



TOWN COUNCIL MEETING

Monday, September 14, 2026 at 6:00 PM

Town Hall - Chapin Hall - Second Floor- 41 South Main Street
Randolph, MA 02368

AGENDA

This is a hybrid meeting. The public is invited to attend this meeting in person or remotely, by telephone or computer access. This meeting is being posted pursuant to the state statute authorizing temporary remote participation as described here:<https://www.randolphma.gov/DocumentCenter/View/3111/Updated-Guidance-RemoteMeetings>

Join Zoom Meeting: <https://us02web.zoom.us/j/86495385600>

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Or Dial: +1 301 715 8592 Webinar ID: 864 9538 5600

Please note that this Town Council Meeting will be video and audio recorded and will be broadcast, including over local cable and the internet. Any person, upon entering a council meeting or hearing for any purpose, including the purpose of participating, viewing, listening or testifying, grants permission to the Town Council to record and televise or otherwise publish their presence and testimony. Public comments shall only be provided in person and shall not be provided remotely.

A. Call to Order - Roll Call - Pledge of Allegiance

B. Moment of Silent Prayer

C. Approval of Minutes

1. Approval of Meeting Minutes from August 24, 2026

D. Announcements from the President

E. Presentations

F. Public Hearings

1. Council Order 2026-061: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance –Chapter 200 of the General Code of the Town of Randolph –Concerning Data Centers (Referred back from Zoning and Ordinance Subcommittee on August 17, 2026)
2. Council Order 2026-067: Request for the Town Council to Initiate an Amendment to the Randolph Zoning Ordinance- Chapter 200 of the General Code of the Town of

Randolph- to Amend the Provisions Concerning Planned Residential Development
(Referred back from Zoning and Ordinance Subcommittee on August 17, 2026)

- [3.](#) Council Order 2026-075: FY27 Randolph Community Preservation Projects (Available for a Vote)

G. Public Comments/Discussions

H. Proclamations

- [1.](#) Salon Monte Carlo

I. Appointments

J. Motions, Orders, and Resolutions

K. Old/Unfinished Business

- [1.](#) Council Order 2026-015: Acceptance of Gift of Historical Materials (Available for Vote)

L. New Business

- [1.](#) Council Order 2026-080: Acceptance of Local Option Statute M.G.L. ch. 44, section 64 Regarding Payment of Unpaid Bills (Same Night Action)
- [2.](#) Council Order 2026-077: Authorization for Payment of Prior Year Unpaid Bills (Same Night Action)
- [3.](#) Council Order 2026-81: Amendment of Chapter 185 of the General Ordinances of the Town of Randolph Concerning The Use of Automated License Plate Readers for Surveillance Purposes (Refer to Zoning and Ordinance Subcommittee)
- [4.](#) Council Order 2026-082: Acceptance of Town Clerk's Recommendation for In-Person Early Voting Hours for November 3, 2026 State Election (Same Night Action)

M. Town Manager's Report

N. Correspondence

O. Committee Reports

P. Open Council Comments

Q. Adjournment

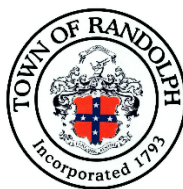
Notification of Upcoming Meeting Dates

September 28

October 5 and 19

November 2 and 23

December 7- Regular and joint meeting with the School Committee



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, August 24, 2026, at 6:02 p.m.
Randolph Town Hall-Chapin Hall 2nd Floor

This is a hybrid meeting. The Public is invited to attend this meeting in person or remotely, by telephone or computer access.

Call to Order: Council President Ryan Egan called the meeting to order.

Roll Call – Council Members Present: Christos Alexopoulos (In-Person), Richard Brewer (In-Person), James F. Burgess Jr. (In-Person), Natacha Clerger (In-Person), Ryan Egan (In-Person), Jesse Gordon (In-Person), Katrina Huff-Larmond (In-Person), Kevin O’Connell (In-Person), Brandon Thompson (In-Person)

Pledge of Allegiance: Pledge of Allegiance led by Councilor O’Connell.

Moment of Silent Prayer: Moment of Silent Prayer held.

Approval of Meeting Minutes

Motion: Councilor Alexopoulos moved to approve the minutes of the Town Council meeting minutes of August 10, 2026. This Motion was seconded by Vice President Brewer.

Roll Call Vote: 9-0-0

Motion passes.

Announcements from the President: None

Public Hearings: None

Public Comments

Council President Egan opened the public comments portion of the meeting.

1. Guerlince Semerzier; 60 Mill St: It has been a wonderful summer in terms of activities that have been happening around town. Mr. Semerzier asked that we keep the community in our prayers.

There were no more public comments.

Presentations:

1. Randolph Summer Inters

- a. The interns worked in Departments for three weeks and then worked collaboratively for three more weeks. At this time they are presenting what they have been working on which is a project on Randolph Community Intergenerational Center (RICC).
- b. Diana, Michael and Alex are presented on behalf of the group of interns. They spoke on ways to get more community engagement, increase programs and more marketing for the RICC. They shared events/programs that they believe would be beneficial for Randolph to offer to teens.
- c. Councilor O'Connell mentions how difficult it is to obtain volunteers for these programs. Councilor O'Connell agrees that social media is a great tool to reach the community.
- d. Councilor Clerger congratulated the interns for their professionalism. Councilor Clerger recommends that a database be created for volunteers. Councilor Clerger asked what the interns would like to see next? Intern Diana mentioned job fairs. Intern Michael reminded the Council that the high school students have graduation requirements including community service hours.
- e. Councilor Gordon asked Intern Michael to elaborate on the community service needed to graduate. Intern Diana asked if the school and RICC collaborate
- f. Councilor Burgess stated that the Council continues to hear about the need for more programming and volunteers at the RICC. Councilor Burgess agrees that since COVID it seems to be geared more towards the elder population and that we need to find the youth component again. Councilor Burgess thanked the interns for their presentation.
- g. Town Manager Howard thanked the interns for their presentation. Town Manager Howard recommended that the interns sit down with the Community Programs Director and discuss the items mentioned in the presentation.
- h. Councilor Huff-Larmond thanked the group for their hard work. She asked them to share which departments they worked in and what the best part was?
- i. President Egan thanked the interns for the presentation.

Proclamations: None

Appointments: None

Motions, Orders, and Resolutions: None

Old/Unfinished Business: None

New Business:

1. Council Order 2026-075: FY27 Randolph Community Preservation Projects
 - a. Town Manager Howard introduced this order which would approve the projects presented to the Council by the Community Preservation Committee. The projects and dollar amounts were presented to the Council.
 - b. Councilor Burgess will be requesting more information from the CPC in regard to the projects.
2. Council Order 2026-076: Acceptance of FY 2027 Grant Monies
 - a. Town Manager Howard introduced this Council Order which is an annual action item to approve any grants awarded to the town.

Motion: Councilor Alexopoulos moved to approve Council Order 2026-076 as written. This motion was second by Councilor Burgess

Roll Call Vote: 9-0-0

Motion passes.

3. Council Order 2026-077: Authorization for Payment of Prior Year Unpaid Bills
 - a. President Egan stated that this order will be continued to the next Town Council Meeting.
4. Council Order 2026-078: General Ordinance Amendment Prohibiting Use of Traffic Cameras for Traffic Enforcement Purposes in the Town of Randolph
 - a. President Egan introduced this order which would prohibit the use of traffic cameras to enforce traffic laws such as red light cameras. This was introduced and referred to the Zoning and Ordinance Subcommittee.
5. Council Order 2026-079: Prohibition on Sharing of Non-public Election Information
 - a. Councilor Burgess was given the opportunity to introduce this order which would ask the Town Manager to advise the Town Clerk not share any non-public election information. This order was introduced and referred to the Appointments, Operations and Oversight Subcommittee.

Town Manager's Report:

1. Town Manager Howard gave a brief update on the new water treatment plant which is now completely up and running. The old plant is no longer producing water. The money the town has been receiving from the PFAS settlement has been going into an account to help with the cleanup costs of the old plant. There will be a grand reopening announced soon. Town Manager Howard gave thanks to the council and the Tri-Water Board for their assistance through this process.
 - a. Councilor Gordon mentioned that the PFAS readings were below the limit which shows the great success of the new plant.
 - b. Councilor Huff-Larmond asked about a way to secure the soccer field at Belcher Park. Town Manager Howard stated that he does not see the town putting up a fence around the field. Councilor Burgess also noted that the park is to be used for passive recreation and recommends looking into the Kennedy Field.
 - c. Councilor Clerger asked about any other fields in town that could be secured? Town Manager Howard does not believe that they are big enough.
 - d. Councilor Brewer also mentioned that too much water would be harmful to the fields.

Correspondence: None

Subcommittee Reports:

1. School Committee: Councilor O'Connell mentioned open houses for Randolph Public Schools will be taking place soon. Information will be coming via email.
2. Zoning and Ordinance: Councilor Burgess stated that the Zoning and Ordinance subcommittee met. They have numerous zoning amendments being proposed. Councilor Burgess asked the Town Attorney to reach out to outside counsel for more insight on the changes that are forthcoming.

Council Comments:

1. Councilor Huff-Larmond: Recovery Corner is a space for resources and will be held on Monday 8/31 starting at 12PM at the Turner Free Library. Early voting is here and can be done at town hall; September 1st is the primary. October 24 is the last day to register to vote. The DEI coalition is holding their strategic plan meeting on August 31st at 6PM. Thank you to the Interns.

Councilor Huff-Larmond left the meeting at 7:36 PM

2. Councilor Thompson: Happy Birthday to Town Manager Howard and Natalie's Daughter. Spoke on Flock Cameras; mainly the issue being with where the data is stored.
3. Councilor Burgess: Asked for a reminder on code enforcement and shared a recent example of signs being placed around town where they are not permitted.
4. Councilor O'Connell: Thanked the Bascom Group for their backpack drive, which had great success. The Lantern Festival had new additions and was an awesome time.
5. Councilor Gordon: Attended the Lantern Festival. State Senate Debate was August 15th and can be viewed on RCTV. The Randolph Dems hosted a summer social event which has been recorded and may also go onto RCTV.
6. Councilor Clerger: Gave an update that Hollis Street is on the list to be paved after the pipe replacement. Friday August 28th Ed Markey will be in Town at Vee's on North Main St.

Adjournment:

Motion: Motion to adjourn made by President Egan and seconded by Councilor Alexopoulos.

Roll Call Vote: 8-0-0

Meeting adjourned.

The Town Council Meeting adjourned at 7:47 pm.

Notification of Upcoming Council Meetings:

September 14 and 28

October 5 and 19

November 2 and 23

December 7

Council Order 2026-061

**Introduced by: Planning Board
July 13, 2026**

**Request for the Town Council to Initiate
An Amendment to the Randolph Zoning Ordinance –
Chapter 200 of the General Code of the Town of Randolph –
Concerning Data Centers**

That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows:

1. Amend Article 2, section 2.2 General Definitions, by adding the following:

Data Center

A facility, or portion thereof, primarily designed or used to house computer servers and related information technology infrastructure for the storage, processing, management, or transmission of electronic data. A Data Center may include, but is not limited to, server racks, data storage systems, cooling systems, power conditioning equipment, substations, uninterruptible power supplies, backup generators, telecommunications equipment, security systems, and associated mechanical and electrical infrastructure.

A use shall be classified as a Data Center under these Ordinances where either:

- (a) more than twenty-five percent (25%) of the gross floor area is devoted to server racks, stationary computing equipment, or associated mechanical or electrical infrastructure; or
- (b) the primary purpose of the facility, as determined by the Building Commissioner or designee, is the housing and operation of computer servers and related infrastructure, regardless of floor area allocation.

2. Amend Article 4 by adding the following section 4.7:

§ 4.7 Data Centers forbidden.

The operation of any Data Center, as defined in Chapter 200 of the Town of Randolph Ordinances, is prohibited in all zoning districts of the Town of Randolph.



PLANNING BOARD Report to Town Council

Order: 2026-061

Petitioner: Planning Board

Date referred: July 13, 2026

Date hearing opened: September 8, 2026

Date hearing closed: September 8, 2026

Date of report: September 10, 2026

PETITION

Amend Chapter 200 of the General Code of the Town of Randolph, concerning Data Centers, pursuant to M.G.L. chapter 40A, Section 5.

BACKGROUND

The Planning Board seeks to address the development of data centers in Randolph.

AMENDMENTS TO ORDINANCE(S)

This petition

- Creates a definition of Data Centers in the Zoning Ordinance
- Amends Article 4 of the General Ordinance to prohibit the development, construction, and installation of data centers as defined.

RECOMMENDATION

The Planning Board voted 3-0-0 to **RECOMMEND ADOPTION**

DISCUSSION

Given that Data Centers have high electricity usage that could threaten reliability and increase utility bills for residents; and

Given that Data Centers have significant water consumption for cooling which could impact Randolph's water supplies and deplete limited reserves; and

Given that Data Centers produce noise pollution from cooling fans and backup generators that could disrupts adjacent neighborhoods; and

Given that Data Centers have potential impact on air quality; and

Given that Data Centers provide minimal post construction job opportunities in communities

The Planning Board recommends prohibiting their use in Randolph until such time as the Town can develop a multi-department and systematic approach for review, approval and monitoring Data

Centers in alignment with the Commonwealth to “create responsible data center development to ensure projects do not drive up energy costs, strain local infrastructure or harm public health and the environment” and provide a benefit to the local community.

35 Merrymount Road, Unit A-7, Quincy
LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
Premises: 35 Merrymount Road, Unit A-7, Quincy, MA 02169

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Sau Hung Siu and Sai Nui Wong-Siu to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Countrywide Home Loans, Inc., and now held by **Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC**, said mortgage dated June 27, 2005 and recorded in the Norfolk County Registry of Deeds in Book 22561, Page 56, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Countrywide Home Loans, Inc., its successors and assigns to Nationstar Mortgage LLC by assignment dated August 6, 2025 and recorded with said Registry of Deeds in Book 42571, Page 374; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on September 28, 2026 at 09:00 AM Local Time upon the premises, **directly in front of the building in which the unit is located**, all and singular the premises described in said mortgage, to wit:

Unit No. A-7 (the "Unit") of Merrymount Townhouse Condominiums (the "Condominium"), located in Quincy, Norfolk County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated March 6, 1990 and recorded with the Norfolk County Registry of Deeds in Book 8581, Page 320, as amended by Special Amendment of Master Deed dated March 30, 1990 and recorded with said Norfolk County Registry in Book 8612, Page 545, as further amended by Amendment of Master Deed Creating Phase III dated November 7, 1990 and recorded with said Norfolk County Registry in Book 8783, Page 47, as further amended by Special Amendment of Master Deed dated March 19, 1991 and recorded with said Norfolk County Registry in Book 8875, Page 48, and as further amended by Amendment of Master Deed Creating Phase IV dated March 19, 1991 and recorded with said Norfolk County Registry in Book 8875, Page 51. The Unit contains approximately 1,464 square feet and is laid out as shown on the plans filed with said Master Deed and on a copy of a portion of said plans attached to the first deed of the Unit recorded with said Norfolk County Registry in Book 8880, Page 522, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A.

The Unit is conveyed together with an undivided 3.32 percent interest in the common areas and facilities of the Condominium as set forth in said Master Deed.

The Unit is conveyed subject to and together with the benefit of said Massachusetts General Laws, Chapter 183A, said first deed of the Unit, said Master Deed, and the Merrymount Townhouse Condominiums Trust created by Declaration of Trust dated March 6, 1990 and recorded with said Norfolk County Registry in Book 8581, Page 350, as amended by Amendment to Declaration of Trust dated December 2, 1991 and recorded with said Norfolk County Registry in Book 9206, Page 554, and as further amended by Amendment to Schedule A dated November 12, 1996 and recorded with said Norfolk County Registry in Book 11619, Page 315.

The Property Address of the Unit is: 35 MERRYMOUNT RD UNIT 7 QUINCY MA 02169-2257

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated May 25, 2005 and recorded in the Norfolk County Registry of Deeds in Book 22561, Page 54.

Said Unit will be conveyed together with an undivided percentage interest in the Common Elements of said Condominium appurtenant to said Unit and together with all rights, easements, covenants and agreements as contained and referred to in the Declaration of Condominium, as amended.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for Rocket Mortgage, LLC
s/b/m Nationstar Mortgage LLC
Present Holder of the Mortgage
(401) 217-8701

AD# 12583905
PL 08/29, 09/05, 09/12/2026



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920 North Street, Randolph
LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
Premises: 920 North Street, Randolph, MA 02368

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Long Do Nguyen and Dao My Nguyen to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, and now held by Lakeview Loan Servicing, LLC, said mortgage dated January 12, 2023 and recorded in the Norfolk County Registry of Deeds in Book 41022, Page 198, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, its successors and assigns to **Lakeview Loan Servicing, LLC** by assignment dated October 9, 2023 and recorded with said Registry of Deeds in Book 41451, Page 105; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on September 28, 2026 at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in Randolph and Braintree, Norfolk County, Massachusetts, with the buildings thereon, being shown as Lot A on plan of land entitled, "Plan of Land on Braintree and Randolph, Mass." Dated July, 1954, drawn by Arthur Cavanaugh, surveyor, duly recorded with Norfolk Registry of Deeds, Book 3301, Page 436, and being further bounded and described as follows:

EASTERLY by North Street and Pond Street, as shown on said plan, sixty-nine and 03/100 (69.03) feet;

NORTHERLY by land formerly of William Hayden, as shown on said Plan, one hundred seventy-three (173) feet;

WESTERLY by Lot B, as shown on said Plan, one hundred nineteen and 28/100 (119.28) feet;

SOUTHERLY by Right of Way on said Plan, one hundred sixty-eight and 44/100 (168.44) feet.

Subject to and with benefit of right of way, as shown in said Plan.

Subject to taking for layout of Pond Street and North Street, as of record.

Meaning and intending to describe the same premises as set forth on deed dated November 13, 2018 and recorded November 14, 2018 with the Norfolk County Registry of Deeds in Book 36431 Page 515. For grantor's title see deed recorded herewith.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated January 12, 2023 and recorded in the Norfolk County Registry of Deeds in Book 41022, Page 196.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for Lakeview Loan Servicing, LLC
Present Holder of the Mortgage
(401) 217-8701

AD# 12580907
PL 08/29, 09/05, 09/12/2026



Public Notices

121 Jerusalem Road
LEGAL NOTICE
NOTICE OF PUBLIC HEARING COHASSET ZONING BOARD

The Cohasset Zoning Board of Appeals will hold a hybrid public hearing on Monday, September 14th, 2026 at 7 p.m., at 91 Sohler Street, Willcutt Commons, regarding an application filed by Harry J. Judd Jr. & Peter R. Mallen for the property located at 121 Jerusalem Road, as shown on Assessor's Parcel ID: D3-20-014. The hearing is also accessible via Zoom, Webinar ID: 837 5976 1010, Passcode: 911115. The applicant seeks a special permit to construct an attached garage to the existing nonconforming structure.

