides 32 houselots, but groups them together in order to set aside significant site features, such as meadows, roadside views, specimen trees, and a public trail system.

Source: Randall Arendt, *Conservation Design for Subdivisions*, Island Press, 1996.

There are several ways to accomplish limited development in Randolph. Another option for limited development is to allow “transfer of development of rights”. This method allows a developer transfer density from a sending property which would be permanently protected open space in exchange for higher density on the receiving property. This concept of “transfer of development of rights” design is illustrated below. This example is from Smart Growth /Smart Energy Toolkit 2003. This concept might be a valuable tool to redevelop the downtown by transferring density from outside the downtown into the downtown.

Given the small number of sites that might qualify for TDR it is important to discuss this concept with property owners to assess their interest in participating before adopting such a bylaw.

Transfer of Development Rights

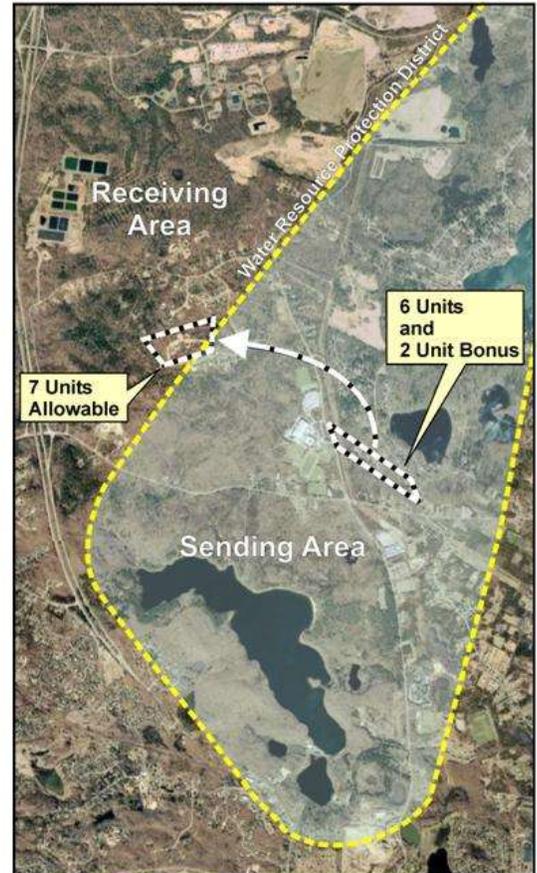
CASE STUDY Falmouth, MA

Sending Areas Identified through Careful Planning Process:

- Wetland & Watershed Protection District
- Chapter 61A Parcels
- Priority Habitat Areas
- Drinking water Resource Areas



Density Bonuses may be considered to facilitate the bylaw's use. Receiving Areas may be eligible for Density Bonuses that vary between 20% to 40% depending on the underlying zoning



Executive Office of Energy & Environment 2003

9.1.2 On-Road and Off-Road Trail System

In the open space and recreation survey, hiking and biking trails were identified as one of the most pressing conservation/recreation needs in Randolph. The need for hiking and biking trails was rated significantly higher than the need for a golf course, skate park, basketball courts, or swimming facilities. Based on the needs identified, this Open Space and Recreation Plan includes a proposal for a multi-use trail system that supplements the Town's original proposal with off-road trails that would be suitable for other activities. The trail system is intended to provide several benefits:

- Provide opportunities for active and passive recreation including bicycling, walking, hiking, and nature study. Provide a safer alternative for pedestrian and bicycle travel through the Town, particularly for children and other citizens without access to a car.
- Reduce traffic congestion in Randolph by providing a feasible and attractive alternative to using a car for short errands and local trips.

The proposed trail system is shown on Figure 11. The magenta lines represent off-road sections of the trail system. Some of these sections could be paved multiuse trails, while others might be unpaved walking and hiking paths. The off-road sections of the trail follow the railroad right-of-way, the power line right-of-way, the Great Pond and Upper Reservoir shorelines, and the banks of the Cochato River, in addition to winding through some of the Town's existing open space areas.

The trail system could be designed and built in phases. Several sources of grant funding are available to assist the Town in paying for the trail system, and are presented in Appendix F.

9.2 Action Plan

This section organizes the Action Plan items by objective-by-objective in order to highlight the relative priority and cost of implementing each of the goals. The abbreviations used in the "Responsible Group(s)" column are as follows:

Building = Building Commissioner

Conservation = Conservation Commission

Contractor = Outside contractor

CPC = Community Preservation Committee

DPW = Department of Public Works

Elected Officials = State representatives and senators

Planner = Planning Director

Legal = Randolph Town Counsel

Little League = Randolph Little League

Planning = Planning Board

Recreation = Recreation Department

ROSA = Randolph Open Space Action Committee

School = School Department

Council = Town Council

Volunteers = Boy Scouts and Girl Scouts, local school groups and clubs, and other volunteers

Water = Tri-Town Board of Water Commissioners

Goal 1: *Protect and enhance the quality of Randolph's surface and groundwater resources for both natural and human users.*

Objective	Responsible Group(s)	Time Frame	Est. Cost (Year 2009 \$)
Update and modernize Wetland and Watershed Protection Bylaw	Planner, Planning, Conservation	2010	--
Adopt a non-zoning wetlands bylaw to further protect sensitive resources, particularly isolated wetlands and vernal pools.	Conservation	2009	--
Evaluate the need to establish a groundwater protection district.	Conservation, Planning, Planner, DPW, Legal, Building	2010	--
Prepare and adopt a groundwater protection bylaw if necessary.	Conservation, Planning, Planner, DPW, Legal, Building	2010	--
Discuss feasibility of hire a part-time or full-time conservation agent/stormwater agent.	Conservation, Town Manager, Council, DPW, Planner	2011	\$50,000 - \$65,000/yr

Goal 2: *Protect existing open space lands and acquire new lands that safeguard Randolph's natural resources and provide passive recreational opportunities.*

Objective	Responsible Group(s)	Time Frame	Est. Cost (Year 2009 \$)
Designate Community Preservation Committee as implementation committee for Open Space and Recreation Plan (CPC).	Town Manager	Spring 2010	--
Develop a long-range financial strategy for acquiring and protecting open space, including the identification of outside financial resources (such as state and federal grants) and Town appropriations.	CPC, Planner	2010	--
Obtain town funding for protecting open space and recreation lands.	Council, Planner, CPC, Conservation	2009-14	See Budget
Obtain grant funding for protecting open space and recreation lands.	Council, Planner, CPC, Conservation	2009-14	--
Acquire tax title lands for open space.	Council, Counsel, Planner	2009-14	Legal Fees
Purchase additional privately-owned open space for conservation land as it becomes available.	Council, CPC, Planner	2009-14	About \$9,000,000
Discuss options for limited development for remaining large undeveloped parcels, and draft zoning bylaws for conservation subdivisions or Transfer of Development Rights if appropriate.	Planning, Legal, Council, Town Manager, Planner	2010	Legal Fees
Modify Subdivision Rules & Regulations to encourage or require greenways in new development.	Planning, Planner	2012	--

Work with Randolph's boards and commissions to designate appropriate portions of town lands as permanently protected open space.	CPC, Council, Planner	2009-14	--
Increase citizen awareness of the benefits of open space acquisition.	Council, CPC, Planner	2009-14	Legal Fees

Goal 3 Maintain sufficient natural areas so that viable populations of native plant and wildlife species can be sustained.

Objective	Responsible Group(s)	Time Frame	Est. Cost (Year 2009 \$)
Develop a long range Land Management Plan for existing conservation land.	Council, Town Manager, Planner, Conservation	2011-13	--
Mobilize volunteers for land management and invasive species control.	Conservation, Volunteers	2009-14	--

Goal 4: Connect conservation lands and other destinations with greenways and multi-use trails.

Objective	Responsible Group(s)	Time Frame	Est. Cost (Year 2009 \$)
Obtain town funding for the design and construction of a multi-use trail system.	CPC, Planner, DPW, Town Manager	2011	See Budget
Obtain grant funding for the design and construction of a multi-use trail	Planner	2010-14	--

system.			
Obtain sponsorship for the design and construction of a multi-use trail system.	Council, Town Manager, Planner	2010-14	--
Design the town wide trail system, in phases.	DPW, Planner, CPC	2010-11	\$250,000
Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.	Council, DPW, Volunteers, Contractor, CPC	2010-14	\$4,000,000

Goal 5: *Provide public access to conservation and recreation facilities for all citizens.*

Objective	Responsible Group(s)	Time Frame	Est. Cost (Year 2009 \$)
Provide adequate parking and signage at the entrance to conservation areas.	Conservation, CPC, Planner, DPW, Volunteers	2009-14	\$80,000
Provide access to Randolph's open space areas and recreational facilities for the physically challenged.	Conservation, CPC, DPW, Planner, Volunteers	2009-14	\$60,000
Improve public access to water department lands while insuring adequate protection of the reservoirs.	DPW, Planner	2009-14	--
Work with the DCR to improve access to and availability of recreation opportunities at the Blue Hills Reservation.	Council, Town Manager, Planner, Elected Officials	20010-14	--

Goal 6 *Provide and maintain sufficient active recreation facilities and recreation programs for all sectors of Randolph's population.*

Objective	Responsible	Time	Est. Cost
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	Group(s)	Frame	(Year 2009 \$)
Create an integrated town recreation center around Belcher Park and the Recreation Center	CPC, DPW, Recreation, Council, Little League	20013-14	Unknown
Determine whether the management of recreational facilities should be consolidated or coordinated by one department.	Town Manager	2010	--
Develop a comprehensive long-range financial plan for Recreation Department Capital improvements, and operation and maintenance costs.	Council, Town Manager	2010-14	--
Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town's recreation facilities and programs.	Town Manager, Recreation, School, Little League	Ongoing	--
Improve the availability of playfields and basketball courts to Randolph's sports. teams and citizens.	Town Manager, Recreation, School, Little League	Ongoing	

9.3 Action Plan Checklist

This section organizes the Action Plan into a year-by-year checklist. For each year from 2009 through 2014, there is a list of actions that each board, commission, or group in Randolph should accomplish during that year. Individual groups should use these tables as a checklist for evaluating their progress toward implementing this Plan. CPC will be responsible for ensuring that this schedule is met, or that it is modified as appropriate if unforeseen opportunities or difficulties arise.

Calendar Year 2009

Responsible Group	Action(s)	Status
Council	Obtain town funding for protection open space and recreation.	

	<p>Obtain grant funding for protection open space and recreation lands.</p> <p>Work to acquire tax title lands for open space.</p> <p>Purchase additional privately-owned open space for conservation land as it becomes available.</p> <p>Work with Randolph’s boards and commissions to designate appropriate portions of town lands as permanently protected open space.</p> <p>Increase citizen awareness of the benefits of open space acquisition.</p>
CPC	<p>Obtain town funding for protection open space and recreation.</p> <p>Obtain grant funding for protection open space and recreation lands.</p> <p>Develop long-range financial strategy to protect open space, including outside financial resources and Town appropriations.</p> <p>Lead the effort to seek Town funding for the open space and recreation projects in this Plan.</p> <p>Purchase additional privately-owned open space for conservation land as it becomes available.</p> <p>Work with Randolph’s boards and commissions to designate appropriate portions of town lands as permanently protected open space.</p> <p>Increase citizen awareness of the benefits of open space acquisition.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph’s open space areas and recreational facilities for the physically challenged.</p>
Conservation	<p>Obtain town funding for protection open space and recreation.</p> <p>Obtain grant funding for protection open space and recreation lands.</p> <p>Adopt a non-zoning wetlands bylaw to further protect sensitive resources, particularly isolated wetlands and vernal pools.</p>

	<p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph’s open space areas and recreational facilities for the physically challenged.</p> <p>Mobilize volunteers for land management and invasive species control.</p>
Town Manager	<p>Work with the DCR to improve access to and availability of recreation opportunities at the Blue Hills Reservation.</p> <p>Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town’s recreation facilities and programs.</p> <p>Improve the availability of playfields and basketball courts to Randolph’s sports.</p>
Planning	<p>Discuss options for limited development on large undeveloped parcels, and agree on how best to accomplish this.</p>
Planner	<p>Obtain town funding for protection open space and recreation.</p> <p>Obtain grant funding for protection open space and recreation lands.</p> <p>Work to acquire tax title lands for open space.</p> <p>Purchase additional privately-owned open space for conservation land as it becomes available.</p> <p>Work with Randolph’s boards and commissions to designate appropriate portions of town lands as permanently protected open space.</p> <p>Increase citizen awareness of the benefits of open space acquisition.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph’s open space areas and recreational facilities for the physically challenged.</p> <p>Improve public access to water department lands while insuring adequate protection of the reservoirs.</p> <p>Work with the DCR to improve access to and availability of recreation opportunities at the Blue Hills Reservation.</p>

Recreation	Develop a long-range financial plan for Recreation Department capital improvements, and operation and maintenance costs.
DPW	<p>Assist CPC in seeking Town funding for the open space and recreation projects in this Plan</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph's open space areas and recreational facilities for the physically challenged.</p> <p>Improve public access to water department lands while insuring adequate protection of the reservoirs.</p>
Volunteers	<p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph's open space areas and recreational facilities for the physically challenged.</p> <p>Mobilize volunteers for land management and invasive species control.</p>
Elected Officials	Work with the DCR to improve access to and availability of recreation opportunities at the Blue Hills Reservation.
Counsel	Work to acquire tax title lands for open space.

Calendar Year 2010

Responsible Group	Action(s)	Status
CPC	<p>Obtain town funding for protection open space and recreation.</p> <p>Obtain grant funding for protection open space and recreation lands.</p> <p>Purchase additional privately-owned open space for conservation land as it becomes available.</p> <p>Begin to purchase or otherwise protect privately-owned open space.</p> <p>Continue to increase citizen awareness of the benefits of open</p>	

space protection through various channels.

Work with the DPW and Planner to seek grant and sponsorship funding for the multi-use trail system.

Work with the DPW (and/or their consultant) to help design the off-road portions of the multi-use trail system.

Develop a long-range financial strategy for acquiring and protecting open space, including the identification of outside financial resources (such as state and federal grants) and Town appropriations.

Design the town wide trail system, in phases.

Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.

Make a presentation at Town Council to increase citizen awareness of the benefits of open space protection.

Work with Randolph's boards and commissions to designate appropriate portions of town lands as permanently protected open space.

Provide adequate parking and signage at the entrance to conservation areas.

Provide access to Randolph's open space areas and recreational facilities for the physically challenged.

Conservation

Update and modernize Wetland and Watershed Protection Bylaw

Prepare and adopt a groundwater protection district.

Evaluate whether to adopt a groundwater protection district if necessary.

Obtain town funding for protection open space and recreation.

Obtain grant funding for protection open space and recreation lands.

Mobilize volunteers for land management and invasive species control.

Provide adequate parking and signage at the entrance to conservation areas.

	Provide access to Randolph’s open space areas and recreational facilities for the physically challenged.
Council	<p>Obtain town funding for protection open space and recreation.</p> <p>Obtain grant funding for protection open space and recreation lands.</p> <p>Work to acquire tax title lands for open space.</p> <p>Purchase additional privately-owned open space for conservation land as it becomes available.</p> <p>Work with Randolph’s boards and commissions to designate appropriate portions of town lands as permanently protected open space.</p> <p>Increase citizen awareness of the benefits of open space acquisition.</p> <p>Discuss options for limited development for remaining large undeveloped parcels, and draft zoning bylaws for conservation subdivisions or Transfer of Development Rights if appropriate.</p> <p>Obtain sponsorship for the design and construction of a multi-use trail system.</p> <p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p> <p>Develop a comprehensive long-range financial plan for Recreation Department Capital improvements, and operation and maintenance costs.</p> <p>Work with the DCR to improve access to and availability of recreation opportunities at the Blue Hills Reservation.</p>
Little League	Improve the availability of playfields and basketball courts to Randolph’s sports.
Recreation	<p>Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town’s recreation facilities and programs.</p> <p>Improve the availability of playfields and basketball courts to Randolph’s sports.</p>

Schools	<p>Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town’s recreation facilities and programs.</p> <p>Improve the availability of playfields and basketball courts to Randolph’s sports.</p>
Town Manager	<p>Designate Community Preservation Committee as implementation committee for Open Space and Recreation Plan (CPC).</p> <p>Discuss options for limited development for remaining large undeveloped parcels, and draft zoning bylaws for conservation subdivisions or Transfer of Development Rights if appropriate.</p> <p>Obtain sponsorship for the design and construction of a multi-use trail system.</p> <p>Determine whether the management of recreational facilities should be consolidated or coordinated by one department.</p> <p>Develop a comprehensive long-range financial plan for Recreation Department Capital improvements, and operation and maintenance costs.</p> <p>Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town’s recreation facilities and programs.</p> <p>Improve the availability of playfields and basketball courts to Randolph’s sports.</p>
Planning	<p>Update and modernize Wetland and Watershed Protection Bylaw</p> <p>Evaluate whether to adopt a groundwater protection district.</p> <p>Discuss options for limited development for remaining large undeveloped parcels, and draft zoning bylaws for conservation subdivisions or Transfer of Development Rights if appropriate.</p> <p>Prepare and adopt a groundwater protection district if necessary.</p>
Water	<p>Work with the Conservation Commission to evaluate whether to adopt a groundwater protection district.</p> <p>Identify a strategy to improve public access to water department lands while ensuring adequate protection of the reservoirs.</p>
Building	<p>Work with Town Counsel and Planning to draft bylaws to promote limited development on key parcels.</p>

	<p>Evaluate whether to adopt a groundwater protection district.</p> <p>Prepare and adopt a groundwater protection district if necessary.</p>
DPW	<p>Work with the Conservation Commission to evaluate whether to adopt a groundwater protection district.</p> <p>Seek grant and sponsorship funding for the multi-use trail system.</p> <p>Begin to design the multi-use trail system (hire consultant if necessary).</p> <p>Prepare and adopt a groundwater protection district if necessary.</p> <p>Design the town wide trail system, in phases.</p> <p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph’s open space areas and recreational facilities for the physically challenged.</p> <p>Improve public access to water department lands while insuring adequate protection of the reservoirs.</p>
Counsel	<p>Acquire tax title lands for open space.</p> <p>Evaluate whether to adopt a groundwater protection district.</p> <p>Prepare and adopt a groundwater protection district if necessary.</p> <p>Discuss options for limited development for remaining large undeveloped parcels, and draft zoning bylaws for conservation subdivisions or Transfer of Development Rights if appropriate.</p>
Planner	<p>Obtain town funding for protection open space and recreation.</p> <p>Obtain grant funding for protection open space and recreation lands.</p> <p>Acquire tax title lands for open space.</p> <p>Evaluate whether to adopt a groundwater protection district.</p> <p>Obtain grant funding for design and construction of a multi-use trail system.</p>

Obtain sponsorship for the design and construction of a multi-use trail system.

Prepare and adopt a groundwater protection district if necessary.

Develop a long-range financial strategy for acquiring and protecting open space, including the identification of outside financial resources (such as state and federal grants) and Town appropriations.