For digital copies of the application materials, please email Town Planner, Cassandra Thayer at cthayer@cohassetma.gov AD#12548183 PL 08/29,09/05/2026

26 059 Council President
LEGAL NOTICE
TOWN OF BRAINTREE
PUBLIC HEARING

The Town Council of the Town of Braintree will hold a Public Hearing on **Tuesday, September 15, 2026 at 7:30PM** in the Horace T. Cahill Auditorium at Town Hall, 1 JFK Memorial Drive, Braintree, MA 02184. Notice is given in accordance with the Town Charter, Article 2, Section 2-9(c) and/or Article 6, Sections 6-6 and/or 6-7: **26 059 Council President: Amendments to Zoning Ordinances 135-206 and 135-604** or take up any action relative thereto. The proposed ordinance amendments will address commercial activity in residential zones. A full copy is available for viewing at the Office of the Town Clerk during normal office hours or on the Town's Website: www.braintreema.gov

AD# 12557201
PL 08/29, 09/05/2026

BMW X5
LEGAL NOTICE
To be auctioned off on 09/15/2026
V.I.N.
SUXFB53586LV29081
Pursuant to MGL C.255, S.39A.
Express Towing (781) 843-6909

AD# 12554168
PL 08/29, 09/05, 09/12/2026

Council Order 2026-061
LEGAL NOTICE
Town of Randolph, MA
Council Order 2026-061

The Randolph Town Council will hold a public hearing on Monday, September 14, 2026 at 6:15 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and by ZOOM and telephone access on Council Order 2026-061: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance-Chapter 200 of the General Code of the Town of Randolph- Concerning Data Centers. That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows: **1. Amend Article 2, section 2.2 General Definitions, by adding the following: Data Center** A facility, or portion thereof, primarily designed or used to house computer servers and related information technology infrastructure for the storage, processing, management, or transmission of electronic data. A Data Center may include, but is not limited to, server racks, data storage systems, cooling systems, power conditioning equipment, substations, uninterruptible power supplies, backup generators, telecommunications equipment, security systems, and associated mechanical and electrical infrastructure. A use shall be classified as a Data Center under these Ordinances where either: (a) more than twenty-five percent (25%) of the gross floor area is devoted to server racks, stationary computing equipment, or associated mechanical or electrical infrastructure; or (b) the primary purpose of the facility, as determined by the Building Commissioner or designee, is the housing and operation of computer servers and related infrastructure, regardless of floor area allo-

Public Notices

cation. **2. Amend Article 4 by adding the following section 4.7: § 4.7 Data Centers forbidden.** The operation of any Data Center, as defined in Chapter 200 of the Town of Randolph Ordinances, is prohibited in all zoning districts of the Town of Randolph. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

AD# 12585743
PL 08/29, 09/05/2026

Council Order 2026-075
LEGAL NOTICE
PUBLIC HEARING NOTICE
Town of Randolph, MA
Council Order 2026-075

The Randolph Town Council will conduct a public hearing on Monday, September 14, 2026 at 6:15 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, Second Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on Council Order: 2026-075: FY 2027 Randolph Community Preservation Projects to see if the Town Council will vote to appropriate funding for the projects recommended by the Community Preservation Committee in the amounts shown below and from the reserves identified next to each project: Housing and Coordination/ \$66,377.00/Housing; 217 Mill Street/ \$300,000/Housing; Stetson Hall Preservation/ \$2,733,100.00/Undesignated Fund; Town Hall Reservation Fund; Restoration/ \$1,344,400/Undesignated Fund; Tower Hill Playground/ \$150,000/Open Space & Rec; Open Space and Rec plan/ \$150,000/Open Space & Rec; Bond Payment Obligations/ \$33,856.00/Open Space & Rec. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

AD# 12585730
PL 08/29, 09/05/2026

Kent Street, Tide Gate
LEGAL NOTICE
TOWN OF SCITUATE
CONSERVATION COMMISSION

On 9/9/2026 at 6:00 PM, the Scituate Conservation Commission will hold a Wetlands Meeting under Chapter 131 Section 40 of the Massachusetts General Laws and Section 30700 of the Town of Scituate Code of Bylaws, for a Request for Determination of Applicability filed by MassBays NEP for the repair of a tide gate located at Kent Street, Scituate, MA. Abutters and other interested parties are invited to attend. Information to access meeting will be available on the agenda posted on town website.

Frank Snow
Chair

AD# 12584031
PL 08/29/2026

TOYOTA COROLLA
LEGAL NOTICE
To be auctioned off on 09/15/2026
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Pursuant to MGL C.255, S.39A.
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AD# 12552851
PL 08/29, 09/05, 09/12



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01/09/25



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267 Middle Street, Weymouth
LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 267 Middle Street, Weymouth, MA 02189

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Deric A. Gendron to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for NewRez LLC, and now held by **NewRez LLC**, said mortgage dated February 26, 2020 and recorded in the Norfolk County Registry of Deeds in Book 37627, Page 393, as affected by a Loan Modification dated January 16, 2025 and recorded in the Norfolk County Registry of Deeds in Book 42238, Page 504; as affected by a Loan Modification dated September 23, 2025 and recorded in the Norfolk County Registry of Deeds in Book 42732, Page 551; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for NewRez LLC, its successors and assigns to NewRez LLC, d/b/a Shell-point Mortgage Servicing by assignment dated June 16, 2021 and recorded with said Registry of Deeds in Book 39522, Page 435; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on October 5, 2026 at 09:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A certain parcel of land lying on the Westerly side of Middle Street, in Weymouth, Norfolk County, Commonwealth of Massachusetts being more particularly described as follows:

BEGINNING at the Northeasterly corner of the lot on the Westerly sideline of Middle Street;

Thence South 38° 49' 30" West 40 00 feet along Middle Street to Lot A;

Thence North 53° 18' 58" West 60 00 feet along Lot A;

Thence South 74° 29' 50" West 39.27 feet along Lot A;

Thence South 41° 06' 35" West 49.60 feet along Lot A;

Thence North 53° 18 58" West 165.00 feet along Lot A;

Thence North 46° 18' 15" West 177.12 feet along Lot A to Town of Weymouth Conservation land;

Thence North 51° 04' 04" East 102.00 feet along the Town of Weymouth Conservation land;

Thence South 53° 18' 58" East 404.95 feet to the point of BEGINNING of Middle Street.

And shown as Lot B on a Plan by Linwood Surveying & Mapping, Inc. dated August 6, 1977 and recorded with the Norfolk County Registry of Deeds on October 2, 1997 as Plan No 658 of 1997 in Plan Book 451.

For Title Reference see Deed recorded herewith.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated February 20, 2020 and recorded in the Norfolk County Registry of Deeds in Book 37627, Page 390.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for NewRez LLC
Present Holder of the Mortgage
(401) 217-8701

AD# 12546853
PL 09/05, 09/12, 09/19/2026

920 North Street, Randolph
LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 920 North Street, Randolph, MA 02368

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Long Do Nguyen and Dao My Nguyen to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, and now held by Lakeview Loan Servicing, LLC, said mortgage dated January 12, 2023 and recorded in the Norfolk County Registry of Deeds in Book 41022, Page 198, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, its successors and assigns to **Lakeview Loan Servicing, LLC** by assignment dated October 9, 2023 and recorded with said Registry of Deeds in Book 41451, Page 105; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on September 28, 2026 at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in Randolph and Braintree, Norfolk County, Massachusetts, with the buildings thereon, being shown as Lot A on plan of land entitled , "Plan of Land on Braintree and Randolph, Mass." Dated July, 1954, drawn by Arthur Cavanaugh, surveyor, duly recorded with Norfolk Registry of Deeds, Book 3301, Page 436, and being further bounded and described as follows:

EASTERLY by North Street and Pond Street, as shown on said plan, sixty-nine and 03/100 (69.03) feet;

NORTHERLY by land formerly of William Hayden, as shown on said Plan, one hundred seventy-three (173) feet;

WESTERLY by Lot B, as shown on said Plan, one hundred nineteen and 28/100 (119.28) feet;

SOUTHERLY by Right of Way on said Plan, one hundred sixty-eight and 44/100 (168.44) feet.

Subject to and with benefit of right of way, as shown in said Plan.

Subject to taking for layout of Pond Street and North Street, as of record.

Meaning and intending to describe the same premises as set forth on deed dated November 13, 2018 and recorded November 14, 2018 with the Norfolk County Registry of Deeds in Book 36431 Page 515. For grantor's title see deed recorded herewith.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated January 12, 2023 and recorded in the Norfolk County Registry of Deeds in Book 41022, Page 196.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for Lakeview Loan Servicing, LLC
Present Holder of the Mortgage
(401) 217-8701

AD# 12580907
PL 08/29, 09/05, 09/12/2026

35 Merrymount Road, Unit A-7, Quincy
LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 35 Merrymount Road, Unit A-7, Quincy, MA 02169

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Sau Hung Siu and Sai Nui Wong-Siu to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Countrywide Home Loans, Inc., and now held by **Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC**, said mortgage dated June 27, 2005 and recorded in the Norfolk County Registry of Deeds in Book 22561, Page 56, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Countrywide Home Loans, Inc., its successors and assigns to Nationstar Mortgage LLC by assignment dated August 6, 2025 and recorded with said Registry of Deeds in Book 42571, Page 374; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on September 28, 2026 at 09:00 AM Local Time upon the premises, **directly in front of the building in which the unit is located**, all and singular the premises described in said mortgage, to wit:

Unit No. A-7 (the "Unit") of Merrymount Townhouse Condominiums (the "Condominium"), located in Quincy, Norfolk County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated March 6, 1990 and recorded with the Norfolk County Registry of Deeds in Book 5581, Page 320, as amended by Special Amendment of Master Deed dated March 30, 1990 and recorded with said Norfolk County Registry in Book 8612, Page 545, as further amended by Amendment of Master Deed Creating Phase III dated November 7, 1990 and recorded with said Norfolk County Registry in Book 8783, Page 47, as further amended by Special Amendment of Master Deed dated March 19, 1991 and recorded with said Norfolk County Registry in Book 8875, Page 48, and as further amended by Amendment of Master Deed Creating Phase IV dated March 19, 1991 and recorded with said Norfolk County Registry in Book 8875, Page 51. The Unit contains approximately 1,464 square feet and is laid out as shown on the plans filed with said Master Deed and on a copy of a portion of said plans attached to the first deed of the Unit recorded with said Norfolk County Registry in Book 8880, Page 522, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A.

The Unit is conveyed together with an undivided 3.32 percent interest in the common areas and facilities of the Condominium as set forth in said Master Deed.

The Unit is conveyed subject to and together with the benefit of said Massachusetts General Laws, Chapter 183A, said first deed of the Unit, said Master Deed, and the Merrymount Townhouse Condominiums Trust created by Declaration of Trust dated March 6, 1990 and recorded with said Norfolk County Registry in Book 8581, Page 350, as amended by Amendment to Declaration of Trust dated December 2, 1991 and recorded with said Norfolk County Registry in Book 9206, Page 554, and as further amended by Amendment to Schedule A dated November 12, 1996 and recorded with said Norfolk County Registry in Book 11619, Page 315.

The Property Address of the Unit is: 35 MERRYMOUNT RD UNIT 7 QUINCY MA 02169-2257

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated May 25, 2005 and recorded in the Norfolk County Registry of Deeds in Book 22561, Page 54.

Said Unit will be conveyed together with an undivided percentage interest in the Common Elements of said Condominium appurtenant to said Unit and together with all rights, easements, covenants and agreements as contained and referred to in the Declaration of Condominium, as amended.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for Rocket Mortgage, LLC
s/b/m Nationstar Mortgage LLC
Present Holder of the Mortgage
(401) 217-8701

AD# 12583905
PL 08/29, 09/05, 09/12/2026

Public Notices

26 059 Council President
LEGAL NOTICE
TOWN OF BRAINTREE
PUBLIC HEARING

The Town Council of the Town of Braintree will hold a Public Hearing on **Tuesday, September 15, 2026 at 7:30PM** in the Horace T. Cahill Auditorium at Town Hall, 1 JFK Memorial Drive, Braintree, MA 02184. Notice is given in accordance with the Town Charter, Article 2, Section 2-9(c) and/or Article 6, Sections 6-6 and/or 6-7: **26 050 (3) Mayor: Allen Street Reconstruction - Right-of-Way Acquisition** or take up any action relative thereto. Town Council to vote its intention to alter the layout of Allen Street, and specifically to include within the layout of Allen Street certain parcels, being Parcels E-2, E-3 and E-4, as shown on a plan entitled "Alteration and Easement Plan Allen Street Braintree, Massachusetts," dated August 20, 2026, prepared by WSP USA Inc., and to refer the plan to the Planning Board for its comments and recommendations pursuant to G.L. c. 41, §§81G and 81I. Thereafter, Town Council to vote to alter the layout of Allen Street, and to include within the layout of Allen Street certain parcels, being Parcels E-2, E-3 and E-4, as shown on a plan entitled "Alteration and Easement Plan Allen Street Braintree, Massachusetts," dated August 20, 2026, prepared by WSP USA Inc. A full copy is available for viewing at the Office of the Town Clerk during normal office hours or on the Town's Website: www.braintreema.gov

AD# 12557201
PL 08/29, 09/05/2026

973 Providence Highway, Sharon

LEGAL NOTICE
Town of Sharon Select Board
Licensing Authority

Notice is hereby given, under Chapter 138 of the General Laws, that Irish Patriots LLC d/b/a McMoragans Irish Pub and Restaurant at 973 Providence Highway, Sharon, Massachusetts 02067 has applied for an Amendment of License.

The Select Board, as Liquor Licensing Authority, will hold a public hearing on said application Thursday, September 24, 2026, at 7:10pm, via Zoom: <https://zoom.us/j/5846487446>; Meeting ID: 5846487446; Passcode 02067.

#12608137
PL 9/5/26

26 050 (3) Mayor
LEGAL NOTICE
TOWN OF BRAINTREE
PUBLIC HEARING

The Town Council of the Town of Braintree will hold a Public Hearing on **Tuesday, September 15, 2026 at 7:30PM** in the Horace T. Cahill Auditorium at Town Hall, 1 JFK Memorial Drive, Braintree, MA 02184. Notice is given in accordance with

Public Notices

the Town Charter, Article 2, Section 2-9(c) and/or Article 6, Sections 6-6 and/or 6-7: **26 050 (3) Mayor: Allen Street Reconstruction - Right-of-Way Acquisition** or take up any action relative thereto. Town Council to vote its intention to alter the layout of Allen Street, and specifically to include within the layout of Allen Street certain parcels, being Parcels E-2, E-3 and E-4, as shown on a plan entitled "Alteration and Easement Plan Allen Street Braintree, Massachusetts," dated August 20, 2026, prepared by WSP USA Inc., and to refer the plan to the Planning Board for its comments and recommendations pursuant to G.L. c. 41, §§81G and 81I. Thereafter, Town Council to vote to alter the layout of Allen Street, and to include within the layout of Allen Street certain parcels, being Parcels E-2, E-3 and E-4, as shown on a plan entitled "Alteration and Easement Plan Allen Street Braintree, Massachusetts," dated August 20, 2026, prepared by WSP USA Inc. A full copy is available for viewing at the Office of the Town Clerk during normal office hours or on the Town's Website: www.braintreema.gov

AD# 12606884
PL 09/05/2026

BMW X5

LEGAL NOTICE
To be auctioned off on 09/15/2026
V.I.N.
SUXFB53586LV29081
Pursuant to MGL C.255, S.39A.
Express Towing (781) 843-6905

AD# 12554168
PL 08/29, 09/05, 09/12/2026

Council Order 2026-061
LEGAL NOTICE
Town of Randolph, MA
Council Order 2026-061

The Randolph Town Council will hold a public hearing on Monday, September 14, 2026 at 6:15 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and by ZOOM and telephone access on Council Order 2026-061: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance-Chapter 200 of the General Code of the Town of

FIND
a JOB

SELL
your CAR

BUY
a HOME

FIND
a TREASURE

SELL
your COLLECTION

FIND
a HANDYMAN

BUY
a BOAT

FIND
a PET

Check out the
classified ads everyday.

Public Notices

Randolph- Concerning Data Centers. That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows: **1. Amend Article 2, section 2.2 General Definitions, by adding the following: Data Center** A facility, or portion thereof, primarily designed or used to house computer servers and related information technology infrastructure for the storage, processing, management, or transmission of electronic data. A Data Center may include, but is not limited to, server racks, data storage systems, cooling systems, power conditioning equipment, substations, the uninterruptible power supplies, backup generators, telecommunications equipment, security systems, and associated mechanical and electrical infrastructure. A use shall be classified as a Data Center under these Ordinances where either: (a) more than twenty-five percent (25%) of the gross floor area is devoted to server racks, stationary computing equipment, or associated mechanical or electrical infrastructure; or (b) the primary purpose of the facility, as determined by the Building Commissioner or designee, is the housing and operation of computer servers and related infrastructure, regardless of floor area allocation. **2. Amend Article 4 by adding the following section 4.7: § 4.7 Data Centers forbidden.** The operation of any Data Center, as defined in Chapter 200 of the Town of Randolph Ordinances, is prohibited in all zoning districts of the Town of Randolph. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

AD# 12585743
PL 08/29, 09/05/2026

Public Notices

Council Order 2026-075
LEGAL NOTICE
PUBLIC HEARING NOTICE
Town of Randolph, MA
Council Order 2026-075

The Randolph Town Council will conduct a public hearing on Monday, September 14, 2026 at 6:15 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, Second Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on Council Order: 2026-075: FY 2027 Randolph Community Preservation Projects to see if the Town Council will vote to appropriate funding for the projects recommended by the Community Preservation Committee in the amounts shown below and from the reserves identified next to each project: Housing Coordination/ \$66,377.00/Housing; 217 Mill Street/ \$300,000/Housing; Stetson Hall Preservation/ \$2,733,100.00/Undesignated Fund; Town Hall Reservation- Restoration/ \$1,344,400/Undesignated Fund; Tower Hill Playground/ \$150,000/Open Space & Rec; Open Space and Rec plan/ \$150,000/Open Space & Rec; Bond Payment Obligations/ \$33,856.00/Open Space & Rec. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

AD# 12585730
PL 08/29, 09/05/2026

TOYOTA COROLLA
LEGAL NOTICE
To be auctioned off on 09/15/2026
V.I.N.
2T1BURHE9EC29476
Pursuant to MGL C.255, S.39A.
Express Towing (781) 843-6909

AD# 12552851
PL 08/29, 09/05, 09/12

 Submit a Legal Public Notice
patriotledger.com/public-notices

Council Order 2026-067

Introduced by: Councilor James F. Burgess, Jr.
July 13, 2026

**Request for the Town Council to Initiate
An Amendment to the Randolph Zoning Ordinance-
Chapter 200 of the General Code of the Town of Randolph-
To Amend the Provisions Concerning Planned Residential Development**

That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows:

- 1. Delete Section 2.3 in Article 2, concerning Definitions Associated with Planned Development Districts.
- 2. Delete Section 9.2 in Article 9, concerning Planned Residential Development.
- 3. Delete the following portion of Section 4.6, the Town of Randolph Table of Uses.

Use Category	CSBD	NRBD	WCBD	BD	BP	OSB D	BRHD	GBHD	ID	SFD	RHDD	RMDD	RMFD
Planned Residential Development	—	—	—	—	—	—	—	—	—	—	SPTC	SPTC	SPTC



PLANNING BOARD Report to Town Council

Order: 2026-067

Petitioner: James F. Burgess, Jr.

Date referred: July 13, 2026

Date hearing opened: September 8, 2026

Date hearing closed: September 8, 2026

Date of report: September 10, 2026

PETITION

Amend Chapter 200 of the General Code of the Town of Randolph, concerning Planned Residential Development, pursuant to M.G.L. chapter 40A, Section 5.

BACKGROUND

Planned Residential Development (PRD) zoning adopted in 2021 was intended to permit small scale community-oriented housing options that might be attractive to young homeowners and downsizing seniors. The ordinance included site and design standards that would permit development that aligns with the goals of the Commonwealth for housing choice and sustainable development principles while providing for single-family detached houses that take up less land reversing trends of bigger and bigger homes.

There have been two (2) project submissions to the Town under this ordinance. One proposal was withdrawn without prejudice and the other was approved following lengthy discussions through four (4) meetings. Both proposals met with varying degrees of opposition from the neighbors.

AMENDMENTS TO ORDINANCE(S)

The order proposed by Councilor Burgess deletes the entire Planned Residential Development ordinance and related language throughout Chapter 200.

RECOMMENDATION

The Planning Board voted 3-0-0 **NOT to RECOMMEND ADOPTION** of the proposal.

The Board recommends **AMENDING** articles 9.2 and 4.6 related to Planned Residential Development. Detailed amendments are specified as an attachment to this report.

DISCUSSION

On August 17, 2026, the Planning Board Chairman and Planning Director met with the petitioner and the Town Council Ordinance Subcommittee during their public meeting. The discussion of the ordinance, as written, included:

- **Stakeholder Impact:** Acknowledging operational and design hurdles for developers, special permit authorities, and neighbors.
- **Housing Solutions:** Recognizing that PRD alternatives remain a crucial tool for addressing housing availability in Randolph.

There followed a recommendation to **AMEND** the zoning ordinance, which balances local housing growth needs with the practical regulatory concerns raised by stakeholders rather than a full deletion.

The proposed amendments were discussed during the Planning Board public hearing of September 8, 2026 and the final recommendation for amendments is included as an attachment to this report.

Planning Board Amendment

Section F, Item 2.

Council Order 2026-067

Introduced by: Councilor James F. Burgess, Jr.
July 13, 2026

**Request for the Town Council to Initiate
An Amendment to the Randolph Zoning Ordinance-
Chapter 200 of the General Code of the Town of Randolph-
To Amend the Provisions Concerning Planned Residential Development**

That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows:

- Do Not* 1. Delete Section 2.3 in Article 2, concerning Definitions Associated with Planned Development Districts.
- Amend* 2. ~~Delete~~ Section 9.2 in Article 9, concerning Planned Residential Development.
- Amend* 3. ~~Delete~~ the following portion of Section 4.6, the Town of Randolph Table of Uses.