Discuss options for limited development for remaining large undeveloped parcels, and draft zoning bylaws for conservation subdivisions or Transfer of Development Rights if appropriate.

Design the town wide trail system, in phases.

Work to acquire tax title lands for open space.

Purchase additional privately-owned open space for conservation land as it becomes available.

Work with Randolph's boards and commissions to designate appropriate portions of town lands as permanently protected open space.

Provide adequate parking and signage at the entrance to conservation areas.

Provide access to Randolph's open space areas and recreational facilities for the physically challenged.

Improve public access to water department lands while insuring adequate protection of the reservoirs.

Volunteers

Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.

Mobilize volunteers for land management and invasive species control.

Provide adequate parking and signage at the entrance to conservation areas.

Provide access to Randolph's open space areas and recreational facilities for the physically challenged.

Contractors

Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved

multi-use trails.

Calendar Year 2011

Responsible Group	Action(s)	Status
CPC	<p>Obtain town funding for protection open space and recreation.</p> <p>Obtain grant funding for protection open space and recreation lands.</p> <p>Purchase additional privately-owned open space for conservation land as it becomes available.</p> <p>Work with Randolph's boards and commissions to designate appropriate portions of town lands as permanently protected open space.</p> <p>Continue to purchase or otherwise protect privately-owned open space.</p> <p>Obtain town funding for the design and construction of a multi-use trail system.</p> <p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph's open space areas and recreational facilities for the physically challenged.</p> <p>Design the town wide trail system, in phases.</p>	
Council	<p>Obtain town funding for protection open space and recreation.</p> <p>Obtain grant funding for protection open space and recreation lands.</p> <p>Work to acquire tax title lands for open space.</p> <p>Purchase additional privately-owned open space for conservation land as it becomes available.</p>	

Work with Randolph's boards and commissions to designate appropriate portions of town lands as permanently protected open space.

Increase citizen awareness of the benefits of open space acquisition.

Develop a long range Land Management Plan for existing conservation lands.

Discuss feasibility of hiring a part-time or full time conservation/storm water agent.

Work with the DCR to improve access to and availability of recreation opportunities at the Blue Hills Reservation.

Develop a comprehensive long-range financial plan for Recreation Department Capital improvements, and operation and maintenance costs.

Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.

Obtain sponsorship for the design and construction of a multi-use trail system.

Town Manager

Discuss feasibility of hiring a part-time or full time conservation/storm water agent.

Obtain town funding for the design and construction of a multi-use trail system.

Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town's recreation facilities and programs.

Improve the availability of playfields and basketball courts to Randolph's sports.

Develop a long range Land Management Plan for existing conservation lands.

Obtain sponsorship for the design and construction of a multi-use trail system.

Work with the DCR to improve access to and availability of recreation opportunities at the Blue Hills Reservation.

Develop a comprehensive long-range financial plan for Recreation Department Capital improvements, and operation and maintenance costs.

Conservation	<p>Discuss feasibility of hiring a part-time or full time conservation/storm water agent.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph’s open space areas and recreational facilities for the physically challenged.</p> <p>Develop a long range Land Management Plan for existing conservation lands.</p> <p>Mobilize volunteers for land management and invasive species control.</p>
Contractors	<p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p>
Planning	<p>Modify Subdivision Rules & Regulations to encourage or require greenways in new development.</p>
Recreation	<p>Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town’s recreation facilities and programs.</p> <p>Improve the availability of playfields and basketball courts to Randolph’s sports.</p>
School	<p>Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town’s recreation facilities and programs.</p> <p>Improve the availability of playfields and basketball courts to Randolph’s sports.</p>
DPW	<p>Discuss feasibility of hiring a part-time or full time conservation/storm water agent.</p> <p>Obtain town funding for the design and construction of a multi-use trail system.</p> <p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph’s open space areas and recreational</p>

	<p>facilities for the physically challenged.</p> <p>Improve public access to water department lands while insuring adequate protection of the reservoirs.</p> <p>Design the town wide trail system, in phases.</p>
Planner	<p>Obtain town funding for protection open space and recreation.</p> <p>Obtain grant funding for protection open space and recreation lands.</p> <p>Discuss feasibility of hiring a part-time or full time conservation/storm water agent.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph’s open space areas and recreational facilities for the physically challenged.</p> <p>Improve public access to water department lands while insuring adequate protection of the reservoirs.</p> <p>Develop a long range Land Management Plan for existing conservation lands.</p> <p>Obtain grant funding for design and construction of a multi-use trail system.</p> <p>Obtain town funding for the design and construction of a multi-use trail system.</p> <p>Design the town wide trail system, in phases.</p> <p>Obtain sponsorship for the design and construction of a multi-use trail system.</p> <p>Work with the DCR to improve access to and availability of recreation opportunities at the Blue Hills Reservation.</p>
Elected Officials	<p>Work with the DCR to improve access to and availability of recreational opportunities at the Blue Hills Reservation.</p>
Volunteers	<p>Assist in construction of foot-path portions of the multi-use trail system.</p> <p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p> <p>Provide adequate parking and signage at the entrance to</p>

conservation areas.

Provide access to Randolph's open space areas and recreational facilities for the physically challenged.

Mobilize volunteers for land management and invasive species control.

Calendar Year 2012

Responsible Group	Action(s)	Status
CPC	<p>Obtain town funding for protection open space and recreation.</p> <p>Obtain grant funding for protection open space and recreation lands.</p> <p>Purchase additional privately-owned open space for conservation land as it becomes available.</p> <p>Work with Randolph's boards and commissions to designate appropriate portions of town lands as permanently protected open space.</p> <p>Continue to purchase or otherwise protect privately-owned open space.</p> <p>Continue to work with the DPW and Town grant writer to seek grant and sponsorship funding for the multi-use trail system.</p> <p>Work with the DPW (and/or their consultant) to help design the off-road portions of the multi-use trail system.</p> <p>Continue to purchase or otherwise protect privately-owned open space.</p> <p>Obtain town funding for the design and construction of a multi-use trail system.</p> <p>Obtain grant funding for design and construction of a multi-use trail system.</p> <p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p>	

	<p>Provide access to Randolph’s open space areas and recreational facilities for the physically challenged.</p> <p>Design the town wide trail system, in phases.</p> <p>Increase citizen awareness of the benefits of open space acquisition.</p>
Council	<p>Obtain town funding for protection open space and recreation.</p> <p>Obtain grant funding for protection open space and recreation lands.</p> <p>Acquire tax title lands for open space.</p> <p>Continue to purchase or otherwise protect privately-owned open space.</p> <p>Obtain town funding for the design and construction of a multi-use trail system.</p> <p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph’s open space areas and recreational facilities for the physically challenged.</p> <p>Design the town wide trail system, in phases.</p> <p>Work with Randolph’s boards and commissions to designate appropriate portions of town lands as permanently protected open space.</p> <p>Increase citizen awareness of the benefits of open space acquisition.</p> <p>Obtain sponsorship for the design and construction of a multi-use trail system.</p> <p>Work with the DCR to improve access to and availability of recreational opportunities at the Blue Hills Reservation.</p> <p>Develop a comprehensive long-range financial plan for Recreation Department Capital improvements, and operation and maintenance costs.</p>
Conservation	<p>Obtain town funding for protection open space and recreation.</p> <p>Obtain grant funding for protection open space and recreation</p>

	<p>lands.</p> <p>Finish developing and begin to implement the Land Management Plan for Town-owned conservation land.</p> <p>Evaluate parking, signage, and handicapped accessibility needs at recreation areas.</p> <p>Mobilize volunteers for land management and invasive species control.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph’s open space areas and recreational facilities for the physically challenged.</p>
Counsel	Acquire tax title lands for open space.
Contractors	Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.
Planner	<p>Obtain town funding for protection open space and recreation.</p> <p>Obtain grant funding for protection open space and recreation lands.</p> <p>Acquire tax title lands for open space.</p> <p>Work with Randolph’s boards and commissions to designate appropriate portions of town lands as permanently protected open space.</p> <p>Obtain town funding for the design and construction of a multi-use trail system.</p> <p>Obtain grant funding for design and construction of a multi-use trail system.</p> <p>Obtain sponsorship for the design and construction of a multi-use trail system.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph’s open space areas and recreational facilities for the physically challenged.</p> <p>Improve public access to water department lands while insuring</p>

	<p>adequate protection of the reservoirs.</p> <p>Work with the DCR to improve access to and availability of recreational opportunities at the Blue Hills Reservation</p>
Town Manager	<p>Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town’s recreation facilities and programs.</p> <p>Improve the availability of playfields and basketball courts to Randolph’s sports.</p> <p>Work with the DCR to improve access to and availability of recreation opportunities at the Blue Hills Reservation.</p> <p>Obtain town funding for the design and construction of a multi-use trail system.</p> <p>Obtain sponsorship for the design and construction of a multi-use trail system.</p> <p>Work with the DCR to improve access to and availability of recreational opportunities at the Blue Hills Reservation.</p> <p>Develop a comprehensive long-range financial plan for Recreation Department Capital improvements, and operation and maintenance costs.</p>
Recreation	<p>Evaluate parking, signage, and handicapped accessibility needs at recreation areas.</p> <p>Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town’s recreation facilities and programs.</p> <p>Improve the availability of playfields and basketball courts to Randolph’s sports</p>
DPW	<p>Obtain town funding for the design and construction of a multi-use trail system.</p> <p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph’s open space areas and recreational</p>

	<p>facilities for the physically challenged.</p> <p>Improve public access to water department lands while insuring adequate protection of the reservoirs.</p>
Little League	<p>Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town's recreation facilities and programs.</p>
School	<p>Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town's recreation facilities and programs.</p> <p>Improve the availability of playfields and basketball courts to Randolph's sports</p>
Elected Officials	<p>Work with the DCR to improve access to and availability of recreational opportunities at the Blue Hills Reservation</p>
Volunteers	<p>Under direction from the Conservation Commission, begin to implement the Land Management Plan for town-owned conservation land.</p> <p>Assist in construction of foot-path portions of the multi-use trail system.</p> <p>Mobilize volunteers for land management and invasive species control.</p> <p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph's open space areas and recreational facilities for the physically challenged.</p>

Calendar Year 2013

Responsible Group	Action(s)	Status
CPC	Create an integrated town recreation center around Belcher Park and the Recreation Center.	

Obtain town funding for protecting open space and recreation lands.

Obtain grant funding for protection open space and recreation lands.

Purchase additional privately-owned open space for conservation land as it becomes available.

Work with Randolph's boards and commissions to designate appropriate portions of town lands as permanently protected open space.

Increase citizen awareness of the benefits of open space acquisition.

Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.

Provide adequate parking and signage at the entrance to conservation areas.

Provide access to Randolph's open space areas and recreational facilities for the physically challenged.

Council

Create an integrated town recreation center around Belcher Park and the Recreation Center.

Obtain town funding for protecting open space and recreation lands.

Obtain grant funding for protection open space and recreation lands.

Acquire tax title lands for open space.

Purchase additional privately-owned open space for conservation land as it becomes available.

Work with Randolph's boards and commissions to designate appropriate portions of town lands as permanently protected open space.

Increase citizen awareness of the benefits of open space acquisition.

Develop a long range Land Management Plan for existing conservation land.

Obtain sponsorship for the design and construction of a multi-use

	<p>trail system.</p> <p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p> <p>Work with the DCR to improve access to and availability of recreation opportunities at the Blue Hills Reservation.</p> <p>Develop a comprehensive long-range financial plan for Recreation Department Capital improvements, and operation and maintenance costs.</p>
Conservation	<p>Obtain town funding for protecting open space and recreation lands.</p> <p>Obtain grant funding for protection open space and recreation lands.</p> <p>Mobilize volunteers for land management and invasive species control.</p> <p>Develop a long range Land Management Plan for existing conservation land.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph’s open space areas and recreational facilities for the physically challenged.</p>
Contractors	<p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p>
Counsel	<p>Acquire tax title lands for open space.</p>
Elected Officials	<p>Work with the DCR to improve access to and availability of recreation opportunities at the Blue Hills Reservation.</p>
Recreation	<p>Create an integrated town recreation center around Belcher Park and the Recreation Center.</p> <p>Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town’s recreation facilities and programs.</p> <p>Improve the availability of playfields and basketball courts to Randolph’s sports</p>

Little League	Create an integrated town recreation center around Belcher Park and the Recreation Center.
DPW	<p>Create an integrated town recreation center around Belcher Park and the Recreation Center.</p> <p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph’s open space areas and recreational facilities for the physically challenged.</p> <p>Improve public access to water department lands while insuring adequate protection of the reservoirs.</p>
Planner	<p>Obtain town funding for protecting open space and recreation lands.</p> <p>Obtain grant funding for protection open space and recreation lands.</p> <p>Acquire tax title lands for open space.</p> <p>Purchase additional privately-owned open space for conservation land as it becomes available.</p> <p>Work with Randolph’s boards and commissions to designate appropriate portions of town lands as permanently protected open space.</p> <p>Develop a long range Land Management Plan for existing conservation land.</p> <p>Obtain grant funding for the design and construction of a multi-use trail system.</p> <p>Obtain sponsorship for the design and construction of a multi-use trail system.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph’s open space areas and recreational facilities for the physically challenged.</p> <p>Improve public access to water department lands while insuring adequate protection of the reservoirs.</p>

	<p>Work with the DCR to improve access to and availability of recreation opportunities at the Blue Hills Reservation.</p>
Town Manager	<p>Develop a long range Land Management Plan for existing conservation land.</p> <p>Obtain sponsorship for the design and construction of a multi-use trail system.</p> <p>Work with the DCR to improve access to and availability of recreation opportunities at the Blue Hills Reservation.</p> <p>Develop a comprehensive long-range financial plan for Recreation Department Capital improvements, and operation and maintenance costs.</p> <p>Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town's recreation facilities and programs.</p> <p>Improve the availability of playfields and basketball courts to Randolph's sports</p>
Schools	<p>Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town's recreation facilities and programs.</p> <p>Improve the availability of playfields and basketball courts to Randolph's sports</p>
Volunteers	<p>Mobilize volunteers for land management and invasive species control.</p> <p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph's open space areas and recreational facilities for the physically challenged.</p>

Calendar Year 2014

Responsible Group	Action(s)	Status
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CPC

Create an integrated town recreation center around Belcher Park and the Recreation Center.

Obtain town funding for protecting open space and recreation lands.

Obtain grant funding for protection open space and recreation lands.

Purchase additional privately-owned open space for conservation land as it becomes available.

Work with Randolph's boards and commissions to designate appropriate portions of town lands as permanently protected open space.

Increase citizen awareness of the benefits of open space acquisition.

Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.

Provide adequate parking and signage at the entrance to conservation areas.

Provide access to Randolph's open space areas and recreational facilities for the physically challenged.

Council

Create an integrated town recreation center around Belcher Park and the Recreation Center.

Acquire tax title lands for open space.

Obtain town funding for protecting open space and recreation lands.

Obtain grant funding for protection open space and recreation lands.

Purchase additional privately-owned open space for conservation land as it becomes available.

Work with Randolph's boards and commissions to designate appropriate portions of town lands as permanently protected open space.

Increase citizen awareness of the benefits of open space acquisition.

Obtain sponsorship for the design and construction of a multi-use trail system.

	<p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p> <p>Work with the DCR to improve access to and availability of recreation opportunities at the Blue Hills Reservation.</p> <p>Develop a comprehensive long-range financial plan for Recreation Department Capital improvements, and operation and maintenance costs.</p>
Conservation	<p>Obtain town funding for protecting open space and recreation lands.</p> <p>Obtain grant funding for protection open space and recreation lands.</p> <p>Mobilize volunteers for land management and invasive species control.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph's open space areas and recreational facilities for the physically challenged.</p>
Contractors	<p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p>
Counsel	<p>Acquire tax title lands for open space.</p>
Elected Officials	<p>Work with the DCR to improve access to and availability of recreation opportunities at the Blue Hills Reservation.</p>
Recreation	<p>Create an integrated town recreation center around Belcher Park and the Recreation Center.</p> <p>Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town's recreation facilities and programs.</p> <p>Improve the availability of playfields and basketball courts to Randolph's sports</p>
Little League	<p>Create an integrated town recreation center around Belcher Park and the Recreation Center.</p>

	<p>Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town’s recreation facilities and programs.</p> <p>Improve the availability of playfields and basketball courts to Randolph’s sports</p>
DPW	<p>Create an integrated town recreation center around Belcher Park and the Recreation Center.</p> <p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph’s open space areas and recreational facilities for the physically challenged.</p> <p>Improve public access to water department lands while insuring adequate protection of the reservoirs.</p>
Planner	<p>Obtain town funding for protecting open space and recreation lands.</p> <p>Obtain grant funding for protection open space and recreation lands.</p> <p>Purchase additional privately-owned open space for conservation land as it becomes available.</p> <p>Acquire tax title lands for open space.</p> <p>Work with Randolph’s boards and commissions to designate appropriate portions of town lands as permanently protected open space.</p> <p>Obtain grant funding for the design and construction of a multi-use trail system.</p> <p>Obtain sponsorship for the design and construction of a multi-use trail system.</p> <p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph’s open space areas and recreational</p>

	<p>facilities for the physically challenged.</p> <p>Improve public access to water department lands while insuring adequate protection of the reservoirs.</p> <p>Work with the DCR to improve access to and availability of recreation opportunities at the Blue Hills Reservation.</p>
School	<p>Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town’s recreation facilities and programs.</p> <p>Improve the availability of playfields and basketball courts to Randolph’s sports</p>
Town Manager	<p>Obtain sponsorship for the design and construction of a multi-use trail system.</p> <p>Work with the DCR to improve access to and availability of recreation opportunities at the Blue Hills Reservation.</p> <p>Develop a comprehensive long-range financial plan for Recreation Department Capital improvements, and operation and maintenance costs.</p> <p>Improve inter-departmental cooperation on the scheduling, operating, and financing of the Town’s recreation facilities and programs.</p> <p>Improve the availability of playfields and basketball courts to Randolph’s sports</p>
Volunteers	<p>Mobilize volunteers for land management and invasive species control.</p> <p>Construct the town wide trail system, in phases. This system will include on-road bicycle lanes as well as off-road paved and unpaved multi-use trails.</p> <p>Provide adequate parking and signage at the entrance to conservation areas.</p> <p>Provide access to Randolph’s open space areas and recreational facilities for the physically challenged.</p>

4. Action Plan Budget

The following budget would allow the Town to accomplish most or all of the projects presented in this Plan. The budget below derives about 43% of its funding from Town

appropriations and the remainder from grant sources. In this budget, the Town appropriation was purposefully set so that it would add \$20 per year to the average homeowner's tax bill. Public deliberations concerning whether or not to approve this appropriation can then focus on whether the benefits of these open space and recreation projects are worth \$20 per year. On the following page is a sample "flyer" that could be used to encourage the Town to approve this appropriation as an effective use of public funds and a prudent investment in the Town's future.