Use Category	CSBD	NRBD	WCBD	BD	BP	OSB D	BRHD	GBHD	ID	SFD	RHDD	RMDD	RMFD
Planned Residential Development	—	—	—	—	—	—	—	—	—	—	SPPB SPTC	SPPB SPTC	SPPB SPTC

§ 9.2. Planned Residential Development.

A. Purpose.

- (1) Planned Residential Development (PRD) allows an alternative pattern of residential land development to encourage innovation and variety in housing design and site development and to promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition and individual needs.
- (2) The standards in this section are intended to create a community of **modestly sized small** dwelling units with commonly held community amenities and oriented around open space. These standards are intended to promote neighborhood interaction and safety through design while ensuring compatibility with neighboring land uses and surrounding properties.
- (3) PRD's provide opportunities for infill development that support the growth management goal of more efficient use of land.

B. Permitted uses. The following uses shall be permitted in any PRD:

- (1) ~~Bungalows, cottages, single family detached and semi-detached dwellings, two-family dwellings of dwellings provided they meet the criteria in this chapter.~~ **Small scale residential housing such as cottages and bungalows that may be individual units or two-unit attached structures.**
- (2) Commonly owned community building(s) for the use of the residents of the development. Such buildings shall not include commercial uses, sleeping quarters or bathing facilities (unless the bathing facility is clearly incidental to a recreational facility located within the common building).
- (3) Garages or carports.
- (4) Community gardens, play structures and passive recreational opportunities for use of the residents of the development.

C. Applicability.

- (1) This chapter shall apply to parcels that meet the criteria outlined in Section 9.2D.
- (2) The requirements in this chapter shall be the standards for development, redevelopment and use of real property within a PRD provided that an application is filed with the **Town Council Planning Board** as Special Permit Granting Authority (SPGA) as provided for in this chapter.
- (3) Development shall be by a site master plan for complete or phased development.
- (4) Lots with legally pre-existing nonconforming structures shall be eligible for a special permit provided there is no increase in any dimensional nonconformity or the creation of new nonconformity.
- (5) For each proposed PRD project, the Site Plan Review provided for in the Town of Randolph Zoning Ordinance shall be conducted by the SPGA as part of the special permit process.

D. Dimensional requirements.

Requirement	Standard/Condition
Minimum Lot Size	A PRD shall be permitted upon a single lot or multiple contiguous lots in common ownership with definite boundaries ascertainable from a recorded deed or recorded plan The lot(s) shall have a total area of not less than four (4) times the minimum lot size of the zoning district within which it is proposed, except in RMFD Zoning District where minimum district lot size applies. two (2) acres. Lot calculations shall not include any land within a body of water, situated within a wetland or within fifty (50) feet of a bordered vegetated wetland (BVW) Existing public or private ways need not constitute boundaries of the tract(s) but the area within any such ways shall not be counted in determining minimum tract size.
Lot Frontage	When a PRD project is proposed for an individual lot, that lot must have minimum frontage on a public way of one hundred (100) feet. When a PRD project includes multiple contiguous parcels, the parcels, when combined, must have frontage of a minimum of one hundred (100) feet on a public way. There shall be no minimum lot area, frontage or yard requirements for each dwelling unit within a PRD.
Lot Depth	Minimum of 100 feet
Lot Width	Minimum of 100 feet
Setbacks	Side yard: Minimum of 25 ft Rear yard: Minimum of 25 ft Front yard: Minimum of 25 ft
Buffer Strips	A PRD project shall require a buffer strip of twenty-five (25) twenty (20) feet where the lot abuts any non-PRD lot. Such buffer shall be maintained as a planting area for lawns, trees, shrubs and other landscape materials to provide a parklike separation between lots. In this buffer strip, walkways, fencing, sewer systems and wells may be constructed or maintained. No building, structure or paved space surface associated with parking may be located in the buffer strip except for an access drive that crosses the buffer.
Access to the Lot	Access to the lot shall be provided from an existing public way and shall be through the existing frontage on such public way. An access drive may cross a buffer strip. Any access drive into and throughout the development shall have a minimum paved width of twenty (20) feet .

Requirement

Standard/Condition

No lot shown on a plan for which a permit is granted under this section may be further subdivided, and a notation to this effect shall be shown on the plan prior to recording at the Registry of Deeds.

~~E.~~ Development intensity.

(1) ~~Maximum Permissible Density: Maximum permissible density within a PRD shall not exceed three (3) times the total number of dwelling units that would be obtained through application of the underlying zoning district in which the lot(s) is located.~~

(2) ~~For purposes of this chapter only, permitted basic density shall be calculated as follows:~~

(a) ~~Total area of the lot(s):~~

[1] ~~Less any land within a body of water or situated within a wetland or within fifty (50) feet of a bordering vegetated wetland (BVW).~~

[2] ~~Less any existing public or private way.~~

[3] ~~Divided by the minimum lot size permitted within the underlying zoning district.~~

(b) ~~Fractional numbers. Where the computation results in a fractional number, only a fraction of one-half (1/2) or more shall be counted as one (1).~~

~~E~~ ~~(X)~~ Existing dwelling units. When a detached single-family dwelling, which has been legally permitted on the lot(s) for a PRD, said dwelling may become non-conforming within the standards of this chapter and shall be permitted to remain provided, however, that:

(a) ~~The dwelling unit shall be counted towards the maximum number of units permitted in the PRD.~~

~~(b)~~ ~~The dwelling unit may not be enlarged or modified to increase the non-conformity.~~

(c) ~~The dwelling unit must meet applicable density and dimensional requirements of the underlying zoning district.~~

F. Site design and configuration standards.

(1) Arrangement.

(a) At least seventy-five percent (75%) of dwelling units shall be developed in clusters around common open space.

[1] Within a cluster, each dwelling unit shall have a primary entry oriented to the common open space.

(b) No more than twenty-five percent (25%) of dwelling units may be developed in

other configurations but must meet all other design requirements.

- (c) Dwelling units not oriented in a cluster shall have a primary entry oriented to a right-of-way.
- (2) Clusters.
 - (a) No grouping of dwelling units around a common open space shall include more than twelve (12) dwelling units.
- (3) Common open space.
 - (a) ~~No dimension of a common open space used to satisfy the minimum square footage requirement shall be less than ten (10) feet unless part of an unpaved path or trail.~~ **The minimum common space area shall be at least equal or greater than three-hundred (300) square feet per unit. The calculation for common open space shall not include the buffer strip.**
 - (b) Each common open space shall be so configured so that dwelling units abut at least ~~three (3)~~ **two (2)** sides.
 - (c) Required common open space shall be divided into no more than two (2) separate areas per cluster of dwelling units.
- (4) Setbacks and building separation.
 - (a) The face of the porch of each dwelling unit shall be setback from any sidewalk by ten (10) feet.
 - (b) There shall be a minimum of fourteen (14) feet separation between structures, not including projections.
- (5) Fencing and screening.
 - (a) Internal decorative fencing and screening ~~may~~ **shall** be used to delineate exclusive use areas, screen parking areas and structures, community assets, trash and recycling areas.
 - (b) Chain link and solid fences shall not be permitted internal to the development except to conceal trash and recycling areas.
 - (c) Solid fencing is permitted on the perimeter boundary to provide delineation between the PRD's ~~higher density~~ development and adjacent ~~lower density~~ land uses.
 - (d) Fencing to delineate an exclusive use area shall not exceed three (3) feet high.
- (6) Lot coverage. Impervious surfaces shall not exceed forty percent (40%) of the total land area of the lot(s) that comprise a PRD. Lot coverage is calculated for the overall PRD. Paved components of common open space and walkways shall not be counted in lot coverage calculations.
- (7) Slopes. Siting of dwelling units or common open space in areas with slopes exceeding fifteen percent (15%) is discouraged. Dwelling units shall not be placed in such areas if extensive use of retaining walls is necessary to create building pads or open space areas.

- (8) Mailboxes. The US Postal Services (USPS) is responsible for determining the method/ mode of delivery for all developments. The mode of delivery includes the type of mailbox used and the location of the mailbox for each delivery address. Centralized delivery using Cluster Box Units (CBUs) may be required for mail delivery in developments. Prior to submission of a plan to the SPGA, the Applicant should contact the local postmaster to determine the location of collection units and note the approved location on the plans.

G. Parking.

- (1) Parking shall be located on the same property as the PRD and shall be located at the side or rear of dwelling units except as noted below.
- (2) Access to parking areas/structures shall be from alleys. Garages, carports, surface parking and driveways shall not be located between the common open space and the dwelling units.
- (3) Parking may be located in clusters of not more than six (6) adjoining uncovered spaces, carport or a shared detached garage serving a maximum of six (6) dwelling units. Such structure shall be a maximum of twelve-hundred (1,200) square feet and limited to six (6) single car bays per structure with an architectural design similar and compatible to that of the dwelling units within the PRD.
- (4) **If a A** shared detached garage or carport **is included in the development, it** shall be reserved for the parking of vehicles owned by the residents of the development.
- (5) Parking shall be located within three hundred (300) feet of the entrance to the associated dwelling units. Parking requirements may not be fulfilled by parking on a public street.
- (6) Parking shall not exceed the following maximums:
 - (a) Dwelling units ~~less than nine hundred (900) square feet:~~ ~~one (1)~~ **two (2)** spaces.
 - ~~(b) Dwelling units greater than nine hundred (900) square feet: two (2) spaces.~~
 - (c) Visitor parking: One (1) space for every ~~five (5)~~ **two (2)** dwelling units.
 - (d) Maximum parking space requirements shall include parking spaces in garages and carports.
- (7) Large open parking areas are not permitted in a PRD except in developments that provide a central parking area at the entrance to the PRD while providing only well-kept paths or delivery alleys to the rest of the area.

H. Dwelling unit design standards. The intent of this section is to ensure that a development that is unique in and of itself, provides its residents a close-knit community, uses multiple construction materials and treatments to provide an appealing aesthetic. All structures in a PRD shall be developed to meet the criteria in this chapter.

- (1) Exterior design.
 - (a) Porches. Each dwelling unit shall have a covered main entry porch oriented toward

the common open space or right of way as applicable. Covered porches shall be a minimum of six (6) feet deep and usable both in design and dimension.

- (b) Elevations. Units of identical elevation types must be separated by at least two (2) different elevations. No two adjacent structures shall be built with the same building elevation, facade materials or colors. Reverse elevations are not considered a different building elevation.
 - (c) Corner units. Units located on corners shall be architecturally designed to provide modulation and detail on both elevations. Examples of modulation include the use of bay windows, wrapped porches, dormers, etc.
- (2) Maximum unit size. Each dwelling unit shall have a maximum of ~~1,100~~ **nine hundred (900)** square feet. If the unit includes an attached garage, the garage shall be included in the calculation of total area.
 - (3) Maximum height. The maximum permitted height of any structure within a PRD shall be eighteen (18) feet or one and one-half (1 1/2) stories. Any upper floor shall be located within the roof structure, not below it, in order to reduce building massing as much as possible.
 - (4) Roofs. Dwelling units shall have a minimum 6:12 roof pitch. Up to thirty-five percent (35%) of the roof area may have a slope not less than ~~4:12~~ **3:12**. Portions of a roof with a pitch of less than 6:12 shall be limited to architectural features such as dormers and porch roofs. The highest point of a pitched roof may extend up to twenty-three (23) feet.
 - (5) Exception to floor area. Areas that do not count toward total square footage include unheated storage space located beneath the main floor of the dwelling unit, attached roofed porches, detached garages or carports, spaces with ceiling height of six (6) feet or less measured to the exterior walls (such as a second-floor area under the slope of a roof).
 - (6) No increase in size. The total square footage of a dwelling unit shall not be increased. Notation shall be placed on the title to any property for the purpose of notifying future owners that any increase in total square footage of a dwelling unit is prohibited for the life of the unit or the duration of these regulations.
 - (7) Design mix. A mix of housing opportunities shall be provided in all PRDs. Such diversity shall be achieved through:
 - (a) Varying the number of bedrooms in each dwelling unit.
 - (b) Constructing a variety of styles of units.
 - (c) Providing that no more than fifty (50) percent of the dwelling units within the PRD are buildings of the same type.
- I. Trash and recycling. All loading, trash, recycling and storage areas shall be located so they are not visible from the common open space or right of way (not including alleys). An architectural screen shall surround all sides except the access entry. Such screen shall prevent visibility into the enclosure and shall be of a height sufficient to conceal the receptacles

stored within.

- J. Community buildings and amenities. Structures must be clearly incidental in use and size to the dwelling units and shall be no greater than one (1) story in height.
- K. Open space.
 - (1) Common open space. All land within the PRD which is not covered by buildings, roads, driveways, parking or service areas, or which is not set aside as yards, patios, gardens or similar for exclusive or shared use by the residents shall be common open space.
 - (a) The common open space shall have a shape, dimension, character and location suitable to assure its use for park, recreation, conservation, or agricultural purposes by the residents of the PRD. In determining whether the intent of this section has been satisfied, the SPGA shall consider the extent to which land having one or more of the following characteristics is included in the proposed open space:
 - [1] Land abutting lakes, ponds, brooks which enhance or protect wetlands or flood plains or which enhance or provide significant scenic vistas or views;
 - [2] Land which currently is in agricultural use or land which is suitable in size, location and soil characteristics for agricultural use;
 - [3] Land which provides a significant wildlife habitat or which is a unique natural area;
 - [4] Land which provides recharge to Randolph's public water supply;
 - [5] Land which is to be developed for active recreational use including playing fields, playgrounds, and parks;
 - [6] Land which preserves existing trail networks or land on which new trails will be developed as part of the PRD for integration into an existing or future trail network; and
 - [7] Land providing desirable public access to existing Town or State recreational or conservation land.
 - (b) Provision shall be made so that the common open space shall be readily accessible to the owners and residents of the units in the PRD and owned by:
 - [1] A membership corporation, trust or association whose members are all the owners and residents of the units;
 - ~~[2]~~ **The Town;** or
 - 2** ~~[8]~~ Otherwise as the SPGA may direct.
 - (c) Common open space shall be in one or more contiguous pieces.
 - (d) Dwelling units shall abut on at least **three (3) two (2)** sides of the common open space.
 - (2) Exclusive Use Area.

- (a) Each dwelling unit shall be provided an area of open space for exclusive use. The space shall be provided on the front, side and rear of each dwelling unit.
 - (b) The exclusive use area shall be separated from the common open space by landscaping, picket fence or other similar visual separation.
 - [1] Each dwelling unit shall be provided with a minimum of five hundred (500) square feet of usable private open space which may be met with a combination of front, side and rear locations.
- (3) Perpetuity. In all cases, a perpetual restriction of the type described in MGL c. 184, § 31 (including future amendments thereto and corresponding provisions of future laws) running to or enforceable by the Town shall be recorded in respect to such land. Such restriction shall provide that the common open space shall be retained in perpetuity for one or more of the following uses: conservation, agriculture, recreation, or park. Such restriction shall be in such form and substance as the SPGA shall prescribe and may contain such additional restrictions on development and use of the common open space as the SPGA may deem appropriate.
- L. Pedestrian connectivity. Safe, aesthetically pleasing pedestrian connections are required between each building, common open space, parking area and right-of-way. Sidewalks shall be a minimum of five (5) feet wide.
- M. Infrastructure.
 - (1) Projects shall demonstrate that adequate water supply and pressure are available, adequate sewage capacity is available, on-site stormwater management is provided, traffic circulation is safe and convenient and the traffic flow and circulation at nearby intersections is preserved or improved. Analysis and documentation of compliance with these standards shall be prepared by registered engineers and/or other appropriate professionals. When the size and complexity of a proposal for a PRD project warrants an independent review of the impacts, the applicant will be responsible for funding such independent peer review.
 - (2) In cases where a specific PRD project would not otherwise meet the above criteria, the developer shall, as a condition of the Special Permit, be required to implement mitigation measures, including but not limited to improvements to public infrastructure, to adequately address any deficiency.
 - (3) All required utilities exclusive of transformers shall be placed underground.
- N. Stormwater management. All projects are required to be reviewed and permitted by the Town's Stormwater Authority and comply with any such regulations established by the Authority.
- O. Separation of planned residential developments. PRDs shall be separated from each other by a minimum distance of at least one thousand (1,000) feet to promote housing-type diversity, reduce potential cumulative impacts of PRDs and help protect neighborhood character.
- P. Ownership and maintenance of common facilities.

- (1) All internal streets, ways and parking areas shall be privately owned. The maintenance of all such private streets, ways and parking areas, including but not limited to snowplowing, patching and paving, shall remain the responsibility of the owner or resident association. All deeds conveying any portion of the land containing private streets, ways or parking areas shall note this private responsibility of maintenance.
- (2) In a PRD project, prior to any dwelling unit being offered for initial sale, there shall be a suitable legally-binding organization such as a residents' or condominium association agreement established in accordance with appropriate state law by a suitable legal instrument(s) recorded at the Registry of Deeds. Such association shall ensure proper maintenance and funding of shared facilities such as common open space, parking areas, alleys and amenities. As part of the Special Permit review, the applicant shall supply to the SPGA copies of such proposed instrument.

~~Q. Bonus density. If all the units proposed in the Planned Residential Development are offered at market rate rental/purchase prices, then only the basic density shall be permitted. An increase in the number of permitted units may be increased beyond the basic density within the PRD and authorized by the SPGA only if:~~

~~(1) At least twenty percent (20%) of the units are made available as described in one of the methods outlined herein.~~

~~(a) Units made available to the Randolph Housing Authority, or other entity may direct, either for purchase within the cost limits allowed by the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities, or for lease under federal or state rental assistance programs, or through a long term contractual agreement; which can be counted toward the EOHLC Subsidized Housing Inventory.~~

~~(b) Units made available for sale, lease or rent at below market rates based on the following:~~

~~[1] Starter priced Housing: For sale, lease or rental to households with incomes of less than one hundred ten (110) percent of the median family income for the Boston Metropolitan Area as determined by the most recent calculation of the U.S. Department of Housing and Urban Development.~~

~~[2] Moderate priced Housing: For sale, lease or rental to households with incomes of less than one hundred and fifty (150) percent of the median family income for the Boston Metropolitan Area as determined by the most recent calculation of the U.S. Department of Housing and Urban Development.~~

~~(2) Any increases in density permitted by the SPGA shall be based upon the degree to which the proposed PRD provides a range of dwelling units with a variety of price points.~~

~~(3) Long term Availability. The SPGA, as a condition of a special permit, shall impose appropriate limitations and safeguards to insure the continued availability of the below market rate units for a minimum of forty (40) years. Such limitations and safeguards may be in the form of deed restrictions, resale monitoring, requirements for income~~

~~verification of purchasers and/or tenants, rent level controls or other method as the SPGA may direct.~~

Inclusionary Housing. Units developed under this Section are also subject to the terms of Article 9, section 9.9 Inclusionary Housing.

Q/R. Application for special permit. Reports and Recommendations; Issuance of Special Permit.

(1) Application. Any person who desires a special permit for a PRD shall apply in writing in such form as the SPGA may require which shall include the following:

(a) A development statement consisting of a petition, a list of the parties in interest with respect to the PRD tract, a list of the development team and a written statement outlining the potential impacts of the proposed development including environmental, traffic and community impact. The applicant shall set forth the development concept including in tabular form the number of units, type, size (number of bedrooms, floor area), ground coverage, and summary showing the area of residential development and common open space as percentages of the total area of the PRD tract.

(b) Development plans consisting of:

- [1] Site plans;
- [2] Building elevations;
- [3] Floor plans;
- [4] Detailed plans for disposal of sanitary sewage; and
- [5] Landscape plan and details;

~~(c) Bonus density calculations (where applicable) including:~~

- ~~[1] Income range (using ranges established by the appropriate state or federal agencies as acceptable to the SPGA) of family households or single individual residing in each affordable dwelling unit;~~
- ~~[2] Pre- and post-construction management methods concerning the maintenance of the any affordable dwelling units including supporting documents and contracts; and~~
- ~~[3] Proposed methods of ensuring long-term availability for the income restricted dwelling units, including supporting documents and restrictions.~~

(d) Such additional information as the SPGA may require.

~~(2) Planning board report and recommendations. The Planning Board shall meet with the applicant and review the application packet including development statement and plans and shall submit in writing to the SPGA its report and recommendations upon the technical quality of the proposed development, and at least the following:~~

~~(a) General descriptions of the natural terrain of the PRD tract and surrounding areas, and of the neighborhood in which the tract is situated.~~

- (b) ~~A review of the proposed development, including the design and use of buildings and of the open spaces between and around them, of pedestrian and vehicular circulation, of the location and capacity of parking, and of the provisions for grading, landscaping and screening.~~
 - (c) ~~An evaluation and opinion upon the degree to which the proposed PRD provides a range of diversity and the size of the units as it relates to increased density that may be permitted.~~
 - (d) ~~An evaluation and opinion upon the degree to which any land intended to be conveyed to, or restricted for the benefit of the Town:~~
 - ~~[1] Provides or will in the future provide an addition to areas of open space between developed sections of the Town;~~
 - ~~[2] Makes available land desirable for future public use; or~~
 - ~~[3] Conforms to the Town's long-range land use plan.~~
 - (e) ~~Its opinion as to whether the proposed site design, development layout, number, type and design of housing constitute a suitable.~~
 - (f) ~~Recommendations for the granting or denial of the special permit, including recommendations for modifications, restrictions or requirements to be imposed as a condition of granting the special permit.~~
- (3) Conservation commission's report and recommendations. **If a proposed project will impact nearby wetlands, a copy of all reports and decisions from the Conservation Commission shall be provided to the SPGA.** ~~The Conservation Commission shall review the development statement and plans and shall submit in writing to the SPGA its report and recommendations upon the degree to which the proposed development enhances the protection of environmental qualities including at least:~~
- (a) ~~An evaluation and opinion upon the degree to which the development itself impinges upon environmental areas.~~
 - (b) ~~An evaluation and opinion upon the degree to which the common open space protects environmental areas and provides a valuable outdoor recreation resource.~~
 - (c) ~~An evaluation and opinion upon the degree to which any land intended to be conveyed to, or restricted for the benefit of, the Town:~~
 - ~~[1] Enhances the protection of environmental areas, unique natural features, scenic vistas or potential or existing farmland; or~~
 - ~~[2] Provides a valuable addition to the open space resources of the Town.~~
- (4) Issuance of special permit. A special permit shall be issued under this section only if the SPGA shall find that the PRD is in harmony with the general purpose and intent of this section and that the PRD contains a mix of residential, open space, or other uses in a variety of buildings to be sufficiently advantageous to the Town to render it appropriate to depart from the requirements of this Ordinance otherwise applicable to the district(s)

in which the PRD tract is located. If a special permit is granted the SPGA shall impose as a condition thereof that the installation of municipal services and construction of interior drives within the PRD shall comply with the Subdivision Rules and Regulations of the Planning Board to the extent applicable, shall require sufficient security to insure such compliance and the completion of planned recreational facilities and site amenities, and may impose such additional conditions and safeguards as public safety, welfare and convenience may require, either as recommended by the Planning Board and Conservation Commission or upon its own initiative. The SPGA shall give due consideration to **all municipal** ~~the reports of the Planning Board and Conservation Commission~~ and where the decision of the SPGA differs from the recommendations of ~~the Planning Board or Conservation Commission~~, the reasons therefor shall be stated in writing.

§ 9.2. Planned Residential Development.

A. Purpose.

- (1) Planned Residential Development (PRD) allows an alternative pattern of residential land development to encourage innovation and variety in housing design and site development and to promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition and individual needs.
- (2) The standards in this section are intended to create a community of ~~modestly sized~~ **small** dwelling units with commonly held community amenities and oriented around open space. These standards are intended to promote neighborhood interaction and safety through design while ensuring compatibility with neighboring land uses and surrounding properties.
- (3) PRD's provide opportunities for infill development that support the growth management goal of more efficient use of land.

B. Permitted uses. The following uses shall be permitted in any PRD:

- ~~(1) Bungalows, cottages, single family detached and semi-detached dwellings, two-family dwellings or dwellings provided they meet the criteria in this chapter.~~ **Small scale residential housing such as cottages and bungalows that may be individual units or two-unit attached structures.**
- (2) Commonly owned community building(s) for the use of the residents of the development. Such buildings shall not include commercial uses, sleeping quarters or bathing facilities (unless the bathing facility is clearly incidental to a recreational facility located within the common building).
- (3) Garages or carports.
- (4) Community gardens, play structures and passive recreational opportunities for use of the residents of the development.

C. Applicability.

- (1) This chapter shall apply to parcels that meet the criteria outlined in Section 9.2D.
- (2) The requirements in this chapter shall be the standards for development, redevelopment and use of real property within a PRD provided that an application is filed with the ~~Town Council~~ **Planning Board** as Special Permit Granting Authority (SPGA) as provided for in this chapter.
- (3) Development shall be by a site master plan for complete or phased development.
- (4) Lots with legally pre-existing nonconforming structures shall be eligible for a special permit provided there is no increase in any dimensional nonconformity or the creation of new nonconformity.
- (5) For each proposed PRD project, the Site Plan Review provided for in the Town of Randolph Zoning Ordinance shall be conducted by the SPGA as part of the special permit process.

D. Dimensional requirements.

Requirement	Standard/Condition	
Minimum Lot Size	A PRD shall be permitted upon a single lot or multiple contiguous lots in common ownership with definite boundaries ascertainable from a recorded deed or recorded plan	
	The lot(s) shall have a total area of not less than four (4) times the minimum lot size of the zoning district within which it is proposed, except in RMFD Zoning District where minimum district lot size applies. two (2) acres. Lot calculations shall not include any land within a body of water, situated within a wetland or within fifty (50) feet of a bordered vegetated wetland (BVW)	
	Existing public or private ways need not constitute boundaries of the tract(s) but the area within any such ways shall not be counted in determining minimum tract size.	
Lot Frontage	When a PRD project is proposed for an individual lot, that lot must have minimum frontage on a public way of one hundred (100) feet. When a PRD project includes multiple contiguous parcels, the parcels, when combined, must have frontage of a minimum of one hundred (100) feet on a public way.	
	There shall be no minimum lot area, frontage or yard requirements for each dwelling unit within a PRD.	
Lot Depth	Minimum of 100 feet	
Lot Width	Minimum of 100 feet	
Setbacks	Side yard:	Minimum of 25 ft
	Rear yard:	Minimum of 25 ft
	Front yard:	Minimum of 25 ft
Buffer Strips	A PRD project shall require a buffer strip of twenty-five (25) twenty (20) feet where the lot abuts any non-PRD lot. Such buffer shall be maintained as a planting area for lawns, trees, shrubs and other landscape materials to provide a parklike separation between lots. In this buffer strip, walkways, fencing, sewer systems and wells may be constructed or maintained. No building, structure or paved space surface associated with parking may be located in the buffer strip except for an access drive that crosses the buffer.	
Access to the Lot	Access to the lot shall be provided from an existing public way and shall be through the existing frontage on such public way. An access drive may cross a buffer strip. Any access drive into and throughout the development shall have a minimum paved width of twenty (20) feet .	

Requirement	Standard/Condition
	No lot shown on a plan for which a permit is granted under this section may be further subdivided, and a notation to this effect shall be shown on the plan prior to recording at the Registry of Deeds.

E. Development intensity.

- (1) ~~Maximum Permissible Density: Maximum permissible density within a PRD shall not exceed three (3) times the total number of dwelling units that would be obtained through application of the underlying zoning district in which the lot(s) is located.~~

(2) ~~For purposes of this chapter only, permitted basic density shall be calculated as follows:~~

(a) ~~Total area of the lot(s):~~

[1] ~~Less any land within a body of water or situated within a wetland or within fifty (50) feet of a bordering vegetated wetland (BVW).~~

[2] ~~Less any existing public or private way.~~

[3] ~~Divided by the minimum lot size permitted within the underlying zoning district.~~

(b) ~~Fractional numbers. Where the computation results in a fractional number, only a fraction of one half (1/2) or more shall be counted as one (1).~~

(3) Existing dwelling units. When a detached single-family dwelling, which has been legally permitted on the lot(s) for a PRD, said dwelling may become non-conforming within the standards of this chapter and shall be permitted to remain provided, however, that:

(a) ~~The dwelling unit shall be counted towards the maximum number of units permitted in the PRD.~~

(b) ~~The dwelling unit may not be enlarged or modified to increase the non- conformity.~~

(c) ~~The dwelling unit must meet applicable density and dimensional requirements of the underlying zoning district.~~

F. Site design and configuration standards.

(1) Arrangement.

(a) At least seventy-five percent (75%) of dwelling units shall be developed in clusters around common open space.

[1] Within a cluster, each dwelling unit shall have a primary entry oriented to the common open space.

(b) No more than twenty-five percent (25%) of dwelling units may be developed in

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other configurations but must meet all other design requirements.

- (c) Dwelling units not oriented in a cluster shall have a primary entry oriented to a right-of-way.
- (2) Clusters.
 - (a) No grouping of dwelling units around a common open space shall include more than twelve (12) dwelling units.
- (3) Common open space.
 - (a) ~~No dimension of a common open space used to satisfy the minimum square footage requirement shall be less than ten (10) feet unless part of an unpaved path or trail.~~ **The minimum common space area shall be at least equal or greater than three-hundred (300) square feet per unit. The calculation for common open space shall not include the buffer strip.**
 - (b) Each common open space shall be so configured so that dwelling units abut at least ~~three (3)~~ **two (2)** sides.
 - (c) Required common open space shall be divided into no more than two (2) separate areas per cluster of dwelling units.
- (4) Setbacks and building separation.
 - (a) The face of the porch of each dwelling unit shall be setback from any sidewalk by ten (10) feet.
 - (b) There shall be a minimum of fourteen (14) feet separation between structures, not including projections.
- (5) Fencing and screening.
 - (a) Internal decorative fencing and screening ~~may~~ **shall** be used to delineate exclusive use areas, screen parking areas and structures, community assets, trash and recycling areas.
 - (b) Chain link and solid fences shall not be permitted internal to the development except to conceal trash and recycling areas.
 - (c) Solid fencing is permitted on the perimeter boundary to provide delineation between the PRD's ~~higher density~~ development and adjacent ~~lower density~~ land uses.
 - (d) Fencing to delineate an exclusive use area shall not exceed three (3) feet high.
- (6) Lot coverage. Impervious surfaces shall not exceed forty percent (40%) of the total land area of the lot(s) that comprise a PRD. Lot coverage is calculated for the overall PRD. Paved components of common open space and walkways shall not be counted in lot coverage calculations.
- (7) Slopes. Siting of dwelling units or common open space in areas with slopes exceeding fifteen percent (15%) is discouraged. Dwelling units shall not be placed in such areas if extensive use of retaining walls is necessary to create building pads or open space areas.

- (8) Mailboxes. The US Postal Services (USPS) is responsible for determining the method/ mode of delivery for all developments. The mode of delivery includes the type of mailbox used and the location of the mailbox for each delivery address. Centralized delivery using Cluster Box Units (CBUs) may be required for mail delivery in developments. Prior to submission of a plan to the SPGA, the Applicant should contact the local postmaster to determine the location of collection units and note the approved location on the plans.

G. Parking.

- (1) Parking shall be located on the same property as the PRD and shall be located at the side or rear of dwelling units except as noted below.
- (2) Access to parking areas/structures shall be from alleys. Garages, carports, surface parking and driveways shall not be located between the common open space and the dwelling units.
- (3) Parking may be located in clusters of not more than six (6) adjoining uncovered spaces, carport or a shared detached garage serving a maximum of six (6) dwelling units. Such structure shall be a maximum of twelve-hundred (1,200) square feet and limited to six (6) single car bays per structure with an architectural design similar and compatible to that of the dwelling units within the PRD.
- (4) **If a A** shared detached garage or carport **is included in the development, it** shall be reserved for the parking of vehicles owned by the residents of the development.
- (5) Parking shall be located within three hundred (300) feet of the entrance to the associated dwelling units. Parking requirements may not be fulfilled by parking on a public street.
- (6) Parking shall not exceed the following maximums:
 - (a) Dwelling units ~~less than nine hundred (900) square feet:~~ **one (1) two (2) spaces.**
 - ~~(b) Dwelling units greater than nine hundred (900) square feet: two (2) spaces.~~
 - (c) Visitor parking: One (1) space for every ~~five (5)~~ **two (2)** dwelling units.
 - (d) Maximum parking space requirements shall include parking spaces in garages and carports.
- (7) Large open parking areas are not permitted in a PRD except in developments that provide a central parking area at the entrance to the PRD while providing only well-kept paths or delivery alleys to the rest of the area.

H. Dwelling unit design standards. The intent of this section is to ensure that a development that is unique in and of itself, provides its residents a close-knit community, uses multiple construction materials and treatments to provide an appealing aesthetic. All structures in a PRD shall be developed to meet the criteria in this chapter.

- (1) Exterior design.
 - (a) Porches. Each dwelling unit shall have a covered main entry porch oriented toward

the common open space or right of way as applicable. Covered porches shall be a minimum of six (6) feet deep and usable both in design and dimension.

- (b) Elevations. Units of identical elevation types must be separated by at least two (2) different elevations. No two adjacent structures shall be built with the same building elevation, facade materials or colors. Reverse elevations are not considered a different building elevation.
 - (c) Corner units. Units located on corners shall be architecturally designed to provide modulation and detail on both elevations. Examples of modulation include the use of bay windows, wrapped porches, dormers, etc.
- (2) Maximum unit size. Each dwelling unit shall have a maximum of ~~1,100~~ **nine hundred (900)** square feet. If the unit includes an attached garage, the garage shall be included in the calculation of total area.
 - (3) Maximum height. The maximum permitted height of any structure within a PRD shall be eighteen (18) feet or one and one-half (1 1/2) stories. Any upper floor shall be located within the roof structure, not below it, in order to reduce building massing as much as possible.
 - (4) Roofs. Dwelling units shall have a minimum 6:12 roof pitch. Up to thirty-five percent (35%) of the roof area may have a slope not less than ~~4:12~~ **3:12**. Portions of a roof with a pitch of less than 6:12 shall be limited to architectural features such as dormers and porch roofs. The highest point of a pitched roof may extend up to twenty-three (23) feet.
 - (5) Exception to floor area. Areas that do not count toward total square footage include unheated storage space located beneath the main floor of the dwelling unit, attached roofed porches, detached garages or carports, spaces with ceiling height of six (6) feet or less measured to the exterior walls (such as a second-floor area under the slope of a roof).
 - (6) No increase in size. The total square footage of a dwelling unit shall not be increased. Notation shall be placed on the title to any property for the purpose of notifying future owners that any increase in total square footage of a dwelling unit is prohibited for the life of the unit or the duration of these regulations.
 - (7) Design mix. A mix of housing opportunities shall be provided in all PRDs. Such diversity shall be achieved through:
 - (a) Varying the number of bedrooms in each dwelling unit.
 - (b) Constructing a variety of styles of units.
 - (c) Providing that no more than fifty (50) percent of the dwelling units within the PRD are buildings of the same type.
- I. Trash and recycling. All loading, trash, recycling and storage areas shall be located so they are not visible from the common open space or right of way (not including alleys). An architectural screen shall surround all sides except the access entry. Such screen shall prevent visibility into the enclosure and shall be of a height sufficient to conceal the receptacles

stored within.

J. Community buildings and amenities. Structures must be clearly incidental in use and size to the dwelling units and shall be no greater than one (1) story in height.

K. Open space.

(1) Common open space. All land within the PRD which is not covered by buildings, roads, driveways, parking or service areas, or which is not set aside as yards, patios, gardens or similar for exclusive or shared use by the residents shall be common open space.

(a) The common open space shall have a shape, dimension, character and location suitable to assure its use for park, recreation, conservation, or agricultural purposes by the residents of the PRD. In determining whether the intent of this section has been satisfied, the SPGA shall consider the extent to which land having one or more of the following characteristics is included in the proposed open space:

- [1] Land abutting lakes, ponds, brooks which enhance or protect wetlands or flood plains or which enhance or provide significant scenic vistas or views;
- [2] Land which currently is in agricultural use or land which is suitable in size, location and soil characteristics for agricultural use;
- [3] Land which provides a significant wildlife habitat or which is a unique natural area;
- [4] Land which provides recharge to Randolph's public water supply;
- [5] Land which is to be developed for active recreational use including playing fields, playgrounds, and parks;
- [6] Land which preserves existing trail networks or land on which new trails will be developed as part of the PRD for integration into an existing or future trail network; and
- [7] Land providing desirable public access to existing Town or State recreational or conservation land.

(b) Provision shall be made so that the common open space shall be readily accessible to the owners and residents of the units in the PRD and owned by:

- [1] A membership corporation, trust or association whose members are all the owners and residents of the units;
- [2] ~~The Town;~~ or
- [3] Otherwise as the SPGA may direct.

(c) Common open space shall be in one or more contiguous pieces.

(d) Dwelling units shall abut on at least ~~three (3)~~ **two (2)** sides of the common open space.

(2) Exclusive Use Area.

- (a) Each dwelling unit shall be provided an area of open space for exclusive use. The space shall be provided on the front, side and rear of each dwelling unit.
 - (b) The exclusive use area shall be separated from the common open space by landscaping, picket fence or other similar visual separation.
 - [1] Each dwelling unit shall be provided with a minimum of five hundred (500) square feet of usable private open space which may be met with a combination of front, side and rear locations.
- (3) Perpetuity. In all cases, a perpetual restriction of the type described in MGL c. 184, § 31 (including future amendments thereto and corresponding provisions of future laws) running to or enforceable by the Town shall be recorded in respect to such land. Such restriction shall provide that the common open space shall be retained in perpetuity for one or more of the following uses: conservation, agriculture, recreation, or park. Such restriction shall be in such form and substance as the SPGA shall prescribe and may contain such additional restrictions on development and use of the common open space as the SPGA may deem appropriate.
- L. Pedestrian connectivity. Safe, aesthetically pleasing pedestrian connections are required between each building, common open space, parking area and right-of-way. Sidewalks shall be a minimum of five (5) feet wide.
- M. Infrastructure.
 - (1) Projects shall demonstrate that adequate water supply and pressure are available, adequate sewage capacity is available, on-site stormwater management is provided, traffic circulation is safe and convenient and the traffic flow and circulation at nearby intersections is preserved or improved. Analysis and documentation of compliance with these standards shall be prepared by registered engineers and/or other appropriate professionals. When the size and complexity of a proposal for a PRD project warrants an independent review of the impacts, the applicant will be responsible for funding such independent peer review.
 - (2) In cases where a specific PRD project would not otherwise meet the above criteria, the developer shall, as a condition of the Special Permit, be required to implement mitigation measures, including but not limited to improvements to public infrastructure, to adequately address any deficiency.
 - (3) All required utilities exclusive of transformers shall be placed underground.
- N. Stormwater management. All projects are required to be reviewed and permitted by the Town's Stormwater Authority and comply with any such regulations established by the Authority.
- O. Separation of planned residential developments. PRDs shall be separated from each other by a minimum distance of at least one thousand (1,000) feet to promote housing-type diversity, reduce potential cumulative impacts of PRDs and help protect neighborhood character.
- P. Ownership and maintenance of common facilities.

- (1) All internal streets, ways and parking areas shall be privately owned. The maintenance of all such private streets, ways and parking areas, including but not limited to snowplowing, patching and paving, shall remain the responsibility of the owner or resident association. All deeds conveying any portion of the land containing private streets, ways or parking areas shall note this private responsibility of maintenance.
- (2) In a PRD project, prior to any dwelling unit being offered for initial sale, there shall be a suitable legally-binding organization such as a residents' or condominium association agreement established in accordance with appropriate state law by a suitable legal instrument(s) recorded at the Registry of Deeds. Such association shall ensure proper maintenance and funding of shared facilities such as common open space, parking areas, alleys and amenities. As part of the Special Permit review, the applicant shall supply to the SPGA copies of such proposed instrument.

~~Q. Bonus density. If all the units proposed in the Planned Residential Development are offered at market rate rental/purchase prices, then only the basic density shall be permitted. An increase in the number of permitted units may be increased beyond the basic density within the PRD and authorized by the SPGA only if:~~

- ~~(1) At least twenty percent (20%) of the units are made available as described in one of the methods outlined herein.~~
 - ~~(a) Units made available to the Randolph Housing Authority, or other entity may direct, either for purchase within the cost limits allowed by the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities, or for lease under federal or state rental assistance programs, or through a long term contractual agreement; which can be counted toward the EOHLC Subsidized Housing Inventory.~~
 - ~~(b) Units made available for sale, lease or rent at below market rates based on the following:~~
 - ~~[1] Starter priced Housing: For sale, lease or rental to households with incomes of less than one hundred ten (110) percent of the median family income for the Boston Metropolitan Area as determined by the most recent calculation of the U.S. Department of Housing and Urban Development.~~
 - ~~[2] Moderate priced Housing: For sale, lease or rental to households with incomes of less than one hundred and fifty (150) percent of the median family income for the Boston Metropolitan Area as determined by the most recent calculation of the U.S. Department of Housing and Urban Development.~~
- ~~(2) Any increases in density permitted by the SPGA shall be based upon the degree to which the proposed PRD provides a range of dwelling units with a variety of price points.~~
- ~~(3) Long term Availability. The SPGA, as a condition of a special permit, shall impose appropriate limitations and safeguards to insure the continued availability of the below market rate units for a minimum of forty (40) years. Such limitations and safeguards may be in the form of deed restrictions, resale monitoring, requirements for income~~

~~verification of purchasers and/or tenants, rent level controls or other method as the SPGA may direct.~~

Inclusionary Housing. Units developed under this Section are also subject to the terms of Article 9, section 9.9 Inclusionary Housing.