**Table 9-1
Action Plan Budget (Year 2009 \$)**

Funding Source	Approximate Amount
Municipal Bond ⁴	\$5,200,000
Open Space Acquisition Grant ⁵	\$500,000
Trail System Design Grant ⁴	\$300,000
Trail System Development Grant ⁴	\$6,000,000
Total	\$12,000,000

Expenditure	Approximate Cost
Open Space Acquisition	\$4,000,000
Legal & Consultant Fees ⁶	\$100,000
Randolph Staff Resources ⁷	\$80,000
Improvements to Cons/Rec Areas	\$100,000
Design trail system	\$800,000
Build trail system	\$6,000,000 ⁸
Total	\$12,000,000

⁴ Assumes 20-year municipal bond at 5% interest. Bond repayment will add \$3.59 per year to the average homeowner's tax bill

⁵ The three grants listed are potential funding sources that Randolph would be well qualified to obtain for the specified projects identified. The Open Space Acquisition Grant is a Massachusetts Self-Help Program grant, which would provide 52% to 70% reimbursement for the cost of open space land acquisition, up to a \$500,000 grant. The Trail System Design Grant is a 50% matching grant from MAPC's Transportation Enhancement Program for trail design work. The Trail System Development Grant is a 50% matching grant from MassHighway for bikeway projects. MassHighway funding greater than 50% is possible. Other grant programs are also available to help finance these projects.

⁶ Includes staff time of Town Engineer, Planning Director, and other Town employees.

⁷ Off-road trails could be a combination of paved asphalt bikeways and crushed stone paths suitable for walking, jogging, and mountain biking. Approximate trail distances are 14 miles of on-road trail, 1.8 miles of trail on rail beds, and 10 miles of trail on other lands.

f. Public Review and Comment

The following individuals and group's submitted comment and review letters on a draft version of this Open Space and Recreation Plan (dated June 2009):



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

**OFFICE OF
PLANNING BOARD**

TOWN HALL
RANDOLPH, MA 02368
Ph: 781-961-0936
Fax: 781-961-0937

Richard Goodhue, Chairman
Donald LaLiberte, Vice Chairman
Robert Schoepplein
George Berdos
Irene Romano

Richard J. McCarthy, Jr.
Planning Director

June 23, 2009
Open Space and Recreation Committee
Town of Randolph
41 South Main Street
Randolph, MA 02368

Re: 2009 Open Space and Recreation Plan

Dear Mr. McCarthy: _____

At the Planning Board meeting held on June 17, 2009, the Planning Board voted 4-0. Motion was made, seconded and voted; four members voting in the affirmative and one abstention, to approve to the Town of Randolph Open Space Recreation Plan. Prepared by the Open Space and Recreation Committee with assistance from the Randolph Planning Director.

Thank you in advance for your anticipated cooperation.

Sincerely,

Richard J. Goodhue
Chairman



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF

THE CONSERVATION COMMISSION

P.O. Box 942

Randolph, MA 02368

June 22, 2009

Randolph Town Planner
Mr. Richard J. McCarthy
41 South Main Street
Randolph, Massachusetts 02368

Subject: Review of Open Space and Recreation Plan

Dear Richard,

The Randolph Conservation Commission has reviewed the draft of the Updated Open Space and Recreation Plan you have provided.

The Commission discussed our comments on the plan during our June 17, 2009 meeting, in which you were in attendance. We are pleased that the Town is moving in a direction of protecting open space and conserving land. We look forward to implementing our portion of the plan.

If you have any questions, please call (877)214-5709, we can also be reached via email at randolphconcom@gmail.com.

Best regards,

Jesse Krawiec
Chairman
Randolph Conservation Commission

To: Richard J. McCarthy, Jr.
From: Finance Committee
Subject: Open Space and Recreation Plan
Date: June 22, 2009

To Finance Committee voted to endorse the 2009 Open Space and Recreation Plan update. The Finance Committee looks forward to a successful implementation of the updated Open Space and Recreation Plan. and is extremely pleased this plan helped preserve Powers Farm.

The Finance Committee wishes the new Town Council and Town Manager wishes them well as they move forward with the implementation of the plan.

The Finance Committee support of the plan should not be taken as an endorsement of the financial plan or mean its support comes at the expense of other important municipal projects. The Finance Committee looks forward to figuring out a method to fund the action items that is financially sound and responsible.

Thank for all the hard work the Open Space and Recreation Committee and yourself did to update this plan.

From: ♪ "annemarie" <mickeyam23@comcast.net> Mon, Jun 22, 2009 8:45:07 PM 
Subject: Re: Wilmarth Road Land Donation
To: ♪ **Richard J. McCarthy**
Cc: ♪ <jessek@randolphconcom.com>

Attachments:  Attach0.html

11K

Hi Richard,

I did read the Open Space Plan and here are some of my comments. I am also including a short summary of the original Open Space and Recreation Committee and its' demise.

Page 4 of the Plan - the last sentence: ...recreational opportunities for all sectors of Randolph's public and providing better identification of open space areas and the activities that allowed.

-Not sure what you want to say here - activities allowed or activities that are allowed??

I didn't see the Sheep Farm near the Lyons School mentioned anywhere. The last I heard was that Mr. Lee was having financial problems and was looking for the Town to buy it. You've never mentioned that in this Plan.

Also, there is a bike and walking path that takes you to Oakland Street off to the right of the Lyons School. I don't see any reference to that either.

Summary: After several years the original Open Space and Recreation Committee was formed. It was fully staffed at the outset with people from various Commissions and Committees. We voted in a wonderful woman as Chairman and I was the Vice-Chairman. This group was instrumental in getting CPA in Randolph passed at Town Meeting by a narrow margin, but it passed.

g. References

In addition to the individuals and organizations identified in the Plan, information was obtained from the following sources:

Massachusetts Natural Heritage Atlas, 1999-2001 Edition, Massachusetts Natural Heritage and Endangered Species Program, 1999.

Massachusetts Geographic Information Systems (MassGIS) data layers, various dates.

Open Space and Recreation Plan Requirements, EOEa Division of Conservation Services.

Open Space Planner's Workbook, EOEa Division of Conservation Services, 1990.

Randolph Open Space and Recreation Plan, John Brown Associates & Daylor Consulting Group, Inc.,

Randolph Open Space and Recreation Plan, Randolph Planning Department, March 2009.

Randolph Master Plan, John Brown Associates and Town of Randolph, in preparation.

Randolph Conservation and Passive Recreation Plan, Randolph Conservation Commission, 1977.

Randolph Zoning Bylaw and Zoning Map, Town of Randolph, 1999.

Soil Survey of Norfolk and Suffolk Counties, Massachusetts, USDA Soil Conservation Service, 1989.

State Register of Historic Places, Massachusetts Historical Commission, 1997.

Town of Randolph Major Conservation Open Space Areas, Randolph Conservation Commission, 1991.

Appendix A Open Space Inventory

INVENTORY OF PARCELS OF CONSERVATION AND RECREATION INTEREST

Site Name	Parcel	Acres	Owner	Manager	Primary Use	Public Access	Level of Protection	Zoning
Conservation Commission Land								
Fin Fur Feather Conservation	16-J-001.00	11.18	Town of Randolph	Con. Comm.	Conservation	Open	Protected	Residen
Conservation Area (Cochato R.)	35-A-2.5	22.52	Town of Randolph	Con. Comm.	Conservation	Open	Protected	Industria
Conservation Area (Cochato R.)	35-A-3	7.00	Town of Randolph	Con. Comm.	Conservation	Open	Protected	Residen
Conservation Area (Cochato R.)	34-A-4-3	11.50	Town of Randolph	Con. Comm.	Conservation	Open	Protected	Residen
Cochato Conservation Area	49-A-2	14.40	Town of Randolph	Con. Comm.	Water Supply Prot.	Open	Protected	Residen
South Conservation Area	73-L-1	6.43	Town of Randolph	Con. Comm.	Conservation	Open	Protected	Residen
Goldstein Conservation Area	44-A-33.2	2.32	Town of Randolph	Con. Comm.	Conservation	Open	Protected	Residen
Goldstein Conservation Area	43-C-21	11.23	Town of Randolph	Con. Comm.	Conservation	Open	Protected	Residen
Goldstein Conservation Area	43-C-21.1	2.10	Town of Randolph	Con. Comm.	Conservation	Open	Protected	Residen
West Conservation Area	69-A-1	26.50	Town of Randolph	Con. Comm.	Conservation	Open	Protected	Residen
East Conservation Area	50-A-3	8.00	Town of Randolph	Con. Comm.	Conservation	Open	Protected	Residen
Conservation Area (S. Windmere Ave.)	73-O-25	2.01	Town of Randolph	Con. Comm.	Conservation	Open	Protected	Residen
Conservation Area (Off S. Main St.)	75-A-8	1.55	Town of Randolph	Con. Comm.	Conservation	Open	Protected	Residen
Conservation Area (Lancaster Road)	63-H-2,7,8	1.13	Town of Randolph	Con. Comm.	Conservation	Open	Protected	Residen
Subtotal		127.87						
Tri-Town Water Board Lands								

Great Pond Watershed	14-B-4	322.49	Tri-Town Water Board	DPW	Water Supply Prot.	Open	Protected	Residen
Great Pond Watershed	14-B-3	3.60	Tri-Town Water Board	DPW	Water Supply Prot.	Open	Protected	Residen
Great Pond Watershed	22-D-22	30.40	Tri-Town Water Board	DPW	Water Supply Prot.	Open	Protected	Residen
Riccardi Water Dept. Land	17-D-1.1,2,6	29.53	Tri-Town Water Board	DPW	Water Supply Prot.	Open	Protected	Industria
Subtotal		386.02						
MDC Lands								
Blue Hills Reservation	01-A-001	860.00	MDC	MDC	Recreation & Cons.	Open	Protected	Residen
Subtotal		746.84						
Recreation Lands								
Belcher Park	47-A-27	16.50	Town of Randolph	Board of Selectmen	Recreation	Open	Limited	Residen
Randolph Ice Skating	47-D-5	5.83	Town of Randolph	Recreation Dept.	Recreation	Open	Limited	Residen
Hart Park	47-D-6	0.96	Town of Randolph	Recreation Dept.	Recreation	Open	Limited	Residen
Soule Park	39-A-034.3	8.21	Town of Randolph	Recreation Dept.	Recreation & Cons.	Open	Limited	Residen
Subtotal		31.50						
Site Name	Parcel	Acres	Owner	Manager	Primary Use	Public Access	Level of Protection	Zoning
School Department Lands								
Devine School	12-B-16,17,28	17.93	Town of Randolph	School Dept.	Recreation	Open	Limited	Residen
Donovan School	7-A-13	13.03	Town of Randolph	School Dept.	Recreation	Open	Limited	Residen
North Junior High School	24-A-2	23.70	Town of Randolph	School Dept.	Recreation	Open	Limited	Residen

Lyons School	38-I-18	21.33	Town of Randolph	School Dept.	Recreation	Open	Limited	Residen
Tower Hill School	41-C-1	8.35	Town of Randolph	School Dept.	Recreation	Open	Limited	Residen
Kennedy School	52-C-28,29	20.37	Town of Randolph	School Dept.	Recreation	Open	Limited	Residen
Randolph High School	54-C-1	19.80	Town of Randolph	School Dept.	Recreation	Open	Limited	Residen
Martin E Young School	66-D-001.00	17.55	Town of Randolph	School Dept.	Recreation	Open	Limited	Residen
School Dept. next Goldstein	44-A-33.2	23.57	Town of Randolph	School Dept.	Conservation	Open	Limited	Residen
Subtotal		165.63						
Little League Lands								
North Little League Field		2.85	MDC		Recreation	Open	Limited	Residen
South Little League Field	48-B-015.00	7.66	Town of Randolph		Recreation	Open	Limited	Residen
Subtotal		10.51						
Cemetery Lands								
St. Mary's Cemetery	52-D-002.00	60.77	St. Mary's Cemetery		Historic/Cultural	Open	Protected	Residen
Lynwood Cemetery	49-A-1	83.85	Lynwood Memorial Park		Historic/Cultural	Open	Protected	Residen
Central Cemetery	36-D-1	27.50	Central Cemetery		Historic/Cultural	Open	Protected	Residen
Subtotal		172.12						
Chapter 61A Lands								
Adams Farm	7-A-1	34.00	Adams		Agriculture	Closed	Temporary	Residen
Powers Farm	39-A-34	15.33	Powers		Agriculture	Closed	Temporary	Residen
Powers Farm	39-A-57	6.30	Powers		Agriculture	Closed	Temporary	Residen
Subtotal		55.63						
Significant Private Unprotected Lands								
	30-A-1	54.72	Higashi School		School	Closed	None	Residen

Subtotal	54.72												
-----------------	-------	--	--	--	--	--	--	--	--	--	--	--	--

Appendix B

Land Protection Matrix

Comparing Open Space Values	<i>Weighted Value</i>	Priority Open Space Parcels												
	Pts													
Protect/Enhance Town Character	27													
Historically significant	6													
Enhance scenic vistas on streets, trails, waterways	7													
Protect familiar, valued open parcels	6													
Provide active/passive recreation	8													
Protect Natural Resources	47													
River, pond or stream frontage	8													
Water resource protection; Reservoir	9													
Unique ecosystem Biomap Estimated Habitat	9													
Multiple use areas (active-passive open space, resource protection)	10													
River and/or streams	11													
Connect New and Existing Open Space	26													
Links to existing and future open space	8													
Improve public access to existing open space	7													
Make regional trail connections	6													
Make local trail/sidewalk connections	5													
Total Max. Points (100)														
Economic Impact														
High risk liability or contamination (- points)														
High build-out potential (+ points)														
High risk of development (+ points)														
Sub Total														
TOTAL PARCEL POINTS	100													

Appendix C

BioMap

Species and Verified Natural Community Types Biodiversity Group	Included in BioMap	Total Statewide
Vascular Plants	246	1,538
Birds	21	221 breeding species
Reptiles	11	25
Amphibians	6	21
Mammals	4	85
Moths and		
Butterflies	52	An estimated 2,500 to 3,000
Damselflies and		
Dragonflies	25	An estimated 165
Beetles	10	An estimated 2,500 to 4,000
Natural		
Communities	92	> 105 community types
Living Waters		

Species List

Natural Heritage and Endangered Species Program in September 2008.

MESA (Massachusetts Endangered Species Act) and Federal Status

Town	Taxonomic	Scientific	Common	MESA Federal	Most Recent
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	Group	Name	Name	Status	Status	Observation
RANDOLPH	Amphibian	Ambystoma opacum	Marbled Salamander	T		1995
RANDOLPH	Dragonfly/Damselfly	Enallagma daeckii	Attenuated Bluet	SC		1996
RANDOLPH	Dragonfly/Damselfly	Enallagma laterale	New England Bluet	SC		1989
RANDOLPH	Fish	Notropis bifrenatus	Bridle Shiner	SC		1951
RANDOLPH	Mussel	Ligumia nasuta	Eastern Pondmussel	SC		2000
RANDOLPH	Vascular Plant	Sphenopholis nitida	Shining Wedgegrass	T		1897
RANDOLPH	Vascular Plant	Spiranthes vernalis	Grass-leaved Ladies'-tresses	T		1898

E = Endangered T = Threatened SC = Special Concern

BioMap: Species and Natural Communities

Randolph Core Habitat BM862

Natural Communities	Common Name	Scientific Name	Status
	Acidic Rocky Summit/Rock Outcrop Community	Secure	
Plants	Common Name	Scientific Name	Status
	Basil Mountain-Mint Lesser Snakeroot	<i>Pycnanthemum clinopodioides</i> <i>Ageratina aromatica</i>	Endangered Endangered
Invertebrates	Common Name	Scientific Name	Status
	Hentz's Redbelly Tiger Beetle Oak Hairstreak Waxed Sallow Moth	<i>Cicindela rufiventris hentzii</i> <i>Satyrium favonius</i> <i>Chaetagnaea cerata</i>	Threatened Special Concern Special Concern
Vertebrates	Common Name	Scientific Name	Status
	Four-toed Salamander Marbled Salamander Sensitive Rare Vertebrate	<i>Hemidactylum scutatum</i> <i>Ambystoma opacum</i>	Special Concern Threatened

Core Habitat BM949

Vertebrates Common Name	Scientific Name	Status
Marbled Salamander	<i>Ambystoma opacum</i>	Threatened

Massachusetts Division of Fisheries and Wildlife, 1 Rabbit Hill Rd, Westborough, MA 01581
Tel: (508) 389-6300; Fax: (508) 389-7890
Natural Heritage & Endangered Species Program Tel: (508) 389-6360; Fax: (508) 389-7891

BioMap: Species and Natural Communities

Randolph Core Habitat BM950

Natural Communities Common Name	Scientific Name	Status
Atlantic White Cedar Bog Level Bog	Imperiled Vulnerable	

Invertebrates Common Name	Scientific Name	Status
Attenuated Bluet Coastal Swamp Metarranthis	<i>Enallagma daeckii Metarranthis</i>	Special Concern Special
Moth Hessel's Hairstreak New England Bluet	<i>pilosaria Callophrys hesseli Enallagma</i>	Concern Special
Pitcher Plant Borer Moth Sensitive Rare	<i>laterale Papaipema appassionata</i>	Concern Special
Invertebrate		Concern Threatened

Vertebrates Common Name	Scientific Name	Status
Blanding's Turtle Blue-spotted Salamander	<i>Emydoidea blandingii Ambystoma laterale</i>	Threatened Special Concern

BioMap: Core Habitat Summaries

Randolph

Core Habitat BM862

This Core Habitat contains the Blue Hills Reservation and surrounding wetlands and uplands in Quincy, Milton, and Canton. These areas provide key habitats for rare reptiles and insects, such as Hentz's Redbelly Tiger Beetle. Most of this Core Habitat is protected as the Blue Hills Reservation, and further protection of the remaining areas would help ensure the long-term viability of the rare species living here.

Natural Communities

This Core Habitat contains a large, diverse, and high-quality Acidic Rocky Summit/Outcrop community surrounded by a moderately large area of fairly natural forested land. Acidic Rocky Summits are open communities of shrubs, scattered grasses, mosses, lichens and occasional trees found on exposed rocky summits. These areas are dry with little soil, and can often be found as patches within other ridgetop communities.

Plants

The only current occurrence of the Basil Mountain-Mint in the state is found within this Core Habitat. The Endangered Lesser Snakeroot is scattered through dry oak woodlands here as well.

Invertebrates

Granite rock ledges throughout the Blue Hills are habitat for Hentz's Redbelly Tiger Beetle, which is a very rare species that is not found anywhere outside of Massachusetts and Rhode Island. Open shrubby areas on the slopes of the Blue Hills, vegetated with Scrub Oak and Low bush Blueberry, are important habitat for the Oak Hairstreak butterfly and the Waxed Sallow moth. Finally, boggy wetlands within the Blue Hills Reservation provide important habitat for dragonflies.

Vertebrates

This Core Habitat contains the Blue Hills Reservation and associated wetlands and upland buffers. The area contains important habitat for two species of state-protected rare reptiles. It also provides significant habitat for Marbled Salamanders and Four-toed Salamanders.