R. Application for special permit. Reports and Recommendations; Issuance of Special Permit.

(1) Application. Any person who desires a special permit for a PRD shall apply in writing in such form as the SPGA may require which shall include the following:

(a) A development statement consisting of a petition, a list of the parties in interest with respect to the PRD tract, a list of the development team and a written statement outlining the potential impacts of the proposed development including environmental, traffic and community impact. The applicant shall set forth the development concept including in tabular form the number of units, type, size (number of bedrooms, floor area), ground coverage, and summary showing the area of residential development and common open space as percentages of the total area of the PRD tract.

(b) Development plans consisting of:

- [1] Site plans;
- [2] Building elevations;
- [3] Floor plans;
- [4] Detailed plans for disposal of sanitary sewage; and
- [5] Landscape plan and details;

~~(c) Bonus density calculations (where applicable) including:~~

- ~~[1] Income range (using ranges established by the appropriate state or federal agencies as acceptable to the SPGA) of family households or single individual residing in each affordable dwelling unit;~~
- ~~[2] Pre and post construction management methods concerning the maintenance of the any affordable dwelling units including supporting documents and contracts; and~~
- ~~[3] Proposed methods of ensuring long term availability for the income restricted dwelling units, including supporting documents and restrictions.~~

(d) Such additional information as the SPGA may require.

~~(2) Planning board report and recommendations. The Planning Board shall meet with the applicant and review the application packet including development statement and plans and shall submit in writing to the SPGA its report and recommendations upon the technical quality of the proposed development, and at least the following:~~

~~(a) General descriptions of the natural terrain of the PRD tract and surrounding areas, and of the neighborhood in which the tract is situated.~~

- ~~(b) A review of the proposed development, including the design and use of buildings and of the open spaces between and around them, of pedestrian and vehicular circulation, of the location and capacity of parking, and of the provisions for grading, landscaping and screening.~~
- ~~(c) An evaluation and opinion upon the degree to which the proposed PRD provides a range of diversity and the size of the units as it relates to increased density that may be permitted.~~
- ~~(d) An evaluation and opinion upon the degree to which any land intended to be conveyed to, or restricted for the benefit of the Town:

 - ~~[1] Provides or will in the future provide an addition to areas of open space between developed sections of the Town;~~
 - ~~[2] Makes available land desirable for future public use; or~~
 - ~~[3] Conforms to the Town's long range land use plan.~~~~
- ~~(e) Its opinion as to whether the proposed site design, development layout, number, type and design of housing constitute a suitable.~~
- ~~(f) Recommendations for the granting or denial of the special permit, including recommendations for modifications, restrictions or requirements to be imposed as a condition of granting the special permit.~~
- (3) Conservation commission's report and recommendations. If a proposed project will impact nearby wetlands, a copy of all reports and decisions from the Conservation Commission shall be provided to the SPGA.** ~~The Conservation Commission shall review the development statement and plans and shall submit in writing to the SPGA its report and recommendations upon the degree to which the proposed development enhances the protection of environmental qualities including at least:~~
 - ~~(a) An evaluation and opinion upon the degree to which the development itself impinges upon environmental areas.~~
 - ~~(b) An evaluation and opinion upon the degree to which the common open space protects environmental areas and provides a valuable outdoor recreation resource;~~
 - ~~(c) An evaluation and opinion upon the degree to which any land intended to be conveyed to, or restricted for the benefit of, the Town:

 - ~~[1] Enhances the protection of environmental areas, unique natural features, scenic vistas or potential or existing farmland; or~~
 - ~~[2] Provides a valuable addition to the open space resources of the Town.~~~~
- (4) Issuance of special permit. A special permit shall be issued under this section only if the SPGA shall find that the PRD is in harmony with the general purpose and intent of this section and that the PRD contains a mix of residential, open space, or other uses in a variety of buildings to be sufficiently advantageous to the Town to render it appropriate to depart from the requirements of this Ordinance otherwise applicable to the district(s)

in which the PRD tract is located. If a special permit is granted the SPGA shall impose as a condition thereof that the installation of municipal services and construction of interior drives within the PRD shall comply with the Subdivision Rules and Regulations of the Planning Board to the extent applicable, shall require sufficient security to insure such compliance and the completion of planned recreational facilities and site amenities, and may impose such additional conditions and safeguards as public safety, welfare and convenience may require, either as recommended by the Planning Board and Conservation Commission or upon its own initiative. The SPGA shall give due consideration to **all municipal** ~~the reports of the Planning Board and Conservation Commission~~ and where the decision of the SPGA differs from the recommendations ~~of the Planning Board or Conservation Commission~~, the reasons therefor shall be stated in writing.

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M61 | 19.9W | 182/184/206T
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Public Hearing
Town of Randolph, MA
Council Order 2026-067

The Randolph Town Council will hold a public hearing on Monday, September 14, 2026 at 6:15 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and by ZOOM and telephone access on Council Order 2026-067: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph- to amend the provisions concerning the Planned Residential Development.

That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows:

1. Delete Section 2.3 in Article 2, concerning Definitions Associated with Planned Development Districts.
2. Delete Section 9.2 in Article 9, concerning Planned Residential Development.
3. Delete the following portion of Section 4.6, the Town of Randolph Table of Uses.

Use Category	CSBD	NRBD	WCBD	BD	BP	OSB D	BRHD	GBHD	ID	SFD	RHDD	RMDD	RMFD
Planned Residential Development	—	—	—	—	—	—	—	—	—	—	SPTC	SPTC	SPTC

Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

QU44585853

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Marshfield FSBO 19 Shady Lane \$441K. As is log cabin. No septic, prone to flooding. 818 340-7489

PUBLIC NOTICES

Foreclosure / Sheriff Sales

20 COUNTY STREET, WALPOLE
LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 20 County Street LLC to North Easton Savings Bank dated December 18, 2024 and recorded in the Norfolk County Registry of Deeds at Book 42169, Page 365, of which mortgage North Easton Savings Bank is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 a.m. on September 22, 2026, on the mortgaged premises located at 20 County Street, Walpole, Norfolk County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with the buildings and improvements thereon situated in the City of Walpole, County of Norfolk, State of Massachusetts

The land with the buildings thereon situated in Walpole, Norfolk County, Massachusetts, being bounded and described as follows:

Being shown as Lot A on a plan entitled, "Plan of Land in Walpole, Mass." dated July 6, 1973 by Norwood Engineering Co., Inc., Civil Engineers, filed in Norfolk County Registry of Deeds as Plan No. 1579 of 1973 in Plan Book 240, being bounded and described as follows:

Beginning at a point on the southerly sideline of County Street said point being the center back of a stone bound which is the north-

Foreclosure / Sheriff Sales

easterly corner of the lot hereinafter described and also the beginning point of a curve in the street line as shown on said plan;

Thence running S 34-00-51 W. a distance of 880.21 feet; Thence turning and running N 27-15-01 W. a distance of 125.15 feet; Thence running N N 19-29-54 W a distance of 255.75 feet; Thence turning and running N 40-51-02 E a distance of 348.18 feet; Thence running N 43-59-51 E a distance of 354.54 feet; Thence turning and running 48-45-57 E a distance of 214.14 feet to the point of beginning.

For title, see deed recorded with the Norfolk County Registry of Deeds in Book 41020, Page 321.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE

A deposit of One Hundred Thousand and 00/100 (\$100,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale and the remaining balance of ten percent (10%) of the high bid shall be paid by certified or bank check to Vieira & DiGianfilippo Ltd., 480 Turnpike Street, South Easton, Massachusetts 02375, within five (5) days from the date of sale. The balance of the bid shall be paid by certified or bank check at Vieira & DiGianfilippo Ltd., 480 Turnpike Street, South Easton, Massachusetts 02375, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

117 LIVOLI AVENUE, BRAINTREE

LEGAL NOTICE NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 117 Livoli Avenue, Braintree, MA 02184

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Matthew T. Toland to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for RBS Citizens, N.A., and now held by **Citizens Bank, N.A. f/k/a RBS Citizens Bank, N.A.**, said mortgage dated September 30, 2009 and recorded in the Norfolk County Registry of Deeds in Book 27102, Page 277, as affected by a Loan Modification dated November 10, 2016 and recorded in the Norfolk County Registry of Deeds in Book 34951, Page 342; as affected by a Loan Modification dated November 10, 2016 and recorded in the Norfolk County Registry of Deeds in Book 35655, Page 466; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., acting solely as nominee for RBS Citizens, N.A., its successors and assigns to RBS Citizens, N.A. by assignment dated December 5, 2011 and recorded with said Registry of Deeds in Book 29433, Page 165; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on September 21, 2026 at 09:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings and improvements thereon situated in Braintree, Norfolk County, Massachusetts, being shown as Lot 19 on a plan of land entitled "Plan of Lots 19, 20, 21 and 22 Highland Park, Braintree, Mass., dated May 1954, Rowland H. Barnes & Co., Civil Engineers, recorded in Book 3274 Page 60, bounded and described as follows:

WESTERLY by Livoli Avenue, fifty-five and 81/100 (55.81) feet;

NORTHERLY by Lot 20 as shown on said plan, one hundred eighteen and 74/100 (118.74) feet;

EASTERLY by land of owner unknown Seventy and 01/100 (70.01) feet; and

SOUTHERLY by land of owner unknown One Hundred Sixteen and 35/100 (116.35) feet.

Subject to a 10 foot drain easement as shown on said plan. Together with the right in common with others entitled thereto to pass and repass over all the streets and ways shown on said plan, for all the purposes for which such ways are commonly used in said Braintree.

For Mortgagor's Title See Deed recorded herewith.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated September 30, 2009 and recorded in the Norfolk County Registry of Deeds in Book 27102, Page 275.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for Citizens Bank, N.A.
f/k/a RBS Citizens Bank, N.A.
Present Holder of the Mortgage
(401) 217-8701

AD#12509893
PL 8/22, 8/29, 9/5/2026

Foreclosure / Sheriff Sales

Other terms, if any, to be announced at the sale.

NORTH EASTON SAVINGS BANK
Present holder of said mortgage

By its Attorneys,
VIEIRA & DIGIANFILIPPO LTD.
480 Turnpike Street
South Easton, MA 02375
(508) 238-2510

#12588582
PL 8/29, 9/5, 9/12/26



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Plumbers, Rollaways.
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costume jewelry, coins,
military, swords.

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**33's, LP's &
45's WANTED**
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Lane \$441K. As is log cabin.
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the car since it had 5,600
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to sell, I am moving away
from the area. \$10,999.
Text John at 978-701-2887
or email johnditsme@gmail.
com.

PUBLIC NOTICES

Foreclosure / Sheriff Sales

20 COUNTY STREET,
WALPOLE
LEGAL NOTICE
NOTICE OF MORTGAGEE'S
SALE OF REAL ESTATE

By virtue and in execution of
the Power of Sale contained
in a certain mortgage given
by 20 County Street LLC to
North Easton Savings Bank

Condo Lien Foreclosure AUCTION

Sale pursuant to
M.G.L. c. 183A, § 6

1,131± SF. WATERFRONT RESIDENTIAL CONDO
In the Historic Ice House Condominium Building

Provincetown, MA



501 Commercial Street Unit 1E a/k/a 1B
Friday, September 25 at 11am On-site
Terms: \$25,000 certified deposit; 10% due by 9/29; 30 days to close.

JJ Manning
AUCTIONEERS

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JJManning.com
800.521.0111
MA Lic# 111 • Ref # 26-2243

Foreclosure / Sheriff Sales

dated December 18, 2024
and recorded in the Norfolk
County Registry of Deeds at
Book 42169, Page 365, of
which mortgage North
Easton Savings Bank is the
present holder, for breach
of the conditions of said
mortgage and for the
purpose of foreclosing, the
same will be sold at Public
Auction at 11:00 a.m. on
September 22, 2026, on the
mortgaged premises
located at 20 County Street,
Walpole, Norfolk County,
Massachusetts, all and
singular the premises
described in said mortgage,

TO WIT:

The land with the buildings
and improvements thereon
situated in the City of
Walpole, County of Norfolk,
State of Massachusetts

The land with the buildings
thereon situated in Walpole,
Norfolk County, Massachu-
setts, being bounded and
described as follows:

Being shown as Lot A on a
plan entitled, "Plan of Land
in Walpole, Mass." dated
July 6, 1973 by Norwood
Engineering Co., Inc., Civil
Engineers, filed in Norfolk
County Registry of Deeds as
Plan No. 1579 of 1973 in
Plan Book 240, being
bounded and described as
follows:

Beginning at a point on the
southerly sideline of County
Street said point being the
center back of a stone
bound which is the north-
easterly corner of the lot
hereinafter described and
also the beginning point of a
curve in the street line as
shown on said plan;

Thence running S 34-00-51
W. a distance of 880.21 feet;
Thence turning and running
N 27-15-01 W. a distance of
125.15 feet;
Thence running N N 19-29-
54 W a distance of 255.75
feet;
Thence turning and running
N 40-51-02 E a distance of
348.18 feet;
Thence running N 43-59-51
E a distance of 354.54 feet;
Thence turning and running
48-45-57 E a distance of
214.14 feet to the point of
beginning.

For title, see deed recorded
with the Norfolk County
Registry of Deeds in Book
41020, Page 321.

These premises will be sold
and conveyed subject to and
with the benefit of all rights,
rights of way, restrictions,
easements, covenants, liens
or claims in the nature of
liens, improvements, public
assessments, any and all
unpaid taxes, tax titles, tax
liens, water and sewer liens
and any other municipal
assessments or liens or
existing encumbrances of
record which are in force
and are applicable, having
priority over said mortgage,
whether or not reference to
such restrictions, ease-
ments, improvements, liens
or encumbrances is made
in the deed.

TERMS OF SALE

A deposit of One Hundred
Thousand and 00/100
(\$100,000.00) Dollars by
certified or bank check will
be required to be paid by
the purchaser at the time
and place of sale and the
remaining balance of ten
percent (10%) of the high
bid shall be paid by certified
or bank check to Vieira &
DiGianfilippo Ltd., 480 Turn-
pike Street, South Easton,
Massachusetts 02375,
within thirty (30) days
from the date of sale. Deed
will be provided to
purchaser for recording
upon receipt in full of the
purchase price. The descrip-
tion of the premises
contained in said mortgage
shall control in the event of
an error in this publication.

Other terms, if any, to be

15 LOUISE ROAD, HOLBROOK LEGAL NOTICE NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in
a certain mortgage given by Marianne Abrams to Mortgage
Electronic Registration Systems Inc. as a nominee for TD
Bank, N.A. and its successors and assigns dated January 29,
2013, recorded or filed at Norfolk County Registry of Deeds
in Book 30972, Page 257, said mortgage having been
assigned to TD Bank, N.A. pursuant to that certain Assign-
ment of Mortgage recorded in said Registry at Book 42354,
Page 214, of which mortgage the undersigned is the
present holder, for breach of the conditions of said mort-
gage and for the purpose of foreclosing the same will be
sold at Public Auction at 11:30 a.m. (ET) on the 1st day of
October, 2026, on the mortgaged premises located at 15
Louise Road, Holbrook, Massachusetts 02343, all and singu-
lar the premises described in said mortgage.

TO WIT: The following described property is situated in the
Holbrook, County of Norfolk and Commonwealth of Massa-
chusetts:

A certain parcel of land with the buildings thereon situated
on Louise Road, Holbrook, Norfolk County, Massachusetts,
and being shown as Lot 196 on a plan entitled "Fairfield at
Holbrook", dated August 15, 1954, Bradford Salvets, C.E.,
recorded with the Norfolk Deeds Plan Book 190 as Plan No.
1340 of 1954 to which plan reference is hereby made for a
more particular description.

Containing approximately 8,500 square feet of land, more
or less, according to said plan.

No part of the fee and soil in said Louise Road on which said
lot abuts is hereby conveyed, said fee being expressly
excluded from this conveyance, but there is hereby granted
a right of way over said street and other roads as shown on
said plan, in common with others entitled thereto.

The premises is hereby conveyed subject to all easements,
covenants, conditions and restrictions of record.

Being the same property conveyed to Marianne Abrams,
individually by deed from Michael Sferrazza and Taryn Sfer-
razza recorded January 29, 2013 in Deed Book 30972, Page
255 recorded in the Norfolk County, Massachusetts

Premises to be sold and conveyed subject to and with the
benefit of all rights, rights of way, restrictions, easements,
covenants, liens or claims in the nature of liens, improve-
ments, public assessments, any and all unpaid taxes, tax
titles, tax liens, water and sewer liens and any other munici-
pal assessments or liens or existing encumbrances of
record which are in force and are applicable, having priority
over said mortgage, whether or not reference to such
restrictions, easements, improvements, liens or encum-
brances is made in the deed.

Terms of sale: A deposit of five thousand dollars
(\$5,000.00) by certified or bank check made payable to TD
Bank, N.A. will be required to be paid by the purchaser at
the time and place of sale. TD reserves the right to reject
any and all bids at any time. The balance is to be paid by
certified or bank check payable to TD Bank, N.A. c/o Duane
Morris LLP, 2 Monument Square, Suite 505, Portland, ME
04101-4097, within thirty (30) days from the date of sale.
Deed will be provided to purchaser for recording upon
receipt in full of the purchase price. In the event of an error
in this notice, the description of the premises contained in
said mortgage shall control. Other terms, if any, to be
announced at the sale.

/s/ TD Bank, N.A.
Present holder of said mortgage
By its Attorneys,
Duane Morris LLP
2 Monument Square, Suite 505
Portland, ME 04101-4079
Attn: Alex Angelo
215 979 1896

AD#12568896
PL 9/5, 9/12, 9/19/2026

Foreclosure / Sheriff Sales

announced at the sale.

NORTH EASTON
SAVINGS BANK
Present holder of
said mortgage

By its Attorneys,
VIEIRA & DIGIANFILIPPO
LTD.
480 Turnpike Street
South Easton, MA 02375
(508) 238-2510

#12588582
PL 8/29, 9/5, 9/12/26

Public Notices

121 Jerusalem Road
LEGAL NOTICE
NOTICE OF PUBLIC HEAR-
ING COHASSET ZONING
BOARD

The Cohasset Zoning Board
of Appeals will hold a hybrid
public hearing on Monday,
September 14th, 2026 at 7
p.m., at 91 Sohler Street,
Willcutt Commons, regard-
ing an application filed by
Harry J. Judd Jr. & Peter R.
Mallen for the property
located at 121 Jerusalem
Road, as shown on Asses-
sor's Parcel ID: D3-20-014.
The hearing is also accessi-
ble via Zoom, Webinar ID:
837 5976 1010, Passcode:
911115. The applicant seeks
a special permit to
construct an attached
garage to the existing

Public Hearing
Town of Randolph, MA
Council Order 2026-067

The Randolph Town Council will hold a public hearing on Monday, September 14, 2026 at 6:15 PM, in
Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and by ZOOM and telephone access
on Council Order 2026-067: Request for the Town Council to Initiate An Amendment to the Randolph
Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph- to amend the provisions
concerning the Planned Residential Development.

That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the
Town of Randolph, as follows:

- Delete Section 2.3 in Article 2, concerning Definitions Associated with Planned Development Districts.**
- Delete Section 9.2 in Article 9, concerning Planned Residential Development.**
- Delete the following portion of Section 4.6, the Town of Randolph Table of Uses.**

Use Category	CSBD	NRBD	WCBD	BD	BP	OSB D	BRHD	GBHD	ID	SFD	RHDD	RMDD	RMFD
Planned Residential Development	—	—	—	—	—	—	—	—	—	—	SPTC	SPTC	SPTC

Additional information on this Council Order may be found on the Town of Randolph website and is also
available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing
may be found on the Town of Randolph website on the website meeting calendar on the day of the
meeting.