Core Habitat BM949

Vertebrates

This Core Habitat encompasses a relatively small, southern portion of the Blue Hills Reservation. Two documented observations of Marbled Salamanders from within this Core Habitat, plus the presence of one Certified Vernal Pool and six Potential Vernal Pools, demonstrate that there is significant habitat here for this species.

Core Habitat BM950

This Core Habitat encompasses Ponkapoag Pond and adjacent wetlands and uplands, including high-quality peatlands. Despite surrounding development, this is an important site for a diversity of rare insect species, from the Coastal Swamp Metarranthus moth to the New England Bluet damselfly, and it contains significant habitat for Blue-spotted Salamanders.

Natural Communities

This Core Habitat contains the best pond-margin peatlands in Eastern Massachusetts. It includes the largest Atlantic White Cedar Bog in the state and a large Level Bog community in near-pristine condition. Atlantic White Cedar Bogs are characterized by a nearly continuous Heath shrub layer and an open canopy dominated by Atlantic White Cedar. This community type occurs in kettle hole depressions overlain with waterlogged peat soils and Sphagnum moss. Meanwhile, Level Bogs are dwarf shrub peatlands, generally with pronounced hummock and hollow formations. These wetland peatlands are our most acidic and nutrient-poor, because they receive little overland water input, and are not connected to the water table.

Invertebrates

The Atlantic White Cedar swamp and Sphagnum bog at the northwest end of Ponkapoag Pond supports an exemplary community of rare insect species, some of which have been observed at this site for over 80 years. This community includes predatory damselflies and dragonflies such as the Attenuated Bluet and the New England Bluet, as well as moths and butterflies that feed on bog vegetation, such as the

Pitcher Plant Borer moth, the Coastal Swamp Metarranthis moth, and Hessel's Hairstreak butterfly. Caterpillars of these species feed on Pitcher Plant, Cranberry and other Ericads, and Atlantic White Cedar, respectively. Despite development of much of the habitat surrounding this Core Habitat, its proximity to similar habitats in the vicinity, including Cranberry Pond in Braintree and Stony Brook State Reservation in Boston, may allow for dispersal of some of the rare insect inhabitants between these locations.

Vertebrates

This Core Habitat encompasses Ponkapoag Bog and adjacent undeveloped wetlands and uplands. The area contains significant habitat for Blue-spotted Salamanders, and Blanding's Turtles have been observed in the area.

Appendix D

Town of Randolph Open Space & Recreation Survey

Please return the survey to the Town Clerk's Office, 41 South Main Street Town Hall.

552 survey responses between paper and online responses

Survey conducted between February 26, 2009 through March 12, 2009

(1) Do you consider Randolph?

a suburb of Boston 215 a bedroom community 72 a town in transition, suburban to urban 265

(2) How many years have you lived in Randolph?

0-5- 39 6-10- 32 11-15- 13 16-20- 39 21-25- 26 26-30- 26
31-35- 52
36-40- 84 41-45- 19 46-50- 71 51 and over- 58

(3) What precincts do you live in?

1 61 2 95 3 54 4 54 5 61 6 34 7 54
8 68

(4) What of the following best describes your current living situation?

family- grown children no longer at home 138

family with children 11 years old and up 33

family with children between 6 to 10 years old 55

family with young children less than 5 years old 55

single young adult- living alone 11

single young adult- sharing living quarters 0

single parent- children at home under the age of 10 years old 61

single parent-children at home over 11 years old **28**

senior couple **44**

senior living alone **33**

young adult couple- no children **28**

other **39**

(6) Household income?

0 to 15,000 **20** 15,001 to 35,000 **67** 35,001 to 55,000 **67** 55,001 to
75,000 **80** 75,001 to 95,000 **40** 95,001 to 115,000 **40** 115,001 to
135,000 **27** 135,001 to 155,000 **33** 155,001 to 175,000 **13** 175,001
to 195,000 **7**

Prefer not to answer **87**

(6) How important is it to you to preserve?:

very important-5 important-4 neutral-3 less important-2 not at all important-1

buildings of historical or architectural interest? 5 **192** 4 **149** 3 **77** 2 **14** 1 **24**

places of historical value? 5 **151** 4 **209** 3 **76** 2 **23** 1 **12**

open spaces to meet our recreation needs? 5 **364** 4 **68** 3 **37** 2 **6** 1 **0**

open space to meet our water supply needs? 5 **185** 4 **78** 3 **7** 2 **214** 1 **0**

(7) To preserve open spaces in town, would you? Please circle all that would apply.

f) reside in a home (single family) on a smaller lot (clustered together) to preserve or create open space for the town? YES **201** NO **307**

g) concentrate houses in one location in exchange for open space in another? YES **384** NO **128**

h) sell land to the town at a reduced price in order to get a tax break? YES **236** NO **283**

i) continue to support acquiring land with Community Preservation Act money? YES **451**
NO **42**

j) borrow money to purchase open space with Community Preservation Act money? YES **205**
 NO **307**

(8) How important is it to you for the town to acquire and preserve conservation areas for natural areas? Please circle one that applies.

very important **_244_** important **_157_** neutral **_29_** less important **_29_**
 not at all important **_12_**

(9) Do you know where all the conservation areas are in town? Please circle one that applies.

YES **76** NO **395**

(10) Do you know what kind of activities you can do on conservation areas? Please circle one that applies.

YES **112** NO **217**

(11) Please tell us how you feel about recreational facilities for young children (0-5 years old)? Please answer each question.

	Very Dissatisfied	Very Satisfied	Neutral
The number of playgrounds? _119_ _49_	_56_	_70_	_189_
The location of playgrounds? _118_ _26_	_52_	_56_	_210_
The kinds of play equipment? _142_ _49_	_43_	_56_	_142_
Maintenance and cleanliness of playgrounds? _119_ _81_	_31_	_63_	_182_

(14) Please check off how often you use the playgrounds?

1-5 times per month	6-10 times per month	More than 11 times per month	At least once a month	Never
56	25	6	74	315

(15) What programs and facilities do you use? Please check all that apply.

Children's programs 97 Tennis courts 97 Basketball courts 97 Ice rink 140 The pool 75

(14) Please tell us how you feel about our sports fields for school-aged children (6-17 years old)?

	Very Dissatisfied	Satisfied Very	Neutral
The number of sports fields? <u>46</u> <u>0</u>	<u>38</u>	<u>183</u>	<u>221</u>
The location of sports fields? <u>15</u> <u>15</u>	<u>37</u>	<u>195</u>	<u>225</u>
The types of sports fields? <u>238</u> <u>57</u> <u>0</u>	<u>25</u>	<u>172</u>	
The maintenance and cleanliness of sports fields? <u>255</u> <u>30</u> <u>45</u>	<u>15</u>	<u>142</u>	

(15) Please check off how often you use the sports fields?

1-5 times per month	6-10 times per month	More than 11 times per month	At least once a month	Never
25	8	8	98	353

(16) What are your major concerns regarding the town’s recreational facilities? Mark all that apply.

Maintenance in general __68__

Trash collection __68__

Pruning/clearing/mowing __41__

Vandalism/graffiti __76__

Accessibility for people with physical disabilities __45__

Dogs (clean up/disturb others) __50__

Limits on use- hours or other restrictions __33__

Nuisance wildlife __30__

Game lines/field markings __32__

Condition of equipment and structures __63__

Adequacy of parking __42__

(17) Please check circle your TOP 10 recreational facilities you feel are needed. .

Recreational Category					
little league field	soccer field	golf course	babe ruth field 13 to 16 years old	adult softball	tennis courts
15	10	11	11	11	18

children's play areas	street hockey	biking trails	hiking trails	skiing trails cross-country	splash park splash fountains
43	4	33	38	3	9
fishing areas	football field	develop a town common & gazebo	bridle trail	recreation center	Conservation areas
8	13	7	7	42	29
public access to water bodies and rivers for boating & canoeing	fitness trail	swimming pool	indoor basketball	outdoor track	outdoor basketball court
14	26	8	9	4	12
public boat launch/non-motorized boats	community gardens	local neighborhood parks	Picnic	Skateboard park	Off-leash dog park
3	40	43	38	9	3

Top Ten List

11. Children's play areas
12. Local neighborhood parks
13. Recreation center
14. Community gardens
15. Picnic
16. Hiking trails
17. Biking trails
18. Conservation areas
19. Tennis courts
20. Little league fields

(18) What following uses would you like to have on recreation land? Please check all that apply.

Walking__120__ Canoe/non-motorized boat launch__62__ Picnicking__101__
Fishing__71__

Biking_86__ Nature trail __108__

(21) What methods should the town consider for funding open space and recreation improvements? For the following categories? Please check which funding sources you think the town should use

	Existing	New tax	Town	Grants
Private				
User				
Sale				
donations	town	revenues	bonding	
fees				
of				
advertising	funds	from the		
		CPA		
Acquisition of new land for parks	__71__	__86__	__62__	__93__
__103__	__63__	__69__		
Acquisition of new land for open space	__73__	__86__	__69__	__87__
__98__	__64__	__71__		
Construction of new recreational facilities	__74__	__81__	__69__	__91__
__90__	__70__	__77__		
Maintenance of the parks	__106__	__65__	__59__	__61__
__101__	__78__	__78__		
Maintenance of open space	__105__	__71__	__61__	__62__
__98__	__77__	__78__		

(22) Do you have any ideas for improving open space and recreation opportunities in Randolph?

Community Center, improve senior center, too much trash debris around schools and town

areas, build recreation center, better basketball courts and skateboard

Appendix E

Procedure for Acquiring Tax Delinquent Properties

A municipality has authority under Massachusetts General Laws Chapter 60, Section 1 et seq. to take a number of actions to enforce and collect real estate taxes. Alternative courses of action include:

- personal debt collection suit against the delinquent taxpayer (G.L.c.60, §35);
- sale of the real estate by public auction (G.L.c.60, §43);
- purchase of the real estate at public auction (G.L.c.60, §50); and,
- taking “tax title” to the real estate (G.L.c.60, §§53, 54).

Title to property taken or sold for nonpayment of real estate taxes is acquired subject to the delinquent owner’s statutory right to redeem the title by paying the unpaid taxes, interest and other fees prior to the new owner’s filing of a petition in the Land Court to foreclose (terminate) the right of redemption. Such petitions may be filed six months after the tax sale or taking, or sooner if found by the municipality to be abandoned property (G.L.c.60, §65).

After a Land Court decree foreclosing the delinquent owner’s rights of redemption under a tax title or taking, the property may be held and disposed of like any other land belonging to the municipality and held for municipal purposes (G.L.c.60, §77).

Appendix F
Americans with Disabilities Act (ADA) Transition Plan

Town of Randolph

Open Space and Recreation Plan

ADA Self-Evaluation Report

Part I: Administrative Requirements:

1. Designation of an ADA Coordinator

The Board of Selectmen voted in 2000 that the Executive Secretary Paul J. Connors is the ADA Coordinators. At this time the position of Executive Secretary is held by David Murphy hence he is the current ADA Coordinator. (Please see appendix for letter of appointment)

2. Grievance Procedure

The Grievance Procedure for the general public in regards to ADA issues is in the appendix.

3. Public Notification Requirements

Attached is a copy of the notice which is displayed at the Town Offices and other public buildings regarding compliance with ADA requirements.

4. Participation of Individuals with Disabilities and Organizations Representing the Disabled Community

The survey of the Conservation Commissions properties and town properties was carried out by Richard J. McCarthy, Jr., Planning Director with a member of the Disabilities Commission, Donald LaLiberte.

The Disabilities Commission is appointed by the Board of Selectmen to ensure all public and private buildings comply with ADA. They are available to the residents as an advocate to promote

accessibility and educate residents about disability rights and possible discrimination. The Commission reviews all building permit applications for public and private projects to ensure ADA requirements are adhered to.

Part II Program Accessibility:

The Town of Randolph has 14 conservation properties, 4 Town properties and 8 school properties that have varying degrees of accessibility. Please see an evaluation in the appendix for each property.

The use of the properties consists of passive recreation, playing fields, playgrounds, baseball, football, baseball, softball, soccer fields, tennis courts and basketball courts. The town has a swimming pool at the high school, as well as, a skating rink. The town also utilizes DCR property off of High Street for the little league program. The maintenance and upkeep for the little league and soccer field is handled through non-profit league associations.

The Town owns a large number of playing fields for softball, baseball football and soccer, as well as, tennis courts and basketball courts. Adjacent to all of the playing fields and courts are parking areas on level ground. The parking areas are a mix of paved and unpaved parking areas. At every location there are areas designated for handicapped parking with varying levels of compliance. Every parking area has ample space for persons off-loading a handicapped person. There are varying degrees of compliance in order to meet signage, accessible routes, slope and other requirements for handicapped persons. There aren't any barriers to the fields for handicapped persons to watch sporting activities except for some of the fields at some schools. See the individual assessments. The school development has made improvements to the school buildings for handicapped persons by making the school building accessible. The town is working on a Capital Improvement Plan which includes plans to repave school parking lots, sidewalks which when repaved improvements will be made to make parking areas and sidewalks more compliant.

Presently, there are three playgrounds in town 2 on school property and one by the town gazebo. The playground by the gazebo is made from pressure-treated lumber and isn't accessible. It is scheduled for replacement in 2009 and fortunately was funded for replacement on May 26, 2009.

The town has 7 tennis courts on school property. All of the tennis courts have a paved parking area adjacent to the courts with a paved walkway to the courts all on one level. There aren't any physical barriers that would impede access to the courts. Unfortunately, the handicapped parking

isn't adjacent to the parking courts.

The town has a total of 7 basketball courts with 6 on school property and 1 on town property. Three of seven basketball courts have a paved parking area adjacent to the courts with a paved walkway to the courts all on one level. Four of the basketball courts are not accessible. The basketball court at the Donovan School is down a steep slope to the rear of the school. The three basketball courts at the Kennedy School are elevated up a small slope which is too steep for a handicapped person to navigate.

The town has an ice rink which as accessible parking and access to the rink via automatic doors. There isn't any accessible viewing area to watch ice activities; however, the rink is accessible for handicapped persons to skate on the ice. The rink is scheduled to be renovated which will include new locker rooms and accessible restrooms.

The High School has a swimming pool which is accessible to handicapped person via accessible route inside the school. The pool doesn't have any lift into the pool.

The Park and Recreation programs are open to people with disabilities. Park and Recreation runs day trips to various tourist destinations regionally. Accessible transportation is available for handicapped persons that want to participate in the Park and Recreation destinations program. Park and Recreation runs various programs during the summer see the appendix for a list of the programs. The programs run from music, theatre, dance, and crafts. The sports aspect of the programs cover: archery, golf, wiffle ball, soccer, basketball, swimming and more. All of the programs are held at the Randolph Schools which are all accessible. If someone needs special accommodations who wants to participate in any programs they receive accommodations through the Randolph School system.

Town of Randolph

Self Evaluation and Transition Plan

Conservation Commission Properties

The Conservation Commission is in the process of developing a land management plan which is identified in the 5 Year Action Plan. Many of the conservation properties do not have parking available for persons without disabilities let alone handicapped persons. The management plan will include general parking and handicapped parking, signage, as well as, accessible trails. However, based upon the sensitive nature of some of the conservation properties access for handicapped persons will be limited to areas where it will not create environmental damage and in some cases no access at all.

Town Properties

In 1998/1999 the library was renovated specifically with ADA requirements at its forefront. The building has access and automatic doors, elevator, toilets and signage, bringing this facility into compliance.

Randolph Senior Center: While this building was renovated over 10 years ago, it has been modified from year to year in order to be in compliance with Title II. To this end, it has the required entrance and access to all rooms, handicapped accessible toilet, and parking stalls and signs. A handicapped accessible water cooler and other minor items will be addressed this year (2000).

Robert Williams Gazebo: The gazebo is the center of cultural events for the Town with the concerts series through the summer. Fortunately, the Gazebo is maintained through private donations and the Randolph Garden Club beautifies the Gazebo by maintaining the landscaping. The parking adjacent to the Gazebo is accessible with an accessible walkway; however, the parking lot needs a designated handicapped parking with signage. Several years ago community volunteers built a bridge that connected the town playground (Imagination Station) with the gazebo. Benches and garden walkway was also planted. All of the funding was through private donations. As the town addresses handicapped accessibility town wide the Gazebo will be a very easy one to address compared to other locations. The playground (Imagination Station) near the Gazebo is scheduled to be removed because of safety concerns because it is made out of pressure-treated lumber with a new playground which will be accessible.

Joseph J. Zapustas Ice Arena: Although there is accessibility to the main entrance, at grade and suitable handicapped parking and signage, there is a lack of accessibility to both restrooms. The Town has put out to bid in 2009 building renovations which include new locker rooms, handicapped accessible restrooms and other improvements.

School Properties

All school buildings are accessible for handicapped person. Therefore, all programs that are run through the Park and Recreation Department on school property are ADA compliant except for the outside activities. However, the town is putting together a plan to address overall field maintenance and ADA issues. This will include all playing fields, tennis courts, basketball courts and playgrounds. These improvements will be included in the Capital Improvement Plan. Many of the sidewalks and parking areas around every school building are in desperate need of reconstruction. The School Department is working with the Town to put together a pavement management plan to address these issues.

Part III: Employment Practices

Pursuant to the authority contained in MGL C. 41, sections 108A and 108C, the Town established personnel bylaws, which from time to time are amended by vote of Town Meeting.

Equal employment opportunity:

Under Chapter 39, Section 2 of the Personnel Bylaws "No person shall be denied the right to work because of race, color, religious creed, national origin, sex, age or ancestry. This includes but is not limited to recruiting, hiring, transfers, promotions, training, compensation benefits, layoffs and termination practices."

Recruitment:

The method that the town uses to announce jobs is in compliance with the ADA. Attached are copies of various job announcements which show compliance with all applicable requirements. All interviews are conducted within the requirements of ADA guidelines.

Personnel Actions:

All activities are carried out within the guidelines and requirements of Section 504 and the ADA.

There is no information available to indicate that any discriminatory actions have been conducted.

Leave Administration:

The Town does not discriminate in regards to leave administration. All actions relative to leave of absences, sick time or return to work actions are carried out within the appropriate guidelines

Training:

All training, review periods, are carried out consistent with the standards of the applicable department which follow ADA and Section 504 requirements.

Tests:

The only testing is for positions for which there is a civil service exam. The exam is conducted by the Massachusetts Department of Personnel Administration. All non-civil service is based upon the educational and experience required for said position.

Medical Examinations/Questionnaires:

All new hires must pass a physical and neuropsychiatric examination before being hired for said position. The medical exam is determining overall health and screen for use of illegal drugs. The neuropsychiatric exam is screening for any mental disorders that would prevent someone from performing said job requirements. All new hires are expected to perform the mental and physical duties of said position described in the job description in order to be hired.

Social/Recreational Programs:

Although not a frequent occurrence, any social/recreational programs sponsored by the town for employees are open and accessible to employees with disabilities.