QU4458553

117 LIVOLI AVENUE, BRAINTREE LEGAL NOTICE NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 117 Livoli Avenue, Braintree, MA 02184

By virtue and in execution of the Power of Sale contained in
a certain mortgage given by Matthew T. Toland to Mortgage
Electronic Registration Systems, Inc., as mortgagee, as
nominee for RBS Citizens, N.A., and now held by **Citizens
Bank, N.A. f/k/a RBS Citizens Bank, N.A.**, said mortgage
dated September 30, 2009 and recorded in the Norfolk
County Registry of Deeds in Book 27102, Page 277, as
affected by a Loan Modification dated November 10, 2016
and recorded in the Norfolk County Registry of Deeds in
Book 34951, Page 342; as affected by a Loan Modification
dated November 10, 2016 and recorded in the Norfolk
County Registry of Deeds in Book 35655, Page 466; said
mortgage was assigned from Mortgage Electronic Registra-
tion Systems, Inc., acting solely as nominee for RBS Citi-
zens, N.A., its successors and assigns to RBS Citizens, N.A.
by assignment dated December 5, 2011 and recorded with
said Registry of Deeds in Book 29433, Page 165; for breach
of the conditions in said mortgage and for the purpose of
foreclosing the same will be sold at **Public Auction on**
September 21, 2026 at 09:00 AM Local Time upon the
premises, all and singular the premises described in said
mortgage, to wit:

A certain parcel of land with the buildings and improve-
ments thereon situated in Braintree, Norfolk County, Mass-
achusetts, being shown as Lot 19 on a plan of land entitled
"Plan of Lots 19, 20, 21 and 22 Highland Park, Braintree,
Mass.", dated May 1954, Rowland H. Barnes & Co., Civil Engi-
neers, recorded in Book 3274 Page 60, bounded and
described as follows:

WESTERLY by Livoli Avenue, fifty-five and 81/100 (55.81)
feet;

NORTHERLY by Lot 20 as shown on said plan, one hundred
eighteen and 74/100 (118.74) feet;

EASTERLY by land of owner unknown Seventy and 01/100
(70.01) feet; and

SOUTHERLY by land of owner unknown One Hundred
Sixteen and 35/100 (116.35) feet.

Subject to a 10 foot drain easement as shown on said plan.
Together with the right in common with others entitled
thereto to pass and repass over all the streets and ways
shown on said plan, for all the purposes for which such ways
are commonly used in said Braintree.

For Mortgagor's Title See Deed recorded herewith.

The description of the property contained in the mortgage
shall control in the event of a typographical error in this
publication.

For Mortgagor's Title see deed dated September 30, 2009
and recorded in the Norfolk County Registry of Deeds in
Book 27102, Page 275.

TERMS OF SALE: Said premises will be sold and conveyed
subject to all liens, encumbrances, unpaid taxes, tax titles,
municipal liens and assessments, if any, which take prece-
dence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price
must be paid in cash, certified check, bank treasurer's or
cashier's check at the time and place of the sale by the
purchaser. The balance of the purchase price shall be paid
in cash, certified check, bank treasurer's or cashier's check
within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for Citizens Bank, N.A.
f/k/a RBS Citizens Bank, N.A.
Present Holder of the Mortgage
(401) 217-8701

AD#12509893
PL 8/22, 8/29, 9/5/2026

Homes



Council Order: 2026-075

Introduced By: Town Manager Brian Howard
August 24, 2026**FY27 Randolph Community Preservation Projects**

To see if the Town Council will vote to appropriate the projects recommended by the Community Preservation Committee for the amounts shown below and from the reserves identified:

Project	Amount	Reserve
Housing Coordinator	\$66,377.00	Housing
217 Mill Street-Violet Hills	\$300,000.00	Housing
Stetson Hall Preservation	\$2,733,100.00	Undesignated Fund
Town Hall Preservation	\$1,344,400.00	Undesignated Fund
Tower Hill Playground Enhancements	\$150,000.00	Open Space & Rec
Open Space & Rec Plan	\$150,000.00	Open Space & Rec
Bond Payment Obligations	\$33,856.00	Open Space & Rec

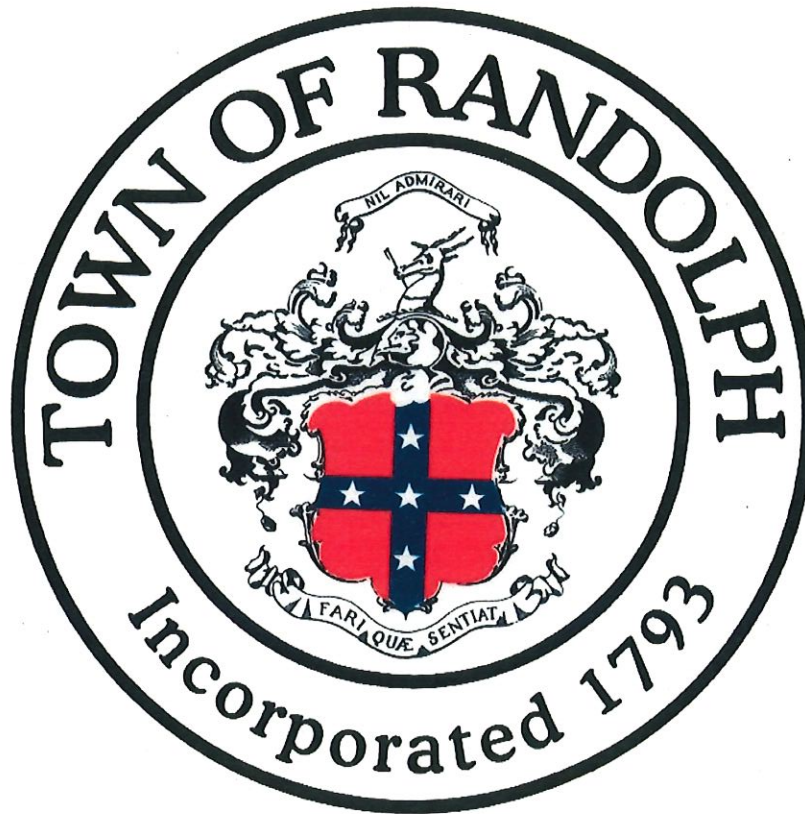
Town of Randolph

Section F, Item3.

Report to the Town Council

FY 2027 Randolph Community Preservation Committee

August 24, 2026



Town of Randolph
FY 2027 CPC Report to the Town Council

Section F, Item 3.

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 - B. Violet Hills- 217 Mill Street- \$300,000
 - C. Stetson Hall Historic Preservation-\$3,196,405- *Modified*
 - D. Town Hall Preservation- Restoration Project- \$1,827,000- *Modified*
 - E. Tower Hill Playground Enhancements- \$150,000
 - F. Master Plan- Open Space & Rec Plan- \$300,000- *Modified*
 - G. Trinity Episcopal Church- \$200,000-*Withdrawn*
 - H. Stetson Hall Entrance ADA Accessibility- \$75,000- *Withdrawn*
 - I. Stetson Hall Gutter Project- \$126,800-*Withdrawn*
 - J. Conservation Commission Waterways Project- \$150,000- *not accepted*
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I. Overview of CPA

The Community Preservation Act (hereafter referred to as “CPA”), M.G.L. c. 44B, allows Massachusetts cities and towns to raise monies through a surcharge of up to 3% of the real estate tax levy on real property. In November 2004, Town Meeting voted a 2% annual real estate levy against real property. This was ratified at the Annual Town Election held on April 5, 2005. Town Meeting did accept two exemptions from this surcharge as permitted by law: an exemption of \$100,000 of the value of each taxable parcel of residential real property and an exemption for low income. Exemptions for low-income applications are available in the Assessor’s Office.

These CPA funds are to be used for four core purposes: to acquire, create and preserve open space; to acquire, rehabilitate, restore and preserve historic resources; to create, preserve and support community housing; and to acquire, preserve and utilize land for recreational use. The Act also provides State matching funds.

A minimum of 10% of the annual revenues of the fund must be appropriated for each of the three core community concerns. The remaining 70% can be allocated for any combination of the allowed uses, or for land for recreational use.

Property taxes traditionally fund the day-to-day operating needs of safety, health, schools, roads, maintenance, and more. Until the CPA, there was no steady funding source for preserving and

improving a community’s infrastructure. The Community Preservation Act gives a community the funds needed to control its future.

II. Summary of CPA in Randolph

Randolph’s fiscal year 2027 CPA revenue of approximately \$1,256,201 is expected to be matched by the State in November 2026 at 15%.

Consistent with the terms of the CPA and with the Community Preservation Committee (hereafter referred to as “CPC”) bylaw adopted at the November 2004 Town Meeting, the Randolph Community Preservation Committee was appointed in July 2005 to administer the CPA.

Randolph Community Preservation Committee
(as of January 1, 2026)

Housing Authority Member.....	Ronald Lum, Chairman
Recreation Committee Member.....	Vacant
Town Council Member.....	Ryan Egan
Community Member-Business.....	Bruce Fleischmann
Community Member- Resident.....	Thomas Fisher
Community Member- Resident.....	Marcell Robateau
Conservation Commission Member.....	Keith Asack
Historical Commission Member.....	Mary West
Planning Board Member.....	Alexandra Alexopoulos

III. Activities of the Community Preservation Committee and Town Council

The Community Preservation Committee met several times this fiscal year to discuss Randolph’s CPA plan, accept proposals, study the proposals, seek additional information, deliberate, and make the recommendations included in this document.

The CPA Statute and the DOR Guidelines dictate that Town Council may only appropriate funds for a project pursuant to a recommendation of the CPC. The Statute and DOR Guidelines make clear that Town Council cannot approve an appropriation for a project on its own initiative. Consequently, the Statute and Guidelines dictate that Town Council cannot alter the scope of a project recommended by the CPC, as doing so would result in approval of a project that is different from that recommended by the Committee.

IV. Applications Accepted by the Committee

Table 1 Applications Accepted

<i>Applicant Name</i>	<i>Project Type</i>	<i>Project Cost</i>	<i>Purpose</i>
Town Planner	Housing Coordinator	\$66,377	Housing
Everstead Partners, LLC	217 Mill Street- Violet Hills	\$300,000	Housing
IATM*-Stetson Trustees	Stetson Hall Preservation	\$2,733,100	Historic
IATM*-Town Manager	Town Hall Preservation-Restoration	\$1,344,400	Historic
School Dept- Town Manager	Tower Hill Playground Enhancements	\$150,000	Open Space & Rec
Town Planner	Open Space & Rec Plan	\$150,000	Open Space & Rec

*Interim Assistant Town Manager

Table 2 2027 CPA Expenditures Approved by Category/Type

Housing	
Housing Coordinator	\$66,377
217 Mill St- Violet Hills	\$300,000
Undesignated Fund	
Stetson Hall Preservation	\$2,733,100
Town Hall Preservation-Restoration	\$1,344,400
Open Space & Recreation	
Tower Hill Playground	\$150,000
Open Space & Rec Plan	\$150,000
Administrative	
FY2027 Administrative Costs	\$73,670
Payments	
Bond Payment	\$33,856

A. Housing Coordinator

(\$66,377- Housing)

This project will continue the salary of a Housing Coordinator who will oversee all aspects of affordable housing requirements (except those of the Randolph Housing Authority) including, but not limited to: Administration of Local Initiative Program (LIP) and Local Action Unit (LAU), Affirmative Fair Housing Marketing Plan (AFHMP), resident selection and lotteries, including preparing closing documents as required. Monitoring LIP, 40B, HOME and locally restricted rental and ownership units as required including processing owner self-certifications, monitoring resales and other transactions, and reviewing and approving rent increase requests and interfacing with subsidizing and monitoring agents. Administration of local programs, including: Rental Assistance Programs, Small Grant Programs, HOME and others as they become available. Maintaining the Subsidized Housing Inventory (SHI) including adding new units. Supporting Town boards and committees and local housing strategies, including assisting with a Housing Production Plan (HPP). Serving as a resource for current and future residents of affordable housing, assisting with queries and promoting affirmative fair housing marketing plans; developing housing related public educational programs, events, and resource guides.

Participation in statewide affordable housing initiatives. Develop relationships with local developers, realtors, service providers, lenders, and community-, regional-, and state-based housing agencies including but not limited to the Executive Office of Housing and Livable Communities and MassHousing. Respond to inquiries regarding development of affordable housing and related municipal services.

Committee's Comments:

Whereas one of the Community Preservation Act's Core purposes is to support and contribute to providing 10% affordable housing, the abovementioned responsibilities are not currently assigned to any member of Randolph's municipal staff and require extensive knowledge and experience and the CPC has previously voted to fund this position to oversee the Town's affordable housing, the CPC feels this project meets the guidelines of the CPA, and therefore continues to support the funding of this project.

B. 217 Mill Street- Violet Hills

(\$300,000- Housing)

Violet Hills is a 10-unit homeownership development at 217 Mill Street, consisting of detached, single-family-style homes. Nine (9) homes will be deed-restricted for households earning between 80% and 110% of Area Median Income (AMI), with one (1) market-rate home, creating a predominantly affordable, mixed-income community. The project includes construction of energy-efficient homes with 2- and 3-bedroom layouts, development of shared infrastructure such as driveway, utilities, and landscaping, creation of deed-restricted, affordable homeownership units, implementation of long-term affordability controls, and establishment of a homeowner's association (HOA) for ongoing stewardship.

Committee's Comments:

Whereas one goal of the CPA is community housing and this project supports subsidizing the affordable units, reducing purchase prices and expanding access to homeownership for income-qualified, first-time home buyers and future residents, this project will received additional funding from other groups and State Agencies and this project would count towards the Town's Affordable Housing numbers, the CPC feels this project meets the guidelines of the CPA and supports this project for funding, pending the approval of other Town Boards and Committees.

C. Stetson Hall Historic Preservation

(\$2,733,100- Undesignated Fund)

The Stetson Hall preservation project will be completed in two phases. All work will meet the standards of the Massachusetts Historical Commission. It will include historic preservation, building envelope and entrance improvements to ensure proper accessibility and weather resistance, interior restoration, and architectural and engineering services for the heating and cooling system replacement. These updates are necessary to preserve the historic structure for years to come.

Committee's Comments:

Whereas Stetson Hall is a Town-owned building, and the Town has made a substantial commitment to preserving this National Historic Place and historic preservation is one of the core principles of the CPA, and this work is necessary to maintain the use of the building, the CPC feels this project meets the guidelines of the CPA and continues to support this project.

D. Town Hall Preservation-Restoration

(\$1,344,400- Undesignated Fund)

The Randolph Town Hall is one of the Town's most historically significant buildings dating back to 1909, when it was built as a High School. As a result of no major preservation work being done, this building is in need of improvements. It will include historic preservation,

building envelope and entrance restorations to ensure proper accessibility and weather resistance, interior restoration, and architectural and engineering services for the heating and cooling system improvements. These updates are necessary to preserve the historic structure for years to come.

Committee's Comments:

Whereas the Town Hall is one of the Town's most historically significant buildings, the building is deteriorating and in need of restoration and preservation measures to maintain its historical nature and the functionality of the building as Town Hall, and historic preservation is one of the CPA's core purposes, the CPC feels this project meets the guidelines of the CPA and supports this project.

E. Tower Hill Playground Enhancements (\$150,000- Open Space & Rec)

This project will enlarge the existing playground at the former Tower Hill School Playground. Landscaping will be done to the area to cleanup existing places and to make room for the additional play equipment and picnic table area to be added. There will need to be minor paving done to secure the new equipment. Additional fencing will also be needed to close in the space for safety. The School Department has indicated its support of the project and their willingness to work with the Town to perform some of the work and to maintain the area going forward.

Committee's Comments:

Whereas this project enhances recreation space for residents, which is one of the core purposes of the CPA, the CPC has funded projects in this location previously, and the area is in need of an expansion, the CPC feels this project meets the guidelines of the CPA and supports this project.

F. Open Space and Recreation Plan (\$150,000- Open Space & Rec)

This project will solicit a consultant to complete the Town's Open Space & Recreation Plan (OSRP), which has expired. The OSRP is a tool through which a community plans for the future of its conservation and recreation resources informed by a thorough public participation process and reflecting the needs of its community members. A state approved OSRP makes Randolph eligible for DCS grants for up to 10 years.

Committee's Comments:

Whereas Open Space & Recreation are one of the components of the CPA and the Town would like to apply for State and Federal Grants to off-set the cost to the Town and the OSRP is required to apply, and the CPC has supported this project in the past, the CPC feels this project meets the guidelines of the CPA and supports this project for funding.

G. Trinity Episcopal Church (\$200,000- Historic- Withdrawn)

H. Stetson Hall Entrance ADA Accessibility (\$75,000- Withdrawn)

I. Stetson Hall Gutter Project (\$126,800-Withdrawn)

J. Conservation Commission Waterways Project (\$150,000- not accepted)

Bond Payment

(\$33,856)

The Finance Consultants have determined a bond payment of \$33,856 this year. After the payment is made the remaining debt will be \$224,197; for Powers Farm Phases I and II and the Grove Street Trail project, which have scheduled payoffs in 12-years.

Committee's Comments:

Whereas the Committee must pay the obligated amount on any CPA related bonding, and the Finance Consultants have determined the payment, the Committee recommends this year's bond payment of \$33,856.

V. Randolph CPC Financial Overview

See attached FY2027 recommendation spreadsheet.

VI. Acknowledgements

The Community Preservation Committee appreciates the extremely hard work this year's applicants devoted to their applications, answering CPC members' questions, and the support the Committee has received from every department in Town; specifically, The Town Manager, Interim Assistant Town Manager, the Finance Consultants, Town Planner, Town Clerk/Registrar's Office, Historical Commission, Town Counsel and Town Energy Manager.

FY 2027 Community Preservation Committee Recommendations

	Received	2027 Appropriations	Balance
Section F, Item3.			
001 CPA General Fund Account			
FY27 local receipts	\$1,256,201		
FY27 estimated abatements/exemptions	-\$11,653		
2.5% Tax	\$31,114		
State Match	\$197,728		
To Community Housing Account		\$147,339	
To Open Space/Rec. Account		\$147,339	
To Historic Preservation Account		\$147,339	
To Budgeted Reserve Account		\$923,847	
To Administrative Account		\$73,670	
To FY27 Bond Payment		\$33,856	
		\$1,473,390	
Total Estimated Revenues for FY 2027	\$1,473,390		
002 Community Housing Account			
FY26 Balance	\$606,635		
Community Housing account 10% Set Aside	\$147,339		
Total Account Balance	\$753,974		
To: Town Planner- Housing Coordinator		-\$66,377	
To: Everstead Partners, LLC- Violet Hills		-\$300,000	
Balance after 2027 appropriations			\$387,597
003 Open Space and Recreation Account			
FY26 Balance	\$361,995		
Open Space & Recreation account 10% Set Aside	\$147,339		
Total Account Balance	\$509,334		
To: Town Planner- Open Space & Rec. Plan		-\$150,000	
To: Town Manager-School Department- Tower Hill Playground Expansion		-\$150,000	
Balance after 2027 appropriations			\$209,334
004 Historic Preservation Account			
FY26 Balance	\$376,080		
Historic Preservation account 10% Set Aside	\$147,339		
Total Account Balance	\$523,419		
Balance after 2027 appropriations			\$523,419
005 Administrative Account**			
CPA Admin Account from 5% of FY26 CPA Estimated Revenue	\$73,670		
Balance after 2027 appropriations			\$0
006 CPA Budgeted Reserve Account			
Budgeted Reserve account from FY27 Estimated Reserves	\$923,847		
Total Account Balance	\$923,847		
Balance after 2027 appropriations			\$923,847
007 CPA Undesignated Fund Account			
FY26 Balance	\$4,110,000		
To: Town Manager-IATM-Town Hall Preservation-Restoration		-1,344,400	
To: IATM-Stetson Trustees- Stetson Hall Preservation		-2,733,100	
			\$32,500
Total CPA Estimated Accounts Balance**			\$2,076,697
Outstanding Debt- \$224,197			

**The Admin. Acct. remaining balance gets turned back into the CPA Undesignated Fund Balance at the end of the Fiscal Year.



Town of Randolph

*41 South Main Street
Randolph, Massachusetts 02368
Telephone (781) 961-0901
Fax (781) 961-0905
www.townofrandolph.com*

DATE: August 24, 2026

Dear Councilors,

The Community Preservation Committee hereby submits its FY 2027 Report to the Town Council. The Committee is recommending the funding of 6 projects that will support affordable housing, open space and recreation, and historic preservation efforts in the Town.

A number of these projects will be conducted on buildings and properties owned by the Town of Randolph. We understand that for all projects that will be done on public property, a Town official will be required to be designated as the point person on the project. That person will oversee all procurement and construction on Town property and ensure that the work is done in compliance with all requirements for public renovation, preservation and construction projects. As the Building Commissioner and the Chair of the CPC, I will serve that purpose for each of these projects, unless otherwise designated by the Town Manager.

We are proud to present these exciting projects to the Town Council for review and approval. The Committee truly felt that these projects would help preserve key infrastructure, protect our public and historic resources, and improve the quality of life for all Town residents.