Fringe Benefits:

Fringe benefits for all employees are considered compensation as part of their employment. The fringe benefits the town offers is paid holidays, vacation leave, longevity pay, sick leave, bereavement leave, jury leave, and military leave. Based upon on the Personnel Bylaws certain fringe benefits are granted to full-time and continuous part-time employees.

Collective Bargaining:

The terms and practices of all collective bargaining agreements contain no provisions that limit the abilities or participation of qualified employees with disabilities.

Wage and Salary Administration:

Under Chapter 39, Section 5 of the Personnel Bylaws, a "Classification Plan" hereby establishes any new position with duties and pay grade which is ratified by Town Meeting. Under Chapter 39, Section 8 of the Personnel Bylaws, a classification and compensation schedule compensation is established for all full and part-time positions. The compensation is subject to negotiation with the Firefighters, Police, DPW, Library, and Town Hall staff unions. All non-union employees are compensated based upon compensation schedule approved by Town Meeting.

Grievance Policy

For the General Public

Equal Access to Facilities and Activities

Maximum opportunity will be made to receive citizen comments, complaints, and/or to resolve grievances or inquiries.

Step 1

The Executive Secretary will be available to meet with citizens and employees during business hours.

When a complaint, grievance, request for program policy interpretation or clarification is received either in writing or through a meeting or telephone call, every effort will be made to create a record regarding the name, address and telephone number of the person making the complaint, grievance, program policy interpretation or clarification. If the person desires to remain anonymous he or she may.

A complaint, grievance, request for program policy interpretation or clarification will be responded to within ten working days (if the person making the complaint is identified) in a format that is sensitive to the needs of the recipient. (I.e. verbally, enlarged type face, etc.)

Copies of the complaint, grievance, and request for program policy interpretation or clarification and response will be forwarded to the appropriate town agency (i.e. school, conservation commission, and recreation). If the grievance is not resolved at this level it will be progressed to the next level.

Step 2

A WRITTEN GRIEVANCE WILL BE SUBMITTED TO THE Executive Secretary. Assistance in writing the grievance will be available to all individuals. All written grievances will be responded to within ten working days by the Executive Secretary in a format that is sensitive to the needs of the recipient, (i.e. verbally, enlarged type face, etc.). If the grievance is not resolved at this level it will be progressed to the next level.

Step 3

If the grievance is not satisfactorily resolved, citizens will be informed of the opportunity to meet and speak with the Board of Selectmen with whom local authority for final grievance resolution lies.

Town of Randolph

Statement of Grievance

Section 504 of Rehabilitation Act of 1973 and American with Disabilities Act (ADA)

NAME: _____

ADDRESS: _____

PHONE: _____

Relationship to Town of Randolph

_____ Resident

_____ Employee

_____ Visitor

_____ Other _____ (Describe):

Description of

Disability: _____

Statement: _____

What Action are you

requesting?: _____

Signature: _____

Date: _____

Town of Randolph

Notice of Compliance with the Americans with Disabilities Act

The Town of Randolph does not discriminate on the grounds of race, color, religion, sex, age or disability in admission or access to or treatment or employment in its programs or activities. Inquiries should be directed to David Murphy, Executive Secretary and ADA Coordinator, 41 South Main Street, Randolph, MA 02368, Telephone: 781-961-0911.

Individuals with disabilities who require assistance or special arrangements to participate in a program or activity sponsored by the Town of Randolph, please contact David Murphy at 781-961-0911. We request that you provide a 48-hour notice so that the proper arrangements may be made.

David Murphy has been designated the ADA Coordinator for the Town of Randolph

June 2009.

Town Manager

Town of Randolph

The Town of Randolph (pop. 31,000) is seeking to hire a qualified person with proven administrative ability, with at least five (5) years' full-time, paid experience as a city or town manager or an assistant city or town manager, or the equivalent public or private level experience. The Town Manager will be responsible for day-to-day operations of the town, hiring of personnel, collective bargaining, budget preparation, procurement, oversight of town departments and functions, coordination with town boards and committees and other duties as defined in the Town Charter. Candidates must possess excellent verbal and written skills, knowledge of municipal management and finance, a strong leadership style, outstanding interpersonal, financial, organizational and planning skills, and a commitment to integrity in local government. The Town Manager reports to a nine-member Town Council. Fiscal 2009 budget was 76 million dollars. The Town has 538 full time school employees and 181 full time municipal employees. The person chosen will be the first Town Manager in Randolph since the recent passage of a comprehensive Town Charter. Randolph is located 18 miles south of Boston and is an economically, socially and culturally diverse community. Compensation, including benefits, is commensurate with

experience and will be the subject of negotiations with the Town Council. Reply on or before July 7, 2009 at 4:30 p.m. Please submit resume and cover letter to the Town Manager Search Committee, Town of Randolph, 41 South Main Street, Randolph, MA 02368, or via email to searchcommittee@randolph-ma.gov. If emailing, kindly combine all documents into a single file and use PDF format if possible. For additional information about the Town of Randolph, please visit www.townofrandolph-ma.gov. The Town of Randolph is an AA/EOE.

Introduction:

The Town has had an ADA Coordinator since 2000, in 2000 the Board of Selectmen voted to appoint the Executive Secretary the ADA Coordinator. Mr. Murphy was appointed Executive Secretary in March 2008 through his capacity as Executive Secretary he assumes the responsibility of ADA Coordinator.

The Town has a grievance procedure in place for prompt equitable resolution of complaints and has it posted in a prominent spot.

The Town has sensitivity training from time to time for department heads on ADA issues. There has been some change over in department heads; therefore, it might be time again to have some training sessions.

The Town has undertaken capital improvements to improve accessibility over the past several years. An old school building was converted to police and town offices building in 1995 which made the Police Department and Town Offices fully accessible.

When Town Offices moved into the newly renovated Town Hall, the old Town Hall (Stetson Hall) was vacated. In 2006, the complete renovations of Stetson Hall begun and in the spring of 2009 the renovations were completed. The renovations include a fully accessible first and second in compliance with all ADA standards.

In 1992, a complete ADA assessment was done on all school properties and since that time school buildings have been modified to complain with ADA standards. In particular some schools that were attended by children with disabilities were modified to make them accessible.

General Government Policies and Procedures:

The Town has made it a practice to advertise the fact that qualified individuals with disabilities have an equal opportunity to participate and benefit from Town programs. The Town has made it a past practice to make accommodations to persons with disabilities to participate in and benefit from Town programs without any additional charges or requirements. Programs and activities are

always provided in the most integrated settings possible.

Departmental Services and Programs:

Department services and programs are delivered on a non-discriminatory basis. Public safety, education, and public works are all services that are delivered to all residents and others without regard to disabilities. Department heads are aware of the need to make all services and all programs available to people with disabilities.

Some services and programs have been limited in the past because of lack of physical access.

Departments:

The Randolph Public Library and Recreation Department has been a leader in promoting programs on a non-discriminatory basis. The Children's Room of the Turner Free Library is one of the busiest on the South Shore. They provide books, DVDs, music, internet, word processing & printing, educational games for children ages 0-12 and their parents, caregivers & teachers. All free of charge. They host programs and fun events for kids throughout the year. Every summer the library participates in the Massachusetts Statewide Summer Reading Program. They work with local schools, home school groups, daycares & boy/girl scouts. The Recreation Department administers adult and children's programs throughout the year, educational and athletic activities, trips and tours, as well as to ensure a safe and creative environment for all participants. In addition, they operate and manage Joseph J. Zapustas Ice Arena, Randolph Community Pool, Imagination Station Playground, and The Randolph Theater Company along with other recreational facilities in the Town of Randolph.

The general government offices are located at Town Hall which is fully accessible. The Building and Health Department are located in an annex building adjacent to Town Hall which is accessible to the general public. The restrooms need to be modified to make them accessible. The Recreation office isn't accessible but all programming is accessible online. The Recreation Department will need a complete renovation or relocated to another location. The most feasible option would be to relocate them to Town Hall. This option will be explored in the near future. The Senior Center is fully accessible to persons with disabilities; however, it will need capital improvements in the near future which include upgrades to building access. The Council and its staff are keenly aware of the need to service seniors with disabilities and it provides access to its programs for all seniors. The Council operates a van service for seniors with mobility issues.

The Department of Public Works and the Planning Board Rules and Regulations, requires all newly constructed sidewalks to be ADA compliant. A priority for the Department of Public Works is to make sidewalks ADA compliant.

Employment Practices:

The Town's audit of its employment practices has determined no intentional discrimination against individuals with disabilities.

Job descriptions which the Town has for various jobs conform to ADA requirements. Employee hiring is conducted by employees who are aware and adhere to ADA employment provisions. Medical examinations are required for all personnel to check for substance abuse prior to hiring and overall health. For jobs that require a certain level of physical ability those requirements are clearly identified in the job description.

An examination of existing leave policies, employee benefit packages and union contracts revealed no discriminatory language or practices.

Communication Access:

Communication access by telephone is through the 911 Emergency Dispatch. Through the School Department the town has the Connect Ed communication system which can be utilized to disseminate information to town residents when necessary.

The Town utilizes its website to post information to the public. The main page has a Town News section that is maintained and updated on a daily basis by the Town Clerk's office. The website has a subscription to receive public bulletins etc.

Architectural Barrier Self-Evaluation Summary:

The following self-evaluation was conducted using the ADA Self-Assessment worksheets found in the Division of Conservation Services "Open Space and Recreation Plan Guidance". The assessments were done with Donald LaLiberte of the Disability Commission.

The School and Town's buildings went through a self-evaluation in 1992. Since that time school buildings have been modified to make them handicapped accessible

- The Town constructed a new Town Hall/Police Station with all requirements of ADA being complied with; building access, elevators, TDD (Police), toilet facilities, signage, automatic doors, etc. This was completed in 1996.
- In 1999/2000, the Central Fire Station Headquarters was renovated and during this reconstruction the building was made handicapped accessible including, but not limited to, a ramp, toilets, signage and automatic door. This building is also in compliance with ADA requirements.
- In 1998/1999 the library was renovated specifically with ADA requirements at its forefront. The building has access and automatic doors, elevator, toilets and signage, bringing this facility into compliance.
- In 1998/1999 the DPW Water Division constructed a new facility after having torn down its old one and reconstructed a new one with required ramps, toilets and signage. The Highway Division was also the recipient of a new facility in 2000 having torn down the old one and adding the same amenities. At this time, it should be noted that all of these new facilities or alterations of existing facilities conform to the standards designated under the Title II regulations and all costs associated with these were incorporated in overall construction costs.
- All five of the above locations have proper and sufficient handicapped parking and signage.
- Randolph Senior Center has the required entrance and access to all rooms, handicapped accessible toilet, and parking stalls and signs.
- The Town Hall Annex has an accessible front entrance and ramp and railings with parking to the Board of Health office. The lower level is accessible from the handicapped parking; however, the building doesn't fully comply with ADA standards.
- Fire Station #2: This station is not accessible and a long range plan needs to develop to address accessibility issues along for space needs.
- Robert Williams Gazebo: This spring/summer used structure is in a location that is starting to show ever increasing use and has been the recipient of funds through private fundraising activities. The construction of a bridge connected our youth playground (Imagination Station) and the gazebo. Additionally, funds were donated for a bench and

garden walkway in this same area, with this interest, I am sure we will see funds for an approved non-skid ramp, handicapped parking and signage, and railings by the end of 2001.

- Youth Center, 70 Lafayette Street: This very old schoolhouse (wood frame, 2 story building) is in desperate need of demolition and reconstruction. The Town has determined to dispose of the property because it is not worth salvaging.
- Joseph J. Zapustas Ice Arena: The ice arena is in the process of adding new locker rooms and addressing the accessibility issues of the arena.

All school buildings have been modified to varying degrees in order to meet ADA requirements. As school buildings are renovated efforts are made to bring them into compliance with ADA requirements. However, school buildings that were attended in the past by handicapped persons were modified to meet ADA requirements in order to provide access to educational facilities for handicapped persons.

Appendix G

Tools and Grant Programs for Land and Resource Conservation

This appendix discusses a range of tools that Randolph can use to assist in implementing the Open Space and Recreation Plan. These tools include sources for grant funding, matching funds, technical assistance, and other resources. Please note that some of these sources change from time to time as funding is appropriated or eliminated, or for other reasons.

Division of Conservation Services

Massachusetts Local Acquisitions for Natural Diversity (LAND) Program

The LAND Program (formerly the Self-Help Program) was established in 1961 to assist municipal conservation commissions acquiring land for natural resource and passive outdoor recreation purposes. Lands acquired may include wildlife, habitat, trails, unique natural, historic or cultural resources, water resources, forest, and farm land. Compatible passive outdoor recreational uses such as hiking, fishing, hunting, cross-country skiing, bird observation and the like are encouraged. Access by the general public is required.



This state program pays for the acquisition of land, or a partial interest (such as a conservation restriction), and associated acquisition costs such as appraisal reports and closing costs.

Contact: Celia Riechel (617) 626-1187

Massachusetts Parkland Acquisitions and Renovations for Communities (PARC) Program

The PARC Program (formerly the Urban Self-Help Program) was established in 1977 to assist cities and towns in acquiring and developing land for park and outdoor recreation purposes. Any town with a population of 35,000 or more year-round residents, or any city regardless of size, that has an authorized park /recreation commission is eligible to participate in the program. Communities that do not meet the population criteria listed above may still qualify under the "small town," "regional," or "statewide" project provisions of the program.



Only projects that are to be developed for suitable outdoor recreation purposes, whether active or passive in nature, shall be considered for funding. Grants are available for the acquisition of land and the construction, or renovation of park and outdoor recreation facilities, such as swimming pools, zoos, athletic play fields, playgrounds and game courts. Access by the general public is required.

Contact: Melissa Cryan (617) 626-1171

Massachusetts Land and Water Conservation Fund

The Federal Land & Water Conservation Fund (P.L. 88-578) provides up to 50% of the total project cost for the acquisition, development and renovation of park, recreation or conservation areas. Municipalities, special districts and state agencies are eligible to apply. Nearly 4000 acres have been acquired and hundreds of parks renovated using the \$95.6 million that Massachusetts has received from the state side portion of the federal program since 1965. DCS administers the state side Land & Water Conservation Fund program in Massachusetts. Access by the general public is required.



Contact: Melissa Cryan (617) 626-1171

MassHighway

Transportation Enhancement Program

The Transportation Enhancement Program provides opportunities to preserve, restore, and enhance components of the surface transportation system. Its purpose is to provide added features to standard transportation facilities and programs. Eligible projects include development of bicycle and pedestrian facilities, educational programs, landscaping, acquisition of scenic easements, historic preservation, restoration of buildings and structures, removal of outdoor advertising, archaeological research, environmental mitigation of stormwater pollution, and establishment of transportation museums.

Massachusetts Historic Commission

Survey and Planning Grants

Survey and Planning Grants provide 50% matching federal funds for the preparation of community surveys, preservation plans, preparation of historic district studies and legislation, archaeological surveys, nominations to the National Register, and educational preservation programs. Eligible applicants are local historical commissions, Certified Local Governments, local and state agencies, educational institutions, and private organizations.

Massachusetts Preservation Projects Fund

In years when the Commonwealth authorizes funds, monies are available for the restoration, rehabilitation, stabilization, and documentation of historic and archaeological properties owned by municipalities or nonprofit organizations. Through the Massachusetts Preservation Projects Fund (MPPF)*, 50% matching grants are available to qualifying properties listed on the State Register to ensure their physical preservation.

A highlight of this unique program, the first of its kind in the nation, is the option applicants have to apply for up to 75% of the total project cost if they are willing to commit an additional 25% toward an endowment fund for long-range preservation and maintenance of the property.

Scopes of work for projects range from the acquisition of an endangered property, to the restoration of an historic building, to research projects such as historic structures reports, archaeological data recovery projects, or study of innovative preservation techniques.

**(MGL Ch. 9 Section 27A)*

Preservation Restrictions

Preservation Restrictions* protect historic and archaeological properties from changes that may be inappropriate. A Preservation Restriction (easement) on a property restricts present and future owners from altering a specified portion of that building, structure, or site. A restriction can run for a few years or in perpetuity and may be included as part of the property deed. Preservation restrictions can be donated or purchased by a government body or private preservation organization and are enforced by the holder of the restriction.

Charitable donations of easements on historical buildings or archaeological sites may qualify for federal income tax deductions.

Department Conservation and Recreation

Urban and Community Forestry Challenge Grants

With support from the USDA Forest Service, the Massachusetts Urban and Community Forestry Program now offers an **Urban and Community Forestry Challenge Grant**. These are 50-50 matching grants offered to municipalities and non-profit groups in Massachusetts communities of all sizes for the purpose of building local capacity for excellent urban and community forestry at the local and regional level. This grant offering is not a new grant, but a combination of our previous grant opportunities (Mass ReLeaf, Planning and Education, and Heritage Grants). We have changed the format in an effort to streamline the grant process for applicants and better target our limited resources.

- **What is Urban and Community Forestry?**

For the purpose of these grants, Urban and Community Forestry refers to professional management (planting, protection and maintenances) of a municipality's public tree resources in partnership with residents and community institutions. On a broader scale, Urban and Community Forestry involves the community in the management of an entire municipality's or region's green infrastructure" in order to maximize social, economic and environmental quality. For a more detailed description see

Who Can Apply?

Eligible groups include all units of local government and nonprofit 501(c) (3) organizations. Local tree departments and citizen tree groups are specifically encouraged to apply.

What Can We Apply for under an Urban Forestry Grant?

This grant program seeks to fund projects which will result in sustained improvements in local capacity for excellent urban and community forestry management in six key areas. For more details on these areas, read the full grant application packet at Building and Strengthening Citizen Advocacy and Action Organizations: We seek to fund projects that develop, strengthen or sustain citizen groups or non-profit organizations that advocate and / or act to promote excellent urban and community forestry management.

- **Developing and Adopting Tree and Forest Ordinances and Policies:** We seek to fund projects to develop, approve and implement new ordinances, zoning regulations or written policies that will result in improved tree and forest management and the preservation of tree canopy on a community scale.
- **Securing or Training Professional Staff:** All Massachusetts communities should have a qualified Tree Warden with professional training. Communities over 10,000 are required to do so by law. We will consider projects that result in sustained improvements in professional staffing in a municipality's urban and community forestry program.
- **Develop and Implement Urban Forestry Management Plan:** We seek to fund the development and implementation of plans that guide the strategic management of urban forest resources at the community level.
- **Attain Tree City USA Award:** We seek to fund projects which result in new communities achieving the Tree City USA designation. See www.mass.gov/dcr/stewardship/forestry/urban/urbanFAQs.htm for more information.
- **Completing Strategic Community Tree Plantings and "Heritage" Tree Care Projects:** We will consider projects that include high visibility community tree plantings that enhance environmental and aesthetic quality, strengthen community involvement, and follow the principles of planting the right trees in the right places. We will also consider projects that include professional arborist care of "Heritage" trees (those larger trees over 32" in diameter that have a documented cultural and/or historical significance) if these projects also result in enhanced public awareness and support for urban and community forestry and / or improved community tree care.
- **Other Projects:** We may consider some well-conceived and executed projects which result in sustained improvements to urban and community forestry management in other areas.