Respectfully submitted,

A handwritten signature in black ink that reads "Ronald Lum". The signature is written in a cursive, flowing style.

Ronald Lum
Chair

35 Merrymount Road, Unit A-7, Quincy
LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
Premises: 35 Merrymount Road, Unit A-7, Quincy, MA 02169

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Sau Hung Siu and Sai Nui Wong-Siu to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Countrywide Home Loans, Inc., and now held by **Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC**, said mortgage dated June 27, 2005 and recorded in the Norfolk County Registry of Deeds in Book 22561, Page 56, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Countrywide Home Loans, Inc., its successors and assigns to Nationstar Mortgage LLC by assignment dated August 6, 2025 and recorded with said Registry of Deeds in Book 42571, Page 374; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on September 28, 2026 at 09:00 AM Local Time upon the premises, **directly in front of the building in which the unit is located**, all and singular the premises described in said mortgage, to wit:

Unit No. A-7 (the "Unit") of Merrymount Townhouse Condominiums (the "Condominium"), located in Quincy, Norfolk County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated March 6, 1990 and recorded with the Norfolk County Registry of Deeds in Book 8581, Page 320, as amended by Special Amendment of Master Deed dated March 30, 1990 and recorded with said Norfolk County Registry in Book 8612, Page 545, as further amended by Amendment of Master Deed Creating Phase III dated November 7, 1990 and recorded with said Norfolk County Registry in Book 8783, Page 47, as further amended by Special Amendment of Master Deed dated March 19, 1991 and recorded with said Norfolk County Registry in Book 8875, Page 48, and as further amended by Amendment of Master Deed Creating Phase IV dated March 19, 1991 and recorded with said Norfolk County Registry in Book 8875, Page 51. The Unit contains approximately 1,464 square feet and is laid out as shown on the plans filed with said Master Deed and on a copy of a portion of said plans attached to the first deed of the Unit recorded with said Norfolk County Registry in Book 8880, Page 522, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A.

The Unit is conveyed together with an undivided 3.32 percent interest in the common areas and facilities of the Condominium as set forth in said Master Deed.

The Unit is conveyed subject to and together with the benefit of said Massachusetts General Laws, Chapter 183A, said first deed of the Unit, said Master Deed, and the Merrymount Townhouse Condominiums Trust created by Declaration of Trust dated March 6, 1990 and recorded with said Norfolk County Registry in Book 8581, Page 350, as amended by Amendment to Declaration of Trust dated December 2, 1991 and recorded with said Norfolk County Registry in Book 9206, Page 554, and as further amended by Amendment to Schedule A dated November 12, 1996 and recorded with said Norfolk County Registry in Book 11619, Page 315.

The Property Address of the Unit is: 35 MERRYMOUNT RD UNIT 7 QUINCY MA 02169-2257

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated May 25, 2005 and recorded in the Norfolk County Registry of Deeds in Book 22561, Page 54.

Said Unit will be conveyed together with an undivided percentage interest in the Common Elements of said Condominium appurtenant to said Unit and together with all rights, easements, covenants and agreements as contained and referred to in the Declaration of Condominium, as amended.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for Rocket Mortgage, LLC
s/b/m Nationstar Mortgage LLC
Present Holder of the Mortgage
(401) 217-8701

AD# 12583905
PL 08/29, 09/05, 09/12/2026



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920 North Street, Randolph
LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
Premises: 920 North Street, Randolph, MA 02368

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Long Do Nguyen and Dao My Nguyen to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, and now held by Lakeview Loan Servicing, LLC, said mortgage dated January 12, 2023 and recorded in the Norfolk County Registry of Deeds in Book 41022, Page 198, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, its successors and assigns to **Lakeview Loan Servicing, LLC** by assignment dated October 9, 2023 and recorded with said Registry of Deeds in Book 41451, Page 105; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on September 28, 2026 at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in Randolph and Braintree, Norfolk County, Massachusetts, with the buildings thereon, being shown as Lot A on plan of land entitled, "Plan of Land on Braintree and Randolph, Mass." Dated July, 1954, drawn by Arthur Cavanaugh, surveyor, duly recorded with Norfolk Registry of Deeds, Book 3301, Page 436, and being further bounded and described as follows:

EASTERLY by North Street and Pond Street, as shown on said plan, sixty-nine and 03/100 (69.03) feet;

NORTHERLY by land formerly of William Hayden, as shown on said Plan, one hundred seventy-three (173) feet;

WESTERLY by Lot B, as shown on said Plan, one hundred nineteen and 28/100 (119.28) feet;

SOUTHERLY by Right of Way on said Plan, one hundred sixty-eight and 44/100 (168.44) feet.

Subject to and with benefit of right of way, as shown in said Plan.

Subject to taking for layout of Pond Street and North Street, as of record.

Meaning and intending to describe the same premises as set forth on deed dated November 13, 2018 and recorded November 14, 2018 with the Norfolk County Registry of Deeds in Book 36431 Page 515. For grantor's title see deed recorded herewith.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated January 12, 2023 and recorded in the Norfolk County Registry of Deeds in Book 41022, Page 196.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for Lakeview Loan Servicing, LLC
Present Holder of the Mortgage
(401) 217-8701

AD# 12580907
PL 08/29, 09/05, 09/12/2026

Homes



Public Notices

121 Jerusalem Road
LEGAL NOTICE
NOTICE OF PUBLIC HEARING COHASSET ZONING BOARD

The Cohasset Zoning Board of Appeals will hold a hybrid public hearing on Monday, September 14th, 2026 at 7 p.m., at 91 Sohler Street, Willcutt Commons, regarding an application filed by Harry J. Judd Jr. & Peter R. Mallen for the property located at 121 Jerusalem Road, as shown on Assessor's Parcel ID: D3-20-014. The hearing is also accessible via Zoom, Webinar ID: 837 5976 1010, Passcode: 911115. The applicant seeks a special permit to construct an attached garage to the existing nonconforming structure.

For digital copies of the application materials, please email Town Planner, Cassandra Thayer at cthayer@cohassetma.gov
AD#12548183
PL 08/29,09/05/2026

26 059 Council President
LEGAL NOTICE
TOWN OF BRAINTREE
PUBLIC HEARING

The Town Council of the Town of Braintree will hold a Public Hearing on **Tuesday, September 15, 2026 at 7:30PM** in the Horace T. Cahill Auditorium at Town Hall, 1 JFK Memorial Drive, Braintree, MA 02184. Notice is given in accordance with the Town Charter, Article 2, Section 2-9(c) and/or Article 6, Sections 6-6 and/or 6-7: **26 059 Council President: Amendments to Zoning Ordinances 135-206 and 135-604** or take up any action relative thereto. The proposed ordinance amendments will address commercial activity in residential zones. A full copy is available for viewing at the Office of the Town Clerk during normal office hours or on the Town's Website: www.braintreema.gov

AD# 12557201
PL 08/29, 09/05/2026

BMW X5
LEGAL NOTICE
To be auctioned off on 09/15/2026
V.I.N.
SUXFB53586LV29081
Pursuant to MGL C.255, S.39A.
Express Towing (781) 843-6909

AD# 12554168
PL 08/29, 09/05, 09/12/2026

Council Order 2026-061
LEGAL NOTICE
Town of Randolph, MA
Council Order 2026-061

The Randolph Town Council will hold a public hearing on Monday, September 14, 2026 at 6:15 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and by ZOOM and telephone access on Council Order 2026-061: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance-Chapter 200 of the General Code of the Town of Randolph- Concerning Data Centers. That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows: **1. Amend Article 2, section 2.2 General Definitions, by adding the following: Data Center** A facility, or portion thereof, primarily designed or used to house computer servers and related information technology infrastructure for the storage, processing, management, or transmission of electronic data. A Data Center may include, but is not limited to, server racks, data storage systems, cooling systems, power conditioning equipment, substations, uninterruptible power supplies, backup generators, telecommunications equipment, security systems, and associated mechanical and electrical infrastructure. A use shall be classified as a Data Center under these Ordinances where either: (a) more than twenty-five percent (25%) of the gross floor area is devoted to server racks, stationary computing equipment, or associated mechanical or electrical infrastructure; or (b) the primary purpose of the facility, as determined by the Building Commissioner or designee, is the housing and operation of computer servers and related infrastructure, regardless of floor area allo-

Public Notices

cation. **2. Amend Article 4 by adding the following section 4.7: § 4.7 Data Centers forbidden.** The operation of any Data Center, as defined in Chapter 200 of the Town of Randolph Ordinances, is prohibited in all zoning districts of the Town of Randolph. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

AD# 12585743
PL 08/29, 09/05/2026

Council Order 2026-075
LEGAL NOTICE
PUBLIC HEARING NOTICE
Town of Randolph, MA
Council Order 2026-075

The Randolph Town Council will conduct a public hearing on Monday, September 14, 2026 at 6:15 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, Second Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on Council Order: 2026-075: FY 2027 Randolph Community Preservation Projects to see if the Town Council will vote to appropriate funding for the projects recommended by the Community Preservation Committee in the amounts shown below and from the reserves identified next to each project: Housing & Rec: Coordination/\$66,377.00/Housing: 217 Mill Street/\$300,000/Housing; Stetson Hall Preservation/\$2,733,100.00/Undesignated Fund; Town Hall Reservation Fund; Restoration/\$1,344,400/Undesignated Fund; Tower Hill Playground/\$150,000/Open Space & Rec: Open Space and Rec plan/\$150,000/Open Space & Rec; Bond Payment Obligations/\$33,856.00/Open Space & Rec. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

AD# 12585730
PL 08/29, 09/05/2026

Kent Street, Tide Gate
LEGAL NOTICE
TOWN OF SCITUATE
CONSERVATION COMMISSION

On 9/9/2026 at 6:00 PM, the Scituate Conservation Commission will hold a Wetlands Meeting under Chapter 131 Section 40 of the Massachusetts General Laws and Section 30700 of the Town of Scituate Code of Bylaws, for a Request for Determination of Applicability filed by MassBays NEP for the repair of a tide gate located at Kent Street, Scituate, MA. Abutters and other interested parties are invited to attend. Information to access meeting will be available on the agenda posted on town website.

Frank Snow
Chair

AD# 12584031
PL 08/29/2026

TOYOTA COROLLA
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To be auctioned off on 09/15/2026
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PL 08/29, 09/05, 09/12



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267 Middle Street, Weymouth
LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 267 Middle Street, Weymouth, MA 02189

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Deric A. Gendron to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for NewRez LLC, and now held by **NewRez LLC**, said mortgage dated February 26, 2020 and recorded in the Norfolk County Registry of Deeds in Book 37627, Page 393, as affected by a Loan Modification dated January 16, 2025 and recorded in the Norfolk County Registry of Deeds in Book 42238, Page 504; as affected by a Loan Modification dated September 23, 2025 and recorded in the Norfolk County Registry of Deeds in Book 42732, Page 551; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for NewRez LLC, its successors and assigns to NewRez LLC, d/b/a Shell-point Mortgage Servicing by assignment dated June 16, 2021 and recorded with said Registry of Deeds in Book 39522, Page 435; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on October 5, 2026 at 09:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A certain parcel of land lying on the Westerly side of Middle Street, in Weymouth, Norfolk County, Commonwealth of Massachusetts being more particularly described as follows:

BEGINNING at the Northeasterly corner of the lot on the Westerly sideline of Middle Street;

Thence South 38° 49' 30" West 40 00 feet along Middle Street to Lot A;

Thence North 53° 18' 58" West 60 00 feet along Lot A;

Thence South 74° 29' 50" West 39.27 feet along Lot A;

Thence South 41° 06' 35" West 49.60 feet along Lot A;

Thence North 53° 18 58" West 165.00 feet along Lot A;

Thence North 46° 18' 15" West 177.12 feet along Lot A to Town of Weymouth Conservation land;

Thence North 51° 04' 04" East 102.00 feet along the Town of Weymouth Conservation land;

Thence South 53° 18' 58" East 404.95 feet to the point of BEGINNING of Middle Street.

And shown as Lot B on a Plan by Linwood Surveying & Mapping, Inc. dated August 6, 1977 and recorded with the Norfolk County Registry of Deeds on October 2, 1997 as Plan No 658 of 1997 in Plan Book 451.

For Title Reference see Deed recorded herewith.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated February 20, 2020 and recorded in the Norfolk County Registry of Deeds in Book 37627, Page 390.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for NewRez LLC
Present Holder of the Mortgage
(401) 217-8701

AD# 12546853
PL 09/05, 09/12, 09/19/2026

920 North Street, Randolph
LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 920 North Street, Randolph, MA 02368

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Long Do Nguyen and Dao My Nguyen to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, and now held by Lakeview Loan Servicing, LLC, said mortgage dated January 12, 2023 and recorded in the Norfolk County Registry of Deeds in Book 41022, Page 198, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, its successors and assigns to **Lakeview Loan Servicing, LLC** by assignment dated October 9, 2023 and recorded with said Registry of Deeds in Book 41451, Page 105; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on September 28, 2026 at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in Randolph and Braintree, Norfolk County, Massachusetts, with the buildings thereon, being shown as Lot A on plan of land entitled , "Plan of Land on Braintree and Randolph, Mass." Dated July, 1954, drawn by Arthur Cavanaugh, surveyor, duly recorded with Norfolk Registry of Deeds, Book 3301, Page 436, and being further bounded and described as follows:

EASTERLY by North Street and Pond Street, as shown on said plan, sixty-nine and 03/100 (69.03) feet;

NORTHERLY by land formerly of William Hayden, as shown on said Plan, one hundred seventy-three (173) feet;

WESTERLY by Lot B, as shown on said Plan, one hundred nineteen and 28/100 (119.28) feet;

SOUTHERLY by Right of Way on said Plan, one hundred sixty-eight and 44/100 (168.44) feet.

Subject to and with benefit of right of way, as shown in said Plan.

Subject to taking for layout of Pond Street and North Street, as of record.

Meaning and intending to describe the same premises as set forth on deed dated November 13, 2018 and recorded November 14, 2018 with the Norfolk County Registry of Deeds in Book 36431 Page 515. For grantor's title see deed recorded herewith.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated January 12, 2023 and recorded in the Norfolk County Registry of Deeds in Book 41022, Page 196.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for Lakeview Loan Servicing, LLC
Present Holder of the Mortgage
(401) 217-8701

AD# 12580907
PL 08/29, 09/05, 09/12/2026

35 Merrymount Road, Unit A-7, Quincy
LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 35 Merrymount Road, Unit A-7, Quincy, MA 02169

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Sau Hung Siu and Sai Nui Wong-Siu to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Countrywide Home Loans, Inc., and now held by **Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC**, said mortgage dated June 27, 2005 and recorded in the Norfolk County Registry of Deeds in Book 22561, Page 56, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Countrywide Home Loans, Inc., its successors and assigns to Nationstar Mortgage LLC by assignment dated August 6, 2025 and recorded with said Registry of Deeds in Book 42571, Page 374; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on September 28, 2026 at 09:00 AM Local Time upon the premises, **directly in front of the building in which the unit is located**, all and singular the premises described in said mortgage, to wit:

Unit No. A-7 (the "Unit") of Merrymount Townhouse Condominiums (the "Condominium"), located in Quincy, Norfolk County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated March 6, 1990 and recorded with the Norfolk County Registry of Deeds in Book 5581, Page 320, as amended by Special Amendment of Master Deed dated March 30, 1990 and recorded with said Norfolk County Registry in Book 8612, Page 545, as further amended by Amendment of Master Deed Creating Phase III dated November 7, 1990 and recorded with said Norfolk County Registry in Book 8783, Page 47, as further amended by Special Amendment of Master Deed dated March 19, 1991 and recorded with said Norfolk County Registry in Book 8875, Page 48, and as further amended by Amendment of Master Deed Creating Phase IV dated March 19, 1991 and recorded with said Norfolk County Registry in Book 8875, Page 51. The Unit contains approximately 1,464 square feet and is laid out as shown on the plans filed with said Master Deed and on a copy of a portion of said plans attached to the first deed of the Unit recorded with said Norfolk County Registry in Book 8880, Page 522, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A.

The Unit is conveyed together with an undivided 3.32 percent interest in the common areas and facilities of the Condominium as set forth in said Master Deed.

The Unit is conveyed subject to and together with the benefit of said Massachusetts General Laws, Chapter 183A, said first deed of the Unit, said Master Deed, and the Merrymount Townhouse Condominiums Trust created by Declaration of Trust dated March 6, 1990 and recorded with said Norfolk County Registry in Book 8581, Page 350, as amended by Amendment to Declaration of Trust dated December 2, 1991 and recorded with said Norfolk County Registry in Book 9206, Page 554, and as further amended by Amendment to Schedule A dated November 12, 1996 and recorded with said Norfolk County Registry in Book 11619, Page 315.

The Property Address of the Unit is: 35 MERRYMOUNT RD UNIT 7 QUINCY MA 02169-2257

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated May 25, 2005 and recorded in the Norfolk County Registry of Deeds in Book 22561, Page 54.

Said Unit will be conveyed together with an undivided percentage interest in the Common Elements of said Condominium appurtenant to said Unit and together with all rights, easements, covenants and agreements as contained and referred to in the Declaration of Condominium, as amended.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for Rocket Mortgage, LLC
s/b/m Nationstar Mortgage LLC
Present Holder of the Mortgage
(401) 217-8701

AD# 12583905
PL 08/29, 09/05, 09/12/2026

Public Notices

26 059 Council President
LEGAL NOTICE
TOWN OF BRAINTREE
PUBLIC HEARING

The Town Council of the Town of Braintree will hold a Public Hearing on **Tuesday, September 15, 2026 at 7:30PM** in the Horace T. Cahill Auditorium at Town Hall, 1 JFK Memorial Drive, Braintree, MA 02184. Notice is given in accordance with the Town Charter, Article 2, Section 2-9(c) and/or Article 6, Sections 6-6 and/or 6-7: **26 050 (3) Mayor: Allen Street Reconstruction - Right-of-Way Acquisition** or take up any action relative thereto. Town Council to vote its intention to alter the layout of Allen Street, and specifically to include within the layout of Allen Street certain parcels, being Parcels E-2, E-3 and E-4, as shown on a plan entitled "Alteration and Easement Plan Allen Street Braintree, Massachusetts," dated August 20, 2026, prepared by WSP USA Inc., and to refer the plan to the Planning Board for its comments and recommendations pursuant to G.L. c. 41, §§81G and 81I. Thereafter, Town Council to vote to alter the layout of Allen Street, and to include within the layout of Allen Street certain parcels, being Parcels E-2, E-3 and E-4, as shown on a plan entitled "Alteration and Easement Plan Allen Street Braintree, Massachusetts," dated August 20, 2026, prepared by WSP USA Inc. A full copy is available for viewing at the Office of the Town Clerk during normal office hours or on the Town's Website: www.braintreema.gov

AD# 12557201
PL 08/29, 09/05/2026

973 Providence Highway, Sharon

LEGAL NOTICE
Town of Sharon Select Board
Licensing Authority

Notice is hereby given, under Chapter 138 of the General Laws, that Irish Patriots LLC d/b/a McMoragans Irish Pub and Restaurant at 973 Providence Highway, Sharon, Massachusetts 02067 has applied for an Amendment of License.

The Select Board, as Liquor Licensing Authority, will hold a public hearing on said application Thursday, September 24, 2026, at 7:10pm, via Zoom: <https://zoom.us/j/5846487446>; Meeting ID: 5846487446; Passcode 02067.

#12608137
PL 9/5/26

26 050 (3) Mayor
LEGAL NOTICE
TOWN OF BRAINTREE
PUBLIC HEARING

The Town Council of the Town of Braintree will hold a Public Hearing on **Tuesday, September 15, 2026 at 7:30PM** in the Horace T. Cahill Auditorium at Town Hall, 1 JFK Memorial Drive, Braintree, MA 02184. Notice is given in accordance with

Public Notices

the Town Charter, Article 2, Section 2-9(c) and/or Article 6, Sections 6-6 and/or 6-7: **26 050 (3) Mayor: Allen Street Reconstruction - Right-of-Way Acquisition** or take up any action relative thereto. Town Council to vote its intention to alter the layout of Allen Street, and specifically to include within the layout of Allen Street certain parcels, being Parcels E-2, E-3 and E-4, as shown on a plan entitled "Alteration and Easement Plan Allen Street Braintree, Massachusetts," dated August 20, 2026, prepared by WSP USA Inc., and to refer the plan to the Planning Board for its comments and recommendations pursuant to G.L. c. 41, §§81G and 81I. Thereafter, Town Council to vote to alter the layout of Allen Street, and to include within the layout of Allen Street certain parcels, being Parcels E-2, E-3 and E-4, as shown on a plan entitled "Alteration and Easement Plan Allen Street Braintree, Massachusetts," dated August 20, 2026, prepared by WSP USA Inc. A full copy is available for viewing at the Office of the Town Clerk during normal office hours or on the Town's Website: www.braintreema.gov

AD# 12606884
PL 09/05/2026

BMW X5

LEGAL NOTICE
To be auctioned off on 09/15/2026
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Pursuant to MGL C.255, S.39A.
Express Towing (781) 843-6909

AD# 12554168
PL 08/29, 09/05, 09/12/2026

Council Order 2026-061
LEGAL NOTICE
Town of Randolph, MA
Council Order 2026-061

The Randolph Town Council will hold a public hearing on Monday, September 14, 2026 at 6:15 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and by ZOOM and telephone access on Council Order 2026-061: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance-Chapter 200 of the General Code of the Town of

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Public Notices

Randolph- Concerning Data Centers. That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows: **1. Amend Article 2, section 2.2 General Definitions, by adding the following: Data Center** A facility, or portion thereof, primarily designed or used to house computer servers and related information technology infrastructure for the storage, processing, management, or transmission of electronic data. A Data Center may include, but is not limited to, server racks, data storage systems, cooling systems, power conditioning equipment, substations, the uninterruptible power supplies, backup generators, telecommunications equipment, security systems, and associated mechanical and electrical infrastructure. A use shall be classified as a Data Center under these Ordinances where either: (a) more than twenty-five percent (25%) of the gross floor area is devoted to server racks, stationary computing equipment, or associated mechanical or electrical infrastructure; or (b) the primary purpose of the facility, as determined by the Building Commissioner or designee, is the housing and operation of computer servers and related infrastructure, regardless of floor area allocation. **2. Amend Article 4 by adding the following section 4.7: § 4.7 Data Centers forbidden.** The operation of any Data Center, as defined in Chapter 200 of the Town of Randolph Ordinances, is prohibited in all zoning districts of the Town of Randolph. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

AD# 12585743
PL 08/29, 09/05/2026

Public Notices

Council Order 2026-075
LEGAL NOTICE
PUBLIC HEARING NOTICE
Town of Randolph, MA
Council Order 2026-075

The Randolph Town Council will conduct a public hearing on Monday, September 14, 2026 at 6:15 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, Second Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on Council Order: 2026-075: FY 2027 Randolph Community Preservation Projects to see if the Town Council will vote to appropriate funding for the projects recommended by the Community Preservation Committee in the amounts shown below and from the reserves identified next to each project: Housing Coordination/ \$66,377.00/Housing; 217 Mill Street/ \$300,000/Housing; Stetson Hall Preservation/ \$2,733,100.00/Undesignated Fund; Town Hall Reservation- Restoration/ \$1,344,400/Undesignated Fund; Tower Hill Playground/ \$150,000/Open Space & Rec; Open Space and Rec plan/ \$150,000/Open Space & Rec; Bond Payment Obligations/ \$33,856.00/Open Space & Rec. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

AD# 12585730
PL 08/29, 09/05/2026

TOYOTA COROLLA
LEGAL NOTICE
To be auctioned off on 09/15/2026
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AD# 12552851
PL 08/29, 09/05, 09/12

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TOWN OF RANDOLPH, MASSACHUSETTS PROCLAMATION

WHEREAS, the Town of Randolph, Massachusetts, takes great pride in recognizing those outstanding business leaders who have demonstrated an unwavering commitment to our community, enriching the local economy and enhancing the lives of our residents through decades of dedicated service; and

WHEREAS, Bruno Di Carlo, a master stylist, visionary entrepreneur and author , has services as the proud owner and operator of Salon Monte Carlo in Randolph, establishing the business as a cornerstone of the local community and beacon of exceptional service for 50 plus years; and

WHEREAS, through Salon Monte Carlo , Bruno Di Carlo has provided more than just premier styling services, create a warm, welcoming and vibrant gathering space where generations of Randolph residents have found friendships, comfort and a deep sense of belonging; and

WHEREAS, Bruno's tireless work ethic, artistry and entrepreneurial spirit serve as an inspiring example of the vital role small businesses play in the cultural and economic fabric of our town; and

WHEREAS, his decade of generosity, mentorship and steadfast loyalty to his patrons and neighbors have earned him the highest esteem , respect and affection of Randolph community; and

NOW, THEREFORE, be it proclaimed that the Town Council and the citizens of the Town of Randolph do hereby issue this official proclamation in honor of **BRUNO DI CARLO** and express our deepest gratitude for his monumental contributions, outstanding leadership, and devotion to the Town of Randolph, wishing him continued health, happiness, and prosperity in all his future endeavors.

SIGNED AND ENTERED THIS 14th DAY OF SEPTEMBER, 2026.

Brian P. Howard
Town Manager

Ryan Egan
Council President

Richard Brewer
Council Vice President

Council Order 2026-015

**Introduced By: Town Manager Brian Howard
March 2, 2026**

Acceptance of Gift of Historical Materials

The Randolph Town Council, with the recommendation and approval of the Town Manager, hereby authorizes the Town of Randolph to accept a gift of historical materials from James F. Burgess, Jr. pursuant to M.G.L. ch. 44, section 53A1/2 and any other applicable law. The gift is to be used for general municipal purposes and kept with the records and historical materials of the Town. There are no restrictions on the gift. The gift consists of various items contained in boxes that were delivered to the Town Attorney's Office.

Council Order 2026-015A**Introduced By: Town Manager Brian Howard
March 2, 2026****Acceptance of Gift of Historical Materials**

The Randolph Town Council, with the recommendation and approval of the Town Manager, authorizes the Town of Randolph to accept a gift of historical materials from James F. Burgess, Jr. pursuant to M.G.L. ch. 44, section 53A1/2 and any other applicable law. The gift includes materials from Burgess' time as a Selectman and Town Councilor; background, notes, matters that may or may not have been public at the time, news articles, Randolph memorabilia and political items. Included are items that are currently on display in public buildings including; Town Hall, Stetson Hall, Randolph Intergenerational Community Center, Turner Free Library and furniture.

The gift is to be used for general municipal purposes and kept with the records and historical materials of the town or public display. Should the Town no longer wish to maintain any of the pieces, they shall revert back to the heirs of Mr. Burgess, upon their request. Upon request by his descendants, all reasonable accommodations shall be made to facilitate such research. A full list of the donated items is available upon request to the Town Council Clerk or by following this temporary [link](#).

A complete listing is attached at the above link; consisting of 106 pages, generally referred to as boxes JFB 1, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 14a, 15, 16, 17 and display items tab 10 consisting of 8 pages, tab 11 consisting of 8 pages, tab 11 consisting of 8 pages, tab 12 consisting of 6 pages, tab 13 consisting of 2 pages, tab 14 consisting of 10 pages, tab 15 consisting of 16 pages, tab 18 consisting of 6 pages, tab 19 consisting of 25 pages, tab 21 consisting of 7 pages, tab 22 consisting of 22 pages. Tabs 17, 20 and 23 have no pages.

Note: The tabs reflect all items on display in that location and from whom or where it came; this was done to compile a historical inventory.

Council Order: 2026-080**Introduced By: Town Manager Brian Howard
September 14, 2026****Acceptance of Local Option Statute M.G.L. ch. 44, section 64
Regarding Payment of Unpaid Bills**

To see if the Randolph Town Council will vote to adopt a local option statute regarding the payment of unpaid bills, M.G.L. ch. 44, section 64, as that statute may be amended from time to time. That statute provides for the payment of unpaid bills from previous fiscal years, but requires a 2/3 vote of the Town Council to approve such payment. Prior year bills may only be paid upon the submission of appropriate supporting documentation to the Town Accountant.

Explanation: The Town has always followed the provisions of M.G.L. ch. 44, section 64 for the payment of unpaid bills. However, our outside accounting consultants, CLA, noticed that this statute was not included in the Town's list of approved local option statutes. This Order is therefore presented so that the Town can confirm that this statute has been formally adopted. Going forward, this statute will be included in the list of approved local option statutes for the Town of Randolph.

Council Order: 2026-077

Introduced By: Town Manager Brian Howard
August 24, 2026**Authorization for Payment of Prior Year Unpaid Bills**

To see if the Randolph Town Council will vote to authorize the payment of \$1739.23 for prior year unpaid bills from the sources indicated below.

General Fund			
Source		Use and Amount	
FY27 Library Department Expenses	\$106.00	Modern Pest Services	\$106.00
FY27 Community Programs Department Expenses	\$373.23	Middlesex Glass Technology Inc.	\$373.23
FY27 Law Department Expenses	\$1260.00	Brooks & DeRensis P.C.	\$1260.00
Total		Total	\$1739.23

Explanation: These are bills from a prior fiscal year that have been received or identified during this fiscal year. The Brooks & DeRensis bill is for work relating to the Water Treatment Plant. That amount was previously billed to the Tri-Town Water Board, but should have been billed directly to the Town of Randolph.

Public Notices

CABLE LICENSE APPLICATION
LEGAL NOTICE
Weymouth, Massachusetts
Request for a Competitive
Cable Television Provider

Weymouth Mayor, Michael Molisse, acting in his capacity as statutory cable license Issuing Authority under MGL c. 166A, has formally commenced an initial cable licensing process pursuant to 207 CMR 3.02(1)(a) and herein invites formal written proposals from cable companies interested in applying for a non-exclusive, initial cable license to operate a cable system in Weymouth and bring competition to the Weymouth cable market.

Interested parties must file a Form 100 License application as required by the Massachusetts Dept. of Telecommunications and Cable (DTC) and must file a proposed non-exclusive initial cable license as part of the application. The Form 100 template can be found on the DTC website at Mass.Gov. The applicant's proposed cable license must contain the license terms required by MGL c. 166A and terms as further described herein. The Mayor has found that the recent Weymouth Comcast renewal license, effective April 24, 2026, contains terms and conditions that reasonably meet Town cable needs and finds that an applicant's proposed cable license must contain terms that provide benefits and terms not less beneficial to the Town than those in said Comcast license. Applicant's proposed Public, Educational and Government (PEG) Access franchise fee support and capital funding grants should not be less than in the incumbent Comcast license to meet Town needs and to prevent harm to the Town that could result from operation of applicable level playing field license terms. Said Comcast License can be found on the DTC website, or can be provided, upon written request to Weymouth, c/o Legal Department, 75 Middle Street, Weymouth, MA. The deadline for filing the Form 100 and proposed cable license is November 16, 2026 and may be submitted electronically to the Legal Department at RMcLeod@weymouth.ma.us and Billaugust@epsteinandaugust.com.

If the Mayor, as Issuing Authority, initially determines that the application including the proposed license, meets the Town cable-related needs, as determined through proceedings consistent with applicable law, a duly noticed public hearing will be held to obtain public input and provide the Mayor with information for final deliberations and decision on the possible issuance of a cable license in accordance with applicable law.

By Order of the Mayor as Issuing Authority.

AD#12612830
PL 9/8, 9/15/2026

CHEVY MALIBU
LEGAL NOTICE
To be auctioned off on
09/23/2026
V.I.N.
1G1ZE5E17BF386450
Pursuant to MGL
C.255, S.39A.
Express Towing
(781) 843-6909

AD# 12564020
PL 09/08, 09/15,
09/22/2026

Legal Notice
Town of Randolph, MA
Council Order 2026-077
The Randolph Town Council will hold a meeting on Monday, September 14, 2026 at 6:00 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and by ZOOM and telephone access on Council Order 2026-077: Authorization for Payment of Prior Year Unpaid Bills. To see if the Randolph Town Council will vote to authorize the payment of \$1,739.23 for prior year unpaid bills from the sources as follows: FY27 Library Expenses for Modern Pest Services/106.00; FY27

Public Notices

Community Programs Department Expenses for Middlesex Glass Technology, Inc/\$373.23; FY27 Law Department Expenses for Brooks & DeRensis P.C./\$1,260.00. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website's meeting calendar on the day of the meeting.
AD#12588340
PL 09/08/2026

DALY ESTATE
LEGAL NOTICE
Commonwealth of Massachusetts
The Trial Court
Norfolk Probate and Family Court
35 Shawmut Road
Canton, MA 02021
(781) 830-1200
Docket No. 18P1574EA
INFORMAL PROBATE
PUBLICATION NOTICE

Estate of: Irene Susan Daly
Also known as: Irene Daly
Date of Death: April 19, 2018

To all persons interested in the above captioned estate, by Petition of Petitioner **Steven Kidney of Brockton MA** a Will has been admitted to informal probate.

Steven Kidney of Brockton MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

AD# 12611527
PL 09/08/2026

A'HEARN ESTATE
LEGAL NOTICE
Commonwealth of Massachusetts
The Trial Court
Norfolk Probate and Family Court
35 Shawmut Road
Canton, MA 02021
(781) 830-1200
Docket No. NO26P2188EA
INFORMAL PROBATE
PUBLICATION NOTICE

Estate of: Karen Elizabeth A'Hearn
Date of Death: 04/12/2026

To all persons interested in the above captioned estate, by Petition of Petitioner **Brian T. A'Hearn of Quincy MA**

Brian T. A'Hearn of Quincy MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of

Public Notices

Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

AD# 12610943
PL 09/08/2026

McLaughlin Estate
LEGAL NOTICE
Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
35 Shawmut Road
Canton, MA 02021
(781)830-1200

Docket No. NO26P2184EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Dorothy Frances McLaughlin

Also known as: Dorothy F. McLaughlin

Date of Death: 01/27/2025

To all interested persons:

A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by **Nancy L Simon of Straford CT** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: **Nancy L Simon of Straford CT** be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 09/30/2026.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Lee M. Peterson, First Justice of this Court

Date: August 26, 2026

Colleen M. Brierley
Register of Probate

#12606767
PL 9/8/26

Randolph Zoning Ordinance Amendments
LEGAL NOTICE
PUBLIC HEARING
Council Orders: 2026-068, 2026-69, 2026-70

The Randolph Planning Board will hold a public hearing on Tuesday, September 22, 2026 at 6:15 p.m. on Town Council Order 2026-068: a request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance To Amend Article 9 to Add A Provision Concerning Inclusionary Zoning; Town Council Order 2026-069: Concerning Assisted and Independent Living; and Council Order 2026-070:

Public Notices

Concerning Mixed Use and Section 9.1 of the Ordinance. The hearing may be attended in person at Randolph Town Hall, Washington Meeting Room, 41 South Main Street, Randolph or remotely via ZOOM or telephone. The link to join the meeting is on the Town of Randolph website meeting calendar. The proposed language may be viewed at the Town Clerk's Office during regular business hours.
AD#12511309
PL 09/01,09/08/2026

STARKEY ESTATE
LEGAL NOTICE
Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Norfolk Probate and Family Court
35 Shawmut Road
Canton, MA 02021
(781) 830-1200
Docket No. NO26P1427EA
CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Leo Richard Starkey
Also known as: Leo R. Starkey
Date of Death: 04/29/2025

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by **Susan E. O'Brien of Braintree MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: **Susan E. O'Brien of Braintree MA** be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in unsupervised administration.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 09/23/2026.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file

Public Notices

an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.
WITNESS, Hon. Lee M. Peterson, First Justice of this Court.
Date: August 25, 2026
Colleen M. Brierley
Register of Probate
AD#12609429
PL 09/08/2026

TOYOTA COROLLA
LEGAL NOTICE
To be auctioned off on
09/23/2026
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C.255, S.39A.
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AD# 12564010
PL 09/08, 09/15,
09/22/2026

TOYOTA HIGHLANDER
LEGAL NOTICE
To be auctioned off on
09/23/2026

JTEHF21A930140617
Pursuant to MGL
C.255, S.39A.
Express Towing
(781) 843-6909

AD# 12564006
PL 09/08, 09/15,
09/22/2026

Hearing 09/22/2026
LEGAL NOTICE
TOWN OF KINGSTON, MA
NOTICE OF PUBLIC HEARING REGARDING THE RENEWAL OF CABLE TELEVISION LICENSE OF VERIZON NEW ENGLAND INC.

Tuesday, September 22,
2026 at 6:15 P.M.
Kingston Town Hall
(Room 200)
26 Evergreen Street
Kingston, Massachusetts

Public Notices

The Board of Selectmen of the Town of Kingston will hold a Public Hearing on Tuesday, September 22, 2026 at 6:15 P.M. regarding the renewal of the Cable Television License of Verizon New England Inc. The hearing will be held at Kingston Town Hall (Room 200), 26 Evergreen Street, Kingston, MA.

The hearing is being held pursuant to Massachusetts Cable Law (Chapter 166A, Section 13 of the General Laws) the applicable Massachusetts cable license renewal regulations (207 C.M.R 3.05), Section 626(h) of the Cable Act (47 USC Sec. 546(h)) and any other applicable cable television renewal license, laws, regulations or requirements, regarding the renewal of the cable television license. A Renewal License Agreement may be approved and signed by the Board of Selectmen at the close of the hearing on that date.

Any applications, reports, statements and/or amendments, including a copy of the proposed Renewal License as may be updated at the time of the request, will be available for review and/or for reproduction from the Board of Selectmen's Office, Room 207, Kingston Town Hall, 26 Evergreen Street, Kingston, MA.

BOARD OF SELECTMEN
TOWN OF KINGSTON

AD# 12614123
PL 09/08/2026



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Council Order 2026-081

Introduced By: Councilor Jesse Gordon
September 14, 2026**Amendment of Chapter 185 of the General Ordinances of the Town of Randolph
Concerning The Use of Automated License Plate Readers for Surveillance Purposes**

The Randolph Town Council hereby amends the General Ordinances of the Town of Randolph to add provisions concerning the use of automated license plate readers for surveillance purposes, as follows:

I. Add the following new section 185-4 to the General Ordinances of the Town of Randolph:**§ 185-4 Use of Automated License Plate Readers for Surveillance Purposes****A. Purpose.**

The Randolph Town Council supports the use of Automated License Plate Readers for use by the Randolph Police Department in local criminal investigations. The Town Council opposes the misuse of the data gathered by such devices for ICE purposes or other inappropriate purposes. The Town has policies and contracts that prohibit misuse of Automated License Plate Reader data. This ordinance is intended to provide penalty and enforcement mechanisms for misuse of such data.

B. Definitions.

“Automated License Plate Reader” shall be defined, for the purposes of this Section 185-4, as a computer-controlled camera system that automatically captures images of vehicle license plates and characteristics and logs the precise time, date, and geographic location of the vehicle bearing that license plate and those characteristics.

“Surveillance” shall be defined, for the purposes of this Section 185-4, as the systematic observation, monitoring, or recording of a person, group, place, vehicle, activity or electronic communication to gather evidence or track activities for public safety or investigative purposes.

C. Prohibited acts.

No person or entity shall intentionally access or distribute Automated License Plate Reader information from any Town of Randolph Automated License Plate Reader camera or database without authorization from the Randolph Police Department. Town of Randolph Automated License Plate Reader cameras and databases shall include those cameras and databases owned and operated by the Town of Randolph and those cameras and databases owned or operated on behalf of the Town of Randolph through a third-party.

D. Audit.

The Randolph Police Chief or their designee shall, on a monthly basis, conduct an audit of who has accessed the Town of Randolph Automated License Plate Reader cameras and databases to determine if there has been any unauthorized access of that data.

E. Violations and penalties.

Violation of this section 185-4 shall be punishable by a fine in accordance with the fine schedule for each offense.

II. Amend the Table of Fines to add the following:

Chapter 185, Quality of Life

§ 185-4	Any violation of § 185-4(C)	\$300 per offense per day
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Council Order: 2026-082**Introduced By: Town Manager Brian Howard
September 14, 2026****Acceptance of Town Clerk's Recommendation for
In-Person Early Voting Hours for November 3, 2026 State Election**

Pursuant to M.G.L. c. 54, § 25B and any other applicable law, and upon the recommendation of the Randolph Town Clerk, which is attached hereto, the Randolph Town Council hereby approves the following in-person early voting schedule for the November 3, 2026 State Election, to be held in the Town of Randolph from October 17 through October 30, 2026 during the following hours:

Saturday, October 17	9:00 am - 1:00 pm
Sunday, October 18	10:00 am - 2:00 pm
Monday, October 19 - Friday, October 23	8:30 am - 4:30 pm
Saturday, October 24	9:00 am - 5:00 pm
Sunday, October 25	10:00 am - 2:00 pm
Monday, October 26	8:30 am - 4:30 pm
Tuesday, October 27	8:30 am - 7:00 pm
Wednesday, October 28	8:30 am - 4:30 pm
Thursday, October 29	8:30 am - 7:00 pm
Friday, October 30	8:30 am - 4:30 pm