How Much Can We Apply for under an Urban Forestry Grant?

Grant awards range from \$1,000 to \$30,000. Applicants should apply for the amount of challenge funds that their projects require. Larger communities are likely to be more competitive for larger grant amounts. Remember all grants must be matched 50-50 by local funds or in-kind contributions.

National Park Service

WHAT IS THE RIVERS & TRAILS PROGRAM?

The Rivers Trails, and Conservation Assistance Program, also known as the Rivers & Trails Program or RTCA, is the community assistance arm

of the National Park Service. RTCA staff provides technical assistance to communities so they can conserve rivers, preserve open space, and develop trails and greenways.

The RTCA program implements the natural resource conservation and outdoor recreation mission of the National Park Service in communities across America.

Appendix H Guidelines for Potential Zoning and Regulatory Changes

The Town may wish to consider the following guidelines when drafting the zoning or general bylaws mentioned in this Plan.

1. Conservation Subdivisions (Cluster Zoning)

Conservation Subdivisions may be an effective way for Randolph to preserve open space on its few remaining large undeveloped parcels, if the Town does not have the resources to purchase or otherwise protect these parcels outright. In addition, Conservation Subdivisions are generally more environmentally and aesthetically sensitive in their design than conventional subdivisions. See sample bylaw below

OPEN SPACE PRESERVATION

1 Purpose

To provide for the public interest by permanently preserving open space and natural landscape features, and to promote variety in SINGLE FAMILY residential housing patterns by encouraging development which is designed to accommodate a site's physical characteristics such as: topography, vegetation, water bodies, wetlands, open spaces, farmlands, meadows, major scenic views, wildlife habitats, and to reduce the amount of infrastructure needed through conventional patterns of development.

2 General Requirements

- a. A tract of land consisting of not less than three (3) acres, within Zoning Districts Residential serviced by Town Water or Sewer may be developed for the construction of SINGLE FAMILY DWELLINGS under the Open Space Preservation Bylaw.
- b. Development under Open Space Preservation may only be authorized by a Special Permit granted by the Planning Board in accordance with M.G.L. Ch. 40A, Planning Board Rules & Regulations governing the Subdivision of Land in Randolph as most recently amended, and Planning Board Rules and Regulations governing the issuance of a Special Permit.
- c. The number of BUILDING LOTS in a tract to be developed under the Open Space Preservation Bylaw shall not exceed the number of BUILDING LOTS

of said tract permitted under the intensity of use regulation of the Randolph Zoning Bylaws as most recently amended and Planning Board Rules and Regulations as most recently amended (conventional subdivision plan).

3 Intensity Requirements:

The Planning Board may grant a reduction of all intensity regulations of the underlying zoning bylaws for all portions of an Open Space Preservation development if the Planning Board finds that such reduction will result in better design, improved protection of natural and scenic resources, and will otherwise comply with this Bylaw, provided that in no instance shall any LOT deviate from the following Minimum Requirements.

MINIMUM DIMENSIONAL REQUIREMENTS

Residential	16,000 sq. ft.		
Minimum area	8,000 sq. ft.		
Minimum frontage	75 ft.	Required	120 ft.
Minimum front yard setback	25 ft.		
Minimum side & rear setbacks	25 ft.	15 ft.	
Minimum upland	8,000 sq. ft.		
Residential minimum area	12,000 sq. ft.		
Minimum frontage	75 ft.	Required	100 ft.
Minimum area	8,000 sq. ft.		
Minimum front yard setback	25 ft.		
Minimum side & rear setbacks	25 ft.	15 ft.	
Minimum upland	8,000 sq. ft.		

*Setbacks for side and rear yards shall be guided by the characteristics of the site, proposed structures, the nature of the existing built environment in the area, and principles of good site planning. Zero lot line development may be permitted.

Development Standards

Prior to issuance of a Special Permit for Open Space Preservation development, the APPLICANT shall submit the information necessary to demonstrate that the following development standards have been met:

- a. The natural landscape is preserved in large contiguous areas enhancing the likelihood of continuation of existing ecosystems.
- b. Extensive topographic changes necessitating vegetation and tree removal is minimized.
- c. Scenic views from public ways are preserved. All efforts shall be made to avoid driveway cuts on existing public ways.
- d. Contiguity with preserved open space is provided for a large proportion of the LOTS having reduced LOT area.
- e. There is variation in LOT sizes and BUILDING arrangements.
- f. Open space is used to protect valuable natural environments such as stream valleys, outstanding vegetation or scenic views. Development of geographically unsuitable land is avoided.
- g. The character of the neighborhood in which the tract lies is enhanced.
- h. The development will improve pedestrian and vehicular safety within the site and will not cause unreasonable traffic congestion or unsafe conditions.
- i. The development will provide for and maintain convenient and safe emergency vehicle access to all BUILDINGS and STRUCTURES at all times.

j. The site shall be developed in such a way as to preserve slopes in excess of ten (10%) percent.

k. Roads shall be designed to follow the natural terrain of the site.

5 Open Space Use and Design Standards

a. The open space may be used for active and passive recreation, conservation, forestry, agriculture, natural buffers, and/or structures necessary for approved uses subject to approval of the Planning Board.

b. Provision shall be made so that at least forty (40%) percent of the tract of land shall remain open space. This shall not include land set-aside for roads and/or parking spaces.

c. Where possible, existing trees and vegetation shall be preserved and integrated into the landscape design plan to ensure visual privacy between STRUCTURES, abutting properties and neighborhoods.

d. No more than thirty (30%) percent of the required open space shall consist of wetlands as defined in M.G.L., Chapter 131.

e. Open space shall be planned as large contiguous areas wherever possible, but may be in more than one parcel provided the size and shape of such parcels are appropriate and accessible for the intended uses as determined by the Planning Board.

a. No more than twenty (20%) percent of the open space shall be covered by man-made IMPERVIOUS SURFACES. Natural looking drainage areas may be included in the percent man-made impervious surfaces.

b. Affordable housing requirements: For every ten (10) lots created under the provisions of this subsection, one (1) additional lot, located within the development, shall be made in perpetuity via deed restriction at terms affordable to persons or families qualifying as low and moderate income as defined by the Department of

Housing and Community Development. Such additional lot shall not count toward the calculation of the basic number of units nor shall such lot count as an incentive lot below. Such lots shall be subject to the approval of the Planning Board.

6 Site Improvements:

Streets and Utilities - All streets, sewers, drainage facilities, utilities, and other improvements shall be designed in compliance with the Rules and Regulations Governing the Subdivision of Land, Randolph, latest edition, unless waived as part of the Definitive Plan Certificate of Action. In general, waivers may be granted when waivers will minimize environmental disruption and maintain rural character. Examples of waivers are minimizing pavement width, rural drainage systems, curvilinear road layouts, and preservation of existing topography and natural features of the site.

7 Ownership and Management of Open Space:

A. Ownership Options: At the developer's request, but subject to approval by the Planning Board, all areas to be protected as open space shall be:

1. Conveyed at no cost to the town, subject to acceptance at Town Meeting for park or open space purposes. * Land conveyed to the town should be open for public use;

2. Conveyed at no cost to a non-profit organization, the principal purpose of which is the conservation or preservation of open space and/or any of the purposes and uses to which the open space may be dedicated, with a conservation restriction as specified below, such organization shall be acceptable to the town as a bona fide conservation organization;

3. Conveyed at no cost to a corporation or trust owned or to be owned by the owners of lots or residential units within the development (i.e. "homeowners association") and placed under a conservation restriction. If such a corporation or trust is utilized as indicated herein, ownership thereof shall pass with conveyance of the lots or residential units. The developer is responsible for the maintenance of the open space and other facilities to be held in common until such time as the homeowners' association is capable of assuming such responsibility. Thereafter, the members of the association shall share the cost of maintaining the open space. The Planning

Board shall require the applicant to provide documentation that the homeowners' association is an automatic (mandatory) association that has been established prior to the conveyance of any lots within the subdivision; and/or

B. Permanent Restriction: In any case where open space is not conveyed to the town, a permanent conservation restriction or an agricultural preservation restriction shall be recorded to prevent future residential development of said parcel(s). A conservation restriction shall be in accordance with Massachusetts General Law Chapter 184, Section 31-33 as most recently amended. An Agricultural Preservation Restriction shall be in accordance with Massachusetts General Law Chapter 132A, Section 11a-d as most recently amended. Restrictions shall provide for periodic inspection of the open space by the town. Such restriction shall be submitted to the Planning Board prior to approval of the project and recorded at the Registry of Deeds/Land Court prior to the conveyance of any building lot. A management plan may be required by the Planning Board, which describes how existing woods, fields, meadows or other natural areas shall be maintained in accordance with good conservation practices.

C. Maintenance of Open Space. In any case where open space is not conveyed to the town, the town shall be granted an easement over such land sufficient to ensure its perpetual maintenance as conservation or recreation land. Such easement shall provide that in the event that the trust or other owner fails to maintain the open space in reasonable condition, the Town may, after notice to the lot owners and public hearing, enter upon such land to maintain it in order to prevent or abate a nuisance. The cost of such maintenance by the town shall be assessed against the properties within the development and/or to the owner of the open space. The town may file a lien against the lot or lots to ensure payment of such maintenance expenses.

D. Monumentation: Where the boundaries of the open space are not readily observable in the field, the Planning Board may require placement of surveyed bounds sufficient to identify the location of the open space.

8

Application Process:

The application process for Open Space Preservation is comprised of two steps, as outlined below.

A. Concept Plan/Preliminary Plan:

The plan must be prepared and stamped by a professional landscape architect in addition to a civil engineer or land surveyor, all registered in Massachusetts, and shall meet all the requirements of a preliminary plan as specified in the Randolph Subdivision Rules and Regulations. It shall also contain the following information:

1. Location of the proposed roads, BUILDING LOTS, DWELLINGS, and open space layout and uses;
 2. Existing landscape features such as steep topography, wetlands, springs, lakes and ponds, streams, rock outcrops, boulder fields, stone walls, cliffs, forest glades, drumlins, high points, hill tops and ridges. Existing open areas such as farm fields, meadows, and major long views.
- B. Also required is a preliminary plan of a conventional subdivision to illustrate the number of LOTS, which could be developed. The burden of proof shall be upon the APPLICANT in determining the allowable number of BUILDING LOTS. The Planning Board reserves the right to challenge the status of any LOT.
- C. If the concept/preliminary plan is approved for an Open Space Preservation development, the APPLICANT shall submit a Special Permit application in conformance with the Planning Board Rules and Regulations governing the issuance of a Special Permit. The APPLICANT shall submit a Definitive Plan in conformance with the latest edition of the Rules and Regulations Governing the Subdivision of Land, Randolph, MA.
- D. In exercising its jurisdiction under this Section, the Planning Board shall conform to all requirements and procedures applicable to a SPECIAL PERMIT GRANTING AUTHORITY when deciding requests for Special Permits under Massachusetts General Laws, Chapter 40A, as amended, including the requirements therein for public notice and hearings.
- E. Public hearings for the Special Permit and Definitive Plan will be held concurrently when time requirements permit. In such an event, the hearing notice and a statement at the public hearing shall clearly identify both purposes and shall comply with the applicable requirements of General Laws, Chapter 40A and Chapter 41, as amended. The Planning Board shall act separately on the special permit application and the Definitive Plan. The denial of the special permit shall preclude the approval of the Definitive Plan of an open space preservation development, but the grant of a special permit does not mean the approval of the Definitive Plan. Each action may include conditions and modifications.

Concurrent hearing and action on the open space preservation development Special Permit and the Definitive Subdivision Plan simplify the procedure and reduce costs. Such concurrent proceedings shall be utilized whenever practicable.

9 Conditions of Approval:

- A. The Planning Board may grant a Special Permit under this Section only if it finds that the Open Space Preservation development proposal: (a) Will be in harmony with the general purpose and intent of this Bylaw; (b) Meets all General Requirements, Development Standards, and Design Standards of this Bylaw; (c) Will not have a detrimental impact on the immediate neighborhood or abutting properties; (d) Is designed with due consideration for health and safety; and (e) Is superior to a conventional plan in preserving open space, minimizing environmental disruption and allowing for more efficient provision of services.
- B. The Planning Board shall state the ownership and management of open space in its decision and said open space ownership shall be recorded in the Registry of Deeds.
- C. No lot shown on a plan for which a permit is granted under this Section may be further subdivided and this shall be so noted on the plan.
- D. The Special Permit is granted for a period of two years and shall lapse if substantial use or construction has not commenced by such date, except for good cause shown. And provided further that such construction once begun shall be actively and continuously pursued to completion within a reasonable time.
- E. The Planning Board may impose further restrictions on the tract, or parts thereof, as a condition of granting the Special Permit, as follows:
 - 1. Measures to ensure the maintenance of scenic vistas.
 - 2. Specific approval of the uses allowed in designated open spaces and recreational STRUCTURES such as: tennis courts, swimming pools, accessory clubhouses, or

any other STRUCTURES shall be submitted to the Planning Board for site plan approval.

3. Designation of no-cut or limited clearing areas on LOTS.
4. Granting of an easement providing and defining rights of public access.
5. Maintain or create a buffer of natural vegetation of at least twenty-five (25) feet in width adjacent to wetlands and at least forty (40) feet adjacent to surface waters. Additionally, a buffer area at least one hundred (100) feet in width shall be created or maintained free of residential STRUCTURES adjacent to surface waters.
6. A buffer strip of fifty (50) feet in width around the perimeter of the locus abutting an existing neighborhood.

The Planning Board may impose any additional conditions and/or safeguards which further the purpose of this Bylaw and which the Planning Board deems necessary to meet the Planning Board Rules and Regulations.

2. Transfer of Development Rights may be an effective way for Randolph to preserve open space on its few remaining large undeveloped parcels, if the Town does not have the resources to purchase or otherwise protect these parcels outright. In addition, the TDR in conjunction with downtown redevelopment would be a way to protect environmentally sensitive areas and change the pattern of conventional subdivisions and concentrate the development downtown in keeping with smart growth principles. See sample bylaw below

Transfer of Development Rights

1 Purpose and Intent:

This bylaw enables the transfer of development potential from one area to another. The transfer of development rights (TDR) makes it possible to greatly restrict or even prohibit development entirely in one area called the Sending/Preservation Area and transfer those rights to another area called the Receiving Area where there are little or no impediments to higher density, such as an area serviced by public water and sewer. The density is transferred from a "sending" area to a

"receiving" area. By creating receiving areas as markets for the sale of unused development rights in the sending areas, TDR program encourages the maintenance of low-density land uses, open spaces, historical features, critical environmental resources, and other sensitive features of the designated sending areas. When the owner of a sending area sells development rights to the owner of a receiving area, the purchaser thereby increases the development rights beyond otherwise permissible limits. In this manner, local governments can protect a variety of sensitive features while providing a mechanism to compensate any perceived diminution in land development potential. The TDR program is consistent with the Randolph Master Plan to further the conservation and preservation of natural and undeveloped areas, wildlife, flora, and habitats for endangered species; the preservation of coastal resources including aquaculture; protection of ground water, surface water, as well as other natural resources; balanced economic growth; the provision of adequate capital facilities, including transportation, water supply, and solid, sanitary, and hazardous waste disposal facilities; the coordination of the provision of adequate capital facilities with the achievement of other goals; the development of an adequate supply of affordable housing; and the preservation of historical, cultural, archaeological, architectural, and recreational values.

2 Definitions

Development Rights: Rights to develop a single-family house lot, expressed as the maximum number of lots permissible on a designated sending area or areas under the applicable zoning by-laws and subdivision rules and regulations in effect on the date of the determination.

Development rights (house lots) are computed on a one- for-one basis. Development rights shall not be less than one-for-one; however, determination of the maximum number of development rights (house lots) available for transfer shall be made by the Special Permit Granting Authority (Planning Board) in accordance with Section 3. The development rights will be forfeited on the sending area or areas once one development right is transferred from that sending area.

TDR Certificate: Is a document that is recorded at the Registry of Deeds that identifies the Development Right(s) that were approved by the SPGA available for transfer to a sending area or areas.

Transfer of Development Rights (TDR): The severance of development rights from a sending area or areas and the affixing of development rights onto a receiving area or areas. A "receiving area" is defined as a lot or lots in a Residential A or B Zoning District. Development rights can be transferred to multiple areas. The dimensional requirements for said receiving area or areas may be increased above existing zoning bylaw requirements (See Section 6) in order to accommodate the transferred development rights.

Sending Area(s): An area or areas of land determined by the Planning Board to be of special importance to remain in a natural state because of its visual prominence, potential vista impairment, ecological significance, fragility, special importance as farmland, its value for recreation, future Town water supply, or because it is important to the Town's Open Space Plan and/or Town's Master Plan. The sending area or areas must be residentially zoned.

Receiving Area: A receiving area shall be a lot or lots within a Residential Zoning District which are serviced by municipal water and sewer.

3 Determination of Development Rights

(a) To establish the development rights available for transfer, the Planning Board, acting as the Special Permit Granting Authority (SPGA) shall require the applicant to submit a preliminary plan, as defined by the Planning Board's subdivision rules and regulations as most recently amended. The purpose of the preliminary plan is to illustrate the number of lots that would be available if the sending area or areas were developed as a conventional subdivision, and that number shall serve as the basis for the number of TDRs available.

(b) After a hearing to establish the number of development rights available for transfer in accordance with paragraph (a) above, the Planning Board will issue individual certificates for the number of development rights available for transfer.

4 Determination of Receiving Area or Areas

(a) Once a receiving area has been identified, and approved by the SPGA, the applicant may apply for a release of TDR Certificate or Certificates.

(b) Development rights may be transferred at a rate expressed as the maximum number of lots permissible on a designated sending area or areas under the applicable zoning bylaws and subdivision rules and regulations in effect on the date of approval of the transfer of development rights.

(c) The lot(s) created in the receiving area or areas must comply with the minimum dimensional requirements of Section 6.

5 Permanent Development Restrictions

Any lot or lots deemed to meet the standard of qualifying for a transfer must be either conveyed to the town at no cost or be permanently restricted from future development by way of a development restriction, such as, but not limited to, a conservation restriction or agricultural preservation restriction in accordance with Massachusetts General Law Chapter 184, Section 31-33, as most recently amended. Such restriction shall be submitted to the Planning Board prior to approval of the project and recorded at the Registry of Deeds/Land Court prior to the conveyance of any development right. A management plan may be required by the Planning Board, which may describe how existing woods, fields, meadows or other natural areas shall be maintained in accordance with good conservation practices, or how the sending area will be utilized for active or passive recreation. Upon receipt of a special permit for development where such special permit is conditional upon the voluntary, permanent restriction of development rights, no TDR Certificate shall be released to the applicant until all documents described in this bylaw have been recorded in the appropriate Registry of Deeds.

6 Receiving Area

(a) The lot sizes for the receiving shall must comply with the minimum dimensional requirements below:

Minimum Dimensional Requirements

Minimum area	16,000 sq. ft. or 12,000sq. ft.
Minimum frontage	120 ft. 100 ft.
Minimum front yard setback	25 ft.
Minimum side & rear yard setbacks	15 ft.

(b) The Special Permit is not effective until the purchased development rights from the sending area or areas are under a restriction as required by Section 5.

7 Title Recordation, Tax Assessment, and Restriction of Development Rights

(a) All instruments implementing the transfer of development rights shall be recorded in the Registry of Deeds of the jurisdiction for both sending and receiving parcels. The Certificate evidencing such TDRs shall specify the Town of Randolph Assessors' map and lot number, as well as a legal description and/or a reference to a recorded plan, for the sending and receiving area(s), together with the name of the owner of each parcel and a title reference.

(b) The clerk of the Registry of Deeds shall transmit to the applicable town assessor(s) for both

the sending parcel(s) and receiving parcel(s) all pertinent information required by such assessor to value, assess and tax the respective parcels at their fair market value as enhanced or diminished by the TDRs.

(c) The record owner of the sending area or areas shall record at the Registry of Deeds the restriction prior to the transfer of the first development right. Evidence of said recording shall be transmitted to the SPGA indicating the date of recording and deed book and page number at which the recording can be located. The grant of the special permit to transfer development rights shall be conditioned upon such recording, and no special permit for a transfer of development rights shall be effective until the development restriction is recorded.

3. Wetlands

While the Massachusetts Wetlands Protection Act provides significant protection for wetlands in Massachusetts, many communities have chosen to supplement this Act with local wetlands regulations in order to provide additional protection, as well as greater local control over the review of projects proposed in or near wetlands. See sample bylaw below

Chapter 196 WETLANDS PROTECTION BYLAW

§196-1. Purpose

The purpose of this bylaw is to protect the wetlands, water resources, flood prone areas, and adjoining upland areas in the Town of Randolph by controlling activities deemed by the Conservation Commission likely to have a significant or cumulative effect on resource area values, including but not limited to the following: public or private water supply, groundwater supply, flood control, erosion and sedimentation control, storm damage prevention including water quality, prevention and control of pollution, fisheries, wildlife habitat, rare species habitat including rare plant and animal species, agriculture, aquaculture, and recreation values, deemed important to the community (collectively, the “resource area values protected by this bylaw”).

This bylaw is intended to utilize the Home Rule authority of this municipality so as to protect the resource areas under the Wetlands Protection Act (G.L. Ch.131 §40; the Act) to a greater degree, to protect additional resource areas beyond the Act recognized by the Town as significant, to protect all resource areas for their additional values beyond those recognized in the Act, and to impose in local regulations and permits additional standards and procedures stricter than those of the Act and regulations there under (310 CMR 10.00), subject, however, to the rights and benefits accorded to agricultural uses and structures of all kinds under the laws of the Commonwealth and other relevant bylaws of the Town of Randolph.

§196-2. Jurisdiction

Except as permitted by the Conservation Commission no person shall commence to remove, fill, dredge, build upon, degrade, discharge into, or otherwise alter the following resource areas: any wetlands, marshes, wet meadows, bogs, swamps, vernal pools, springs, banks, reservoirs, lakes, ponds of any size, lands under water bodies; intermittent streams, brooks and creeks; lands adjoining these resource areas out to a distance of 100 feet, known as the buffer zone; perennial rivers, streams, brooks and creeks; lands adjoining these resource areas out to a distance of 200 feet, known as the riverfront area; lands subject to flooding or inundation by groundwater or surface water; and lands subject to flooding

(collectively the “resource areas protected by this bylaw”). Said resource areas shall be protected whether or not they border surface waters.

The jurisdiction of this bylaw shall not extend to uses and structures of agriculture that enjoy the rights and privileges of laws and regulations of the Commonwealth governing agriculture, including work performed for normal maintenance or improvement of land in agricultural or aquacultural uses as defined by the Wetlands Protection Act regulations, found at 310 CMR 10.04 (see note 5).

§ 196-3. Exemptions and Exceptions

The applications and permits required by this bylaw shall not be required for work performed for normal maintenance or improvement of land in agricultural and aquacultural use as defined by the Wetlands Protection Act regulations at 310 CMR 10.04.

The applications and permits required by this bylaw shall not be required for maintaining, repairing, or replacing, but not substantially changing or enlarging, an existing and lawfully located structure or facility used in the service of the public to provide electric, gas, water, telephone, telegraph, or other telecommunication services, provided that written notice has been given to the Conservation Commission prior to commencement of work, and provided that the work conforms to any performance standards and design specifications in regulations adopted by the Commission.

The applications and permits required by this bylaw shall not be required for emergency projects necessary for the protection of the health and safety of the public, provided that the work is to be performed by or has been ordered to be performed by an agency of the Commonwealth or a political subdivision thereof; provided that advance notice, oral or written, has been given to the Commission prior to commencement of work or within 24 hours after commencement; provided that the Commission or its agent certifies the work as an emergency project; provided that the work is performed only for the time and place certified by the

Commission for the limited purposes necessary to abate the emergency; and provided that within 21 days of commencement of an emergency project a permit application shall be filed with the Commission for review as provided by this bylaw. Upon failure to meet these and other requirements of the Commission, the Commission may, after notice and a public hearing, revoke or modify an emergency project approval and order restoration and mitigation measures.

Other than stated in this bylaw, the exceptions provided in the Wetlands Protection Act (G.L. Ch. 131 §40) and regulations (310 CMR 10.00) shall not apply under this bylaw.

§196-4. Applications and Fees

Written application shall be filed with the Conservation Commission to perform activities affecting resource areas protected by this bylaw. The permit application shall include such information and plans as are deemed necessary by the Commission to describe proposed activities and their effects on the resource areas protected by this bylaw. No activities shall commence without receiving and complying with a permit issued pursuant to this bylaw.

The Commission in an appropriate case may accept as the application and plans under this bylaw any application and plans filed under the Wetlands Protection Act (G.L. Ch. 131 §40) and regulations (310 CMR 10.00), but the Commission is not obliged to do so.

Any person desiring to know whether or not a proposed activity or an area is subject to this bylaw may in writing request a determination from the Commission. Such a Request for Determination of Applicability (RDA) or Abbreviated Notice of Resource Area Delineation (ANRAD) filed under the Act shall include information and plans as are deemed necessary by the Commission.

At the time of an application, the applicant shall pay a filing fee specified in regulations of the Commission. The fee is in addition to that required by the Wetlands Protection Act and

regulations.

Pursuant to G.L. Ch. 44 §53G and regulations promulgated by the Commission, the Commission may impose reasonable fees upon applicants for the purpose of securing outside consultants including engineers, wetlands scientists, wildlife biologists or other experts in order to aid in the review of proposed projects. Such funds shall be deposited with the town treasurer, who shall create an account specifically for this purpose. Additional consultant fees may be requested where the requisite review is more expensive than originally calculated or where new information requires additional consultant services.

Only costs relating to consultant work done in connection with a project for which a consultant fee has been collected shall be paid from this account, and expenditures may be made at the sole discretion of the Commission. Any consultant hired under this provision shall be selected by, and report exclusively to, the Commission. The Commission shall provide applicants with written notice of the selection of a consultant, identifying the consultant, the amount of the fee to be charged to the applicant, and a request for payment of that fee. Notice shall be deemed to have been given on the date it is mailed or delivered.

The applicant may withdraw the application or request within five (5) business days of the date notice is given without incurring any costs or expenses.

The entire fee must be received before the initiation of consulting services. Failure by the applicant to pay the requested consultant fee within ten (10) business days of the request for payment shall be cause for the Commission to declare the application administratively incomplete and deny the permit without prejudice, except in the case of an appeal. The Commission shall inform the applicant and Department of Environmental Protection (DEP) of such a decision in writing.

The applicant may appeal the selection of an outside consultant to the select board, who may disqualify the consultant only on the grounds that the consultant has a conflict of interest or is not properly qualified. The minimum qualifications shall consist of either an educational degree or three or more years of practice in the field at issue, or a related field. The applicant shall make such an appeal in writing, and must be received within ten (10) business days of the date that request for consultant fees was made by the Commission. Such appeal shall extend the applicable time limits for action upon the application.

§196-5. Notice and Hearings

Any person filing a permit or other application or RDA or ANRAD or other request with the Conservation Commission at the same time shall give written notice thereof, by certified mail (return receipt requested) or hand delivered, to all abutters at their mailing addresses shown on the most recent applicable tax list of the assessors, including owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line of the applicant, including any in another municipality or across a body of water. The notice shall state a brief description of the project or other proposal and the date of any Commission hearing or meeting date if known. The notice to abutters also shall include a copy of the application or request, with plans, or shall state where copies may be examined and obtained by abutters. An affidavit of the person providing such notice, with a copy of the notice mailed or delivered, shall be filed with the Commission. When a person requesting a determination is other than the owner, the request, the notice of the hearing and the determination itself shall be sent by the Commission to the owner as well as to the person making the request.

The Commission shall conduct a public hearing on any permit application, RDA, or ANRAD with written notice given at the expense of the applicant, at least five business days prior to the hearing, in a newspaper of general circulation in the municipality. The Commission shall commence the public hearing within 21 days from receipt of a completed permit application, RDA, or ANRAD unless an extension is authorized in writing by the applicant. The Commission shall have authority to continue the hearing to a specific date announced at the hearing, for reasons stated at the hearing, which may include the need for additional information from the applicant or others as deemed necessary by the Commission in its discretion, based on comments and recommendations of the boards and officials listed in §VI.

The Commission shall issue its permit, other order or determination in writing within 21 days of the close of the public hearing thereon unless an extension is authorized in writing by the applicant. The Commission in an appropriate case may combine its hearing under this bylaw with the hearing conducted under the Wetlands Protection Act (G.L. Ch.131 §40) and regulations (310 CMR 10.00).

§196-6. Coordination with Other Boards

Any person filing a permit application, RDA, or ANRAD with the Conservation Commission shall provide a copy thereof at the same time, by certified mail (return receipt requested) or hand delivery, to the select board, planning board, board of appeals, and board of health, town engineer, and building inspector. A copy shall be provided in the same manner to the Commission

of the adjoining municipality, if the application or RDA pertains to property within 300 feet of that municipality. An affidavit of the person providing notice, with a copy of the notice mailed or delivered, shall be filed with the Commission. The Commission shall not take final action until the above boards and officials have had 14 days from receipt of notice to file written comments and recommendations with the Commission, which the Commission shall take into account but which shall not be binding on the Commission.

The applicant shall have the right to receive any comments and recommendations, and to respond to them at a hearing of the Commission, prior to final action.

§196-7. Permits and Conditions

If the Conservation Commission, after a public hearing, determines that the activities which are subject to the permit application, or the land and water uses which will result therefrom, are likely to have a significant individual or cumulative effect on the resource area values protected by this bylaw, the Commission, within 21 days of the close of the hearing, shall issue or deny a permit for the activities requested. The Commission shall take into account the extent to which the applicant has avoided, minimized and mitigated any such effect. The Commission also shall take into account any loss, degradation, isolation, and replacement or replication of such protected resource areas elsewhere in the community and the watershed, resulting from past activities, whether permitted, unpermitted or exempt, and foreseeable future activities.

If it issues a permit, the Commission shall impose conditions which the Commission deems necessary or desirable to protect said resource area values, and all activities shall be conducted in accordance with those conditions. Where no conditions are adequate to protect said resource area values, the Commission is empowered to deny a permit for failure to meet the requirements of this bylaw. It may also deny a permit: for failure to submit necessary information and plans requested by the Commission; for failure to comply with the procedures, design specifications, performance standards, and other requirements in regulations of the Commission; or for failure to avoid, minimize or mitigate unacceptable significant or cumulative effects upon the resource area values protected by this bylaw. Due consideration shall be given to any demonstrated hardship on the applicant by reason of denial, as presented at the public hearing. The Commission may waive specifically identified and requested procedures, design specifications, performance standards, or other requirements set forth in its regulations, provided that: the Commission finds in writing after said public hearing that there are no reasonable conditions or alternatives that would allow the proposed activity to proceed in compliance with said regulations; that avoidance, minimization and mitigation have been employed to the maximum extent feasible; and that the waiver is necessary to accommodate an overriding public interest or to avoid a decision that so

restricts the use of the property as to constitute an unconstitutional taking without compensation.

In reviewing activities within the buffer zone, the Commission shall presume the buffer zone is important to the protection of other resource areas because activities undertaken in close proximity have a high likelihood of adverse impact, either immediately, as a consequence of construction, or over time, as a consequence of daily operation or existence of the activities. These adverse impacts from construction and use can include, without limitation, erosion, siltation, loss of groundwater recharge, poor water quality, and loss of wildlife habitat. The Commission may establish, in its regulations, design specifications, performance standards, and other measures and safeguards, including setbacks, no-disturb areas, no-build areas, and other work limits for protection of such lands, including without limitation strips of continuous, undisturbed vegetative cover, unless the applicant convinces the Commission that the area or part of it may be disturbed without harm to the values protected by the bylaw.

In reviewing activities within the riverfront area, the Commission shall presume the riverfront area is important to all the resource area values unless demonstrated otherwise, and no permit issued hereunder shall permit any activities unless the applicant, in addition to meeting the otherwise applicable requirements of this bylaw, has proved by a preponderance of the evidence that (1) there is no practicable alternative to the proposed project with less adverse effects, and that (2) such activities, including proposed mitigation measures, will have no significant adverse impact on the areas or values protected by this bylaw. The Commission shall regard as practicable an alternative which is reasonably available and capable of being done after taking into consideration the proposed property use, overall project purpose (e.g., residential, institutional, commercial, or industrial), logistics, existing technology, costs of the alternatives, and overall project costs.

To prevent resource area loss, the Commission shall require applicants to avoid alteration wherever feasible; to minimize alteration; and, where alteration is unavoidable and has been minimized, to provide full mitigation. The Commission may authorize or require replication of wetlands as a form of mitigation, but only with specific plans, professional design, proper safeguards, adequate security, and professional monitoring and reporting to assure success, because of the high likelihood of failure of replication.

The Commission may require a wildlife habitat study of the project area, to be paid for by the applicant, whenever it deems appropriate, regardless the type of resource area or the amount or type of alteration proposed. The decision shall be based upon the Commission's estimation of the importance of the habitat area considering (but not limited to) such factors as proximity to other areas suitable for wildlife, importance of wildlife "corridors" in the area, or actual or possible

presence of rare plant or animal species in the area. The work shall be performed by an individual who at least meets the qualifications set out in the wildlife habitat section of the Wetlands Protection Act regulations (310 CMR 10.60).

The Commission shall presume that all areas meeting the definition of “vernal pools” under §IX of this bylaw, including the adjacent area, perform essential habitat functions. This presumption may be overcome only by the presentation of credible evidence which, in the judgment of the Commission, demonstrates that the basin or depression does not provide essential habitat functions. Any formal evaluation should be performed by an individual who at least meets the qualifications under the wildlife habitat section of the Wetlands Protection Act regulations.

A permit, Determination of Applicability (DOA), or Order of Resource Area Delineation (ORAD) shall expire three years from the date of issuance. Notwithstanding the above, the Commission in its discretion may issue a permit expiring five years from the date of issuance for recurring or continuous maintenance work, provided that annual notification of time and location of work is given to the Commission. Any permit may be renewed once for an additional one-year period, provided that a request for a renewal is received in writing by the Commission prior to expiration. Notwithstanding the above, a permit may identify requirements which shall be enforceable for a stated number of years, indefinitely, or until permanent protection is in place, and shall apply to all present and future owners of the land.

For good cause the Commission may revoke any permit, DOA, or ORAD or any other order, determination or other decision issued under this bylaw after notice to the holder, the public, abutters, and town boards, pursuant to §V and §VI, and after a public hearing.

Amendments to permits, DOAs, or ORADs shall be handled in the manner set out in the Wetlands Protection Act regulations and policies thereunder.

The Commission in an appropriate case may combine the decision issued under this bylaw with the permit, DOA, ORAD, or Certificate of Compliance (COC) issued under the Wetlands Protection Act and regulations.

No work proposed in any application shall be undertaken until the permit, or ORAD issued by the Commission with respect to such work has been recorded in the registry of deeds or, if the land affected is registered land, in the registry section of the land court for the district wherein the land lies, and until the holder of the permit certifies in writing to the Commission that the

document has been recorded. If the applicant fails to perform such recording, the Commission may record the documents itself and require the Applicant to furnish the recording fee therefore, either at the time of recording or as a condition precedent to the issuance of a COC.

§196-8. Regulations

After public notice and public hearing, the Conservation Commission shall promulgate rules and regulations to effectuate the purposes of this bylaw, effective when voted and filed with the town clerk. Failure by the Commission to promulgate such rules and regulations or a legal declaration of their invalidity by a court of law shall not act to suspend or invalidate the effect of this bylaw. At a minimum these regulations shall reiterate the terms defined in this bylaw, define additional terms not inconsistent with the bylaw, and impose filing and consultant fees and penalties for noncompliance.

§196-9. Definitions

The following definitions shall apply in the interpretation and implementation of this bylaw.

The term “agriculture” shall refer to the definition as provided by G.L. Ch. 128 §1A.

The term “alter” shall include, without limitation, the following activities when undertaken to, upon, within or affecting resource areas protected by this bylaw:

- A. Removal, excavation, or dredging of soil, sand, gravel, or aggregate materials of any kind
- B. Changing of preexisting drainage characteristics, flushing characteristics, salinity distribution, sedimentation patterns, flow patterns, or flood retention characteristics
- C. Drainage, or other disturbance of water level or water table
- D. Dumping, discharging, or filling with any material which may degrade water quality
- E. Placing of fill, or removal of material, which would alter elevation
- F. Driving of piles, erection, expansion or repair of buildings, or structures of any kind
- G. Placing of obstructions or objects in water
- H. Destruction of plant life including cutting or trimming of trees and shrubs

I. Changing temperature, biochemical oxygen demand, or other physical, biological, or chemical characteristics of any waters

J. Any activities, changes, or work which may cause or tend to contribute to pollution of any body of water or groundwater

K. Incremental activities which have, or may have, a cumulative adverse impact on the resource areas protected by this bylaw.

The term “bank” shall include the land area which normally abuts and confines a water body; the lower boundary being the mean annual low flow level, and the upper boundary being the first observable break in the slope or the mean annual flood level, whichever is higher.

The term “person” shall include any individual, group of individuals, association, partnership, corporation, company, business organization, trust, estate, the Commonwealth or political subdivision thereof to the extent subject to town bylaws, administrative agency, public or quasi-public corporation or body, this municipality, and any other legal entity, its legal representatives, agents, or assigns.

The term “pond” shall follow the definition of 310 CMR 10.04 except that the size threshold of 10,000 square feet shall not apply.

The term “rare species” shall include, without limitation, all vertebrate and invertebrate animals and all plant species listed as endangered, threatened, or of special concern by the Massachusetts Division of Fisheries and Wildlife, regardless whether the site in which they occur has been previously identified by the Division.

The term “vernal pool” shall include, in addition to scientific definitions found in the regulations under the Wetlands Protection Act, any confined basin or depression not occurring in existing lawns, gardens, landscaped areas or driveways which, at least in most years, holds water for a minimum of two continuous months during the spring and/or summer, contains at least 200 cubic feet of water at some time during most years, is free of adult predatory fish populations, and provides essential breeding and rearing habitat functions for amphibian, reptile or other vernal pool community species, regardless of whether the site has been certified by the Massachusetts Division of Fisheries and Wildlife. The boundary of the resource area for vernal pools shall be the mean annual high-water line defining the depression.

Except as otherwise provided in this bylaw or in associated regulations of the Conservation Commission, the definitions of terms and the procedures in this bylaw shall be as set forth in the Wetlands Protection Act (G.L. Ch. 131 §40) and regulations (310 CMR 10.00).

§196-10. Security

As part of a permit issued under this bylaw, in addition to any security required by any other municipal or state board, agency, or official, the Conservation Commission may require that the performance and observance of the conditions imposed thereunder (including conditions requiring mitigation work) be secured wholly or in part by one or both of the methods described below:

A. By a proper bond, deposit of money or negotiable securities under a written third-party escrow arrangement, or other undertaking of financial responsibility sufficient in the opinion of the Commission, to be released in whole or in part upon issuance of a COC for work performed pursuant to the permit.

B. By accepting a conservation restriction, easement, or other covenant enforceable in a court of law, executed and duly recorded by the owner of record, running with the land to the benefit of this municipality whereby the permit conditions shall be performed and observed before any lot may be conveyed other than by mortgage deed. This method shall be used only with the consent of the applicant.

§196-11. Enforcement

No person shall remove, fill, dredge, build upon, degrade, or otherwise alter resource areas protected by this bylaw, or cause, suffer, or allow such activity, or leave in place unauthorized fill, or otherwise fail to restore illegally altered land to its original condition, or fail to comply with a permit or an enforcement order issued pursuant to this bylaw.

The Conservation Commission, its agents, officers, and employees shall have authority to enter upon privately owned land for the purpose of performing their duties under this bylaw and may make or cause to be made such examinations, surveys, or sampling as the Commission deems necessary, subject to the constitutions and laws of the United States and the Commonwealth.

The Commission shall have authority to enforce this bylaw, its regulations, and permits issued thereunder by letters, phone calls, electronic communication and other informal methods, violation notices, non-criminal citations under G.L. Ch. 40 §21D, and civil and criminal court actions. Any person who violates provisions of this bylaw may be ordered to restore the property to its original condition and take other action deemed necessary to remedy such violations, or may be fined, or both.

Upon request of the Commission, the select board and town counsel shall take legal action for enforcement under civil law. Upon request of the Commission, the chief of police shall take legal action for enforcement under criminal law.

ARTICLE 29 - continued

Municipal boards and officers, including any police officer or other officer having police powers, shall have authority to assist the Commission in enforcement.

Any person who violates any provision of this bylaw, or regulations, permits, or administrative orders issued thereunder, shall be punished by a fine of \$300. Each day or portion thereof during which a violation continues, or unauthorized fill or other alteration remains in place, shall constitute a separate offense, and each provision of the bylaw, regulations, permits, or administrative orders violated shall constitute a separate offense.

As an alternative to criminal prosecution in a specific case, the Commission may issue citations with specific penalties pursuant to the non-criminal disposition procedure set forth in G.L. Ch. 40 §21D, which has been adopted by the Town in section 1-6 of the Town's General Bylaws.

§196-12. Burden of Proof

The applicant for a permit shall have the burden of proving by a preponderance of the credible evidence that the work proposed in the permit application will not have unacceptable significant or cumulative effect upon the resource area values protected by this bylaw. Failure to provide adequate evidence to the Conservation Commission supporting this burden shall be sufficient cause for the Commission to deny a permit or grant a permit with conditions.

§196-13. Appeals

A decision of the Conservation Commission shall be reviewable in the superior court in accordance with G.L. Ch. 249 §4.

§196-14. Relation to the Wetlands Protection Act

This bylaw is adopted under the Home Rule Amendment of the Massachusetts Constitution and the Home Rule statutes, independent of the Wetlands Protection Act (G.L. Ch. 131 §40) and regulations (310 CMR 10.00) thereunder. It is the intention of this bylaw that the purposes, jurisdiction, authority, exemptions, regulations, specifications, standards, and other requirements shall be interpreted and administered as stricter than those under the Wetlands Protection Act and regulations.

§196-15. Severability

The invalidity of any section or provision of this bylaw shall not invalidate any other section or provision thereof, nor shall it invalidate any permit, approval or determination which previously has been issued.

Attachment C

**AGREEMENT BETWEEN
THE TOWN OF RANDOLPH AND _**

PROFESSIONAL ENGINEERING SERVICES

THIS IS AN AGREEMENT made on the _____ day of _____, 2011, by and between the Town of Randolph, 155 Village Street, Randolph, Norfolk County, Massachusetts (hereinafter referred to as “Town”), and _____, (hereinafter “Consultant”), a design firm incorporated in the state of Massachusetts with its principle place of business at _____.

Town and Consultant agree to the performance and furnishing of certain professional services by Consultant concerning **[insert description of scope of project]** (hereinafter referred to as the “Project”) for certain consideration to be paid to Consultant by Town, as set forth more specifically in the mutual covenants set forth below.

This Agreement will become effective on the date that the last party fully executes the same.

1.0 CONTRACT DOCUMENTS

The Contract Documents consist of the following, and in the event of conflicts or discrepancies among them, they shall be interpreted on the basis of the following priorities:

- 1) This agreement between Town and Consultant
- 2) Invitation for bids, RFQ, quotation specifications, or request for proposals.
- 3) Consultant's quotation or proposal dated _____
- 4) Town letters of all Addendums and clarifications.
- 5) Copies of all required bonds, certificates of insurance, and licenses required under the contract.

2.0 CONSULTANT’S SERVICES

The full execution of this Agreement by Town and Consultant constitutes the Town’s written authorization for Consultant to proceed with the professional services described in the Consultant’s proposal (hereinafter referred to as “Design Services”).

3.0 GUARANTEES AND WARRANTIES BY ENGINEER

Except as otherwise specified, Design Services shall be guaranteed by Consultant against any and all defects or damages caused thereby for a period of three years from the date of completion of Design Services. Consultant shall be responsible during such period, or within three years of the time when the Town knew or should have known of such defects or damages, if later, for any repair, changes, or remedial work necessitated by such defects or damages.

4.0 OWNERSHIP OF DOCUMENTS AND WORK PRODUCT

Copies of all documents produced pursuant to this Agreement shall be the property of Town. All information acquired from the Town, or from others at the expense of Town, in the performance of this Agreement shall be and remain the property of Town. This includes but is not limited to all records, data files, computer records, work sheets, deliverable products (complete and incomplete) and all other types of information prepared or acquired by Consultant in the performance of Design Services.

5.0 TOWN'S RESPONSIBILITIES

Town shall appoint a person to serve as liaison between Town and Consultant with respect to the Project and Design Services. In addition to serving as Town Liaison, this person shall be responsible for scheduling all meetings between Consultant and Town's representatives. This person, however, shall have no authority to bind Town to make payments in excess of the specific appropriation for this Agreement. Town shall provide all information requested by Consultant that is necessary for the completion of Design Services. However, Town shall not be required to provide information not readily available to it.

6.0 PAYMENT BY THE TOWN FOR DESIGN SERVICES

The Town shall pay the Consultant for the performance of this Agreement, not to exceed sum of \$ ___ (_____ dollars).

The Town shall make payment per the Consultant's proposal and payment schedule within. Payment will be forty five days after receipt of an invoice stamped in by the appropriate Town office for work performed or materials supplied. Upon satisfactory completion of the work, forty five days after receipt of an invoice for final payment, the Town shall pay the Consultant all amounts due under the Contract.

This Agreement does not provide for the payment by Town to Consultant for any expenses incurred by Consultant outside of allowable expenses approved by the Town. The acceptance by Consultant of its final payment under this Agreement shall operate as a release of the Town of all claims and all liability by the Consultant. No payment, however, final or otherwise, shall operate to release Consultant from its obligations under this Agreement.

The Consultant shall not be compensated for any services involved in preparing changes that are required for additional work that should have been anticipated by the Consultant in the preparation of the bid documents, as reasonably determined by the individual responsible for administering the design contract.

7.0 SUSPENSION OF WORK

If Town is unable to proceed with the Project or its obligations under this Agreement either before or after the execution of this Agreement for any reason, regardless of whether such inability is caused by or is within the control of Town, Consultant shall not be entitled to make or assert any claim for damage by reason of said delay. However, the time for completion of Design Services shall be extended to such reasonable time as the Town may determine that will compensate for time lost by such delay, with such determination to be set forth by Town in writing.

8.0 TERMINATION

8.1 By Town

8.1.1 In the case of any default on the part of Consultant with respect to any of the terms of this Agreement, Town shall give written notice thereof. If said default is not remedied by Consultant within such time as Town shall specify in writing, Town shall notify Consultant in writing that there has been a breach of this Agreement. Thereafter, Town shall have the right to secure the completion of Design Services remaining to be done on such terms and in such manner as Town shall determine, and Consultant shall pay Town any money that Town shall pay another designer for the completion of Design Services, in the excess of what Town would have paid Consultant for the completion of Designer Services, and Consultant shall reimburse Town for all expenses incurred by reason of said breach, including attorney's fees incurred by the Town. In case of such breach, Consultant shall be entitled to receive payment only for work satisfactorily completed prior to said breach in good faith and the amount of any balance due consultant shall be determined by Town in good faith.

8.1.2 Notwithstanding any other provision of this Agreement, the Town reserves the right at any time to suspend or terminate this Agreement in whole or in part for its convenience or due to an unavailability of funds upon fourteen days written notice to Consultant. Town shall incur no liability by reason of such termination for convenience except for the obligation to pay for work performed and accepted accruing through the date of termination less any offset or claim of Town. Such obligation shall not exceed the available appropriation. Consultant shall have no right to recover other amounts, including but not limited to amounts for lost profits, indirect, incidental or consequential damages.

8.1.3 In the event of termination by Town, all finished work and documentation, complete and incomplete, shall be delivered to Town. Consultant shall be entitled to receive payment for any work performed and accepted under this Agreement, which was completed prior to the date of termination. In the event of termination prior to the completion of the work, Consultant shall have no right to recover other amounts, including but not limited to amounts for lost profits, indirect, incidental, or consequential damages.

8.1.4 After the notice of termination for cause under Section 8.1.1 above, it is determined that said cause was invalid, the termination shall be deemed to have been effected for the convenience of Town under Section 8.1.2. In such event, a payment adjustment shall be made as provided in Section 8.1.2.

8.1.5 Any termination or suspension of this Agreement shall not impair Town's right to recover damages occasioned by the fault of Consultant. Any suspension shall not limit the right of Town to terminate this Agreement.

8.2 By Consultant

Consultant shall have no damages for delay or hindrance. In the event of delay or hindrance not the fault of the Consultant, an extension of time shall be the Consultant's sole remedy.

8.3 Force Majeure

Neither party shall be liable to the other or deemed to be in breach under this agreement for any failure to perform, including, without limitation, a delay in rendering performance due to causes beyond its reasonable control, such as an order, injunction, judgment, or determination of any Court of the United States or the Commonwealth of Massachusetts, an Act of God, war, civil disobedience, extraordinary weather conditions, labor disputes, or shortages, or fluctuation in electric power, heat, light, or air conditioning. Dates or time of performance shall be extended automatically to the extent of such delays, provided that the party whose performance is affected promptly notifies the other of the existence and nature of such delay.

9.0 INSURANCE

Consultant shall provide and maintain insurance at its own expense until the completion of Design Services as set forth below:

9.1 Worker's compensation insurance in accordance with state law;

9.2 Comprehensive general liability, comprehensive automobile liability and property damage insurance in the amount of not less than \$1,000,000.00 for each occurrence and \$2,000,000.00 in the aggregate. The Town shall be named an additional insured.

9.3 The Town must be named as an additional insured on a certification of insurance filed with the Town Administrator at time of contract issue. This Certificate of Insurance will be attached as part of Exhibit B to this Agreement.

9.4 Professional liability insurance covering Consultant's errors and omissions with limits of at least \$1,000,000.00 for each occurrence and at least \$2,000,000.00 in the aggregate. The Town shall be named an additional insured.

9.5 All insurance coverage shall be in force from the time of the Agreement to the date when all work under the Agreement is completed and accepted by the Town.

Certificates and any and all renewals substantiating that required insurance coverage is in effect shall be filed with the Town and shall list the Town as additional insured for each policy. Since this insurance is normally written on a year-to-year basis, the Consultant shall notify the Town should coverage become unavailable or if its policy should change. Any cancellation of insurance, whether by the insurers or the insured, shall not be valid unless written notice thereof is given by the party proposing cancellation to the other party and to the Town at least fifteen days prior to the intended effective date thereof, which date should be expressed in said notice. Cancellation of required insurance shall be grounds for termination of this contract. The Consultant shall provide a copy of additional insured endorsements for all policies that require the Town to be listed as an additional insured.

10.0 INDEMNIFICATION

Consultant hereby agrees to indemnify and hold harmless Town and its officers, attorneys, employees and agents from and against claims (including workers' compensation and wage claims) demands, suits, actions, liabilities, damages, penalties, judgments, and costs and expenses, including without limitation the costs and expenses of litigation and attorney's fees, of or by anyone that in any way is caused by, arises out of, or is occasioned by, the negligent acts or omissions of Consultant's services, or any activities, negligence, or omissions of Consultant.

11.0 MISCELLANEOUS PROVISIONS

11.1 Entire Agreement

Unless contained in this Agreement, or the Exhibits incorporated into and made a part of this Agreement, no warranties, statements, promises, or representations shall be considered a part of this Agreement or a basis upon which Consultant or Town entered into this Agreement.

11.2 Assignment of Interest

Consultant shall not assign, transfer, or convey any interest in this Agreement without the prior written consent of Town, which consent shall not be unreasonably withheld.

11.3 Subcontractors

Consultant shall not assign, subcontract, or delegate the performance of its services to any person, corporation, or entity without the prior written consent of Town. Provided that such consent is obtained, it is understood and agreed that any such persons, corporations, or entities hired by Consultant shall be deemed agents of Consultant and that Consultant shall be responsible for the methods, means, and materials used in connection with the performance of any such services, and for any breach of this Agreement or any delays or damages occasioned by such work.

11.4 Inspection by Town

The authorized representatives and agents of Town shall be permitted to inspect all work, materials, payrolls, records of personnel, invoices of materials and other relevant data and records of Consultant upon demand.

11.5 Incorporation of Applicable Law

Each and every provision of law required to be included in this Agreement shall be deemed to be included in this Agreement, and this Agreement shall be read and enforced as though such provisions were included herein. If through mistake or otherwise any such provision has not been included in this Agreement, or is not correctly inserted, then upon the application of either party to this Agreement, the Agreement shall forthwith be physically amended to make such inclusion or insertion.

11.6 Governing Law

Town and Consultant shall perform its services in conformity with the requirements and standards of Town, and with all applicable laws and regulations of the Commonwealth of Massachusetts and its political subdivisions, and with all applicable laws and regulations of the Federal Government.

In the event of any dispute concerning the meaning or application of this Agreement, any such dispute shall be resolved pursuant to law of the Commonwealth of Massachusetts and, if necessary, by a Court of the Commonwealth of Massachusetts. Both parties hereby consent to the jurisdiction of any such Court.

11.7 Licensure and Compliance with Massachusetts Tax Law

By executing this Agreement, Consultant agrees and certifies that it is licensed to perform the services required by this Agreement, and that it will secure such licensure for so long as it is bound to perform services under this Agreement. Documentation of such licensure shall be attached to this Agreement. Consultant shall comply with all applicable laws, ordinances, rules or regulations or codes of the State or Town in performing the work embraced by this Agreement. Pursuant to Mass. General Laws chapter 62C, section 49A, the Consultant certifies under the penalties of perjury that the Consultant has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

11.8 Corporate Contractor

The Consultant shall endorse upon this Agreement (or attach hereto) a Clerk's Certificate certifying the authority of the party signing this Agreement for the corporation and the existence of such corporation. Such certificate shall be accompanied by a letter or other instrument stating that such authority continues in force and effect as of the date of submission. This Agreement shall not be enforceable against the Town unless and until the Consultant complies with this section.

11.9 Interpretation & Severability

For purposes of interpreting this Agreement in the context of a dispute over its terms or otherwise neither party shall be considered the drafter of this Agreement and neither party shall have any provision of this Agreement construed in its favor as a result of its role in drafting this Agreement or its bargaining power with respect to this Agreement, Design Services, the Project, or otherwise.

IN WITNESS WHEREOF the parties hereto have executed copies of this Agreement the day and year first above written. *

*If a Corporation, attach to each signed copy of this Agreement an attested copy of the vote of the Corporation authorizing the said signing and sealing.

Consultant

By its duly authorized representative

By:

Title:

Thomas Holder- Director
Department of Public Service

**TOWN OF RANDOLPH
By its Board of Selectmen**

Funding Source:

Account: _____

Town Accountant

Dated: _____

Approved as to availability of funds

Town Counsel

Dated: _____

Approved as to form

CERTIFICATE AS TO CORPORATE CONSULTANT

I _____

Certify that I am _____

of the Corporation named as Consultant in the Proposal; that _____

_____ who signed said Proposal on behalf of the

Consultant was then _____ of said

Corporation; that I know his signature and that his signature hereto is genuine and that

said Proposal was duly signed, sealed, and executed for and on behalf of said

Corporation by authority of its Board of Directors.

(Corporate Seal)

(Signature)

(Title)

This Certificate must be completed where the Consultant is a Corporation, and should be so completed by its Clerk. In the event that the Clerk is the person signing the proposal on behalf of the Corporation, this Certificate must be completed by another Officer of the Corporation.

CERTIFICATE OF VOTE

(to be filed if Consultant is a Corporation)

I, _____, hereby certify that I am the duly qualified and acting
(Secretary of the Corporation)

Secretary of _____ and I further certify that at
(Name of Corporation)

a meeting of the Directors of said Company, duly called and held on _____,
(Date of Meeting)

at which all Directors were present and voting, the following vote was unanimously
passed:

VOTED: To authorize and empower

Anyone acting singly, to execute Forms of General Quotation, Contracts or Bonds on
behalf of the Corporation.

I further certify that the above vote is still in effect and has not been changed or
modified in any respect.

By: _____
(Secretary of Corporation)

A True Copy:

Attest: _____
(Notary Public)

My Commission Expires: _____
(Date)

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under the pains and penalties of perjury that this contract has been obtained in good faith and without collusion or fraud with any other person. As used in this certification, the word 'person' shall mean any natural person, business, partnerships, corporation, union, committee, club, or other organization, entity, or group of individuals.

Name of Business: _____

Signature: _____

Name of Person signing Proposal: _____